

## **HENRY COUNTY DEVELOPMENT AUTHORITY**

### **MEETING MINUTES**

**JANUARY 12, 2012**

#### **I. ATTENDANCE – CALL TO ORDER**

A meeting of the Henry County Development Authority was held on January 12, 2012 at the Development Authority Offices located at 140 Henry Parkway, McDonough, Georgia. Board members present were Vickie Loper, Ken Huff, Scott McCarter, and William Herndon. Board member Charles Smith and Jim Monacell, Smith, Gambrell & Russell, LLC joined the meeting in progress. Also in attendance were Rod Meadows, Meadows and Macie, Bob White, Executive Director, Leah Brown, Manager, Business Retention and Expansion and Terry Collins, Recording Secretary.

At 8:10 a.m., Chairman Loper called the meeting to order and Rev. Herndon gave the invocation.

#### **II. ELECTION OF OFFICERS**

Mr. White noted that the Development Authority officers are elected each year at the January meeting, and that he would conduct the nominations and election for Chairman then turn the meeting over to the Chairman. Mr. White opened the floor for nominations for Chairman. Rev. Herndon made a motion to nominate the current slate of officers, Vickie Loper – Chair; Ken Huff – Vice-Chair; and Scott McCarter – Secretary/Treasurer; to be elected for 2012. Mr. Huff seconded the motion and it passed unanimously. No one opposed and each officer abstained from their individual election.

#### **III. APPROVAL OF MINUTES**

Chairman Loper asked if there were any revisions or comments on the Minutes from December 1, 2011. Hearing none, she then asked for a motion to approve the Minutes as presented. Rev. Herndon made a motion to approve and Mr. McCarter seconded. The motion passed unanimously.

Chairman Loper reported that the December 2011 meeting of the Butts-Henry-Lamar-Spalding Joint Development Authority went well and that Mr. McCarter had been elected as Vice-Chairman.

Mr. Smith joined the meeting at 8:15 a.m.

#### **IV. APPROVAL OF INVOICES**

Mr. White gave a brief explanation of the Summary of Invoices. Chairman Loper then asked if there were any corrections or comments on the Summary of Invoices. Hearing none, she then asked for a motion to approve the Summary of Invoices as presented. Mr. McCarter made a motion to approve and Rev. Herndon seconded. The motion passed unanimously.

## V. FINANCIAL REPORTS

Chairman Loper asked if there were any corrections or comments on the Financial Reports. Hearing none, she then asked for a motion to approve the Financial Reports as presented. Mr. McCarter made a motion to approve and Vice-Chairman Huff seconded. The motion passed unanimously.

## VI. NEW BUSINESS/STAFF REPORTS

Mr. White presented everyone with a calendar of upcoming events. He noted February 4, 2012 as the date for the Henry Chamber Annual Dinner at Eagles Landing Country Club. He stated that in the past the Authority has purchased a table of 10 for Board members and Staff to attend with spouses. Mr. White noted the cost for a table of 10 is \$1,250.00. Staff will need a count of who can attend and Board members agreed to check their availability and let staff know.

Mr. White noted February 8, 2012 as Henry County Day at the State Capitol and the Georgia Logistics Summit at the World Congress Center. He has arranged for a 30 passenger County bus to be available for Henry County Day which begins at 9:00 a.m. The bus will depart Henry County Administration Building at 7:45 a.m.

At 8:30 a.m. Mr. Monacell joined the meeting.

Mr. White noted January 25, 2012 as the first meeting of the year for Georgia Economic Development Authority; however this meeting conflicts with his attendance at Georgia Trend Magazine's 2012 Georgian of the Year & 100 Most Influential Georgians Luncheon and Awards Ceremony to be held the same day. Chairman Loper and Board members congratulated Mr. White as being selected as one of the *100 Most Influential Georgians* by Georgia Trend.

Mr. White stated that January 23, 2012 is the scheduled meeting date of the Henry County Board of Assessors and that the Authority is on the agenda to present the Exigence project Memorandum of Agreement for their consideration. He noted that the Authority might need a representative in attendance but it is not necessary for Board members to attend. Mr. Meadows then indicated that Ms. Latonya Wiley, County Attorney, would be in attendance and it would be left up to her to determine if Mr. Monacell should also attend. Board members discussed having District 5 Board Member, Charles Smith also attend to represent the Authority Board since the proposed project is in his District. Mr. Smith agreed and will plan to attend.

