

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

**MINUTES OF REGULAR MEETING  
MONDAY, AUGUST 8, 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, August 8, 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; L. Lee Camp, Secretary-Treasurer; Helen McSwain, Assistant Secretary-Treasurer; Eldrin Bell; Shar'ron Russell; and Tameka West. Also present were Authority Counsel, M. Michelle Youngblood; Courtney Pogue, Director, and Bill Keir, Deputy Director, Clayton County Office of Economic Development. Also present was Wade Starr, Economic Development Consultant to Clayton County; Sylvia Redic, City of Morrow, and Mike Scott, Fidelity Bank.

**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, #7 – Board Team Building. After a general discussion, upon motion by Eldrin Bell, seconded by Tameka West, it was unanimously:

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

**Approval of the Minutes of July 11, 2016 Regular Session Meeting**

Chairman Vincent presented the minutes of the July 11, 2016, meeting, and inquired as to whether there were any additions, changes, or deletions. After a general discussion, upon motion by Eldrin Bell, seconded by Shar'ron Russell, it was unanimously:

**RESOLVED:** That the minutes be approved.

**OLD BUSINESS**

**1. Monthly Activity Report**

Chairman Vincent called on Courtney Pogue for a report. Mr. Pogue discussed several projects his office has been working on in the last month. He reported that Projects Blue Sky and Luna are ongoing, and he expects to have a decision within the next sixty (60) days. He

**DEVELOPMENT AUTHORITY OF CLAYTON COUNTY,  
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noted that his office had just responded to a request for information regarding a Project Nova. He office is also working on three (3) projects in the Fort Gillem area: Project XXL, Project Ribbet, and Project Hunt. Mr. Pogue reported that Project 300 is a four to five star hotel in the Mountain View area, with a total investment of \$60 – 75 million. He also reported that his office is working on Project Basket to reuse vacant commercial property for grocery stores in Clayton County.

Mr. Pogue reported that his office is continuing the business retention and expansion visits, visiting Image Link, Estes Heating & Air, International Paper, and Castellini in the last month. He also reported that his office is reaching out to all transportation and logistics companies in the County. Mr. Pogue reported that he had attended the Southern Economic Development Conference in Kansas City, and there was interest in the Mountain View area and grocery store and restaurant industries. He reported that Shark Tank had held a casting call in Clayton County on July 22, 2016. Sixty (60) people signed up and approximately fifty (50) showed.

Mr. Pogue reported that the Grow Smart class at Clayton State University is beginning this month, with fifteen (15) companies signed up. Start Smart class starts in September, and there currently are ten (10) companies signed up. He noted that the goal for the Start Smart class is 10 – 20 companies.

**2. Project Silver Update**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that there was a team meeting involving Chairman Vincent, Chairman Turner from the Board of Commissioners, Wade Starr, Courtney Pogue and Ed Wall to discuss the response to comments from Pacifica Ventures. She reported that she had revised the Lease Agreement based on the discussions at that meeting, and had circulated it back to the team earlier in the day.

**3. REBA Grant Update**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that the first annual progress report from Chime Solutions has been accepted by the State. She also noted that Castellini had supplied the additional information requested by the State, and that she had submitted the forms required. She reported that the State has indicated that everything is in good shape for the Castellini grant, and they are processing it now. She reported that the next step is for the State to wire the funds to the Development Authority account established for the Castellini REBA Grant, and then wire the funds from that account to Castellini.

**4. DNR Update**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that the refinancing is moving forward. She reported that Rosamawr Capital had

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REDEVELOPMENT AUTHORITY OF CLAYTON COUNTY,  
AND  
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notified her that they were in discussions with the rating agencies, so there might be inquiries from the rating agencies. She reported that she had notified Chairman Vincent and Richard Buckley of a possibility of calls from the rating agencies as well, but to date, has not received any calls from any rating agencies. She also noted that the annual renewal letter from the State has been received.

**5. Workforce Academy Update**

Chairman Vincent reported that the team meets the third Thursday of every month. He reported that preliminary plans have been completed, and they are working on a presentation to make to all partners, including Clayton County Public Schools, Board of Commissioners, Clayton State University, and the Development Authority. He reported that they are also looking at fundraising opportunities.

**6. Update of Action Items from July 11, 2016 Meeting**

Chairman Vincent noted that the only outstanding item was the request from Courtney Pogue to consider sponsoring an upcoming industry meeting in 2019. Mr. Pogue reported that a steering committee had been formed, and the request was for the Authority to contribute \$10,000.00 in support of the efforts to attract this meeting. He reported that he would supply additional information upon receipt.

Tameka West inquired about the status of the update to the website. Mr. Pogue reported that he had made certain updates to existing InvestClayton.com website, at the request of the COO, so that the information there is current. Ms. West noted that the Authority subcommittee had discussions with Mr. Pogue about responses to the request for proposals he had distributed. Chairman Vincent inquired about the status of the budget process. Mr. Pogue noted that he received no additional funds in his budget for updates to the website. Mr. Pogue will make a presentation to the Board at the September meeting regarding the website.

**7. Board Team Building**

Chairman Vincent called on Shar'ron Russell for a report. Ms. Russell reported that she and Ms. Camp had been working on the Authority retreat. It has been scheduled for September 16-17, 2016, at Serenbe. She reminded the Board that she had distributed a tentative agenda. She knows that Dan McRae from Seyfarth Shaw is not available until 11:00 a.m. on Friday. Therefore, the tentative start time is 10:00 a.m. Friday, to conclude at approximately 1:00 or 2:00 p.m. on Saturday. She asked the Board to notify her or Ms. Camp if there are any particular issues that the Board is interested in including on the agenda. Ms. McSwain provided copies of information from a recent presentation by Mr. McRae that she had attended.

