

HENRY COUNTY DEVELOPMENT AUTHORITY

DRAFT

MEETING MINUTES

January 5th, 2023

I. CALL TO ORDER

A meeting of the Henry County Development Authority (HCDA) was held on January 5th, 2023, at 125 Westridge Industrial Blvd., McDonough, Georgia in the Board conference room. Board members present were Irvin Culpepper, David Crow, Eddie Ausband, Charles Marshall, Cynthia Andrews and Siddiqa Gibson, (Ms. Anderson and Ms. Gibson where sworn-in immediately prior to the beginning of the meeting). Also, in attendance were Stephen Morris, Legal Counsel, and Cindy Rice, Meadows, Macie & Morris, P.C; Rod Meadows, Legal Counsel, also joined the meeting via teleconference. Josh Fenn, Executive Director, Sharon K. Hill, Manager of Established Industry, Susan Wise, Manager of Business Development, and Kelsea Morton, Executive Assistant, were also in attendance. At 8:03 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 if there were any changes or additions to the agenda as presented. Mr. Crow requested the items under New Business be moved up in the agenda, and Mr. Ausband seconded; the motion to approve the agenda as amended passed unanimously.

IV. ELECTION OF OFFICERS, 2023

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

V. APPROVAL OF MINUTES

Chairman Culpepper asked if everyone had reviewed the Minutes from December 1st, 2022, as well as the Minutes from the December 29th, 2022 Called Meeting; additionally he asked if there were any questions or comments from the Board. Mr. Ausband made a motion to approve the Minutes from December 1st, and December 29th, and Mr. Marshall seconded. The motion passed unanimously.

VI. STANDING REPORTS

INVOICES/FINANCIALS/CORPUS

Mr. Fenn reviewed the HCDA Consolidated Budget Statement ending December 31st, 2022, 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. Hearing none, Mr. Crow made a motion to approve the invoices, financials, and Corpus reports as presented. Mr. Ausband seconded, and the motion passed unanimously.

MARKETING REPORT

Mr. Fenn presented the Marketing Report, including the current YTD number of projects, YTD Capital Investments, and number of jobs created for the fiscal year. Additionally, he presented the 2022 highlights on performance objectives and metrics.

STAFF REPORT

Mr. Fenn formally introduced to the board, Cynthia Andrews, and Siddiqah Gibson, newly appointed members of the Board of Directors. He announced the official closing on Project Summit, with Anderson Windows. He also informed the board on his progress with Retail Strategy Consultant. Finally, he informed the board of the upcoming Board Planning Retreat, which will be held in Athens, GA, February 9-10th.

ESTABLISHED INDUSTRY REPORT

Ms. Hill presented the established industry report; 8 visits with local industry, as well as visits with various community partners; attending planning sessions aimed towards developing Workforce Planning initiatives within academic centers. She also noted the planned Established Industry Roundtable event, scheduled for January 2023.

DISTRICT REPORTS

D1: No Report

D2: No Report

D3: No Report

D4: No Report

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County at Large: Retail Strategy Report/Progress Report

VII. NEW BUSINESS

Mr. Marhsall made a motion to approve the contract between Henry County Development Authority, and Atlanta Motor Speedway, which grants the Authority a limited license to use a private suite located at Atlanta Motor Speedway. Mr. Crow seconded, and the motion passed unanimously.

VIII. LEGAL UPDATES

Mr. Meadows provided updates regarding the closing of Project Cycle, Hemmingway, and Hoth, announced to be Ryder, Bowery Farming, and NewCold respectively. He also noted that the closing of Project Summit will result in the first CID in Henry County.

IX. ADJOURN

At 8:50 AM, Mr. Ausband made a motion to adjourn, and Mr. Crow seconded. The motion passed unanimously, and the meeting was adjourned.