

HENRY COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

December 1st, 2022

I. CALL TO ORDER

A meeting of the Henry County Development Authority (HCDA) was held on December 1st, 2022, at 125 Westridge Industrial Blvd., McDonough, Georgia in the Board conference room. Board members present were Irvin Culpepper, David Crow, Eddie Ausband, Charles Marshall, David Linton and Pierre Clements. Also, in attendance were Rod Meadows, Legal Counsel, and Sara Lithgow, Meadows, Macie & Morris, P.C; Josh Fenn, Executive Director, Sharon K. Hill, Manager of Established Industry, Susan Wise, Manager of Business Development, and Kelsea Morton, Executive Assistant. At 8:04 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. Meadows requested the addition of a motion to adopt a side letter pertaining to a post-closing easement of the Real Estate to GDOT for Project Hemmingway- TA Locust Grove; additionally, Mr. Fenn requested executive session for personal matters. Mr. Linton made a motion to approve, and Mr. Crow seconded. The motion to approve the agenda as amended passed unanimously.

IV. APPROVAL OF MINUTES

Chairman Culpepper asked if everyone had reviewed the Minutes from November 3rd, 2022, and if there were any questions or comments. Mr. Linton made a motion to approve the minutes, and Mr. Clements seconded. The motion passed unanimously.

V. STANDING REPORTS

INVOICES/FINANCIALS/CORPUS

Mr. Fenn reviewed the HCDA Consolidated Budget Statement ending November 30th, 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. Clements 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.

STAFF REPORT

Mr. Fenn formally introduced to the board, Susan Wise, Manager of Business Development.

ESTABLISHED INDUSTRY REPORT

Ms. Hill presented the established industry report; 13 visits with local industry, as well as visits with various community partners; attending planning sessions aimed towards developing Workforce Planning initiatives within academic centers.

DISTRICT REPORTS

D1: No Report

D2: No Report

D3: No Report

D4: No Report

D5: No Report

County at Large: Retail Strategy Report/Progress Report

VI. OLD BUSINESS

None

VII. NEW BUSINESS

Mr. Fenn presented to the board a proposed resolution asking jurisdictions for consideration on zoning items regarding data centers. Mr. Ausband made a motion to approve the proposed Resolution, and Mr. Marshall seconded. The motion passed unanimously.

VIII. EXECUTIVE SESSION

The Board commenced Executive Session to discuss personal matters at 8:52 AM and adjourned at 9:38 AM.

IX. LEGAL MATTERS

1). Motion to adopt Post Closing Amendment to Multi-Family note and Related documents for Project Fairview Terrace

Mr. Ausband made the motion, having first ascertained that there are no conflicts of interest, that the HCDA adopt the First Amendment to the Multi-Family Note for Project Fairview Terrace, as drafted by Bond Counsel and reviewed by our General Counsel, along with all of the supporting documents in connection therewith, all of which having been provided electronically prior to the meeting; additionally moving that the Officers of the Authority be granted the right and responsibility to execute such documents as are necessary or convenient in connection with said 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. With Mr. Crow seconding, the motion passed unanimously.

2). Motion to adopt Side Letter pertaining to Post Closing Easement of Real Estate to GDOT for Project Hemmingway- TA Locust Grove

Mr. Linton made the motion, having first ascertained that there are no conflicts of interest, that the HCDA adopt the side letter regarding post-closing granting of an easement to GDOT for Project Hemmingway- TA Locust Grove, LLC, as drafted by Bond Counsel and reviewed by our General Counsel, along with all of the supporting and related documents in connection therewith, all of which having been provided electronically prior to the meeting; additionally moving that the Officers of the Authority be granted the right and responsibility to execute such documents as are necessary or convenient in connection with said 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 seconding. The motion passed unanimously.

* The Chairman and Board recognized David Linton for service on the Board, as this was his last scheduled regular meeting.

X. ADJOURN

At 9:56 AM, Mr. Clements made a motion to adjourn, and Mr. Ausband seconded. The motion passed unanimously.