

HENRY COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

December 7th, 2023

I. CALL TO ORDER

A meeting of the Henry County Development Authority (HCDA) was held on December 7th, 2023, at 125 Westridge Industrial Blvd., McDonough, Georgia in the Board conference room. Board members present were Irvin Culpepper, Charles Marshall, David Crow, Cynthia Andrews, Siddiq Gibson, 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 8:02 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. Chairman Culpepper also acknowledged and welcomed former Chair Pierre Clements and former Secretary David Linton as visitors to the meeting.

III. APPROVAL OF AGENDA

Chairman Culpepper requested Item IV of the agenda be amended to include an Executive Session for Real Estate and Personnel matters. He then asked the Board if there were any additional amendments to the agenda as presented. Hearing no additional requests, Chairman Culpepper asked the Board for a motion to approve the amendment to include Executive Session. Ms. Gibson made a motion to approve the agenda with the requested amendment, and Ms. Andrews seconded; the motion to approve the agenda as amended passed unanimously.

IV. EXECUTIVE SESSION

At 8:04 a.m., Chairman Culpepper accepted a motion, made by Ms. Andrews, to enter Executive Session for the purpose of Real Estate and Personnel matters. Mr. Crow seconded, and the motion to move the meeting to closed session passed unanimously. At 8:34 a.m., Chairman Culpepper accepted a motion made by Ms. Andrews to move the meeting to an open session, and Mr. Crow seconded. The motion to exit the Executive Session passed unanimously.

Upon resuming the open session, Ms. Andrews made a motion to approve the FY24 Staff Annual bonuses, per the Executive Directors and Chairmans recommendations, and Mr. Crow seconded. The Motion to approve passed, with Mr. Marshall abstaining.

V. MEETING MINUTES

Chairman Culpepper asked the board if they reviewed the Minutes from November 1st, 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 November 1st, 2023, and Ms. Andrews seconded. The motion to approve the Meeting Minutes from November 1st, 2023, passed unanimously.

VI. STANDING REPORTS

INVOICES/FINANCIALS/CORPUS

Mr. Fenn reviewed the HCDA Consolidated Budget Statement and correlating financial reports for the month ending November 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, Mr. Marshall made a motion to approve the invoices, financials, and Corpus reports, and Ms. Andrews 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 November of 2023. This included his plan to request a new position in Workforce Development during our Mid-Year Budget discussion with Henry County, set for late December of 2023.

ESTABLISHED INDUSTRY REPORT

Ms. Hill presented the established industry report for November; 3 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 November, including the successful "Made in Henry" Career Fair, which was held on November 7th, 2023.

DISTRICT REPORTS

D1: No Report

D2: No Report

D3: No Report

D4: No Report

D5: No Report

County at Large: No Report

VII. NEW BUSINESS

- **2024 Atlanta Motor Speedway Contract Renewal**

Mr. Fenn presented to the Board the 2024 Suite License Agreement between HCDA and Atlanta Motor Speedway and noted the rate increase from the previous year. The total cost for the 2024 SLA between HCDA and AMS will be \$39,000.00. Ms. Andrews made a motion to approve the renewal of the 2024 Suite License Agreement, at the increased rate, and Ms. Gibson seconded. The motion 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 Purchase & Sale Agreement for Property near Atlanta Motor Speedway Airport**

Mr. Marshall made a motion, having first ascertained that there were no conflicts of interest, that the HCDA adopt the Purchase & Sale Agreement regarding property near the Atlanta Motor Speedway Airport, as drafted by Purchaser's Counsel and reviewed and revised by our General counsel, along with all of the supporting documents in connection therewith, all of which having been provided to the Board electronically prior to the day's meeting, and as was discussed in the day's meeting. He further moved that the officers of the Authority be granted the right & 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. Mr. Crow seconded, and the motion passed unanimously.

VIII. ADJOURN

Chairman Culpepper accepted a motion made by Mr. Crow, to adjourn the December 7th, 2023, meeting of the Henry County Development Authority Board of Directors, and Ms. Andrews seconded. At 9:28 a.m., the meeting was adjourned. In conjunction with the adjournment of the meeting, Mr. Clements and Mr. Linton complimented the Authority for its continued record success on behalf of Henry County.

Kelsea Morton, Recording Secretary

Irv Culpepper, Chairman