

## **HENRY COUNTY DEVELOPMENT AUTHORITY**

### **MEETING MINUTES**

**November 6th, 2024**

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

A meeting of the Henry County Development Authority (HCDA) was held on November 6th, 2024, in the conference room located in their offices, at 125 Westridge Industrial Blvd, Suite 101, McDonough, GA, 30253. The board members present were Irvin Culpepper, Charles Marshall, David Crow, Cynthia Andrews, Siddiqah Gibson, and Eddie Ausband, who was not present during Roll Call, but arrived shortly after the meeting was called to order, at 8:06 a.m. Also, in attendance were Rod Meadows, Meadows, Macie & Morris, Legal Counsel; Sara Lithgow, Meadows, Macie & Morris, Paralegal; Sharon Hill, Interim Executive Director; Kelsea Morton, Executive Assistant; Susan Wise, Manager of Business Development; Joseph Henning, Henry County Chamber of Commerce, and Tim Young, City Manager of Locust Grove. 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 requested the inclusion of Executive Session for the purpose of Real Estate and Personnel matters and asked if there were any additional requests for amendments to the agenda, or if there was a motion to approve the agenda with the suggested amendment. Ms. Andrews requested an update on Retail Strategies be included under "Old Business". Ms. Gibson then 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.

#### **IV. GUEST PRESENTATIONS**

- Joseph Henning, Director of the Henry County Chamber of Commerce, provided the Board with a Chamber update on the current growth of Tourism in Henry County.
- Michelle Amarra, SCB-TV Marketing, provided the Board with a presentation of marketing services offered by SCB-TV, including the before and after metrics for content interaction with other marketing clients which supports the theory that having a consistent content plan and media marketing strategy can significantly boost your online presence.
- Tim Young, Locust Grove City Manager, provided the Board with an update on City Government leadership, including the Election of Mr. Carlos Greer as the Mayor of Locust Grove. He stated that as the city gets back into full operation under new leadership, there will be plans to collaborate with HCDA in the future.

## **V. MEETING MINUTES**

Chairman Culpepper confirmed that each Board member reviewed the Revised Minutes from August 21st, 2024, and September 4<sup>th</sup>, 2024, and asked if there were any questions or comments from the Board, or a motion to approve the Revised Meeting Minutes. Hearing none, Chairman Culpepper then accepted a motion made by Mr. Marshall to approve the revised meeting minutes for August 21<sup>st</sup>, and September 4<sup>th</sup>, 2024. Ms. Andrews seconded, and the motion passed unanimously. Chairman Culpepper then confirmed that each Board member reviewed the Meeting Minutes for October 4<sup>th</sup>, 2024, and asked if there were any questions of comments from the Board, or a motion to approve the Meeting Minutes. Hearing none, Chairman Culpepper accepted a motion made by Mr. Marshall to approve the October 4<sup>th</sup>, 2024, Meeting Minutes, and Ms. Andrews seconded. The motion passed unanimously.

## **VI. STANDING REPORTS**

### **STAFF REPORTS**

Ms. Hill requested staff to give their reports.

- **INVOICES/FINANCIALS/CORPUS**

Ms. Morton reviewed the HCDA Consolidated Budget Statement and financial reports for the month ending October 31st, 2024, and noted the monthly and year-to-date balances for the HCDA County & Corpus budgets. Ms. Morton offered to answer any questions from the Board regarding the financial reports. Hearing none, Ms. Andrews made a motion to approve the invoices, financials, and Corpus reports, and Mr. Ausband seconded. The motion passed unanimously.

- **BUSINESS DEVELOPMENT REPORT**

Ms. Wise presented the Business Development Report, which included a presentation summarizing the current asset inventory for the County.

- **MARKETING REPORT**

Ms. Hill presented the Marketing Report, which included the next steps in the onboarding process with SCB-TV Marketing.

- **ESTABLISHED INDUSTRY REPORT**

Ms. Hill presented the established industry report for September; 5 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 October, as well as upcoming events, such as the partnered "Be Proud Be Pro" Career Fair, set for December 2<sup>nd</sup>, 2024, at the Southern Crescent Technical College, Henry Campus.

## **DISTRICT REPORTS**

D1: Mr. Crow reported that Commissioner Wilson was Re-elected for District 1.

