

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

**MINUTES OF REGULAR MEETING
MONDAY, JULY 11, 2016**

The regular monthly meeting of the Development Authority of Clayton County, Redevelopment Authority of Clayton County, and Urban Redevelopment Agency of Clayton County was held on Monday, July 11, 2016, at 4:00 p.m., in the Clayton County Office of Economic Development Conference Room, 1588 Westwood Way, Morrow, Georgia.

Members present at the meeting were Larry W. Vincent, Chairman; Kalanos Johnson, Vice-Chair; Eldrin Bell; Shar'ron Russell; and Tameka West. Also present were Authority Counsel, M. Michelle Youngblood; Courtney Pogue, Director, Clayton County Office of Economic Development; and Melissa Preston, CPA. Also present was Wade Starr, Economic Development Consultant to Clayton County; Gerald McDowell, Executive Director, Aerotropolis CID; and Tony King, Kidwell & Company.

Call to Order and Welcome of Guests

Chairman Vincent called the meeting to order at 4:00 p.m. and welcomed the guests.

Approval of Agenda

Chairman Vincent presented the agenda and inquired as to whether there were any additions, changes, or deletions. Chairman Vincent asked for one addition under Old Business, #1, Aerotropolis CID update. He asked to allow this presentation to go first, so that Mr. McDowell would be able to leave after his presentation. After a general discussion, upon motion by Eldrin Bell, seconded by Shar'ron Russell, it was unanimously

RESOLVED: That the Agenda be approved as amended.

Approval of the Minutes of June 13, 2016 Meeting

Chairman Vincent presented the minutes of the June 13, 2016, meeting, and inquired as to whether there were any additions, changes, or deletions. Kalanos Johnson noted that on page 6, the motion to adjourn shows that it was seconded by Helen McSwain, but Ms. McSwain was not present at the meeting. After a general discussion, upon motion by Eldrin Bell, seconded by Kalanos Johnson, it was unanimously:

RESOLVED: That the minutes be approved as amended, with the correction for the second of the motion to adjourn.

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OLD BUSINESS

1. Airport South CID Update

Chairman Vincent called on Gerald McDowell for a presentation. Mr. McDowell introduced himself as Executive Director of the CID and distributed several handouts. Mr. McDowell reminded the Board that the Airport South CID is the first CID in Clayton County. It was formed in June 2015. In January of this year, the Airport South and Airport West CIDs adopted a joint administration agreement, allowing both CIDs to be administered together, as the Aerotropolis CID, but each remains a separate CID, with separate Boards, due to requirements of State law. Mr. McDowell noted that the Airport South CID Board is comprised of one appointee from each of the jurisdictions in which the CID is located, and the remainder of the Board is appointed by the property owners participating in the CID, from the property owners themselves. He noted that the County appointee, Bill Oliver, who is employed by Sheraton, just resigned his position with the company; therefore the Board position for the County appointee is now vacant. He noted that Clayton County and College Park are the jurisdictions with representatives on the Board. He reported that the CID focuses primarily on infrastructure such as road, landscaping, water and sewer, as well as public safety and beautification. Mr. McDowell reported that the top priorities for the Airport South CID and the Airport West CID are public safety and beautification. They are spending approximately \$750,000.00 a year at this point. He reported that a Public Safety Director was hired in January of 2016. The CIDs have private security patrol operating three vehicles 24/7. He reported that the Airport West CID had hired a retired Fulton County Police Officer, and are renting a Fulton County Police car at a rate of \$1,000.00 a month for additional security. Mr. McDowell reported that there is a monthly public safety meeting that includes every jurisdiction in the CIDs, as well as MARTA, and private security firms hired by individual members of the CID. He reported that they have seen a 30 % - 40% reduction in car break-ins and auto theft as a result of the efforts of the CID.

Mr. McDowell reported that the CIDs have identified fifteen interchanges as part of the Gateway Project. The first interchange to be addressed is Camp Creek Parkway at I-285. He reported that GDOT would be converting that interchange to a diverging diamond interchange. He reported that the let for that project is anticipated in the fourth quarter of 2017. He reported that in addition, the CID will contribute an additional \$2 million to enhance fencing, lighting, and landscaping in that interchange. As part of the Gateway Project, fourteen other interchanges will be enhanced to have a similar appearance to the Camp Creek interchange. They currently are spending \$45,000.00 to develop the scope for the Phase I of the Gateway Project. He reported the GDOT has agreed to provide \$1 million for clean up of the interchange. The other interchanges in the Gateway Program will be designed to have a uniform appearance, which will extend along the streets between those interchanges as well. The total anticipated cost of the entire Gateway Project is \$30 - \$50 million.

