

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

MINUTES OF REGULAR SESSION MEETING

THURSDAY, APRIL 11, 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, April 11, 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; Emma Godbee; Dr. Tim Hynes; Don Craddock; and Rodney McDaniel. Also present was Authority counsel, M. Michelle Youngblood; Levar Norsworthy; and Somanetha Moulate, interim project manager. Also present were guests Mayor Fluellyn, City of Lovejoy; Kim McNair; Lolethia Chapman and Dr. Shirley Bettis, Stella Realty Group; and members of the public.

**Call to Order and Invocation**

Chair Braddy called the meeting to order at 6:24 p.m. and called on Emma Godbee for the invocation.

**Approval of Agenda**

Chair Braddy presented the agenda and inquired as to whether there were any additions, changes, or deletions. He asked to move item 9 to the consent agenda and to remove items 5 and 6 from the consent agenda. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Rodney McDaniel, it was unanimously:

**RESOLVED:** That the agenda be approved as amended.

**1. Consent Agenda**

Chair Braddy presented the consent agenda (items 1-4: minutes of March 14, 2024, regular and executive session meetings, minutes of March 20, 2024, special called open and executive session meetings; and item 9, inspection of property at 5711 Jonesboro Road) and called for a motion. Upon motion by Dr. Tim Hynes, seconded by Don Craddock, it was unanimously:

**RESOLVED:** That the consent agenda be approved.

**2. Treasurer's Report**

The Treasurer's Report was tabled.

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

**3. Chairman's Administrative Report**

Chair Braddy presented the administrative report from the office of the Chairman. He reported that he has met with the Consulate General of Nigeria and the head of immigration. They currently have a location in Roswell but are looking for some place closer to the airport. He has met with the President of Toto, as well as Steve Berman with OA Development regarding additional development in Mountain View. Most importantly, he reported that the Board of Commissioners had approved a new intergovernmental agreement at their meeting on April 9.

**4. Public Comment**

Mickey Garber and Leah Thomas addressed the Board.

\*Member Don Craddock exited the meeting at 6:58 p.m.\*

**5. Presentation – City of Lovejoy**

Dr. Braddy called on Mayor Fluellyn for a presentation. Mayor Fluellyn reported that the City of Lovejoy is working on increasing housing options within the City to help attract the kind of businesses they want to attract to the City. She reported that there is land near the existing City Hall that she would like the Authority to purchase for the City where they would like to build a new City Hall, a fire station, and a post office.

\*\*Member Don Craddock re-entered the meeting at 7:18 p.m.\*\*

**OLD BUSINESS**

**6. Toto Update**

Authority counsel reported that Toto has asked to move the bond resolution to the May meeting. Dr. Braddy reported that he, Vice-Chair Burton, and Authority counsel had had another meeting with Toto regarding their request for the Authority to reduce its annual fees. After a general discussion, it was the consensus of the Authority not to reduce its fees and to require a decision from Toto on moving forward within the next thirty (30) days.

**7. Intergovernmental Agreement Update**

As Dr. Braddy noted during the Chairman's report, the Board of Commissioners approved the new intergovernmental agreement at their meeting on April 9, 2024. Authority counsel reminded the Board that she had circulated drafts in the few days preceding the April 9 meeting, as changes were made to the draft agreement. She reported that the last change included

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

language that the new agreement supersedes all prior agreements. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Don Craddock, it was unanimously:

**RESOLVED:** To approve the intergovernmental agreement with Clayton County in the form presented.

Dr. Braddy reported that Chairman Turner had agreed to attend the State of the Authority event, where there would be a ceremonial signing of the intergovernmental agreement.

**8. Intergovernmental Agreement Termination**

Authority counsel reported that there was no need to vote to terminate the prior intergovernmental agreement with Clayton County, as the one just approved included language that it superseded all prior agreements.

**NEW BUSINESS**

**9. Seyfarth Shaw, LLP**

The matter was tabled, as they were not present at the meeting.

**10. Stella Group Realty**

\*\*\*Board member Don Craddock exited the meeting at 7:44 p.m.\*\*\*

Lolethia Chapman introduced herself and Dr. Shirley Bettis and gave a brief presentation about Stella Group Realty. She reported that she has been a licensed realtor since 2006 and a licensed broker since 2013. They are interested in assisting the Authority with any real estate matters the Authority has.

\*\*\*\*Board member Craddock re-entered the meeting at 7:58 p.m.\*\*\*\*

**11. State of Development Authority of Clayton County Event**

Kim McNair reported that the planning of the State of the Authority event is progressing. The event will be held on May 2, 2024, at the Porsche Experience Center. She will meet with the officers to finalize the program.

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

**OTHER BUSINESS**

**12. Executive Session**

Chair Braddy noted that there was a need for an executive session to discuss personnel and potential litigation matters. Upon motion by Rodney McDaniel, seconded by Emma Godbee, it was unanimously:

**RESOLVED:** To adjourn into executive session for the purposes of discussing personnel and potential litigation matters.

Whereupon, the meeting adjourned into executive session at 8:10 p.m.

The open meeting reconvened at 8:48 p.m.

**13. Consideration of Items Discussed in Executive Session**

After a general discussion, upon motion by Randy Burton, seconded by Dr. Braddy, it was unanimously:

**RESOLVED:** To pay severance to former Executive Director Larry Vincent in the amount of \$185,000.00.

There being no further business to come before the Authority, upon motion by Don Craddock, seconded by Dr. Tim Hynes, it was unanimously:

**RESOLVED:** That the meeting be adjourned.

Whereupon, the meeting adjourned at 8:51 p.m.

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Terry Baskin, Secretary/Treasurer

OR



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Mark Christmas, Assistant Secretary/Treasurer