

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

**MINUTES OF REGULAR MEETING  
MONDAY, DECEMBER 14, 2015**

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, December 14, 2015, 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-Chairman; Eldrin Bell; Shar'ron Russell; and Tameka West. Also present were Authority Counsel, G. Robert Oliver and M. Michelle Youngblood; Courtney Pogue, Director, and Bill Keir, Deputy Director, Clayton County Office of Economic Development. Melanie Turner and Veronica Lindsey, RAM Partners; Mike Scott, BB&T; and Gita Berman, OA Development.

**Call to Order and Welcome of Guests**

Chairman Vincent called the meeting to order at 4:01 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. There being none, upon motion by Eldrin Bell, seconded by Tameka West, it was unanimously:

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

**Approval of the Minutes of November 9, 2015 Meeting**

Chairman Vincent presented the minutes of the November 9, 2015, meeting and inquired as to whether there were any additions, changes, or deletions. There being none, upon motion by Eldrin Bell, seconded by Kalanos Johnson, it was unanimously:

**RESOLVED:** That the minutes be approved as presented. A copy is available in the Authority office.

**OLD BUSINESS**

**1. Monthly Activity Report**

Chairman Vincent called on Courtney Pogue for a report. Mr. Pogue reported that his office is continuing their business retention and expansion visits. He also reported that they are working on office metrics for 2016, which are quantifiable measures for the activities and successes of the office. Mr. Pogue reported that he is still working with the owner of Lovejoy Station to bring a new grocer to the space being vacated by Publix. He reported that the Publix

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had approximately \$15 million in retail sales per year, and employed approximately 103 people. He reported that a new grocer moving into the space would be eligible for a community development block grant. He also reported that the owner has requested a “soft” letter reflecting support for bringing a new grocer as a tenant. The Authority asked Michelle Youngblood to prepare a joint letter to that effect to be executed by Chairman Turner of the Board of Commissioners and Chairman Vincent of the Development Authority.

Mr. Pogue also reported that his office had met with 10 to 12 site selectors from the Atlanta area, who have been very receptive to everything that is going on in Clayton County. He also reported that he met with national site selectors at the Air Development Consortium in Orlando last week. He also reported that he had attended the side bar conference in Savannah regarding expanding the options in the tool box of the Office of Economic Development for incoming and existing businesses.

**2. REBA Grant Update**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that she had received the draw down request and initial progress report from Castellini, and had submitted a draft to the Department of Community Affairs. She reported that DCA had requested additional documentation which must be provided by Castellini. She reported that she had communicated the request to Castellini and was waiting on further information from them.

**3. Consider Approval of IGA with Clayton County**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that, at the first meeting in December, the Board of Commissioners had approved the Intergovernmental Agreement with the Authority to provide funds for the acquisition of property in connection with Project Silver. She reported that once approved by the Development Authority, the County could transfer the funds. She reminded the Board that the funds are sufficient to cover the purchase price of the property, as well as the cost and expenses associated with acquisition, including commission and due diligence.

After a general discussion, upon motion by Eldrin Bell, seconded by Tameka West, it was unanimously:

**RESOLVED:** That the Intergovernmental Agreement with Clayton County be and hereby is approved, and the officers be and hereby are authorized to execute and deliver the same.

**4. Aerotropolis Alliance Update**

Chairman Vincent reminded the Authority that he sits on the Board of the Aerotropolis Alliance. He reported that they are requesting ongoing support from the Development Authority, and the same level as the last two years, which is \$25,000.00. He reported that other stakeholders in the area are making similar contributions, and he reminded the Board that there

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has been a lot of positive activity as a result of the Aerotropolis Alliance and the Authority's participation in it.

After a general discussion, upon motion by Eldrin Bell, seconded by Kalanos Johnson, it was unanimously:

**RESOLVED:** That the Authority's ongoing participation in and support of the Aerotropolis Alliance continue for 2016 at the same level of \$25,000.00 for the year, and the officers be and hereby are authorized to pay the same.

**5. Clayton State University Athletic Dept. Request for Funds**

Chairman Vincent reminded the Board that the Athletic Director had attended an earlier meeting to discuss his department's request for ongoing support from the Development Authority. Chairman Vincent reminded the Board that the Authority has supported the Athletic Department at a level of \$5,000.00 per year for the last couple of years. He reminded the Board that there is a three year sponsorship option at a rate of \$13,500.00, or one year at the same level of \$5,000.00.

