

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

**MINUTES OF REGULAR SESSION MEETING**

**THURSDAY, MARCH 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, March 13, 2024, at 6:00 p.m., at the Morrow Center, 1180 Southlake Circle, Morrow, GA 30260.

Members present at the meeting were Dr. Harrison Braddy, Chair; Randy Burton, Vice-Chair; Terry Baskin, 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 Tashe' Allen; Levar Burton, Norsworthy; Steve Berman, OA Development; Kaysie Lazzaro, Executive Director of Arts Clayton; Craig Cason, Keven Gayle, Eric Rowen, and Jason Aurer; Jamie Hutchinson, Dre Thompson, Will Witherspoon, and Darrell Seabrook; Erica Rocker, Clayton County Office of Economic Development; 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 Terry Baskin for the invocation.

**Approval of Agenda**

Dr. Braddy presented the agenda for approval. Dr. Tim Hynes asked to move items 8, 10, and 11 (presentations regarding Arts Clayton, Riverdale Town Center project, and 5711 Jonesboro Road project) to the top of the agenda, so the guests attending for those presentations would not have to wait through the rest of the meeting. After a general discussion, upon motion by Dr. Tim Hynes, seconded by Terry Baskin, it was unanimously:

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

Presentations regarding Arts Clayton, Riverdale Town Center project, and 5711 Jonesboro Road project were heard immediately thereafter, for the convenience of the presenters.

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**NEW BUSINESS**

**8.     Arts Clayton Event Sponsorship**

Dr. Tim Hynes recused himself from the meeting during this discussion, since he is chair of the Arts Clayton Board. Dr. Terry Baskin also recused himself from the meeting during this discussion, as he also serves on the Arts Clayton Board. Drs. Hynes and Baskin exited the meeting at 6:15 p.m. Dr. Braddy called on Kaysie Lazzaro, Executive Director of Arts Clayton. Ms. Lazzaro discussed the impact of Arts Clayton, which currently has a presence in 24 Clayton County schools. The fundraiser for which she requests sponsorship would enable Arts Clayton to expand to all 68 Clayton County Public Schools. Their programs teach the business of art, provide mentorship, and work with teachers to incorporate art into the existing curriculum. After a general discussion, the matter was tabled due to the lack of a quorum eligible to vote.

Drs. Hynes and Baskin re-entered the meeting at 6:25 p.m.

**10.    Riverdale Town Center Project**

Dr. Braddy called on Craig Cason for a presentation. He introduced Keven Gayle, Eric Rowen, and Jason Aurer. He reported that they are looking at a mixed use development, including housing, a hotel, and commercial areas. He reported that the City of Riverdale is excited about this project. The first phase will include concept design, feasibility studies, and pricing. They are working with bond counsel and the City to determine whether the project will proceed as a public-private partnership or under a separate agreement with the City. They will come back to the Authority once they know how the City would like to proceed.

**11.    5711 Jonesboro Road Development Project**

Dr. Braddy called on Jamie Hutchinson, Clayton County Development Partners, for a presentation. Ms. Hutchinson introduced Dre Thompson, Will Witherspoon, and Darrell Seabrook. She described the mixed use development her team proposes for the property located at 5711 Jonesboro Road. The project would include 576 housing units, including studio, one-bedroom, and two-bedroom units, 72 lofts, a hotel, commercial space, and green space. She reported that there is some due diligence still outstanding, including environmental studies, hydrology reports, and a topographic survey. She indicated that they were looking at 100% bond financing and would like the Authority to pay the predevelopment costs. They have not identified bond counsel yet. Erica Rocker, Clayton County Office of Economic Development, reported that her office had vetted the project and the developer and recommended proceeding.

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**Approval of Consent Agenda**

Dr. Braddy presented the consent agenda (items 1-5, special called meeting minutes of February 5, 2025 (regular and executive session meetings), minutes of the regular session meeting on February 13, 2025, minutes of the special called meeting on February 27, 2025, and Treasurer's report). After a general discussion, upon motion by Terry Baskin, seconded by Emma Godbee, it was unanimously:

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

**Public Comment**

Members of the public addressed the Board.

Board member Jean-Pierre Bourget made a motion for a special called meeting to discuss the criteria for the Executive Director search. The motion failed for lack of a second.

**OLD BUSINESS**

**6. Annual Meeting with BOC (IGA)**

Authority counsel reported that the Board of Commissioners still had not identified potential dates for the joint meeting required under the terms of the intergovernmental agreement. She reminded the Board that Dr. Braddy had been working with COO Detrick Stanford to schedule the joint meeting in December 2024, and the Board of Commissioners wanted to delay the meeting until the first quarter of 2025. With the new administration coming on board, it made sense to hold the meeting in the first quarter of 2025. In February 2025, Authority counsel reached out to Mr. Stanford to identify potential dates for the joint meeting. Mr. Stanford directed counsel to Chairwoman Anderson-Henry. Dr. Anderson-Henry asked the Authority to propose dates, which it did. Those dates did not work for Dr. Anderson-Henry, so she directed counsel to her assistant, LaVona Cooper. Authority counsel reported that she had sent multiple emails to Ms. Cooper seeking potential dates for the joint meeting, with no response.

Commissioner Allen asked that all of the Commissioners be copied on the request for dates for the joint meeting to facilitate the scheduling process.

**7. 2025 State of Authority Date**

This matter was tabled.

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**NEW BUSINESS** (cont.)

**9. State of the County Event Sponsorship**

Dr. Braddy reported that he had received a call on Monday, seeking a \$5,000 sponsorship for the upcoming State of the County event. Several Board members were not available to attend. After a general discussion, upon motion by Randy Burton, seconded by Terry Baskin, it was unanimously:

**RESOLVED:** To sponsor the State of the County event at the silver level, at a cost of \$1,500.00, which will include 8 seats at the event.

**OTHER BUSINESS**

Dr. Braddy noted that there had been a security issue at the office on Westwood Way, where the same individual had been captured on camera on several occasions after hours. It was the consensus of the Authority board to install additional cameras for security purposes and to reach out to law enforcement for additional support.

**12. Executive Session**

Dr. Braddy reported that there was a need for an executive session to discuss real estate 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 purpose of discussing real estate and potential litigation matters.

Whereupon, the meeting adjourned into executive session at 8:21 p.m.

The open meeting reconvened at 9:14 p.m.

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

There were no items to consider.

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.

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Whereupon, the meeting adjourned at 9:15 p.m.



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Terry Baskin, Secretary/Treasurer