

HENRY COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

June 2nd, 2022

I. CALL TO ORDER

A meeting of the Henry County Development Authority (HCDA) was held on June 2nd, 2022 at 125 Westridge Industrial Blvd., McDonough, Georgia in the John B Lee Conference Room. Board members present were Irv Culpepper, David Linton, David Crow, Eddie Ausband (telecom) and Charles Marshall. Pieere Clements was absent. Also, in attendance were Rod Meadows, Legal Counsel, and Sara Lithgow, Meadows, Macie & Morris, P.C; Josh Fenn, Executive Director, Adam Bartlett, Dir. of Business Development and Hadassah Nehikhuere HCDA Summer Intern, At 8:03 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 addition to the agenda as presented. Mr. Crow made a motion to approve the agenda as amended and Mr. Linton seconded. The motion was passed unanimously.

IV. APPROVAL OF MINUTES

Chairman Culpepper asked if everyone had reviewed the Minutes of May 5th, 2022 and if there were any questions or comments. Hearing none, Mr. Marshall made a motion to approve the minutes and Mr. Crow seconded. The motion passed unanimously.

VI. STANDING REPORTS

INVOICES/FINANCIALS/CORPUS

Mr. Fenn reviewed the HCDA Consolidated Budget Statement ending May 31, 2022 and noted the monthly and year-to-date balances for the HCDA County & Corpus budget. Mr. Fenn offered to answer any questions from the Board. Hearing none, Mr. Marshall made a motion to approve the invoices, Financials, and Corpus reports as presented. Mr. Crow seconded, and the motion passed unanimously.

STAFF REPORT

Mr. Fenn gave updates on some administrative items and on the retail strategies project. Mr. Fenn also formally introduced Miss Hadassah Nehikhuere a Sophomore at Vanderbilt University and grad of Henry County Schools as HCDA's Summer Intern.

Marketing Report

Was presented by Mr. Fenn.

DISTRICT REPORTS

D1: No Report

D2: No Report

D3: No Report

D4: No Report

D5: No Report

County at Large: No Report

VII. OLD BUSINESS

No Old Business

VIII. NEW BUSINESS

The FY '23 CORPUS Budget

The FY '23 CORPUS Budget was presented by Mr. Fenn for Board approval. Mr. Linton made a motion to approve. Mr. Crow seconded the motion. The motion passed unanimously.

Amendment to Allen-Smith Contract (Luxottica REBA Grant)

Mr. Fenn presented a change order request from Allen-Smith Consulting for a \$1,000 increase to the contract due to unexpected additional staff time. Mr. Fenn stated that after review he felt it was a fair request and recommended for Board approval. Mr. Linton made a motion to approve Staff recommendation. Mr. Marshall seconded the motion. The motion passed unanimously.

IX. EXECUTIVE SESSION

No Executive Session

X. LEGAL MATTERS

1). Approval of MOU and State Department of Economic Development Performance Agreement for Project Cycle, contingent on closing of the Bond for Title:

Mr. Meadows provided an update and asked for action item to be deferred to July meeting.

2). Approval of "Standard" Allen Smith Consulting agreement for assistance with Project Cycle REBA Grant, to be signed by Executive Director:

Mr. Meadows advised after research the Board needed to ratify the contract for \$12,000 for Allen Smith Consulting since it was not properly stated in the minutes from a previous meeting where action on the item was taken. Mr. Linton made a motion to ratify the contract and Mr. Crow seconded the motion. The motion passed unanimously.

3). Approval of Resolution ratifying HCDA General Counsel signing "extension letter" for Jodeco Med One MOA provisions in light of construction delays.

Mr. Meadows advised that there were delays with the Jodeco Med One construction that were common to other construction issues across the area. The extension letter was not formally needed after research by Counsel but more of an extra layer of documentation. The Board affirmed for Chairman to sign upon Counsel and Executive Director approval of draft.

XI. ADJOURN

At 9:02 a.m., Mr. Crow made a motion to adjourn and Mr. Linton seconded. The motion passed unanimously.