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

**RESOLVED:** That the Authority support the Clayton State University Athletic Department for three years at a rate of \$13,500.00, and that the officers be and hereby are authorized to pay same.

**6. Update of Action Items from November 9, 2015 Meeting**

Chairman Vincent noted that there was no additional report.

**NEW BUSINESS**

There was no new business to come before the Board.

**OTHER BUSINESS**

**Approval of the Treasurer's Report**

Chairman Vincent presented the treasurer's report. He reported that the operating account began the month with an opening balance of \$800,378.26. There were deposits totaling \$26.23 for interest, and checks written in the amount of \$5,785.00, leaving a closing balance of \$794,619.49. Chairman Vincent reported that the opening balance for the Redevelopment

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Authority's account was \$943.63, with interest added in the amount of \$0.03, leaving an ending balance of \$943.66. Chairman Vincent also reviewed the outstanding invoices.

Therefore, the payments pending for approval are as follows:

Freeman Mathis & Gary, for services rendered through November 2015 Invoice Nos. 176117, 176119, 176120, 176122, 176123	\$2,599.00
Freeman Mathis & Gary to be paid by OA Development as property manager for DACC Public Purpose Corp I - \$240.00 Invoice No. 176116	
Freeman Mathis & Gary, to be paid by Richard Buckley as property manager for DACC Public Purpose Corp II - \$615.00 Invoice No.176118	
Melissa Preston, CPA Invoice # 2950 for Write Up Services	\$750.00
Atlanta Aerotropolis Alliance	\$25,000.00
Clayton State University Athletic Department	\$13,500.00
<b>Total</b>	<b><u>\$41,849.00</u></b>

After a general discussion, upon motion by Eldrin Bell, seconded by Tameka West, it was unanimously:

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

**University Station f/k/a Gateway**

Chairman Vincent reported that the University Station Account began the month with an opening balance of \$95,046.61. There was a deposit in the amount of \$3.13 for interest, leaving a closing balance of \$95,049.74. He reported that there was one invoice from:

Freeman Mathis & Gary, for services rendered through November 2015 Invoice No. 176121	\$7,744.00
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After a general discussion, upon motion by Eldrin Bell, seconded by Kalanos Johnson, it was unanimously:

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

**Rainwood**

Chairman Vincent called on Melanie Turner for a report. Ms. Turner reported that the property was 98% occupied. She reported that year to date income is \$127,553.00 better than budget. She reported that software expenses were over budget due to a new program they are using, and repairs and maintenance are \$32,157.00 over budget due to additional turnkey expenses including cabinet and dry wall repairs. She reported that payroll is under budget due to staffing changes, and utilities were also under budget year to date. Total operating expenses were \$17, 374.00 better than budget, and NOI was \$144,927.00 better than budget year to date. She reported that they anticipate significant capital expenditures in 2016 for roof repairs, which they will include in the proposed budget. Chairman Vincent noted that there are energy efficiency grants available for multi-family housing and suggested that Ms. Turner consult with Georgia Power Company's multi-family representative.

After a general discussion, upon motion by Eldrin Bell, seconded by Kalanos Johnson, it was unanimously:

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

**Accounting Package:**

There was no accounting package.

**Report from Legal Counsel**

Chairman Vincent called upon Michelle Youngblood for a report. Ms. Youngblood reported that she had met with Chairman Vincent to discuss ways to move Project Silver forward. She reported that despite repeated requests, there still was no term sheet or written agreement with Project Silver, and that the scope continues to change with every conversation. Therefore, the recommendation is a joint letter from Chairman Vincent and Chairman Turner of the Board of Commissioners regarding the need for a bond issue to provide any tax incentive, and need for documentation of the availability of the funds the other party is supposed to invest in the project.

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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 and deliver such letter once prepared by Authority Counsel.

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, Shar'ron Russell, it was unanimously:

**RESOLVED:** That the meeting be adjourned.

Whereupon, the meeting adjourned at 4:49 p.m.

  
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L. Lee Camp, Secretary/Treasurer