

## **HENRY COUNTY DEVELOPMENT AUTHORITY**

### **MEETING MINUTES**

**January 12th, 2024**

#### **I. CALL TO ORDER**

A meeting of the Henry County Development Authority (HCDA) was held on January 12th, 2024, at 125 Westridge Industrial Blvd., McDonough, Georgia in the Board conference room. Board members present were Irvin Culpepper, Charles Marshall, David Crow, Cynthia Andrews, and Eddie Ausband. Siddiq Gibson was absent. Also, in attendance were Rod Meadows, Meadows, Macie & Morris, Legal Counsel; Josh Fenn, Executive Director; Sharon K. Hill, Manager of Established Industry; Susan Wise, Manager of Business Development, and Kelsea Morton, Executive Assistant. At 8:01 a.m., Chairman Culpepper called the meeting to order.

#### **II. CALL ROLL/QUORUM/NOTICE OF MEETING**

Chairman Culpepper asked for a roll call, which indicated the presence of a quorum, and verified that meeting notices were properly posted.

#### **III. APPROVAL OF AGENDA**

Chairman Culpepper asked the Board if there were any amendments to the agenda as posted, at which time staff made a request to the Board for the inclusion of an Executive session for the purpose of Real Estate. Mr. Ausband made a motion to approve the agenda with the requested amendments, and Mr. Crow seconded; the motion to approve the agenda as amended passed unanimously.

- The meeting was paused to allow Dr. Irv Clark, President of Southern Crescent Technical College, to present to Kelsea Morton, Executive Assistant, the official Technical Certificate earned by the successful completion of the required courses. The meeting resumed immediately following.

#### **IV. MEETING MINUTES**

Chairman Culpepper asked the board if they reviewed the Minutes from December 7th, 2023, and asked if there were any questions or comments from the Board, or a motion to approve the Meeting Minutes. Mr. Marshall noted that Section VI. of the Meeting Minutes from December 7<sup>th</sup>, 2023, incorrectly attributed the motion to approve the Standing Reports to himself, rather than Mr. Crow. He further stated that said clarification did not indicate or infer any abnormality or specific errors within the standing reports. With the correction being accepted, Mr. Marshall made a motion to approve the amended Minutes from December 7th, 2023, and Mr. Crow seconded. The motion to approve the amended Meeting Minutes from December 7th, 2023, passed unanimously

## **V. Election of Officers 2024**

Chairman Culpepper presented a proposed slate of officers and opened the board to present any additional nominations, of which there were none. The proposed slate consisted of Mr. Culpepper as Chairman, Mr. Ausband as Vice Chair, Mr. Crow as Secretary, and Ms. Andrews as Treasurer. Mr. Ausband made a motion to approve the nominations, and Mr. Crow seconded. The motion to approve the elected officers passed unanimously.

## **VI. STANDING REPORTS**

### **INVOICES/FINANCIALS/CORPUS**

Mr. Fenn reviewed the HCDA Consolidated Budget Statement and correlating financial reports for the month ending December 31st, 2023, and noted the monthly and year-to-date balances for the HCDA County & Corpus budgets. Mr. Fenn offered to answer any questions from the Board regarding the financial reports and, hearing none, Ms. Andrews made a motion to approve the invoices, financials, and Corpus reports, and Mr. Ausband seconded. The motion passed unanimously.

### **MARKETING REPORT**

Mr. Fenn presented the Marketing Report, which included metrics of the digital marketing platforms during the period.

### **STAFF REPORT**

Mr. Fenn presented the monthly staff report for December of 2023, including the current YTD number of projects, YTD Capital Investments, and number of jobs created for the fiscal year.

### **ESTABLISHED INDUSTRY REPORT**

Ms. Hill presented the established industry report for December; 6 visits to local industries, as well as visits with various community partners. She provided the Board with an update on the Established Industry and Workforce Development events and interactions attended during the month of December, including the quarterly EI Roundtable held in December.

### **DISTRICT REPORTS**

D1: No Report

D2: No Report

D3: No Report

D4: No Report

D5: No Report

County at Large: No Report

## **VII. EXECUTIVE SESSION**

At 8:53a.m., Chairman Culpepper accepted a motion made by Mr. Ausband to enter Executive Session for the purpose of Real Estate Matters, and Ms. Andrews seconded. The motion to move the meeting into a closed session passed unanimously. At 9:20a.m., Chairman Culpepper accepted a motion made by Mr. Crow to move the meeting to an open session, and Ms. Andrews seconded. The motion to exit Executive Session passed unanimously.

## **VIII. LEGAL MATTERS**

- **Update Regarding Mighty Hero Homes**

Mr. Meadows provided the Board with a status update on Mighty Hero Homes. No action from the Board was requested.

- **Motion to Adopt Extension of Closing Date within the MOA for Project Case**

Ms. Andrews made a motion, having first ascertained that there were no conflicts of interest, that the HCDA authorize their Officers, Executive director, Bond Counsel, and General Counsel, to negotiate, draft, and execute such documents as are necessary to extend the Closing Date within the Memorandum of Agreement regarding Project Case through March 29<sup>th</sup>, 2024. She further moved that the Officers of the Authority be granted the right and responsibility to execute such additional documents as are necessary or convenient in connection with the foregoing regarding 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. Mr. Ausband seconded the motion, and the motion passed unanimously.

- **Motion to Adopt the Intergovernmental Agreement between HCDA and Henry County regarding the Southwest Portion of the Atlanta Motor Speedway Campus**

Mr. Marshall made a motion, having first ascertained that there were no conflicts of interest, that the HCDA adopt the Intergovernmental Agreement with Henry County regarding a tract of land Southwest of the Atlanta Speedway Airport, as drafted by County counsel, and reviewed and revised by our General Counsel, along with all the supporting documentation in connection therewith. He further moved that the Officers of the Authority be granted the right and responsibility to execute such

documents as are necessary or convenient in connection with the foregoing regarding 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. Ms. Andrews seconded, and the motion passed unanimously.

#### **IX. ADJOURN**

Chairman Culpepper accepted a motion made by Mr. Crow, to adjourn the January 12th, 2024, meeting of the Henry County Development Authority Board of Directors, and Mr. Ausband seconded. At 9:27 a.m., the meeting was adjourned.

---

Kelsea Morton, Recording Secretary

---

Irv Culpepper, Chairman