

**HENRY COUNTY DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING  
September 2<sup>nd</sup>, 2021  
8:00 a.m.  
AGENDA**

- I. CALL TO ORDER**
  - Pierre Clements, Chairman
- II. CALL ROLL/QUORUM/NOTICE OF MEETING**
- III. APPROVAL OF AGENDA**
- IV. APPROVAL OF MINUTES**
  - August 5<sup>th</sup>, 2021
  - August 19<sup>th</sup>, 2021 Called Meeting
- V. STANDING REPORTS**
  - INVOICES/FINANCIALS/CORPUS
  - STAFF REPORT, Josh Fenn, Executive Director
  - MARKETING REPORT, Josh Fenn, Executive Director
  - ESTABLISHED INUUDSTRY REPORT, Trisha Colpetzer, Manager Established Industry
  - DISTRICT REPORTS, Board members
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
  - Approval of Henry County Chamber of Commerce 21<sup>st</sup> Annual Golf Classic
  - Approval of Contract with Allen-Smith for REBA Grant Administration- Luxottica
- VIII. EXECUTIVE SESSION (If Needed)**
- IX. LEGAL MATTERS**
  - Second Reading and approval of 2021 update to HCDA Bylaws
  - - Consideration of proposed resolution regarding Policy for Inducement of Multi-family Housing Projects only upon request of Governing entities
  - Resolution approving authorized transfer of Medline Project
- X. ADJOURN**

## **HENRY COUNTY DEVELOPMENT AUTHORITY**

### **MEETING MINUTES**

**September 2<sup>nd</sup>, 2021**

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

A meeting of the Henry County Development Authority (HCDA) was held on September 2nd, 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, Stephen Morris, and Cindy Rice Meadows, Macie & Sutton, P.C., Josh Fenn, Executive Director, and Sanetra Miller, Recording Secretary. At 8:09 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. Fenn requested an Executive Session for the purpose of real estate matters. Mr. Linton made a motion to approve the agenda as revised by Mr. Fenn's request and Mr. Crow seconded. The motion passed unanimously.

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

Chairman Clements asked if everyone had reviewed the Minutes of August 5th, 2021 and August 19<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 August 31, 2021 and noted the monthly and year-to-date balances for the HCDA County budget and that it is at 12.3% for FY 2021. He also noted the monthly and year-to-date balances for the HCDA Corpus budget and that it is at 3.6% 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. Linton seconded, and the motion passed unanimously.

##### **STAFF REPORT**

Mr. Fenn started the staff report by advising the board of the Stockbridge City Council retreat that is scheduled for September 17<sup>th</sup> at 9am. Members of the Authority have been invited to participate virtually.

Board members were provided with an August 2021 Marketing Report, a copy of which is attached to these Minutes. Mr. Fenn reported 7 new projects with 1,066 jobs announced YTD and 6 new prospects in August 2021. He also reported that Advanced Manufacturing continues to lead the 2021 Target Industries at 62%. Mr. Fenn noted that project activity is coming along very well. Mr. Fenn also advised the staff to anticipate several bills that will determine what Development Authorities can do. Mr. Fenn further advised the staff of ongoing transition between bank.

On behalf of Ms. Colpetzer, Mr. Fenn reported that Logistics are an issue that is a common theme among all the industries. Issues with schools and childcare is a hinder on the workforce.

#### **DISTRICT REPORTS**

District 1,3, and 4: no report

D2: In the process of setting up meetings with different subdivisions to keep them abreast of what is going on the community pertaining to road, lights and recreational work.

District 5: Commissioner Holmes was appointed by NACO and the Economic Sub Committee.

Charles Marshall: Spoke with Chair Harrell in reference to what is the strategy for bringing in different types of businesses outside of manufacturing.

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

No old business discussed

#### **VII. NEW BUSINESS**

Mr. Clements accepted a motion to approve the Henry County Chamber of Commerce Annual Golf Tournament. Mr. Culpepper made a motion and Mr. Crow seconded. The motion passed unanimously.

Mr. Clements accepted a motion to approve the Allen-Smith REBA Grant Consulting Contract. Mr. Linton made a motion and Mr. Culpepper seconded. The motion passed unanimously.

#### **VIII. EXECUTIVE SESSION**

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

#### **EXECUTIVE SESSION**

RETURN TO OPEN SESSION

**IX. LEGAL MATTERS**

- 1.) Mr. Meadows conducted the second reading for the 2021 Bylaws and asked the board for approval. Mr. Clements accepted a motion to approve. Mr. Culpepper made a motion and Mr. Crow Seconded. The motion passed unanimously.
  
- 2.) Mr. Meadows asked the board for consideration of proposed resolution regarding policy for Inducement Multi-Family Housing Projects only upon request of Governing entities and asked the board for approval. Mr. Clements accepted a motion to approve. Mr. Linton made the motion and Mr. Culpepper seconded. The motion passed unanimously.
  
- 3.) Mr. Meadows proposed a resolution to authorize the assignment of Medline bond for title to a related entity and asked the board for approval. Mr. Clements accepted a motion to approve. Mr. Crow made a motion and Mr. Culpepper seconded. The motion passed unanimously.

## REAL ESTATE

Mr. Fenn reviewed a potential real estate transaction where he anticipates the need to make a competitive offer. After consultation with the prospect's representative, [the Georgia Department of Economic Development, the Chief Appraiser of the Henry County Board of Tax Assessors and General Counsel, Mr. Fenn stated that he anticipates recommending action on one real estate item. Mr. Fenn explained that this matter is being presented for comment and discussion, but not final action at this point. If final action is required, the matter will be presented in a request for approval of an Inducement Resolution.

## PERSONNEL

Staff were excused for personnel matters

After discussion of these matters, no final action was taken on any matter and Mr. Culpepper made a Motion to return to Open Session; Mr. Linton Seconded, and the Motion passed unanimously.

#### **X. ADJOURN**

At 9:37 a.m., Mr. Crow made a motion to adjourn and Mr. Culpepper seconded. The motion passed unanimously.