Mr. White noted that Project Jeep was moving forward rapidly and indicated that Panattoni Development would be obtaining building permits today, but that the lease has not yet been signed.

Mr. White brought before the Board three items for consideration:

(1) The Georgia Logistics Summit is a day-long event on February 8, 2012 at the State Capitol. Southern Crescent Technical College plans to have a table hosting the event, and he suggested that the Authority also have a table. The cost for one table is \$500.00. Mr. McCarter made a motion to cover the cost of one table at \$500.00. Vice-Chairman Huff seconded and the motion passed unanimously.

(2) Deferred from the September 2011 Board meeting, Board members discussed a possible Developer Day Event to be held at Atlanta Motor Speedway. Mr. White indicated that the dates available for this are Thursday April 19, 2012 or Friday April 20, 2012. Mr. White shared an estimated total cost for the event could be \$12,000.00, but the Metro Atlanta Chamber of Commerce had indicated an interest in co-sponsoring the event, and some developers may also choose to participate. Mr. McCarter made a motion only for reserving the date of April 19, 2012 for the Developer Day Event. Rev. Herndon seconded and the motion passed unanimously. Board members will plan to further discuss details of the event at a later meeting.

(3) Henry County College and Career Academy, Inc. (HCCCA) will be a non-profit corporation created by our local school system, Southern Crescent Technical College (SCTC), Gordon College, Clayton State University, and local business and industry and economic development. This partnership will run a public charter school which will offer high school students a way to earn college credit and prepare for careers while still attending high school. As HCCCA will open in Fall 2013, the partnership will decide which classes to offer and what is taught in those classes by doing a Needs Assessment Survey of local employers at a cost of \$15,000.00. The partnership is asking the Authority to support 1/3 of the cost at \$5,000.00. The remaining cost will be funded 1/3 by SCTC and 1/3 by Henry County School System. Mr. Smith and Mr. McCarter agreed that contributions in favor of education were worthwhile. Board members discussed whether this contribution should be funded by EMC funds. Vice-Chairman Huff made a motion to fund 1/3 of the HCCCA Needs Assessment Survey at \$5,000.00 to be determined if the contribution should be funded by EMC Special Projects. Rev. Herndon seconded and the motion passed unanimously.

Mr. White briefly summarized that the Leadership Henry meeting held in December 2011 was successful as was the Joint Development Authority of Metro Atlanta meeting hosted by the Authority on January 10, 2012 at Eagles Landing Country Club.

## **VII. LEGAL MATTERS**

Regarding the Exigence project, Mr. Monacell provided copies of the Memorandum of Agreement (MOA) Regarding Lease Structure and Valuation of Leasehold Interest. Mr. Meadows noted that this document to be presented to the Henry County Board of Assessors on January 23, 2012, anticipates structure up to 5 years where this project can be done in stages. He stated that the Authority has already approved this structure and that Mr. Monacell was so good to come here today to answer any questions by the Board. Mr. Monacell wanted to be sure everyone understood that this document is to move forward with the first phase of development which is to purchase the property and begin building an urgent-care facility, but that the construction dates for the next stages are uncertain. He stated that

while the Company hopes it will not take 5 years, it will need some flexibility due to uncertainty, and that Authority Board approval is necessary for taking this before the Board of Assessors. He also stated that spreading a project over a 5 year period has never been done before in Henry County, but that he had personally handled such projects for other development authorities in Georgia. Board members discussed that there would not be a downside if the first phase reaches completion but the next phases do not. The urgent-care facility would potentially provide 25 jobs. Chairman Loper asked if there were any further comments or questions and hearing none, Mr. Smith then made a motion to move forward with the MOA and Rev. Herndon seconded. The motion passed unanimously.

Mr. Monacell left the meeting at 8:55.

#### VIII. ADJOURN

No Executive Session was held and with no further matters to discuss, Mr. McCarter made a motion to adjourn the meeting. Rev. Herndon seconded and the meeting adjourned at 9:00 a.m.

  
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Terry Collins, Recording Secretary

  
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Vickie J. Loper, Chairman