

## **HENRY COUNTY DEVELOPMENT AUTHORITY**

### **MEETING MINUTES**

**October 14th, 2021**

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

A meeting of the Henry County Development Authority (HCDA) was held on October 14th, 2021 at 125 Westridge Industrial Blvd., McDonough, Georgia in the John B Lee Conference Room. Board members present were Pierre Clements, David Linton, David Crow, Irvin Culpepper, Eddie Ausband and Charles Marshall. Also, in attendance were Rod Meadows, Legal Counsel, and Sara Lithgow, Meadows, Macie & Sutton, P.C., Josh Fenn, Executive Director, Trisha Colpetzer, Manager of Marketing and Established Industries, Cameron Barnhill, Project Manager and Sanetra Miller, Recording Secretary. At 8:05 a.m., Chairman Clements called the meeting to order.

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

Chairman Clements 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 Clements asked if there were any changes or addition to the agenda as presented. Mr. Meadows proposed changes to the agenda, advising that, at the request of the parties, that there will be an addition to legal matters. Mr. Fenn requested an Executive Session for the purpose of real estate matters. Mr. Linton made a motion to approve the amended agenda as stated and Mr. Ausband seconded. The motion passed unanimously.

#### **IV. APPROVAL OF MINUTES**

Chairman Clements asked if everyone had reviewed the Minutes of September 2<sup>nd</sup>, 2021 and September 17<sup>th</sup>, 2021 Called Meeting and if there were any questions or comments. Hearing none, Mr. Culpepper made a motion to approve both sets of minutes and Mr. Crow seconded. The motion passed unanimously.

#### **V. STANDING REPORTS**

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

Mr. Fenn reviewed the HCDA Consolidated Budget Statement ending September 2<sup>nd</sup>, 2021 and noted the monthly and year-to-date balances for the HCDA County budget and that it is at 18.9% for FY 2021. He also noted the monthly and year-to-date balances for the HCDA Corpus budget and that it is at 6.2% for FY 2021. Mr. Fenn offered to answer any questions from the Board. Hearing none, Mr. Culpepper

made a motion to approve the Invoices, Financials and Corpus reports as presented. Mr. Ausband seconded, and the motion passed unanimously.

#### **STAFF REPORT**

Mr. Fenn started the staff report by advising the board of the Chamber Intragovernmental retreat scheduled for November and noted that he will advise on the date as soon as it is finalized. Mr. Fenn advised the board that there are plans for state funds to assist with AT&T Broadband Grant with the county. Mr. Fenn touched on the December Board Retreat and will provide more information closer to the scheduled date. Additionally, Mr. Fenn noted that they are working on retail recruitment.

Board members were provided with a September 2021 Marketing Report, a copy of which is attached to these Minutes. Mr. Fenn reported 10 new projects with 1,992 jobs announced YTD and 8 new prospects in September 2021. He also reported that Advanced Manufacturing continues to lead the 2021 Target Industries at 64%.

Ms. Colpetzer reported that workforce is a struggle nationwide for companies. It is still in the works for a strategic communication plan. Ms. Colpetzer advised the board that the active time on the website is low and will need great improvement.

#### **DISTRICT REPORTS**

D1: Spoke with Commissioner Wilson and there will be possible development in the Price Road area

D2: Attended Commissioner Dee Clemons Lunch and Learn for the new Shaquille O'Neal's Boys and Girls Club. Well attended with Commissioners, and City Officials. Commissioner Clemons explained the out way of the club and advised everyone that they are looking for board members, corporate sponsors and workforce partnerships. Henry County Boys and Girls Club will be a part of the Metro Atlanta infrastructure.

D3: Attended the orientation for the new District 3 Commissioner. Mayor election and Council coming up and early voting has started.

D4: Initial conversation with Vivian Thomas and developer about bringing in an assist living center

D5: No Report

Charles Marshall: Spoke with Chair Harrell in reference to strategies on how to advertise all the good things going on in Henry County.

#### **VI. OLD BUSINESS**

Previous discussion of HCDA transforming into the future by getting a CRM. There will now be a Task Force Team to put this plan in place. The deadline for this plan is December.

