

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

**MINUTES OF REGULAR MEETING
MONDAY, NOVEMBER 9, 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, November 9, 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; Shar'ron Russell; and Tameka West. 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.

Call to Order and Welcome of Guests

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

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 (4) for a Project Silver update.

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

RESOLVED: That the agenda be approved as amended.

Approval of the Minutes of October 12, 2015 Regular Session Meeting

Chairman Vincent presented the minutes of the October 12, 2015, meeting and inquired as to whether there were any additions, changes, or deletions.

There being none, upon motion by Eldrin Bell, seconded by Helen McSwain, it was unanimously:

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

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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, which have been successful and well received. He distributed an on-site visit form, which his office uses when conducting the BRE visits, which help track and identify key issues. Mr. Pogue discussed site selection. In the last month, Clayton County has lost one project, but there are two more for which Clayton is still in the running. He reported that he is planning meetings with Metro Atlanta Realtors and Brokers in early 2016. He reported that one issue identified is bridging the gap in workforce development. He reported that citizens are reporting difficulty finding jobs, and employers are reporting difficulty finding people, so one goal is to find a way to bridge that gap. Mr. Pogue reported that he had met with the owner of the Lovejoy Station Shopping Center, where Publix is closing, to assist with re-tenanting that space. He also reported that other 2016 goals include increasing the number of bond issues, as well as changing the Office of Economic Development marketing strategy, to include information about enterprise and opportunity zones, CIDs, TAD restructuring, and new market tax credits. He reported that only Fulton, DeKalb and Clayton in Metropolitan Atlanta have targeted employment areas and qualified census tracts making them eligible for E5 Visas. Mr. Pogue also distributed and reviewed a one page hand out which is a revised marketing pamphlet for the Office of Economic Development. He also reported plans to revamp the website for the Office of Economic Development and the Development Authority.

2. DNR Update

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that the swap termination with Dexia, which is the final piece of winding down the transaction with Dexia, is expected to close on November 12, 2015, with a conference call on November 10, 2015.

3. Update of Action Items from October 12, 2015

Chairman Vincent reported that the only outstanding item was the request for sponsorship from Clayton State University. However, since Ms. Russell and Ms. West were not present for the presentation, he wanted to meet with them to discuss the request from Clayton State before the Authority votes.

4. Project Silver Update

Chairman Vincent called on Michelle Youngblood for a report. Ms. Youngblood reported that Chairman Turner is placing on the Agenda for the November 17, 2015 Board of Commissioners Meeting an Intergovernmental Agreement related to this project. However, if the contract between the Development Authority and the other parties have not been finalized, Chairman Turner does not intend to proceed with approval of the IGA on November 17, 2015.

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Ms. Youngblood reported that she had communicated these details to the other party, and had received word back that the primary contact would be out of the office through Thursday of this week, but hopes to have comments back by Friday.

NEW BUSINESS

There was no new business to report.

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 \$813,993.81. There were deposits totaling \$27.58 for interest, and checks written in the amount of \$13,643.13, leaving a closing balance of \$800,378.26. Chairman Vincent reported that the opening balance for the Redevelopment Authority's account was \$943.60, with interest added in the amount of \$0.03, leaving an ending balance of \$943.63. Chairman Vincent also reviewed the outstanding invoices.

Therefore, the invoices pending for approval are as follows:

Freeman Mathis & Gary, for services rendered through October 2015 Invoice Nos. 174502, 174503, 174504, 174505 174506, 174507	\$4,285.00
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Freeman Mathis & Gary to be paid by OA Development as property manager for DACC Public Purpose Corp I - \$240.00 Invoice No. 174500	
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Freeman Mathis & Gary, to be paid by Richard Buckley as property manager for DACC Public Purpose Corp II - \$495.00 Invoice No.174501	
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Melissa Preston, CPA Invoice # 2846 and #2929 for Write Up Services (August 2015 and October 2015 Invoices)	\$1,500.00
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Total	<u>\$5,785.00</u>
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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 99% occupied with a 79% economic occupancy. He reported that the operating income is up.

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

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

Accounting Package:

There was no accounting package.

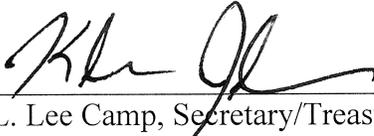
Report from Legal Counsel

There was no further report from legal 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 4:52 p.m.



L. Lee Camp, Secretary/Treasurer