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**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 \$920,107.25. There were deposits totaling approximately \$15.19 for interest, and checks written in the amount of \$26,756.00, leaving a closing balance of \$893,366.44. Because the July bank statement has not been received, this information is preliminary and subject to change. Chairman Vincent reported that the opening balance for the Redevelopment Authority's account was \$943.80, with interest added in the amount of \$0.02, leaving an ending balance of \$943.82. Chairman Vincent also reviewed the outstanding invoices. The payments pending for approval are as follows:

Freeman Mathis & Gary, for services rendered through July 31, 2016 Invoice Nos. 205076, 205077, 205078, 205079, 205080, 205082, 205084, 205085, 205086, 205087	\$2,805.00
Freeman Mathis & Gary to be paid by OA Development as property manager for DACC Public Purpose Corp I - \$0.00	
Freeman Mathis & Gary, to be paid by Richard Buckley as property manager for DACC Public Purpose Corp II - \$624.00 Invoice No.205075	
Melissa Preston, CPA Invoice No. 1156 for Write Up Services	\$750.00
Whiteway Outdoor Advertising (Digital Billboard – 6 months) Invoice No. 071516	\$6,600.00
Crown Printing, Inc. Invoice No. 63193 (Business Cards)	\$703.45
EPIC Insurance Brokers & Consultants Policy No. WKG00173500 (Renewal General Liability) Effective Dates 8/9/16 to 8/9/17	\$27,285.44
<b>Total</b>	<b><u>\$38,143.89</u></b>

**DEVELOPMENT AUTHORITY OF CLAYTON COUNTY,  
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**University Station f/k/a Gateway**

Chairman Vincent reported that the University Station account began the month of July with an opening balance was \$132,288.20. There was a deposit in the amount of approximately \$13.54 for interest, and checks written totaling \$1,830.00, leaving a closing balance on July 31, of \$130,471.74. Because the bank statement for this account has not been received yet, this information is preliminary and subject to change. He reported that there were invoices from:

Freeman Mathis & Gary, for services rendered through July 31, 2016 Invoice No. 205083	\$3,105.00
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<b>Total</b>	<b><u>\$3,105.00</u></b>
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After a general discussion, upon motion by Eldrin Bell, seconded by Lee Camp, it was unanimously:

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

**Rainwood**

Chairman Vincent reviewed the Rainwood report. He noted that the property's occupancy was 99%, with an economic occupancy of 81%. He reported that the net cash flow for the month was negative (\$34,530.00). Authority counsel noted that \$21,000.00 of the deficit was for unbudgeted audit expense. It is unclear why the audit expense was unbudgeted, when the amount has not changed in several years. She noted that Rainwood had paid the entire audit expense for the fiscal year 2015 audit, rather than the \$10,500.00 allocated to the Series A Fund. She reported that Geoff Fulton, from Fulton and Kozak, had contacted her earlier in the day to report the overpayment. He is issuing a refund check back to Rainwood. Chairman Vincent noted that the remainder of the deficit is part of the roof repair expense.

After a general discussion, upon motion by Eldrin Bell, seconded by Lee Camp, it was unanimously:

**RESOLVED:** That the Rainwood Report be approved as presented.

**Accounting Package:**

There was no accounting package.

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**Report from Legal Counsel**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that there had been discussions about forming a statewide Association of Development Authorities, similar to the Joint Development Authority of Metropolitan Atlanta as (an Association of Development Authority's in the Metropolitan Atlanta area). She noted that one of the functions that the Joint Development Authority performs is lobbying at the State Legislature with regard to pending legislation that affects economic development and development authorities. One of the purposes of the statewide Association would be advocacy on similar issues. She noted that the goal would be to include Development Authorities from major metropolitan areas across the State, such as Atlanta, Savannah, and Columbus. She reported that the process is merely in discussion stages at this point, but she wanted to make the Authority members aware.

**NEW BUSINESS**

**1. Insurance**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reminded the Board that it had approved the renewal application for the umbrella liability policy covering all of the property owned by the Authority. She noted that the premium had been approved as part of the Treasurer's Report. She noted that the premium this year includes terrorism coverage, which had not been included in the past. It was the consensus of the Authority that, given the proximity of the airport, the government tenants in some of the properties, and recent attacks, inclusion of the terrorism coverage was the appropriate choice.

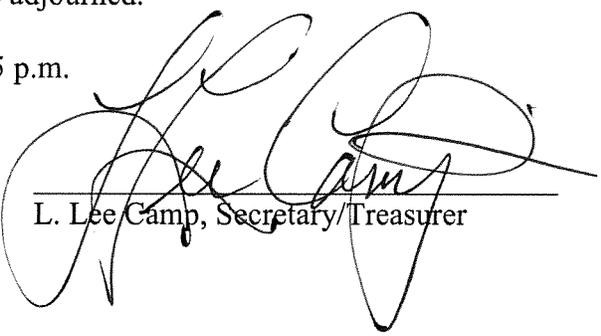
**2. City of Morrow**

Chairman Vincent called on Sylvia Redic, from the City of Morrow, for an update. Ms. Redic noted that Starbucks had indicated that the City of Morrow was not a trade area that fit their criteria for a new location. She reported that the City is following up with Starbucks to determine what boundaries they use to designate the trade area.

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 4:45 p.m.

  
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L. Lee Camp, Secretary/Treasurer