

HENRY COUNTY DEVELOPMENT
AUTHORITY MEETING MINUTES

April 2, 2025

I. CALL TO ORDER

The regularly scheduled meeting of the Henry County Development Authority (HCDA) was held in the conference room of its offices located at 125 Westridge Industrial Blvd, Suite 101, McDonough, GA, 30253. The board members present included: Charles Marshall, David Crow, Cynthia Andrews, Pierre Clements, George Patterson and Eddie Ausband. Staff members present were Sharon Hill, HCDA Executive Director; Susan Wise Manager of Business Development; Ammarie Moore, Operations Specialist and Cherie Simon, Administrative Assistant (Temporary Employee).

Also in attendance were Rod Meadows, Meadows, Macie & Morris, P.C., Legal Counsel via voice call; Stephen Morris with Meadows, Macie & Morris, P.C.; and Joseph Henning, President of the Henry Chamber of Commerce.

Chair Pierre Clements called the meeting to order at 8:01 a.m.

II. CALL ROLL/QUORUM/NOTICE OF MEETING

Chair Clements asked for a roll call, which indicated the presence of a quorum, and verified that the meeting notices were properly posted.

III. APPROVAL OF AGENDA

Chair Clements asked if there were any changes or additions to the agenda. Hearing none, Ms. Andrews made a Motion to approve the agenda, and Mr. Crow seconded the Motion. The Motion passed unanimously.

IV. GUEST PRESENTATIONS

Joseph Henning, President of the Henry County Chamber of Commerce, provided the following Chamber updates and new programs:

- Discussed the bilingual (English/Spanish) visitor guide, highlighting its success and the top three states for visitors: New York, Illinois and California. Mr. Meadows inquired about Spanish speaking visitors from California. Mr. Henning explained the visitors from all three locations - New York (around holidays), Illinois (during spring break) and California (for distribution center employees).
- Successful National Civic Bee event, where Henry County had 31 judges, second only to Staten Island, New York.
- New mobile lab to provide legal and financial assistance beginning July 2025, with accessibility on the second Tuesday of every month.
- Convention and Visitor's Bureau annual meeting and the grant funding offering support for marketing materials like logos and websites.
- Rosenwald school project, where five area artists created history pieces that are on display.

Mr. Henning gave an update of the Chambers upcoming events to include the following:

- Lunch with a Leader, April 17, 2025, in which Ms. Hill will be the guest speaker.
- Second cohort of the mentorship program for small businesses to begin June 2025.

Ms. Hill requested Mr. Henning provide her with some of the visitors' guides to maintain in the Authority's office.

V. APPROVAL OF MEETING MINUTES

- March 5, 2025

Chair Clements confirmed that each Board member reviewed the revised minutes from the March 5, 2025, meeting, and asked if there were any questions or comments or if there was a Motion to approve the Meeting Minutes as presented. Motion to approve the meeting minutes were made by Mr. Ausband and seconded by Mr. Crow, passing unanimously with no further discussion.

VI. STANDING REPORTS STAFF REPORTS

INVOICES/FINANCIALS/CORPUS

Ms. Moore shared the key updates on the financials:

- The Authority's County and Corpus budgets were provided for the month of February. The financial reports showed the Authority spent 69% of its FY 25 County budget and 64.39% of its Corpus Budget.
- The Authority created and updated its policies and procedures regarding handling its financial matters for its Corpus budget

Chair Clements stated that once the Authority gets its organizational structure in place, the Board will establish an operating dashboard for finances.

Mr. Patterson made a Motion to approve the financials as discussed. The Motion was seconded by Ms. Andrews. The Motion passed unanimously.

- BUSINESS DEVELOPMENT REPORT

Ms. Wise provided the Board with an update on the number of projects announced/closed; to include new business opportunities, expansion projects and potential investments and job creation. She also reported on the inventory of available properties and its zoning.

- MARKETING REPORT

No Report.

- BUSINESS RETENTION & ESTABLISHED INDUSTRY REPORT

Ms. Hill presented the Business Expansion and Retention report, noting 3 visits to existing industries as well as several visits to community partners. She provided the Board with an update on the two Town Hall meetings with Commissioner Kevin Lewis and Commissioner Michael Price.

Ms. Hill also informed the Board of her quarterly Roundtable meeting with the existing industries. While the industries discussed several topics of concern, one item mentioned was the possibility of them participating in workforce housing.

VII. COMMISSION DISTRICT REPORTS

D1: Mr. Crow advised of a Town Hall meeting to be held on April 29, 2025, at the Harvest Baptist Church regarding the data center project in that area.

D2: Mr. Clements had a meeting with Commissioner Neat Robinson.

D3: No Report.

D4: Mr. Patterson held a meeting with Commissioner Price.

D5: No Report.

County at Large: No Report.

