

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

MINUTES OF REGULAR SESSION MEETING

THURSDAY, FEBRUARY 13, 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, February 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 (attending remotely); Randy Burton, Vice-Chair; Terry Baskin, Assistant Secretary/Treasurer; Ramona Thurman Bivins, Assistant Secretary/Treasurer; Emma Godbee; Dr. Tim Hynes; and Jean-Pierre Bourget. Also present was Authority counsel, M. Michelle Youngblood; and Somanetha Moulate, assistant to the Chairman. Also present was Commissioner DeMont Davis, Levar Norsworthy, and members of the public.

Call to Order and Invocation

Vice-Chair Burton called the meeting to order at 6:10 p.m. and called on Terry Baskin for the invocation. There was a special prayer for Dr. Braddy's recovery following the car wreck after the Authority retreat on February 5, 2025.

Approval of Agenda

Vice-Chair Burton presented the agenda for approval. Authority counsel reported that Dr. Braddy asked to add an item under New Business regarding Board appointments. 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

Vice-Chair Burton presented the consent agenda (minutes of January 9, 2025 regular and executive session meetings, Treasurer's report). After a general discussion, upon motion by Terry Baskin, seconded by Ramona Bivins, 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

4. Annual Meeting with BOC (IGA)

Authority counsel reminded the Board that Dr. Braddy had tried to schedule the joint meeting with the Board of Commissioners back in December 2024. However, the Board of Commissioners had asked to hold the joint meeting in the first quarter of 2025. Authority counsel reached out to the Board of Commissioners again about scheduling the joint meeting, and Chairwoman Anderson-Henry asked for the Authority to provide some proposed dates. After a general discussion, the Authority suggested March 4 or 18, before the regularly scheduled Board of Commissioners meetings, or possibly March 11 before the work session.

5. 2025 DACC Retreat Recap

Vice-Chair Burton review the matters discussed at the Authority retreat on February 5, including efforts to cultivate the relationship between the Development Authority, the Board of Commissioners, and the Office of Economic Development, to be able to work together strategically for the betterment of the county

NEW BUSINESS

6. 2025 State of Authority Date

Authority counsel reminded the Board that the inaugural State of the Authority event had been held in May 2024. Dr. Braddy would like to schedule this year's event around the same time. There ensued a general discussion about the best time to hold the event, particularly since May can be very busy with proms and graduations, making it more difficult to secure a location and more challenging for attendees to come.

7. 2025 DACC Public Purpose Corp 2025 Property Management Agreement

Authority counsel reported that the agreement with the property manager for the DOL project had expired, and the manager has proposed a new two-year term. She noted that the lease for the building is subject to annual renewal by the State. After a general discussion, upon motion by Ramona Bivins, seconded by Dr. Braddy, it was unanimously:

RESOLVED: To approve the proposed agreement with The Atlantic Companies as property manager for the DOL project, for a one-year term.

8. FY2024 Audit

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Authority counsel presented the engagement letter from Fulton & Kozak for the FY2024 audit. After a general discussion, upon motion by Ramona Bivins, seconded by Dr. Tim Hynes, it was unanimously:

RESOLVED: That the engagement of Fulton & Kozak to perform the FY2024 audit be approved, and the officers be and hereby are authorized to execute the engagement letter.

9. 2025 Budget for DACC

Vice-Chair Burton presented the proposed FY2025 budget. There ensued a discussion regarding appropriate reflection of the DNR and DOL projects, particularly since the DNR project still has outstanding bonds. After a general discussion, upon motion by Ramona Bivins, seconded by Terry Baskin, it was unanimously:

RESOLVED: That the FY2025 budget be approved as presented, with the expectation that it will be amended to reflect the restricted nature of the funds related to the DNR project.

10. Accounting Services

Authority counsel reminded the Board of the recommendation of the auditor following the FY2023 audit to engage the services of an accountant with expertise in government accounting. It was the opinion of the auditor that the Authority's finances have progressed to the point that it needs that level of expertise. Ramona Bivins reported that she had reached out to two (2) retired employees from the Clayton County Finance Department, to see if they were interested in taking on the Authority's work, but she had not heard back from them. Authority counsel reported that the auditor had spoken with Rushton CPAs, located in Gainesville, which has the knowledge, expertise, and capacity to take on the Authority's work. After a general discussion, upon motion by Ramona Bivins, seconded by Dr. Tim Hynes, it was unanimously:

RESOLVED: To engage Rushton CPAs for a period of one year.

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11. Board Appointments

Dr. Braddy reported that the terms of several members of the Authority Board are about to expire: Randy Burton, Emma Godbee, Dr. Tim Hynes, Ramona Bivins, and Jean-Pierre Bourget. Dr. Braddy expressed confidence in the current Board, their combined experience, knowledge, and skills, and asked the Board to consider authorizing him to send a letter to the Board of Commissioners encouraging them to reappoint all of the current Board. After a general discussion, upon motion by Terry Baskin, seconded by Emma Godbee, it was unanimously:

RESOLVED: That the Chair be and hereby is authorized to send a letter to the Board of Commissioners on behalf of the Authority, encouraging them to reappoint all current members of the Authority board.

OTHER BUSINESS

12. Executive Session

Vice-Chair Burton reported that there was no need for an executive session.

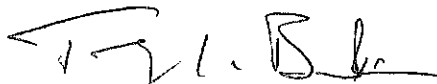
13. Consideration of items, if any, discussed in Executive Session

There were no items to consider.

Vice-Chair Burton 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 Ramona Bivins, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 6:53 p.m.



Terry Baskin/Secretary/Treasurer

OR

Ramona Thurman Bivins, Assistant Secretary/Treasurer