

HENRY COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

DECEMBER 9, 2010

I. ATTENDANCE – CALL TO ORDER

A meeting of the Henry County Development Authority was held on Thursday December 9, 2010 at Eagles Landing Country Club at 100 Eagles Landing Way, Stockbridge, Georgia.

Board Members present were Jim White, David Gill, Vickie Loper and Scott McCarter. Also present were Rod Meadows, Stephen Morris, and Angie Harper, legal counsel and staff of Meadows and Macie, and Bob White, Executive Director, Leah Brown, Manager Business Retention & Expansion and Terry Collins, Recording Secretary.

Chairman White called the meeting to order at 11:05 a.m. noting an amendment to the agenda to add New and Old Business.

II. APPROVAL OF MINUTES

Mr. Gill made a motion to approve the minutes of the Development Authority Meeting held on November 4, 2010. Ms. Loper seconded the motion and it passed unanimously.

III. FINANCIAL REPORTS

Mr. Bob White reported that one of the Authority's certificates of deposit with Heritage Bank had matured and was replaced with a 24-month certificate of deposit at First State Bank. He also stated that the Authority had two more certificates maturing as of today's date, December 9, 2010, and action will need to be taken within the next ten days regarding the replacement of those CDs. Also since the last Board meeting, he reported that the Authority had received a \$52,500 bond fee for the DeWafelbakkers bond issuance. Mr. White also mentioned that, pending the successful bond validations for Phillips-Van Heusen and ALPLA, the Authority may receive those additional bond fees before the end of the year. Board members discussed the need for adding some new expense categories for expenditures and the possibility of adding new categories and creating invoices for New Bond Fees and Annual Bond Maintenance Fees. Chairman White called for a motion to approve the financial reports. Ms. Loper made a motion to approve and Mr. McCarter seconded. The motion passed unanimously.

IV. APPROVAL OF INVOICES

Mr. Gill made a motion to approve the Summary of Invoices and Mr. McCarter seconded the motion. It passed unanimously.

V. OLD BUSINESS

Mr. Meadows reviewed details of the Georgia Health Information Technology Regional Extension Center (GA-HITREC) Seminars held at Henry Medical Center on November 30, 2010 and stated that there was some collateral benefit for the Authority as a co-sponsor although, because of limited attendance, the seminars had not reached the number of health practitioners that they had hoped for.

Mr. Bob White gave a brief overview of the December Staff Report which is attached to these minutes.

VI. NEW BUSINESS

Chairman White initiated a discussion on the importance of the Bethlehem Road Interchange project and the need for an Interchange Justification Study to be conducted. Discussion involved the current study being conducted through the City of Locust Grove, the costs associated with a new Justification Study and/or expanding the existing study to include the Bethlehem Road area. Board Members and staff discussed the importance of the Bethlehem Interchange for future industrial development and the possibility of holding a Special Called Meeting before the end of this year to further discuss financial participation in the Interchange Justification Study and other special projects.

VII. LEGAL MATTERS

Mr. Meadows reviewed for the Board that on Monday December 6, 2010, the bond validation was completed for the land portion only of Project Fog (Phillips-Van Heusen). He stated the tentative date for this final bond closing would be December 15, 2010 or possibly December 17, 2010 and must close by the end of 2010. Mr. Meadows also commended the Chairman of Henry County Board of Commissioners and the Henry County Attorney and staff as they were extremely helpful in completing this bond validation.

Mr. Meadows reviewed for the Board details of the ALPLA, Inc. Project Bond Resolution for adoption and approval. He stated that the legal staff has committed to filing the documents with Clerk of Court that afternoon.

1. Mr. Gill made a motion to authorize the officers of the Henry County Development Authority Board of Directors to induce the bond for ALPLA, Inc. for \$25.5 million. Ms. Loper seconded the motion and it passed unanimously.

2. Mr. Gill made a motion to authorize the officers of the Henry County Development Authority Board of Directors to adopt the bond resolution for ALPLA, Inc. and the collateral documents therewith. Mr. McCarter seconded the motion and it passed unanimously.

3. Mr. Gill made a motion to authorize the officers of the Henry County Development Authority Board of Directors to execute a Memorandum of Understanding with ALPLA, Inc. Ms. Loper seconded the motion and it passed unanimously.


4. Mr. Gill made a motion to authorize the members of the Henry County Development Authority Board of Directors to execute such documents as amended. Mr. McCarter seconded the motion and it passed unanimously.

Mr. Meadows indicated that the bond validation would be scheduled for December 28, 2010 and the closing would be that day or the next.

VIII. ADJOURN

With no further matters to discuss, the meeting adjourned at 12:00 p.m.


Terry Collins, Recording Secretary


James I. White, Chairman

Staff Reports
Henry County Development Authority
December 2010 Board Meeting

Business Attraction

- **Project Fog** (Phillips-Van Heusen) – The bonds for the Phillips-Van Heusen project were successfully validated without intervention on December 6th, and a bond closing is being scheduled. The Authority also received notification that the Department of Economic Development (GDEcD) had recommended a \$300,000 REBA Grant allocation to the Georgia Department of Community Affairs; staff will be working with PVH officials on the Grant application.

