

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

MINUTES OF REGULAR SESSION MEETING

THURSDAY, MAY 9, 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, May 9, 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 (by telephone at 6:12 p.m.); Randy Burton, Vice-Chair; Terry Baskin, Secretary/Treasurer; Emma Godbee; Dr. Tim Hynes; Don Craddock; Rodney McDaniel; and Rich Mahon. Also present was Authority counsel, M. Michelle Youngblood; and Somanetha Moulate, assistant to the Chairman. Also present were guests Levar Norsworthy; Bill Strang, Toto; Marcus Panasewicz, Deloitte; Tiffany Duckworth; and members of the public.

Call to Order and Invocation

Vice-Chair Burton called the meeting to order at 6:07 p.m. and called on Terry Baskin for the invocation.

Approval of Agenda

Vice-Chair Burton presented the agenda. Authority counsel asked to add item 9 under New Business, State of the County event, moving the executive session to item 10. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Emma Godbee, it was unanimously:

RESOLVED: That the agenda be approved as amended.

Approval of Consent Agenda

Vice-Chair Burton presented the consent agenda. After a general discussion, upon motion by Rich Mahon, seconded by Terry Baskin, it was unanimously:

RESOLVED: That the consent agenda (minutes of regular and executive session meetings from April 11, 2024, and Treasurer's report) be approved as presented.

Public Comment

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

Tiffany Duckworth addressed the Board.

OLD BUSINESS

4. Office of the Chairman Administrative Report

This item was tabled.

5. ToTo: Bond Resolution

Authority counsel presented the bond resolution, authorizing issuance of revenue bonds for the Toto U.S.A., Inc. project in the maximum principal amount of \$238 million and approving the proposed form of the lease agreement, bond purchase loan agreement, assignment and security agreement, and tax memorandum. After a general discussion, upon motion by Dr. Braddy, seconded by Dr. Tim Hynes, it was unanimously:

RESOLVED: That the bond resolution be approved as presented. A copy is attached hereto.

6. 5711 Jonesboro Road: Property Inspection Report

Vice Chair Burton reported that The Helix Group is in the process of inspecting the property at 5711 Jonesboro Road. He noted that they have a lot of experience in this type of work, having done a lot of work with the port in Savannah. He expects to have their report at the next meeting.

NEW BUSINESS

7. FY2023 Audit

Authority counsel presented the engagement letter from Fulton & Kozak for the FY2023 audit. After a general discussion, upon motion by Dr. Braddy, seconded by Dr. Tim Hynes, it was unanimously:

RESOLVED: That Fulton & Kozak be engaged to perform the FY2023 audit, and the officers be and hereby are authorized to execute and deliver the engagement letter.

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

8. Dormant Accounts

Vice-Chair Burton reported that Truist had contacted him about several existing Authority accounts that have been dormant and asked whether they could be closed. After a general discussion, it was the consensus of the Authority to table the matter until after the audit has been completed, to determine whether there is any reason to maintain any of these accounts.

9. State of the County event

Dr. Braddy reported that the State of the County event is scheduled for May 16 at the Morrow Center. He asked the Authority to consider becoming a presenting sponsor for the event,. After a general discussion, upon motion by Terry Baskin, seconded by Don Craddock, it was unanimously:

RESOLVED: To sponsor the State of the County event as a presenting sponsor at a cost of \$5,000.00.

OTHER BUSINESS

10. Executive Session

Vice-Chair Burton noted that there a need for an executive session to discuss real estate, personnel, and potential litigation matters. Upon motion by Dr, Tim Hynes, seconded by Rich Mahon, 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 6:37 p.m.

The open meeting reconvened at 6:56 p.m.

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

After a general discussion, upon motion by Don Craddock, seconded by Terry Baskin, it was unanimously:

RESOLVED: To terminate the employee handbook effective immediately.

After a general discussion, upon motion by Rich Mahon, seconded by Don Craddock, it was unanimously:

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

RESOLVED: To approve the request from Atlanta Gas Light to enter the property located at 115 Mirror Lake Road to survey in connection with its cathodic protection system project, upon consent of tenant Clorox.

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

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 7:30 p.m.

Terry Baskin, Secretary/Treasurer

OR



Mark Christmas, Assistant Secretary/Treasurer