Mr. McDowell reported that the projected budget for this year is \$2.4 million, with a projected increase to be between \$2.5 and \$3 million based on expanded boundaries of the CID.

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He reported that last year, when he began working with the CID, he was receiving calls on a monthly basis, but now receives inquiries on a weekly basis.

2. Monthly Activity Report

Chairman Vincent called on Courtney Pogue for a report. Mr. Pogue reviewed the Economic Development Activities over the past year. He noted that since the Authority had agreed to pay for one spot on the digital billboard at I-75 and Highway 54, McDonough has purchased two more billboard slots. Mr. Pogue recommended extending the billboard advertising for an additional six months, through January 18, 2017, at a total cost not to exceed \$7,500.00. He reported that there has been increased traffic to the current website. It is the recommendation of the Authority to add a survey asking visitors to report how they came to the website, in an effort to track the effectiveness of the billboard advertising. After a general discussion, upon motion by Eldrin Bell, seconded by Tameka West, it was unanimously:

RESOLVED: That the Authority approve an additional six months for billboard advertising on the digital billboard at I-75 and Highway 54, at a maximum cost not to exceed \$7,500.00.

Mr. Pogue also discussed a request to co-sponsor a large industry meeting that several jurisdictions are cooperating together in an effort to attract the meeting to Metro Atlanta in 2019. He asked the Authority to consider a contribution of \$10,000.00. After a general discussion, Mr. Pogue and Chairman Vincent will come back to the Authority with more details in the future.

3. Project Silver Update

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that Wade Starr, the County's Economic Development Consultant, had been in contact with Pacifica Ventures. She distributed an e-mail from Pacifica Ventures to Mr. Starr outlining the issues as Pacifica sees them with respect to the Lease Agreement that has been circulated with comments on both sides. She noted that Mr. Starr had inquired about Pacifica's local counsel, and Pacifica identified Sandy Zayac. Ms. Youngblood noted that this was the same attorney Pacifica had identified in the past, but had never actually retained. She reported that she contacted Ms. Zayac to inquire whether she had ever been retained by Pacifica. She reported that shortly before the meeting, Ms. Zayac replied that she had not been retained. Ms. Zayac reported that she had received a voicemail message from Pacifica that day, and would notify Ms. Youngblood if she was retained. Mr. Starr recommended waiting until Pacifica has local counsel, who can discuss the legal issues with Authority and County counsel. It was the consensus of the Authority that Pacifica should retain local counsel before discussions proceed further.

4. REBA Grant Update

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported she had submitted the first annual progress report for Chime Solutions to the State, but

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has not received any response from the State. She noted that Castellini needed to provide additional information for one of the reports required by the State in connection with its REBA Grant. She reported that she has received that information, and has the report for Chairman Vincent's signature.

5. DNR Update

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that she has received questions from Kutak Rock, counsel for Rosemawr Capital, relating to a possible refinance of the existing bonds; however, she has no anticipated date for a possible refinance.

6. Workforce Academy Update

Chairman Vincent reported that they are still working on conceptual drawings, but there is a meeting on July 27, 2016. He reported that he should have additional information to present following that meeting.

7. Alliance Bond Update

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that, after the Board of Commissions did not approve the TEFRA Resolution for the bond issue, the applicant had approached the Public Finance Authority in Wisconsin about the transaction. However, Wisconsin law requires the governing body of the jurisdiction where the project is located to approve the operation of the Authority in that jurisdiction. The Board of Commissioners adopted a Resolution last week not approving the operation of the Wisconsin Authority in Clayton County. She noted that the only other way to proceed is for the entire transaction to be a taxable bond issue, and she has not received any contact from anyone regarding proceeding in that manner. Therefore, Ms. Youngblood reported that as far as she is aware, the transaction is not proceeding.

8. Update of Action Items from June 13, 2016 Meeting

Chairman Vincent reported that there were no additional updates at this time.

