

## **HENRY COUNTY DEVELOPMENT AUTHORITY**

### **MEETING MINUTES**

**JULY 11, 2013**

#### **I. ATTENDANCE – CALL TO ORDER/MOMENT OF SILENCE**

A meeting of the Henry County Development Authority was held on July 11, 2013 at the Development Authority offices located at 140 Henry Parkway, McDonough, Georgia. Board members present were Bill Herndon, Charles Smith, John Bozeman, Geoffrey Cauble and Charles Mobley. 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. Guests in attendance were Rick Mant and Shirley Tyree, Henry Council for Quality Growth; Laura Luker, Director of Tourism, Henry County Convention & Visitors Bureau (CVB); and Odessa Archibald, Senior Economic Development Representative, Georgia Power. At 9:00 a.m., Chairman Herndon called the meeting to order and a moment of silence was observed. Chairman Herndon noted that the Board member packet of information was emailed prior to the meeting in two sections and expects that it will arrive all in one mailing prior to next month's Board meeting. He also commented on the HCDA Healthcare Task Force Luncheon being a very successful meeting, thanked Mr. Meadows for facilitating and for his extensive research, and also thanked Mr. Mobley and Mr. Cauble for their involvement.

#### **II. APPROVAL OF MINUTES**

Chairman Herndon asked if everyone had reviewed the minutes from June 6, 2013 and if there were any comments or questions. Hearing none, he asked for a motion. Mr. Smith made a motion to approve the minutes from June 6, 2013 and Mr. Cauble seconded. The motion passed unanimously.

#### **III. INOVICES/FINANCIALS/CORPUS**

Mr. White reviewed a cost sheet breakdown of running blind workforce advertisements for Project Buckeye with local news media as suggested by the site consultant. Board members and staff discussed the costs, benefits and time frame of the advertisements before the Chairman called for a motion. Mr. Cauble made a motion to approve the Project Buckeye newspaper and online advertisements at a total cost not to exceed \$1500.00. Mr. Smith seconded the motion and it passed unanimously. Board members also discussed supplementing the advertisements by placing information on the Authority website and Henry County Chamber of Commerce (HCCC) website.

Chairman Herndon explained the invoice for catering in the amount of \$415.69 for the HCDA Healthcare Taskforce Luncheon on July 10, 2013 and asked for a motion. Mr. Bozeman made a motion to approve and Mr. Cauble seconded. The motion passed unanimously.

Chairman Herndon asked if there were any questions regarding an invoice for the Authority's 2013 annual dues in the amount of \$2500 to the Joint Development Authority of Metro Atlanta (JDAMA). Mr. Mobley made a motion to approve the invoice and Mr. Smith seconded. Mr. Mobley asked how the Authority benefits from the membership. Mr. White gave an overview of the JDAMA, past events, past involvement by the HCDA, future plans for partnered marketing, and retaining \$500 bonus in job tax credits.

Mr. David Gill, President and CEO of HCCC joined the meeting at 9:25 a.m.

Board members continued to discuss the perceived dysfunction of the JDAMA and whether membership is of significant value. Discussion also involved the Butts, Henry, Lamar, Spalding (BHLS) Joint Development Authority as being problematic caused by lack of a quorum. Mr. Meadows provided some background information on both organizations. Mr. Cauble then made an amended motion to support the Authority's 2013 membership in the JDAMA at a cost of \$2500, however if there is no quantitative return in 2013, the Board will not support membership in 2014. Mr. Mobley seconded the motion and it passed unanimously. Mr. Bozeman made the suggestion to send a letter with the membership check stating the Board's intention to revisit discussion on the 2014 membership based on if improvements have been made. Mr. Bozeman also suggested that if the HCDA Board can help make positive changes in both the JDAMA and the BHLS Joint Development Authority, we should work together to do so. Mr. White noted the potential for broadening to a regional group. Chairman Herndon asked if all approved the amended motion to continue the JDAMA membership at \$2500 and include a letter stating the Board's intent. The motion passed with Mr. Mobley opposed and the remaining 4 Board members approved. Chairman Herndon noted that he would prepare the letter to be sent with the membership check and invoice.

Upon review of the July 2013 Summary of Invoices, Chairman Herndon called for a motion. Mr. Cauble made a motion to approve and Mr. Mobley seconded. The motion passed unanimously.