## **VII. NEW BUSINESS**

Discussion of Money Market Policy pertaining to Budgeting

Mr. Clements accepted a motion to approve the recommended Corpus policy. Mr. Culpepper made a motion and Mr. Ausband seconded. The motion was passed unanimously.

## **VIII. EXECUTIVE SESSION**

Chairman Clements accepted a motion to move to Executive Session for the purpose of Real Estate matters. Mr. Ausband made a motion and Mr. Culpepper seconded. The motion passed unanimously.

EXECUTIVE SESSION

RETURN TO OPEN SESSION

## **IX. LEGAL MATTERS**

**1). Motion to Approve Stormwater Easement:** Mr. Chairman, having first ascertained that there are no conflicts of interest at the request of Prologis I move that HCDA adopt the Stormwater Easement, along with all the supporting documents in connection therewith.

I further move that the Officers of the Authority be granted the right and 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 documents as might be suggested by Counsel in conjunction with the subject transaction. Mr. Culpepper made a motion and Mr. Marshall seconded. The motion passed unanimously.

**2). Motion to adopt Termination of Bond and the Related Documents to the Company for Satisfied Bonds of Project Gemini- Prologis:** Mr. Chairman having first ascertained that there are no conflicts of interest, Mr. Culpepper move that the HCDA adopt the Termination of Bond and other related documents for the Project Gemini- Prologis Bond, as drafted by Bond Counsel and reviewed by our General Counsel , along with all supporting documents in connection therewith, all of which have been provided to us electronically in advance of today's meeting, and we have discussed in this meeting.

Mr. Culpepper further move that the officers of the Authority be granted the right and 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 documents as might be suggested by Counsel in conjunction with the subject transaction. Mr. Ausband seconded, and the motion passed unanimously.

**3). Motion to adopt Inducement Resolution and Memorandum of Understanding for a REBA Grant and Performance & Accountability Agreement for Project Echo-Pregis:**

Mr. Chairman having first ascertained that there are no conflicts of interest, Mr. Ausband move that HCDA adopt the Inducement Resolution for Project ECHO PREGIS REBA Grant, as drafted by Counsel for the proponent and reviewed by our General Counsel, along with all supporting documents in connection therewith, all of which have been provided to us electronically in advance of today's meeting, and as we have discussed in this meeting.

Mr. Ausband further move that the Officers if the Authority be granted the right and 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 documents as might be suggested by Counsel in conjunction with the subject transaction. Mr. Culpepper seconded, and the motion passed unanimously.

**4). Motion to adopt Bond and Validation Documents for Project Echo-WPT Distribution Drive Real Estate Bond:**

Mr. Chairman, having ascertained that there are no conflicts of interest, Mr. Ausband move that the HCDA adopt the Bond Resolution and Related Documents for the WPT Distribution Drive, LP Real Estate Bond, as drafted by Bond Counsel and reviewed by our General Counsel , along with all of the supporting documents in connection therewith, all of which have been provided to us electronically in advance of today's meeting, and we have discussed in this meeting.

Mr. Ausband further move that the Officers of the Authority be granted the right and 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 documents as might be suggested by Counsel in conjunction with the subject transaction. Mr. Culpepper seconded, and the motion passed unanimously.

**5): Motion to adopt Bond Validation Documents for Project Echo-Pregis, LLC Personal Property Bond:**

Mr. Chairman, having first ascertained that there are no conflicts of interest, Mr. Marshall move that the HCDA adopt the Bond Resolution and Related Documents for the Pregis, LLC Personal Property Bond Counsel and reviewed by our General Counsel, along with all supporting documents in connection therewith, all of which have been provided to us electronically in advance of today's meeting, and as we have discussed in this meeting.

Mr. Marshall further move that the Officers of the Authority be granted the right and 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 any of the documents as might be suggested by Counsel in conjunction with the subject transaction. Mr. Crow seconded, and the motion passed unanimously.

Mr. Meadows advised staff of the Economic Development Law in Georgia that will be on Wednesday, March 30, 2022

## **X. ADJOURN**

At 9:15 a.m., Mr. Ausband made a motion to adjourn and Mr. Culpepper seconded. The motion passed unanimously.