VIII. EXECUTIVE SESSION

Chair Clements accepted a Motion made by Mr. Crow to enter Executive Session for the purpose of Real Estate, and it was seconded by Ms. Andrews. The Motion to move the meeting into Executive Session passed unanimously. The Board went into Executive Session at 8:23am

Chair Clements accepted a Motion made by Ms. Andrews to return to the Open Session; Mr. Marshall seconded the Motion. The Motion passed unanimously, and the meeting was moved back into the Open Session at 8:51am

LEGAL MATTERS

MOTION TO EXTEND ACCEPTANCE OF INDUCEMENT RESOLUTION AND LETTER OF INTENT FOR PROJECT WRAP

Mr. Chairman, having first ascertained that there continue to be no conflicts of interest, I move that the HCDA authorize our Officers, Executive Director, Bond Counsel and General Counsel to negotiate, draft and execute such documents as are necessary to extend the acceptance of the Inducement Resolution and Letter of Intent for Project Wrap through the week of June 3, 2025, per the Company's request.

I further Move that the Officers of the Authority be granted the right and responsibility to execute such additional documents as are necessary or convenient in connection with the foregoing regarding this transaction, along with the discretion to make sure minor amendments and corrections to any of the documents as might be suggested by Counsel in conjunction with the subject transaction. The motion was made by Ms. Andrews; seconded by Mr. Crow and passed unanimously.

- **U.S. Cold Closing**

After almost 2 years of activity in a closing that was delayed from October to December and January to March, Mr. Meadows was pleased to inform the Board that the U.S. Cold project had been successfully closed on the March 22nd, 2025

- **D&O Insurance update**

Mr. Meadows discussed the D&O insurance project, sharing ongoing questions from the Association of County Commissioners of Georgia (ACCG) and commercial insurance agencies. Stephen Morris has spent a lot of time identifying the property values that are shown on the tax records for the Authority. His office continues to work with the goal of trying to get an amount for an insurance premium. Mr. Meadows said he would like to have a premium amount to recommend to the Board for approval by July 1, 2025

- **Tax Exempt and Fiscal Responsibility Act (TEFRA) – Fairview Housing**

The Authority served as the Issuer for a tax-exempt bond for the Fairview Housing Development (this is not a Bond for Title) back in 2021. The transaction is a tax-exempt bond that would normally be issued by a Housing Authority. However, since the County does not

have a Housing Authority, Henry County Board of Commissioners (BOC) at the time requested that the Development Authority issued the bonds. Now the developers are restructuring the financing and seek to modify the bonds. Under the Tax Equity and Fiscal Responsibility Act (TEFRA). A Public Hearing must be conducted to inform the public of the restructuring. Consistent with the requirements of the original bond documents, the Authority is obligated to assist with this transaction. Mr. Meadows will conduct the hearing on behalf of the Authority based on documentation provided by the Board of Commissioners. Therefore, after Mr. Meadows will appear before the Board of Commissioners to secure their approval that the hearing was properly conducted.

IX. OLD BUSINESS

HCDA Search/Position Update

Ms. Hill gave an update on the search for a Project Manager/Business Development position, noting that The Chason Group had received multiple applicants and provided two candidates for interview. The Authority will continue to explore its options for hire.

X. NEW BUSINESS

Sponsorships

a. Chamber of Commerce – Youth Leadership Henry

The Chamber of Commerce's Youth Leadership program requested the Authority to provide sponsorship for students to participate in the upcoming 2025-2026 program year. The Board agreed to provide sponsorship in the amount of \$500. The request was approved unanimously, with Ms. Andrews offering a motion that was seconded by Mr. Patterson.

b. South Crescent Technical College – Food and Wine Pairings

Southern Crescent Technical College requested the Authority to support its Culinary Program's Pairing Scholarship event April 24th at its Griffin Campus at the \$1,250 level. A motion was offered by Ms. Andrews and seconded by Mr. Patterson. The motion was passed with Mr. Ausband abstaining because he is a board member of the Technical College System of Georgia.

c. HCDA Retreat

In lieu of its Regularly scheduled meeting on May 7th, the Authority will hold its Spring Retreat half days on May 8th and 9th. Ms. Andrews motioned to defer the May Board Meeting to May 8th, 2025; it was seconded by Mr. Ausband, the motion passed unanimously.

d. Board Election Procedures

Mr. Marshall requested that the Board implement some type of procedure for the election of officers. Mr. Meadows stated that the Hospital Authority does not have an election procedure in place. Ms. Hill will check with the Water Authority to see if they have an election procedure in place, if not Ms. Hill will provide a draft of an election procedure for the Authority to review.

XI. ADJOURN

Chairman Clements accepted a Motion made by Mr. Crow, to adjourn the April 2, 2025, meeting of the Henry County Development Authority Board of Directors, it was seconded by Mr. Ausband and unanimously adopted. The meeting adjourned at 9:29 a.m.