Chairman Herndon had some questions regarding the HCDA Executive Director serving as one of the signers on the Authority's Certificates of Deposit. He deferred signing of the paperwork for the Authority's new CD until clarification of the matter. Chairman Herndon requested modifying the agenda to move New Business to number IV. Mr. Bozeman made a motion to amend the agenda as stated and Mr. Cauble seconded. The motion passed unanimously.

#### **IV. NEW BUSINESS**

Chairman Herndon welcomed David Gill and Laura Luker to the meeting. Mr. Gill introduced Ms. Luker who provided a PowerPoint presentation on the Henry County Camera Ready Program. She explained the benefits when filming takes place in Henry County, noting that NBC spent more than \$20,000 in Henry County during 1 day of production. She explained how the Henry County CVB and the state of Georgia are marketing the area's resources and readiness for film projects. She shared information on the Georgia Department of Economic Development's new tourism website "Come Tour Georgia."

Discussion involved the explanation of the "Thirty Mile Zone" (TMZ) and what constitutes the point of origination for the TMZ. Ms. Luker noted that she is the contact person for the Camera Ready Program and the importance of producers working through her office to ensure proper permitting, etc. and overall knowledge of any filming taking place in the County, and that the permitting process for filming should be streamlined and not cost prohibitive. Mr. Bozeman commented on the Pinewood Studios in Fayette County and the possibility of steering some productions to Henry County with the attraction of a streamlined permitting process. Noting the film studios in Fayette County are there due to tax credits, Mr. Bozeman shared his thoughts on how the Authority could help the film industry grow by collaborating regionally with joint Authorities, discussing with SCTC on how to produce technical jobs, and possibly finding a private funding source to open studios in Henry County and partnering with Pinewood Studios in Fayette County and Riverwood Studios in Senoia. Mr. Mobley made the suggestion to appoint Mr. Bozeman to be a Board champion of film industry. Mr. Bozeman was receptive to that suggestion and requested that Mr. Smith be considered for co-champion to work with Ms. Luker and the HCCC. Mr. Gill added that the Authority and the HCCC would benefit from databases of laborers, caterers, etc. and efforts from all municipalities so that Henry County can provide a streamlined permit process, remove barriers, and have ease of administration. He also suggested that the Authority could partner with the HCCC with advertising. Mr. Bozeman added that he would speak to District 2 Commissioner regarding how to best move forward.

Ms. Luker explained the FLIPS website process noting that it seems that film scouts do not want to go through that process. Board members discussed that the process should not be so beurocratic that it turns away future filming prospects. Mr. Gill noted that the process does not need to be created, it just needs to be fine-tuned, and he sees this industry as having a huge economic development impact on Henry County. Mr. Gill and Ms. Luker were thanked for the presentation before leaving the meeting at 10:45 a.m.

At 10:45 a.m., Chairman Herndon called for a 5 minute recess.

At 10:55 a.m., Chairman Herndon called the meeting back to order and reviewed called for a motion to sign the paperwork requiring Board officer's signatures for a CD in the amount of \$70,000 recently opened with Fidelity Bank. Mr. Mobley made a motion to sign the paperwork and Mr. Cauble seconded. The motion passed unanimously and the paperwork was signed.

Mr. Meadows noted many favorable comments received regarding the HCDA Healthcare Task Force Luncheon held on July 10, 2013. Chairman Herndon noted the Henry Council for Quality Growth Golf Fore Growth golf tournament which had been postponed from an earlier date to July 15, 2013. Board members discussed the need to fill the Authority's sponsored team and Mr. White and Chairman Herndon would do so at the Board's discretion.

## **V. EXECUTIVE SESSION**

At 11:15 a.m. Chairman Herndon asked that guests, Mr. White, Ms. Brown and Ms. Collins leave the room for Executive Session to discuss Personnel matters. Mr. Mobley made a motion to move to Executive Session and Mr. Cauble seconded. The motion passed unanimously. Guests and staff left the Board room.

At 1:40 p.m. Mr. White was asked to return to the Board room and at 1:45 p.m. remaining staff were asked to return to the Board room. Mr. Mobley made a motion to return to regular session and Mr. Cauble seconded. The motion passed unanimously.

## **VI. OLD BUSINESS**

Chairman Herndon commented that as time is late and Mr. Cauble has to leave for a business appointment, Old Business as noted on the agenda would have to be discussed at the next Board meeting on August 1, 2013.

