

HENRY COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

October 4th, 2023

I. CALL TO ORDER

A meeting of the Henry County Development Authority (HCDA) was held on October 4th, 2023, at 125 Westridge Industrial Blvd., McDonough, Georgia in the Board conference room. Board members present were Irvin Culpepper, Charles Marshall, Siddiq Gibson, David Crow, Cynthia Andrews, and Eddie Ausband, who joined the meeting Via Teleconference. 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 8:00 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 proposed to the Board an amendment to the agenda, which would include an Executive Session for the purpose of personnel matters. Ms. Gibson made a motion to approve the amendment to the agenda, and Ms. Andrews seconded; the motion to approve the agenda as amended passed unanimously.

IV. MEETING MINUTES

Chairman Culpepper asked the board if they reviewed the Minutes from September 6th, 2023, and asked if there were any questions or comments from the Board, or a motion to approve the Meeting Minutes. Mr. Crow made a motion to approve the Minutes from September 6th, 2023, and Ms. Andrews seconded. The motion to approve the Meeting Minutes from September 6th, 2023, passed unanimously

V. STANDING REPORTS

INVOICES/FINANCIALS/CORPUS

Mr. Fenn reviewed the HCDA Consolidated Budget Statement and correlating financial reports for the month ending September 30th, 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. Crow seconded. 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.

STAFF REPORT

Mr. Fenn presented the monthly staff report for September of 2023. This included a overview of the upcoming event for the month; Groundbreaking Event for PNK Group, and the ARC State of the Region Breakfast. Mr. Fenn also informed the board that the Kick-off meeting for Retail Strategies would be held the following week.

ESTABLISHED INDUSTRY REPORT

Ms. Hill presented the established industry report for September; 2 visits to local industries, as well as visits with various community partners. She provided the Board with an update on her collaborative efforts with Henry County Schools and SHRM in Workforce Development, noting that the bespoke night classes, designed to better accommodate students in the workforce, have been filled successfully, showing popularity.

DISTRICT REPORTS

D1: No Report

D2: No Report

D3: No Report

D4: No Report

D5: No Report

County at Large: Mr. Marshall provided a brief update on the new retail industries that are set to be developed on Jodeco Road.

VI. EXECUTIVE SESSION

At 8:28 a.m., Chairman Culpepper accepted a motion, made by Mr. Crow, to enter Executive Session for the purpose of personnel matters. Ms. Gibson seconded, and the motion to move the meeting into closed session passed unanimously. Staff were excused from the room until the conclusion of the executive session. At 8:50 a.m., Chairman Culpepper accepted a motion made by Mr. Crow to move the meeting to an open session, and Ms. Gibson seconded. The motion to exit Executive Session passed

unanimously. Upon resuming the open meeting, Chairman Culpepper asked the board for a motion to approve the proposed contract extension for the Executive Director, based on the recommendation of the task force. Ms. Andrews made a motion to approve, and Mr. Crow seconded. The motion to extend the contract for the Executive Director passed, with only one opposition from Mr. Marshall.

VII. LEGAL MATTERS

- **Update on Project Case (NVH Korea)**

Mr. Meadows informed the Board of the status of Project Case (NVH Korea); Bond for title documents have been successfully validated, and that the project is anticipated to close by the end of October 2023.

- **Update on REBA/EDGE Grant Projects**

Mr. Meadows updated the Board of the current REBA/EDGE grant applications that are currently being administrated; Anderson Windows, Ryder, NewCold, and Home Depot.

VIII. ADJOURN

Chairman Culpepper accepted a motion made by Mr. Crow, to adjourn the October 4th, 2023, meeting of the Henry County Development Authority Board of Directors, and Ms. Andrews seconded. At 8:59 a.m., the meeting was adjourned.

Kelsea Morton, Recording Secretary

Irv Culpepper, Chairman