

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

**MINUTES OF REGULAR SESSION MEETING**

**THURSDAY, JUNE 13, 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, June 13, 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 (by telephone at 6:15 p.m.); Dr. Tim Hynes; Don Craddock; and Rich Mahon. Also present was Authority counsel, M. Michelle Youngblood; and Somanetha Moulate, assistant to the Chairman. Also present were guests Mayor Angelyne Butler, City of Forest Park; Joe Johnson, CBG Building Company; William Cossey, ProComm; Ashley Kekula, Denis McGouirk, Doral Moore, Ebony Johnson, Brian Herbert, and Tiffany Duckworth, Leadership Clayton; DeWayne Martin, Clayton County Public Schools; Shirley Bettis and Lolethia Chapman, Stella Realty Group; Levar Norsworthy; and members of the public.

**Call to Order and Invocation**

Dr. Braddy called the meeting to order at 6:10 p.m. and called on Mark Christmas for the invocation.

**Approval of Agenda**

Dr. Braddy presented the agenda. He asked to move items 8 and 9 (Aerotropolis and Metro Chamber 2024 membership renewals) to the consent agenda, and to table item 7 (dormant accounts). He also asked to add new items in those slots under Old Business, so item 7 would be Forest Park project, item 8 would be Construction Ready update, and item 9 is property manager draw request for 1630 Phoenix Boulevard. After a general discussion, upon motion by Mark Christmas, seconded by Terry Baskin, it was unanimously:

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

(Board member Emma Godbee joined the meeting by telephone at 6:15 p.m.)

**Approval of Consent Agenda**

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Dr. Braddy 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 May 9, 2024, Treasurer's report, and Aerotropolis and Metro Chamber 2024 membership renewals) be approved as presented.

**Public Comment**

Carnetta Frazier addressed the Board.

**OLD BUSINESS**

**4. Office of the Chairman Administrative Report**

Dr. Braddy reported that the lease renewal letter from Georgia Vocational Rehabilitation Agency was received. He is scheduled to meet with the State Properties Commission regarding the building at 1630 Phoenix Boulevard.

**5. ToTo: Bond Resolution**

Authority counsel reported that the bonds were validated on June 10, 2024. The final closing date has not been set yet.

**6. 5711 Jonesboro Road: Property Inspection Report**

Vice Chair Burton reported that had just received the quote for the price to repair the storm drain and related damage to the parking lot at 5711 Jonesboro Road. The cost is \$76,712.73. He reminded the Board that the cost of the inspection to determine the cause and extent of the damage and necessary repairs would be applied to the total cost. After a general discussion, the matter was tabled to see if the Water Authority can assist with the repair.

(Board members Craddock and Christmas exited the meeting at 6:34 p.m. due to a conflict of interest.)

**7. City of Forest Park – Project Moonshot**

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Mayor Angelyne Butler, City of Forest Park, discussed Project Moonshot. She introduced Joe Johnson, Vice President of CBG Building Company, which is the proposed general contractor for the project, and William Cossey, ProComm, the proposed developer for the project. Project Moonshot is a proposed mixed use development on Main Street in Forest Park. The total cost for the project is \$85 million, which they propose to finance with taxable bonds. Mr. Cossey discussed the pro forma, which is revenue positive at 95% occupancy. Upon questioning from the Authority Board, with the rents proposed in the pro forma, the project would not be revenue positive at 90% occupancy. After further discussion, it was the consensus of the Authority for the Chairman and Authority counsel to meet with the project team to discuss further.

(Board members Craddock and Christmas re-entered the meeting at 7:25 p.m.)

**8. Construction Ready Update**

DeWayne Martin reported that the Construction Ready program has graduated 54 Clayton County students since 2022. Collectively, they earned 432 credentials and achieved a 94% job placement. He noted that some of the students were still 17 years old, so they would not be eligible for employment at the time of graduation from the program. He reported that 16 different companies were scheduled to participate in a job fair on June 27 to interview 22 current students.

**9. Draw Request – 1630 Phoenix Boulevard**

Dr. Braddy reported that the property manager for 1630 Phoenix Boulevard submitted their monthly draw request. Authority counsel reminded the Board that it approved the budget for this property, and the trustee ordinarily disburses funds to the property manager each month in accordance with the approved budget. This request is the regular monthly draw request, which previously was copied to the Executive Director.

**NEW BUSINESS**

**10. Leadership Clayton 2024 Presentation**

Group 4 of Leadership Clayton presented their team project, called Haunteen Reality. It is an interactive program designed to help teenagers assess risks and make decisions in three (3) key areas: substance use, distracted driving, and STIs. The goal is to reach 1,000 students in the Clayton County Public School system. After a general discussion, upon motion by Rich Mahon, seconded by Tim Hynes, it was unanimously:

**RESOLVED:** To sponsor the event as a Community Leader, at a cost of \$1,000.00.

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**11. Insurance Renewals 2024-25**

Authority counsel reported that the Authority's current general liability and directors and officers insurance policies expire in late July / early August. After a general discussion, upon motion by Mark Christmas, seconded by Rich Mahon, it was unanimously:

**RESOLVED:** That the officers be and hereby are authorized to complete, execute, and submit renewal applications for all current insurance policies.

**OTHER BUSINESS**

**11. Executive Session**

Dr. Braddy 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 Randy Burton, it was unanimously:

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

Whereupon, the meeting adjourned into executive session at 8:00 p.m.

The open meeting reconvened at 8:42 p.m. Board members Don Craddock and Mark Christmas, who had exited the executive session meeting at 8:02 p.m. due to a conflict of interest, re-entered the meeting at 8:42 p.m.

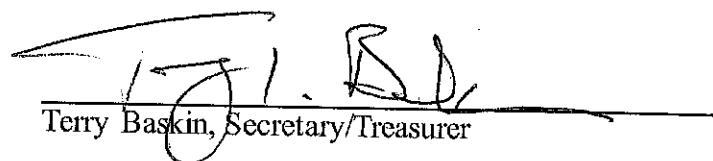
**12. Consideration of items, if any, discussed in Executive Session**

There were no matters to consider.

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 Randy Burton, it was unanimously:

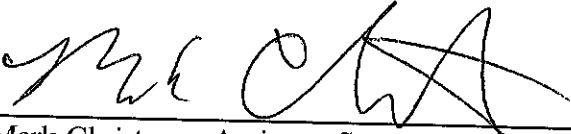
**RESOLVED:** That the meeting be adjourned.

Whereupon, the meeting adjourned at 8:43 p.m.

  
Terry Baskin, Secretary/Treasurer

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OR

A handwritten signature in black ink, appearing to read 'M Christmas', written over a horizontal line.

Mark Christmas, Assistant Secretary/Treasurer