At 1:45 p.m. Mr. Cauble left the meeting.

## **VII. LEGAL MATTERS**

Mr. Meadows reported that he had been advised that the bonds for Aero Plastics have been satisfied; however written documentation to that effect are not yet available. While the Company did face bankruptcy and ultimately closed the facility as a result, Mr. Meadows did note that Aero Plastics had created a substantial number of jobs and operated the plant for a number of years before their financial difficulties, and the bond did get satisfied, so the project certainly could not be deemed a failure.

## **VIII. DISTRICT REPORTS**

District 2: Mr. Bozeman reported continued work on the interchange.

District 3: Mr. Mobley - No report at this time.

District 4: Chairman Herndon thanked everyone again for their work on the Healthcare Taskforce Luncheon and reported that the Symphony at Eagles Landing project is still on-going.

District 5: Mr. Smith thanked those who attended the groundbreaking ceremony for the Exigence project and reported currently working on upcoming District 5 SPLOST projects.

Mr. Bozeman mentioned the possibility of discussing and exploring options of SPLOST funds helping with Hands of Hope Clinic or a County free clinic. Mr. Meadows noted that he did not anticipate that would create any legal impediments and that Piedmont might pick up the cost for indigent care.

**IX. STAFF REPORTS**

Mr. White provided everyone with a July 2013 Staff Reports, a copy of which is attached to these minutes. He then briefly highlighted key areas of the report. Chairman Herndon reminded everyone of the Intergovernmental Retreat coming up August 22-23, 2013.

**X. ADJOURN**

Chairman Herndon adjourned the meeting at 2:00 p.m.

  
Terry Collins, Recording Secretary

  
William L. Herndon, Chairman

**Staff Reports**  
**Henry County Development Authority**  
**July 2013**

**BUSINESS ATTRACTION**

**Project Activity**

<b>Project Identifier</b>	<b>Target Area</b>	<b>Project Description</b>	<b>Project Status</b>
Project North Bay	Logistics	Third-party logistics provider for major international retailer.	Signed lease for 120,600 SF in Liberty and will create 20 jobs.
Project Mort	Logistics	Regional distribution center for national retail chain in support of expanding store presence in SE U.S. Expected employment 187 FTE within five years	Site search in Henry narrowed to two existing buildings. Facilitated HR visits on June 19. RFP response submitted July 9.
Project Meyer	Logistics	Build-to-suit for 200,000 SF. Would employ 300 w/\$20 million capital investment.	RFP response submitted. Client evaluating site proposals.
Project Buckeye	Professional Solutions	Financial services call center for Fortune 1000 company. Employment goal 500 FTE.	Pre-site visit walkthrough with statewide developers on 6/12. Prospect site visit on 6/20. Location decision pending.
Project World	Professional Solutions	Internet services holding company considering relocating corporate offices to Stockbridge. Initial employment 20 FTE, with potential growth to 70 in near term.	Company is evaluating existing office space. Final location decision pending.
Exigence Group	Healthcare Services	First phase of a major mixed use campus to include an upscale, village concept retail component, approximately 88,000 square feet of medical office space and 80,000 square feet of retail/hospitality space, with opportunity for additional development.	Groundbreaking 6/26. Planning and site development is expected to be completed by the end of first quarter 2014.

**BUSINESS RETENTION & EXPANSION/ENTREPRENEUR DEVELOPMENT**

- The quarterly *Industry Connector* e-newsletter was distributed on 7/2 to approximately 200 contacts
- Ms Brown attended the monthly Business Boosters luncheon at the Henry County Chamber, and the monthly Henry County SHRM meeting

**PUBLIC POLICY**

- Planning continues for the 6<sup>th</sup> Annual Intergovernmental Retreat August 22-23<sup>rd</sup> in Carrollton.
- HCDA hosted a Healthcare Task Force kickoff meeting at Piedmont Henry Hospital Education Center. Guests included 25 healthcare industry stakeholders.

**ORGANIZATIONAL STRUCTURE AND ADVANCEMENT**

- Bob White and Leah Brown attended the Georgia Economic Developers Association (GEDA) monthly meeting in Atlanta. Mr. White chaired Nominating Committee meeting as Past Chairman of GEDA, and Ms. Brown participated in a GEDA Professional Development Committee conference call meeting.