D2: Ms. Gibson reported that Commissioner Robinson was Re-elected for District 2.

D3: No Report

D4: Chairman Culpepper reported that the Joint Meeting between BOC & Authorities was well attended and informational; a good start towards future collaborations together.

D5: No Report

County at Large: Mr. Marshall reported a discussion with Chair Harrell, where she suggested an Inter-Governmental Retreat to discuss the vision for the County. He also reported on his attendance of the ARC State of the Region Breakfast.

## **VII. EXECUTIVE SESSION**

At 9:08 a.m., Chairman Culpepper accepted a motion made by Mr. Ausband to enter Executive Session for the purpose of Real Estate and Personnel matters, and Ms. Gibson seconded. The motion to move the meeting into executive session passed unanimously. At 9:56 a.m., Chairman Culpepper accepted a motion made by Ms. Andrews to exit the executive session, and Ms. Gibson seconded. The motion to exit the Executive Session passed unanimously, and the meeting was moved back into open session.

## **VIII. LEGAL MATTERS**

- **Motion to Adopt Inducement Resolution and Letter of Intent for Project Seneca- The Cubes at Locust Grove (CID)**

Mr. Ausband made a motion, having first ascertained that there were no conflicts of interest, that the HCDA adopt the Inducement Resolution and Letter of Intent for Project Seneca, as drafted by Bond Counsel, and reviewed by our General Counsel, along with all of the supporting document in connection therewith, all of which having been provided electronically in advance of the day's meeting, and as discussed in the day's meeting. 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 transaction, along with the discretion to make 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 Mr. Crow and passed unanimously.

- **Motion to Ratify the Termination of Bond and Project Related Documents for Project Rain/Purple Innovations, LLC**

Ms. Gibson made a motion, having first ascertained that there were no conflicts of interest, that the HCDA ratify the Termination and Cancellation of Bond documents, as drafted by Bond Counsel for Purple Innovations, LLC, and reviewed by our General Counsel, along with all of the supporting document in connection therewith, all of which having been provided electronically in advance of the day's meeting, and as discussed in the day's meeting. She 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 transaction, along with the discretion to make 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 and passed unanimously.

- **Update Regarding Lien Litigation regarding Bowery Farming/Fresh 4, LLC**

Mr. Meadows reported on the standing of the lien litigations regarding Bowery Farms/Fresh 4, LLC, which has ceased all operations for all facilities effective November 1<sup>st</sup>, 2024, after attempts to finance or sell the company were unsuccessful in reaching a deal.

#### **IX. OLD BUSINESS**

- **Motion to Approve the Second Reading of the By-Law Revisions 2024**

Ms. Andrews made a motion, having first ascertained that there were no conflicts of interest, that the HCDA review and approve the second reading of the Revisions to the By-Laws, as drafted by the Policy & Procedure Working Group, and by our General Counsel, all of which having been provided electronically in advance of the days meeting, and as discussed in the days meeting. She 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 revisions, along with the discretion to make minor amendments and corrections to any of the documents as might be suggested by counsel. The motion was seconded by Mr. Crow and passed with, with Mr. Ausband abstaining from voting due to an amendment that might affect his service on the Georgia Technical Colleges Board.

- **Retail Strategies Update**

Ms. Hill provided the following update on Retail Strategies; the County and Chamber of Commerce are on Board to move forward with Year 2 of the study. City Leaders from Hampton and Stockbridge are interested in hearing more about the study and what it entails.

## **X. NEW BUSINESS**

- **“Be Proud Be Pro” Mobile Lab Exhibit**

Ms. Andrews made a motion to approve the requested \$1,800.00 expenditure to reserve the “Be Proud Be Pro” mobile laboratory exhibit, which will be located at the Southern Crescent Technical College, Henry Campus, during the December 2<sup>nd</sup>, 2024, Career Fair. Mr. Crow seconded, and the motion passed, with Mr. Ausband abstaining from the vote due to his service on the Georgia Technical Colleges Board.

## **XI. ADJOURN**

Chairman Culpepper accepted a motion made by Ms. Andrews, to adjourn the November 6th, 2024, meeting of the Henry County Development Authority Board of Directors, and Mr. Ausband seconded. At 10:22 a.m., the meeting was adjourned.

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Kelsea Morton, Recording Secretary

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Irvin K. Culpepper Jr., Chairman