

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

MINUTES OF REGULAR SESSION MEETING

THURSDAY, JANUARY 9, 2025

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, January 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; Randy Burton, Vice-Chair; Terry Baskin, Secretary/Treasurer; Ramona Thurman, Assistant Secretary/Treasurer; Emma Godbee; Dr. Tim Hynes; and Jean-Pierre Bourget. Also present was Authority counsel, M. Michelle Youngblood; Somanetha Moulate, assistant to the Chairman; Levar Norsworthy; John Clayton (virtually); and members of the public.

Call to Order and Invocation

Dr. Braddy called the meeting to order at 6:05 p.m. and called on Terry Baskin for the invocation. The Board also observed a moment of silence to honor the memory of former President Jimmy Carter.

Approval of Agenda

Dr. Braddy presented the agenda for approval. Dr. Braddy asked to add an item under Old Business for ARPA Update and an item under New Business for South Metro Development Outlook. Dr. Tim Hynes moved that the agenda be amended as requested, seconded by Ramona Bivins. The motion carried unanimously. After a general discussion, upon motion by Ramona Bivins, seconded by Terry Baskin, it was unanimously:

RESOLVED: That the agenda be approved as amended.

Approval of Consent Agenda

Dr. Braddy presented the consent agenda (items 1 and 2, minutes of the regular session meeting held December 17, 2024, and Treasurer's Report). After a general discussion, upon motion by Ramona Bivins, seconded by Terry Baskin, it was unanimously:

RESOLVED: That the consent agenda be approved as presented.

Public Comment

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Members of the public addressed the Board.

OLD BUSINESS

3. Annual Meeting with BOC (IGA)

After a general discussion, upon motion by Ramona Bivins, seconded by Dr. Tim Hynes, the matter was tabled.

4. The Chason Group: Consider Agreement for Executive Search Services

Authority counsel presented the agreement for executive search services with The Chason Group. She reported that it was substantially the same agreement presented in December. The only change is the one she was authorized to negotiate at the December meeting. The Chason Group agreed to match the time period when they would perform an additional search at no additional charge to the time period when the Authority agreed not to contact any candidates introduced to the Authority, both to be for a period of twelve (12) months. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Ramona Bivins, it was unanimously:

RESOLVED: That the agreement for executive search serviced with The Chason Group be and hereby is approved, and the officers are authorized to execute and deliver the same.

5. DACC Public Purpose Corp II – 4244 International Parkway: Assignment of Management Agreement

Authority counsel reported that she had discussed the management agreement with Clayco Properties, LLC. Since the agreement with Buckley Properties terminated upon his resignation, and Clayco Properties, LLC is willing to serve as property manager on the same terms and conditions as Buckley Properties, she recommended making the prior agreement (with Buckley Properties) an exhibit to a new agreement, where Clayco Properties, LLC agrees to serve as property manager on the same terms and conditions as Buckley Properties. She reported that she had discussed this approach with John Clayton, and he agreed. After a general discussion, upon motion by Ramona Bivins, seconded by Dr. Tim Hynes, it was unanimously:

RESOLVED: That the property management agreement with Clayco Properties, LLC to serve as property manager for the property located at 4244 International Parkway be and hereby is approved as presented, and the officers are authorized to execute and deliver the same.

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6. DACC Public Purpose Corp II – 4244 International Parkway: Initial Assessment Report by Clayco Properties, LLC

John Clayton, Clayco Properties, LLC, reported that it had been a smooth transition from the previous manager and that Mr. Buckley had been very cooperative and easy to work with. He reported that he had made several site visits to the building, and there had only been three (3) service calls so far.

7. ARPA Update

Dr. Braddy reported that the Board of Commissioners had pulled the proposed amendment to the articles of agreement regarding the use of ARPA funds for workforce development (expanding the number of service providers eligible to be paid with ARPA funds and removing the allocation for specific providers). He will continue working to get the proposed amendment back on the agenda for the Board of Commissioners to consider.

NEW BUSINESS

8. 2025 Indemnification Resolution

Authority counsel presented the 2025 Indemnification Resolution and reviewed the substance of the resolution. After a general discussion, upon motion by Ramona Bivins, seconded by Dr. Tim Hynes, it was unanimously:

RESOLVED: That the 2025 Indemnification Resolution be approved as presented.

9. 2025 Conflict of Interest Resolution

Authority counsel presented the 2025 Conflict of Interest Resolution and reviewed the substance of the resolution. After a general discussion, upon motion by Ramona Bivins, seconded by Dr. Tim Hynes, it was unanimously:

RESOLVED: That the 2025 Conflict of Interest Resolution be approved as presented.

10. 2025 Clayton Chamber of Commerce Membership

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Dr. Braddy presented the invoice for 2025 membership in the Clayton Chamber of Commerce. After a general discussion, upon motion by Ramona Bivins, seconded by Emma Godbee, it was unanimously:

RESOLVED: To approve the 2025 membership in the Clayton County Chamber of Commerce, at a cost of \$5,000.00, which the officers are hereby authorized to pay.

11. South Metro Development Outlook

Dr. Braddy reported that the 2025 South Metro Development Outlook will be held on February 19, 2025. He noted that the Authority has been a sponsor of and speaker at the event in the past. After a general discussion, upon motion by Ramona Bivins, seconded by Dr. Tim Hynes, it was unanimously:

RESOLVED: To sponsor the 2025 South Metro Development Outlook, at a cost not to exceed \$5,000.00, which the officers are hereby authorized to pay.

12. DACC 2025 Retreat

Dr. Braddy reported that the Authority will hold its annual retreat in February. There ensued a discussion of possible dates, potentially February 6. It was the consensus of the Board for staff to circulate a poll to select a date that works for as many of the Board members as possible.

13. Election of Officers

Dr. Braddy called for the election of officers for 2025. After a general discussion, upon motion by Ramona Bivins, seconded by Dr. Tim Hynes, it was unanimously:

RESOLVED: To re-elect all currently serving officers to the offices they currently hold, to wit, Dr. C. Harrison Braddy as Chair, Randy Burton as Vice-Chair, Dr. Terry Baskin as Secretary/Treasurer, and Ramona Bivins as Assistant Secretary/Treasurer.

OTHER BUSINESS

12. Executive Session

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Dr. Braddy requested an executive session for the purpose of discussion potential litigation. Upon motion by Ramona Bivins, seconded by Dr. Terry Baskin, it was unanimously:

RESOLVED: To adjourn into executive session for the purpose of discussing potential litigation.

Whereupon, the meeting adjourned into executive session at 6:56 p.m.

The open meeting reconvened at 7:46 p.m.

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

There were no items 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 Emma Godbee, seconded by Dr. Tim Hynes, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 7:47 p.m.



Terry Baskin, Secretary/Treasurer

OR



Ramona Bivins, Assistant Secretary/Treasurer