OTHER BUSINESS

Approval of the Treasurer's Report

Chairman Vincent presented the Treasurer's Report. The operating account began the month with an opening balance of \$822,717.17. There were deposits totaling \$110,523.93, including \$15.19 for interest and \$110,508.74 for the IRS payment, and checks written in the amount of \$13,133.85, leaving a closing balance of \$920,107.25. Chairman Vincent reported that the opening balance for the Redevelopment Authority's account was \$943.78, with interest

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added in the amount of \$0.02, leaving an ending balance of \$943.80. Chairman Vincent also reviewed the outstanding invoices.

Therefore, the payments pending for approval are as follows:

Freeman Mathis & Gary, for services rendered through June 30, 2016 Invoice Nos. 202785, 203959, 203960, 203961, 203962, 203963, 203965, 203966, 203967, 203968	\$3,555.00
Freeman Mathis & Gary to be paid by OA Development as property manager for DACC Public Purpose Corp I - \$195.00 Invoice No. 203957	
Freeman Mathis & Gary, to be paid by Richard Buckley as property manager for DACC Public Purpose Corp II - \$360.00 Invoice No.203958	
Melissa Preston, CPA Invoice #1156 for Write Up Services	\$750.00
The Sizemore Group Career Academy (Partial payment)	\$3,600.00
Whiteway Outdoor Advertising Invoice #013696 (May 18, 2016 – June 18, 2016)	\$1,275.00
EPIC Insurance Brokers & Consultants Renewal – Director & Officer/Employment Practices Liability	\$8,576.00
Fulton & Kozak, LLC Invoice #40374 (Fiscal Year 2015 Audit)	\$9,000.00
Total	<hr style="width: 100%; border: 0.5px solid black;"/> <u>\$26,756.00</u>

University Station f/k/a Gateway

Chairman Vincent reported that the University Station account began the month of May with an opening balance was \$149,465.29. There was a deposit in the amount of \$615.54 (\$13.54 for interest and the \$602.00 refund from the USPS closing), and checks written totaling \$17,401.17, leaving a closing balance on May 31 of \$132,679.66. Chairman Vincent reported

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that the University Station account began the month of June with an opening balance was \$132,679.66. There was a deposit in the approximate amount of \$13.54 for interest, and checks written totaling \$405.00, leaving an approximate closing balance on June 30 of \$132,288.20. He noted that the bank statement for June has not been received, so this report is preliminary and subject to change. He reported that there were invoices from:

Freeman Mathis & Gary, for services rendered through May 31, 2016 Invoice No. 203964	\$1,830.00
Total	<u>\$1,830.00</u>

Rainwood

Chairman Vincent reviewed the Rainwood Report. He noted that the property's occupancy was 99%, with an economic occupancy of 82%. He reported that the net cash flow is \$9,473.00 better than budget.

After a general discussion, upon motion by Eldrin Bell, seconded by Shar'ron Russell, it was unanimously:

RESOLVED: That the Treasurer's Report, University Station Report, and Rainwood Report be and hereby are approved as presented, and that the officers be and hereby are authorized to pay all invoices as outlined above.

Accounting Package:

There was no accounting package.

Report from Legal Counsel

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that the refinancing of the Clayton State University bonds is moving forward, and they expect to present a Bond Resolution at the August meeting.

NEW BUSINESS

1. Insurance

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reminded the Board that there is an umbrella liability policy that covers all of the property owned

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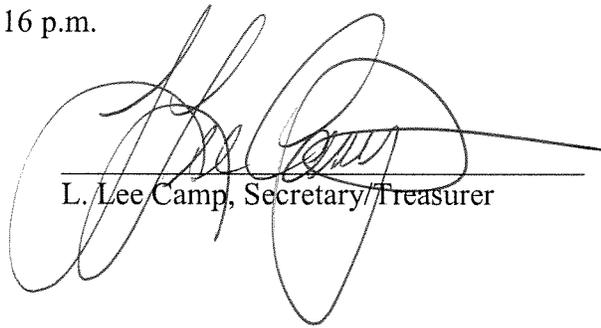
by the Authority, which renews in August. She asked the Board to consider authorizing the Chairman to execute the renewal application. After a general discussion, upon motion by Eldrin Bell, seconded by Tameka West, it was unanimously:

RESOLVED: That the Chairman be and hereby is authorized to execute the renewal application and all documents necessary to complete same.

Chairman Vincent inquired as to whether there was any further business to come before the Board. There being none, upon motion by Eldrin Bell, seconded by Tameka West, it was unanimously:

RESOLVED: That the meeting be adjourned.

Whereupon, the meeting adjourned at 5:16 p.m.



L. Lee Camp, Secretary/Treasurer