Authority Staff facilitated a meeting on November 29th between Georgia Quick Start staff and PVH officials. Following the meeting, Leah Brown toured the Phillips-Van Heusen building for an update, and we will be continuing to work with the company as they complete the facility improvements and ramp-up hiring.

- **Project Dew (DeWafelbakkers)** – The bonds for the project were closed during November, and Authority bond issuance fees were delivered to the Authority. The Authority was also notified during November that the REBA Grant for the project had been approved, and staff is working with the company and Allen-Smith Consulting on the Grant awards process.
- **Project Hard** – Staff was notified that the company had completed their review of the potential expansion or relocation of the company's North American Technical Center and was prepared to commit to retaining that portion of the operation in Henry County pending confirmation of incentives details. As previously noted, the project will utilize a Bond for Title leasehold valuation, and a bond validation hearing is being scheduled for late December which, if successful, will lead to a bond closing prior to the end of the year.
- **Project Share** – Staff was notified by company officials that the company had suspended plans for their shared services project pending further corporate planning assessments. According to those corporate officials, the decision to cancel the project should not be interpreted as a negative on Henry County. On the contrary, if the company decides at a later date to issue an RFP for a shared services center location, Henry County would be on a short list of locations contacted and allowed to compete.
- **Project Vine** – Staff has been notified by GDEcD that – since the proposed building in Henry County was a multi-tenant building being offered for lease only and not for sale as required by the subject company – Henry County was being removed from further consideration at this time. Should the project's real estate needs change, then the county may be reconsidered at that time.
- **Project Red** – Staff met with the client on November 10th at the Georgia Resource Center, and presented information on the community and potential sites. The company is evaluating community information, but no final location decision has been announced.

- **Project Craftsman** – Staff responded to the Company’s RFI and is awaiting client review. The project represents Phase I job creation of 250 highly-skilled workers with an annual median wage of \$35,000, and would utilize both traditional and advance CNC machinery. The project is very fast-moving, with a Q1 2011 move-in date anticipated.
- **Project Tiger** – This prospect company has completed a seven-year lease for a 188,000 s.f. building located in the Greenwood Industrial Park, and staff is facilitating the plan review and permitting process. The tenant – a major national company that would operate as 3rd Party Logistics (3PL) provider for an automotive-related client – was represented by Jones Lang LaSalle. The company will occupy the building in 1Q 2011. Final workforce details have not yet been provided.
- **Project Constellation** – Staff responded to a RFI from GDEcD for a biomaterials/biotech manufacturing company searching for a viable facility and community to support their expanding manufacturing operation, and is awaiting feedback and further project inputs.

Retention & Expansion/Entrepreneur Development

- On November 19th, Authority Board Member Scott McCarter and staff presented the recently-purchased small business resource additions to Henry County Library System Director, Carolyn Fuller, at the Fortson Library in Hampton. Joining in the presentation were John Fish of Central Georgia EMC, Danny Stone of Snapping Shoals EMC and Hampton City Councilman, Arley Lowe. The small business contributions were made possible from EMC Unclaimed Capital Credits donated to the Authority.
- During November, Leah Brown attended a number of local community meetings including the Existing Industry Council and the monthly meeting of the Henry County SHRM Chapter, and updated Small Business Resource Center materials and flyers to the Locust Grove, Fairview and Cochran libraries.

Public Policy

- Chairman Jim White, Board Member Scott McCarter and Executive Director, Bob White, meet with Henry County Water & Sewerage Authority Board members and staff to discuss economic development activities in the county.
- Bob White attended a meeting at the Henry County Chamber of Commerce with Southern Crescent Technical College President, Dr. Randall Peters, and members of the Henry County Legislative Delegation to discuss funding requests in the upcoming Legislative Session for the Henry County satellite facility. Dr. Peters advised that the Henry County satellite was a top facility funding priority for the Technical College System of Georgia, and he urged the legislators to aggressively support full funding in the budgeting process.

- Executive Director Bob White co-hosted a meeting with members of the Georgia Economic Developers Association (GEDA) Public Policy Committee and Committee Chairman Dan McRae to discuss GEDA Public Policy initiatives for 2011. On January 1st, Bob assumes the Chair of the GEDA Board of Directors. As a result of his GEDA position, Bob will also serve as an Ex Officio member of the Georgia Chamber of Commerce Board of Directors for 2011.
- The Development Authority co-hosted and Authority Board members and staff attended a series of seminars on November 30th at Henry Medical Center for local healthcare practitioners on the Georgia Health Information Technology Regional Extension Center (GA-HITREC) initiative to promote the use of electronic medical records (EMRs) for local healthcare providers. Georgia Tech's Enterprise Innovation Institute had reached out to the Development Authority to help facilitate the program locally.

Organizational Structure and Advancement

- The biennial Economic Development Law in Georgia seminar was held December 2nd at the Georgia Bar Association headquarters in Atlanta. The event was created in 1996 by the Development Authority in conjunction with GEDA, the Institute for Continuing Legal Education in Georgia (ICLE) and the Fanning Institute at UGA. The Development Authority continues to be a co-sponsor of the statewide event and Authority lead counsel, Rod Meadows, chairs the event. More than 60 development authority attorneys, board and staff members registered for the statewide event.