

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

**MINUTES OF REGULAR MEETING  
MONDAY, OCTOBER 12, 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, October 12, 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; Helen McSwain, Assistant Secretary/Treasurer; Eldrin Bell; and Shar'ron Russell. Also present were Authority Counsel, G. Robert Oliver and M. Michelle Youngblood; Courtney Pogue, Executive Director, and Bill Keir, Deputy Director, Clayton County Office of Economic Development; and Melissa Preston, CPA. Also present were guests Tim Duncan, Clayton State University, and Sylvester Ford.

**Call to Order and Welcome of Guests**

Chairman Vincent called the meeting to order at 4:00 p.m. and welcomed the guests. Mr. Vincent introduced new Board Member Shar'ron Russell, and welcomed her to the Board.

**Approval of Agenda**

Chairman Vincent presented the agenda and inquired as to whether there were any additions, changes, or deletions. Chairman Vincent noted that there would be no need for an Executive Session, and that there would be an addition to Old Business for a Project Silver update.

After a general discussion, upon motion by Kalanos Johnson, seconded by Helen McSwain, it was unanimously:

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

**Approval of the Minutes of August 3, 2015 Special Called Meeting; August 10, 2015 Regular Session; August 10, 2015 Executive Session; August 27, 2015 Special Called Meeting; and September 14, 2015 Regular Session Meeting**

Chairman Vincent presented the minutes of the following meetings, and inquired as to whether there were any additions, changes, or deletions:

August 3, 2015 Special Called Meeting; August 10, 2015 Regular Session Meeting; August 10, 2015 Executive Session Meeting; August 27, 2015 Special Called Meeting; and September 14, 2015 Regular Session Meeting.

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There being none, upon motion by Helen McSwain, seconded by Kalanos Johnson, it was:

**RESOLVED:** That all minutes be approved as presented. A copy of the Regular Session Minutes and Special Called Meeting Minutes are 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, approximately two per month. He noted that he would be preparing a report for the Authority and the Board of Commissioners once all the visits have been completed. He said that the primary issues that he hears frequently relate to public safety and permitting. He also noted that many existing businesses are unaware of incentives available to businesses in Clayton County. He reported that Castellini had opened last week, bringing approximately 300 jobs to the County, and that Kroger's official opening at Fort Gillem will be October 27, 2015 bringing approximately 150 new jobs. He noted that his office has been responding to requests for information for new projects, including a transportation company, industrial, and the largest tire recycler in the United States. There also was a discussion about how all of the new jobs coming to the County are being advertised so that Clayton County residents are aware of the new opportunities.

**2. DOL Update**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that the renovations to the DOL facility have been completed, and the contractor has submitted its final invoice for the retainage in the amount of \$9,893.00. She noted that the property manager recommended that the invoice be paid, and that the lien release documentation had been supplied by the contractor.

After a general discussion, upon motion by Eldrin Bell, seconded by Helen McSwain, it was unanimously:

**RESOLVED:** That invoice number 21506 in the amount of \$9,893.00 be and hereby is approved, and the officers be and hereby are authorized to take all steps necessary to accomplish payment.

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**3. DNR Update**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that Rosemawr Capital had purchased Dexia's position with respect to this project. She noted that she had met with Greg Usry at Rosemawr Capital, who had indicated that they were interested in refinancing the bonds. She noted that she had not heard anything further on that subject at this time.

**4. REBA Grant Update**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that the Chime Solutions Grant had been fully disbursed to Chime Solutions, but that the project remains open, because the project approved by the State included the creation of 1,100 jobs within five years. Therefore, the project remains open, because Chime Solutions has mandatory annual reporting to the State until it achieves the benchmarks as described.

Regarding Castellini, Ms. Youngblood reported that the REBA Grant had been awarded, and the award documentation executed by the Authority and returned to the State. The next step is the submission of the draw request form, which requires input from Castellini. She reported that she has been in discussions with representatives of Castellini about the draw request form.

**5. Updated Action Items from August 10, 2015 Meeting**

Chairman Vincent called on Eldrin Bell for a report regarding the retreat. He reported that Ms. Camp had been taking the lead on this project, and they expect to have an update shortly.

**6. Project Silver Update**

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that she had had a lengthy and productive conversation with the other party, and many of the issues regarding the proposed contract had been resolved. However, since the other party did not have their legal counsel on the call, she is waiting on comments from their counsel.

**NEW BUSINESS**

**1. Clayton State University**

Chairman Vincent introduced Tim Duncan, Athletic Director for Clayton State University, and called on him for a presentation. Mr. Duncan explained approximately 96 to 97% of the athletic budget comes from student fees. He reported that this year, that percentage is down to 92% (\$2.4 million budget this year). He reported that the athletic budget covers salary, scholarships, travel, healthcare, etc. He noted that there had been no increase in student fees since 2010, although they are asking for one for the upcoming year. He reported that he instructed his staff to focus team community service efforts on project located in Clayton



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

**RESOLVED:** That the officers be and hereby are authorized to pay all outstanding invoices as outlined above.

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

There was no report from University Station.

**Rainwood**

Chairman Vincent reviewed the Rainwood Monthly Report, noting that the property was 98% occupied. There was a general discussion about capital improvements, which are approximately \$60,000 below budget year-to-date.

Upon motion by Eldrin Bell, seconded by Kalanos Johnson, it was unanimously:

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

**Accounting Package:**

Chairman Vincent called on Melissa Preston for a report. Ms. Preston asked about the new SunTrust accounts for the Chime Solutions and the Castellini REBA Grants, as to how they should be reflected on the accounting reports. Ms. Youngblood noted that each should have its own column, because the State requires those funds to be maintained separately, and not be or appear comingled with other Authority funds.

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

**RESOLVED:** That the Accounting Package report be approved as presented.

**Report from Legal Counsel**

There was no further report from legal counsel.

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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, Helen McSwain, it was unanimously:

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

Whereupon, the meeting adjourned at 5:00 p.m.

*Helen McSwain*

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L. Lee Camp, Secretary/Treasurer

*Helen McSwain*