

**HENRY COUNTY DEVELOPMENT AUTHORITY
MEETING MINUTES
June 4, 2025**

I. CALL TO ORDER

The regularly scheduled meeting of the Henry County Development Authority (HCDA) was held in the conference room at 125 Westridge Industrial Blvd, Suite 101, McDonough, GA 30253.

Board members present: Charles Marshall, David Crow, Cynthia Andrews, Pierre Clements, George Patterson, and Eddie Ausband.

Staff present: Sharon Hill, Executive Director; Susan Wise, Manager of Business Development; Ammarie Moore, Operations Specialist; Cherie Simon, Administrative Assistant (Temporary Employee).

Others present: Rod Meadows, Legal Counsel, Meadows, Macie & Morris, P.C.

Chair Pierre Clements called the meeting to order at 8:05 a.m.

II. ROLL CALL / QUORUM / NOTICE OF MEETING

Chair Clements confirmed a quorum was present and verified that meeting notices were properly posted.

III. APPROVAL OF AGENDA

Mr. Ausband moved to approve the agenda. The motion was seconded by Ms. Andrews and passed unanimously.

IV. GUEST PRESENTATIONS

Attorney Obreziah Bullard, Henry County Ethics Officer

Presented a Certificate of Achievement to the Board in recognition of 100% completion of mandatory ethics training and commended the Board for its dedication to integrity and professionalism.

Dr. Yvette Dupree, Henry County Schools

Recognized Executive Director Sharon Hill for her contributions to the district's Career, Technical, and Agricultural Education (CTAE), Youth Apprenticeship Program (YAP), and Work-Based Learning Program.

Michael Harris, Henry County Tax Commissioner

Discussed the operations of the tax commissioners' office, tax digest, and collections:

Industrial Property Assessed value (40%): \$2,627,710,321 gross

Less Freeport Exemptions: \$1,006,742,482

Net: \$1,620,967,796

Industrial Property taxes owed: \$64,380,626.05; collected: \$64,367,805.16 (99.8%)

Total tax collections: \$502,230,436

Industrial taxes represent 12.75% of all collections

V. APPROVAL OF MEETING MINUTES

May 8, 2025:

Mr. Crow moved to approve the minutes. The motion was seconded by Mr. Patterson and passed unanimously.

VI. STANDING REPORTS

A. Invoices / Financials / Corpus – Ammarie Moore

Ms. Moore presented the revised budget and financial reports (as of April 30, 2025):

County budget for May:

Monthly: \$88,379.79; YTD: \$679,618.99 (78.7% utilization)

CORPUS balance:

Balance: \$2,938,431.12

monthly income: \$11,566.00; assets: \$2,949,997.12; liabilities: \$3,066.50

total equity: \$2,946,930.62

CORPUS budget:

Monthly: \$17,132.84; YTD: \$204,282.85 (55.9% utilization)

Mr. Ausband moved to approve the financials. Mr. Marshall seconded. The motion passed unanimously.

B. Staff Reports

Business Development: Susan Wise

- One (1) new project closed: \$40M investment, 230 jobs at Greenwood Industrial Park
- Expansion projects YTD: 8 (2 induced, 2 pending); 1 closed: \$115M investment, 40 jobs)
- Available buildings: 47 (10 for sale, 3 M2 manufacturing, 44 M1 distribution)

Marketing: Sharon Hill

Website update, logo redesign, and rebranding efforts underway.

Business Retention & Expansion: Sharon Hill

- 7 industry visits in May (18 YTD)
- 7 community interactions in May (36 YTD)
- 54 total visits/interactions in 2025 (56.25% of goal)

VII. COMMISSION DISTRICT REPORTS

Districts 1, 2, 3, 5, County At-Large: No reports

District 4: Mr. Patterson emphasized proactive land use planning, especially for data centers. Suggested presentations in July to clarify future land use map classifications.

VIII. EXECUTIVE SESSION

The Board entered executive session at 9:05 a.m. to discuss real estate matters and returned to open session at 9:44 a.m. No action reported.

IX. LEGAL MATTERS

- **Ecolab** - Legal will present a Motion approving the termination, and requesting that the Authority execute the necessary documents to memorialize the termination.

X. OLD BUSINESS

- **D&O Insurance:**
Mr. Meadows presented three D&O insurance options for the Board to consider. After some discussion, Mr. Ausband moved for the Board to accept the bid provided by United States Fire Insurance Co (Crum & Forster). Mr. Patterson seconded. The motion passed unanimously.
- **Election of Officers Procedure:**
Ms. Hill presented a draft of a procedure of election of officers for the Board. After some discussion, Mr. Marshall moved that the following language change be made to the recommended procedure in Section 3 regarding the Nominating Committee:

At least sixty (60) days prior to the scheduled election, the Chair shall appoint a Nominating Committee consisting of two (2) members of the Board of Directors and the Executive Director of the Authority; or the Chair may request the existing officers serving to remain in their current positions as nominees or move to another officer position as a nominee.

Mr. Crow seconded the motion. The motion passed unanimously. Ms. Hill will provide the revised procedure to the Board at the July Meeting.

- **HCDA Search for vacancy of Manager of Business Retention and Expansion (formerly Manager of Established Industries):**

Ms. Hill advised the Board that the search continues with The Chason Group.

- **Legal Services Representation:**

Chair Clements provided a comparative assessment of the fees paid for legal services by state and local agencies for economic development. He also provided a 5-year trend of legal fees paid by the Authority to its current legal team and best practices. Upon the completion of his presentation, Mr. Ausband made the motion that the Board continue to utilize the legal services of Meadows, Macie and Morris, P.C. under the new payment structure and under the new policy. The motion was seconded by Mr. Patterson and passed unanimously.

XI. NEW BUSINESS

XII. ADJOURNMENT

Ms. Andrews moved to adjourn. Mr. Crow seconded. The motion passed unanimously. The next meeting is scheduled for July 9, 2025. The meeting adjourned at 10:02 a.m.