

HENRY COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

September 1st, 2022

I. CALL TO ORDER

A meeting of the Henry County Development Authority (HCDA) was held on September 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, and Pierre Clements; David Linton joined through conference call. Also, in attendance were Rod Meadows, Legal Counsel, and Sara Lithgow, Meadows, Macie & Morris, P.C; Josh Fenn, Executive Director, Kelsea Morton, Executive Assistant, and Michelle Amara, SCBT. At 8:07 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. Clements made a motion to approve the agenda as written, and Mr. Ausband seconded. The motion was passed unanimously, and no changes were made.

IV. APPROVAL OF MINUTES

Chairman Culpepper asked if everyone had reviewed the Minutes from August 4th, 2022, and if there were any questions or comments. Mr. Marshall made a motion to approve the minutes as amended and Mr. Clements seconded. The motion passed unanimously.

VI. STANDING REPORTS

INVOICES/FINANCIALS/CORPUS

Mr. Fenn reviewed the HCDA Consolidated Budget Statement ending August 31st, 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. Ausband made a motion to approve the invoices, financials, and Corpus reports as presented. Mr. Clements seconded, and the motion passed unanimously.

STAFF REPORT

Mr. Fenn reported on pending deals, and current projects, which will provide many opportunities in the county. Mr. Fenn also introduced, although not present at the meeting, Sharon K. Hill, Manager of Established Industry. He commented on her experience as the Director of Human Resources for Southern Crescent Technical College and welcomed her to the authority. Additionally, Mr. Fenn made note of the suggestion to look outside of The Chason Group for future staffing needs.

ESTABLISHED INDUSTRY REPORT

Mr. Fenn introduced Michelle Amara of SCBTV, who formally presented the first "Made in Henry" video, marketing series showcasing Luxottica, the largest private employer in Henry County. Plans to film at Dole, United States Cold storage, and ALPLA are in process.

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

Quotes for CRM server requested from Vendor

VIII. NEW BUSINESS

An opportunity to sponsor a College and Career Exposition was presented to the board. A motion to approve the sponsorship was made by Mr. Clements, and the motion was seconded by Mr. Ausband. The motion passed unanimously.

IX. EXECUTIVE SESSION

At 8:35 a.m., Chairman Culpepper accepted a motion to move into Executive session for the purpose of real estate, personnel, and legal matters. The motion was made by Mr. Ausband and was seconded by Mr. Clements. The motion passed unanimously. Executive session was adjourned at 8:57 AM, with no action being taken.

X. LEGAL MATTERS

1). Motion to adopt Inducement Resolution/Letter of Intent/Inducement Agreement for Project Hemmingway Equipment Bond

Mr. Ausband made the motion, having ascertained that there are no conflicts of interest, that the HCDA adopt the Inducement Resolution, Letter of Intent and Inducement Agreement for Project Cycle/Ryder-real estate, 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. Mr. Clements seconding. The motion passed unanimously.

2). Motion to adopt Inducement Resolution/Letter of Intent/Inducement Agreement for Project Hemmingway Real Estate Bond

Mr. Marshall made the motion, having ascertained that there are no conflicts of interest, that the HCDA adopt the Inducement Resolution, Letter of Intent and Inducement Agreement for Project Cycle/Ryder-equipment, 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. Mr. Crow seconding. The motion passed unanimously.

2). Motion to approve the proposed Fourth Amendment to Thomas Owner Bond Documents

Mr. Crow made the motion, having ascertained that there are no conflicts of interest, that the HCDA approve the proposed Fourth Amendment to Thomas Owner Bond Documents. Mr. Clements seconding. The motion passed unanimously.

XI. ADJOURN

At 9:05 AM, Mr. Clements made a motion to adjourn, and Mr. Marshall seconded. The motion passed unanimously.