

**DEVELOPMENT AUTHORITY OF CLAYTON COUNTY,
REDEVELOPMENT AUTHORITY OF CLAYTON COUNTY,
AND
URBAN REDEVELOPMENT AGENCY OF CLAYTON COUNTY**

MINUTES OF REGULAR SESSION MEETING

THURSDAY, NOVEMBER 14, 2024

The regular session meeting of the Development Authority of Clayton County, Redevelopment Authority of Clayton County, and Urban Redevelopment Agency of Clayton County was held on Thursday, November 14, 2024, at 6:00 p.m., at CCPS Café, 1098 Fifth Avenue, Jonesboro, GA 30236.

Members present at the meeting were Dr. Harrison Braddy, Chair; Randy Burton, Vice-Chair; Terry Baskin, Secretary/Treasurer; Mark Christmas, Assistant Secretary/Treasurer; Emma Godbee; Dr. Tim Hynes; Don Craddock; and Rich Mahon. Also present was Authority counsel, M. Michelle Youngblood; Somanetha Moulate, assistant to the Chairman; Levar Norsworthy; John Clayton, Clayco Properties, LLC (via Zoom); and members of the public.

Call to Order and Invocation

Dr. Braddy called the meeting to order at 6:12 p.m. and called on Dr. Terry Baskin for the invocation.

Approval of Agenda

Dr. Braddy presented the agenda for approval. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Randy Burton, it was:

RESOLVED: That the agenda be approved as presented.

Vote 6-2-0; Board members Craddock and Christmas abstained.

Approval of Consent Agenda

Dr. Braddy presented the consent agenda (items 1-3, minutes of special called and executive session meetings held September 5, 2024, minutes of regular session meeting held September 12, 2024, and Treasurer's Report). Treasurer Terry Baskin asked to discuss the Treasurer's report with the budget amendment later on the agenda. After a general discussion, upon motion by Emma Godbee, seconded by Terry Baskin, the consent agenda was amended to remove the Treasurer's report. After further discussion, it was:

RESOLVED: That the consent agenda be approved as amended.

**DEVELOPMENT AUTHORITY OF CLAYTON COUNTY,
REDEVELOPMENT AUTHORITY OF CLAYTON COUNTY,
AND
URBAN REDEVELOPMENT AGENCY OF CLAYTON COUNTY**

Vote 6-1-1. Board member Don Craddock abstained; board member Mark Christmas opposed.

Public Comment

Mickey Garber and Carol Yancey addressed the Board.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

5. Budget Amendment and Treasurer's Report

Treasurer Terry Baskin discussed several proposed budget amendments. The purpose of the amendments is to more accurately reflect 2024 spending to give a better starting point for the 2025 budget. He recommended moving: (i) \$1,493 from property and land acquisition to bank charges (\$1, 294) and finance charges (\$179); (ii) \$20,000 from dues and subscriptions and \$3,000 from travel to increase events by a total of \$23,000; (iii) \$25,000 from sponsorships and charities, \$25,000 from professional services, and \$13,271 from business recruitment to office expenses; and (iv) \$3,000 from maintenance to marketing. After a general discussion, upon motion by Randy Burton, seconded by Emma Godbee, it was:

RESOLVED: That the budget amendments be approved as presented.

Vote 5-2-1. Board members Don Craddock and Rich Mahon abstained; board member Mark Christmas opposed.

6. Retirement of Richard Buckley / Selection of New Property Manager

Dr. Braddy announced that Richard Buckley, property manager for 4244 International Parkway, is retiring at the end of the year. He introduced John Clayton, Clayco Properties, LLC, who attended the meeting via Zoom. Mr. Clayton reported that he manages several government facilities, including a DFACS building and a juvenile justice facility that are of similar size to this project. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Dr. Terry Baskin, it was:

**DEVELOPMENT AUTHORITY OF CLAYTON COUNTY,
REDEVELOPMENT AUTHORITY OF CLAYTON COUNTY,
AND
URBAN REDEVELOPMENT AGENCY OF CLAYTON COUNTY**

RESOLVED: To retain Clayco Properties, LLC as the new property manager, beginning January 1, 2025, with a one-month transition period in December 2024 at one-half the monthly rate, to work with Mr. Buckley as he prepares to retire and Mr. Clayton prepares to take over in January.

Vote 6-1-1. Board member Don Craddock abstained; board member Mark Christmas opposed.

7. Annual Meeting with Board of Commissioners

Dr. Braddy reported that he attended the November 12, 2024 work session of the Board of Commissioners to present the quarterly update. He reminded the Board that the intergovernmental agreement also calls for a joint meeting of the Development Authority and the Board of Commissioners on an annual basis. He reported that the dates under consideration are Tuesdays and Thursdays in December, specifically December 3, 10, and 17, and December 5, 12, and 19. He will keep the Board updated as he discusses the joint meeting with the Board of Commissioners.

8. Retention of The Chason Group for Executive Director Search

Dr. Braddy reported that he had received several recommendations to use The Chason Group for the search for a new Executive Director. Dr. Hynes noted that they had handled the search for the Chamber of Commerce and had done an excellent job. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Dr. Terry Baskin, it was:

RESOLVED: To authorize the Chairman to contact The Chason Group and enter into discussions regarding the retention of their services to assist with the search for a new Executive Director.

Vote 6-1-1. Board member Don Craddock abstained; board member Mark Christmas opposed.

OTHER BUSINESS

10. Executive Session

Dr. Braddy reported that there was no need for an executive session.

11. Consideration of items, if any, discussed in Executive Session

There were no items to consider, as there was no executive session.

**DEVELOPMENT AUTHORITY OF CLAYTON COUNTY,
REDEVELOPMENT AUTHORITY OF CLAYTON COUNTY,
AND
URBAN REDEVELOPMENT AGENCY OF CLAYTON COUNTY**

Dr. Braddy inquired whether there was any further business to come before the Authority. There being none, after a general discussion, upon motion by Dr. Tim Hynes, seconded by Rich Mahon, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 7:23 p.m.

Terry Baskin, Secretary/Treasurer

Mark Christmas, Assistant Secretary/Treasurer