

**HENRY COUNTY DEVELOPMENT AUTHORITY
MEETING MINUTES
April 09, 2026**

I. CALL TO ORDER

The regularly scheduled meeting of the Henry County Development Authority (HCDA) was held in the Conference Room of the Georgia Port Authority located at 2 Main St., Garden City, GA, 31408.

Board members present: Charles Marshall, David Crow, Pierre Clements, Eddie Ausband, Cynthia Andrews and George Patterson

Staff members present: Sharon Hill, Executive Director; Susan Wise, Manager of Business Development; Angela Hall, Manager, Business Retention & Expansion, Abigail Watkins, Communications Specialist and Cherie Simon, Executive Assistant

Others present: Rod Meadows, Legal Counsel, Meadows, Macie & Morris, P.C. and Stephen Morris, Legal, Meadows, Macie & Morris, P.C.

II. ROLL CALL / QUORUM / NOTICE OF MEETING

Chair Pierre Clements called the meeting to order at 12:00 p.m.

Chair Clements confirmed a quorum was present and verified that meeting notices were properly posted.

III. APPROVAL OF AGENDA

Mr. Crow moved to approve the agenda with the requested executive. The motion was seconded by Mr. Patterson and passed unanimously.

IV. APPROVAL OF MEETING MINUTES

March 4, 2026

Mr. Marshall moved to approve the minutes. The motion was seconded by Mr. Patterson and passed unanimously.

V. BOARD OF DIRECTOR'S REPORT:

No Report.

VI. TREASURER'S REPORT

Cynthia Andrews, Treasurer

County / Corpus / Financials – Ms. Andrews presented the budget and financial reports for both the County and Corpus accounts (as of March 31, 2026 and February 28, 2026) - respectively

County budget for February 28, 2026 (updated): (based on county's July 1-June 30 fiscal year)
Monthly: \$68,000.70; YTD: \$542,140.04

County budget for March 31, 2026: (based on county's July 1-June 30 fiscal year)
Monthly: \$59,496.78; YTD: \$601,636.82

CORPUS budget:
Monthly: \$53,927.30; YTD: \$208,221.94 (58.10% utilization)

CORPUS Financials: as of February 28, 2026 \$3,023,309.39
Current assets: \$3,045,643.39 (Monthly income: \$22,334.00 liabilities: \$3,730.21
Total Assets: \$3,133,536.79)

Ms. Andrews moved to approve the monthly financial reports. Mr. Crow seconded. The motion passed unanimously.

VII. EXECUTIVE DIRECTOR'S REPORT

No Report

VIII. STAFF REPORTS

Written reports on **Business Development, Business Retention & Expansion and Marketing** were provided in the board packets prior to the meeting. Due to time constraints, they were not presented but were available for questions.

IX. COMMISSION DISTRICT REPORTS

District 1 - Mr. David Crow, Mr. Pierre Clements and Ms. Sharon Hill met with Commissioner Wilson and had a good meeting...gave Commissioner Wilson the update on things that the Development Authority is doing and informed him of some of the needs that the Development Authority has.

District 2 - Chair Clements spoke about the notification that was sent regarding a free concert event hosted by Vice Chair and District 2 Commissioner Neat Robinson on April 18, 2026. Chair Clements informed all that the entrance and parking was free and that there were no reserved tables.

District 3 - No Report

District 4 - Mr. Patterson spoke about the Food and Wine Pairing event that took place at Southern Crescent Technical College, Griffin campus. Mr. Patterson stated that the event went well.

District 5 - No Report

County At-Large - Mr. Marshall reported attending Commissioner Price's campaign kickoff event, noting there was a modest turnout, and that the Commissioner expressed confidence in winning the race.

X. EXECUTIVE SESSION - No Report

The Chair executed an affidavit confirming that the only matters discussed in the Executive Session were appropriate for such a session and no action was taken by the Board during the session.

XI. LEGAL MATTERS

MOTION TO ADOPT THE RESOLUTION AND RELATED DOCUMENTS FOR DRI-SP LOCUST GROVE TWO'S JOINDER AND CONSENT

Mr. Ausband made the following motion: Mr. Chairman, I move that the HCDA adopt the Joinder, and additional related documents for the benefit of DRI-SP LOCUST GROVE TWO, as revised by our Bond Counsel and reviewed by our General Counsel, along with all of the supporting documents in connection therewith, all of which have been provided in this meeting.

In light of the foregoing, I further Move that the Officers of the Authority be granted the right and responsibility to execute such documents as are necessary or convenient in connection with this transaction, along with the discretion to make such minor amendments and corrections to any of the documents as might be suggested by Counsel in conjunction with the subject transaction.

The Motion was seconded by Ms. Andrews. The Motion passed unanimously.

MOTION TO ADOPT FINANCIAL DOCUMENTS FOR DEWAFLEBAKKERS UPON APPROVAL OF BOND COUNSEL

Mr. Crow made the following motion: Mr. Chairman, having first ascertained that there are no conflicts of interest, I Move that the HCDA adopt the proposed updated First Landlord Agreement and Estoppel documents (which were drafted by Company Counsel and are being reviewed for final approval by our General Counsel and our Bond Counsel), along with all of the supporting documents, a previous sample of which have been provided to us electronically in advance of today's meeting, and as we have discussed in this meeting.

In light of the foregoing, I further Move that upon final approval by Bond Counsel the Officers of the Authority be granted the right and responsibility to execute these and such additional documents as are necessary or convenient in connection with this transaction, along with the discretion to make such minor amendments and corrections to any of the documents as might be suggested by Counsel in conjunction with the subject transaction.

***At our September 3rd, 2025 meeting, the Authority approved a First and Second Landlord Agreement and Estoppel Certificate for the refinancing of the de Wafelbakkers' project. After those documents were approved and executed by the HCDA, there was a subsequent change in the company's financial transaction, which resulted in "the company's "withdrawal" of its original requests from the Authority. Now, the company is requesting a slightly revised First Landlord agreement and is eliminating the request for a Second document.

The Motion was seconded by Ms. Andrews. The Motion passed unanimously.

XII. OLD BUSINESS

There was no old business to address

XIII. NEW BUSINESS

There was no new business to discuss

XIV. ADJOURNMENT

Ms. Andrews moved to adjourn. Mr. Patterson seconded. The motion passed unanimously. The meeting adjourned at 12:20 p.m. The next meeting is scheduled for Wednesday, May 6th, 2026.