

**HENRY COUNTY DEVELOPMENT AUTHORITY
MEETING MINUTES
July 9, 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; Cherie Simon, Administrative Assistant (Temporary Employee).

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

Guest present: Dr. Irvin Clark, President of Southern Crescent Technical College

Chair Pierre Clements called the meeting to order at 8:00 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

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

IV. GUEST PRESENTATIONS

Dr. Irvin Clark, President of Southern Crescent Technical College

Dr. Clark presented an overview of the college's efforts to support workforce development, highlighting strong graduation and job placement rates, enrollment growth, and diverse program offerings. He emphasized Southern Crescent Technical College's strong partnership with the Henry County Development Authority showing active workforce development programs with the following industries: Inline Plastics, Zinus, John Deere, DeWafelbakkers, Henry County Water Authority, Henry County Sheriff's Department, Henry County Government, Luxottica and Bennett Transportation in areas such as advanced manufacturing, healthcare, logistics, mechatronics, welding, information technology and cybersecurity. Updates included infrastructure projects like the RAM Center and CDL training pad and ongoing efforts to improve visibility and meet regional workforce needs.

V. APPROVAL OF MEETING MINUTES

June 4, 2025:

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

VI. STANDING REPORTS

A. Invoices / Financials / Corpus – Sharon Hill

Ms. Hill presented the budget and financial reports for both County and Corpus accounts (as of June 30, 2025 and May 31, 2025) - respectively

County budget for June 30, 2025:

Monthly: \$56,289.48; YTD: \$736,142.78 (85.3% utilization)

CORPUS balance as of May 31, 2025

\$2,922,351.57

Monthly income: \$11,566.00; assets: \$2,933,917.57; liabilities: \$2,472.10.

Total equity: \$2,931,445.47

CORPUS budget:

Monthly: \$25,243.82; YTD: \$236,226.48 (49% utilization)

The reason there is a difference between the County and the Corpus budget dates is because of the timing as to when the Corpus statements are released

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

B. Staff Reports

Business Development: Susan Wise

Ms. Wise provided an update on active projects and available assets.

Marketing: Sharon Hill

No report.

Business Retention & Expansion: Sharon Hill

Ms. Hill presented the Business Retention and Expansion report for June; 3 visits to local industries, as well as visits with various community partners. Ms. Hill provided the Board with an update on the Workforce Development events and interactions attended during the month of June.

VII. COMMISSION DISTRICT REPORTS

Districts 1, 2, 3, 4, 5, County At-Large: No reports

VIII. EXECUTIVE SESSION

Mr. Ausband made a Motion to enter Executive Session at 9:22 am which was seconded by Mr. Crow and unanimously approved.

Mr. Crow made a Motion to exit Executive Session at 9:30am which was seconded by Mr. Marshall and unanimously approved.

The Chair will execute an affidavit confirming that the only matters discussed in Executive Session were appropriate for such session.

IX. LEGAL MATTERS

MOTION TO RATIFY THE TERMINATION/CANCELLATION OF BOND AND THE RELATED DOCUMENTS FOR PROJECT BIONIC – ECOLAB PRODUCTIONS, LLC

Mr. Chairman, having first ascertained that there continues to be no conflicts of interest, I Move that the HCDA ratify the Termination and Cancellation of Bond documents, as drafted by Bond Counsel, along with all of the supporting documents in connection therewith, all of which have been provided to us electronically in advance of today's meeting, and as we have discussed in this meeting.

I further Move that the Officers of the Authority be granted the right and responsibility to execute such documents as are necessary or convenient in connection with this 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.

The Motion was made by Ms. Andrews and seconded by Mr. Patterson. The Motion passed unanimously.

X. OLD BUSINESS

- **Election of Officers Procedure:**

Ms. Hill presented the revised procedure of election of officers for the Board.

Mr. Crow made a Motion to accept the revised Election Procedures. The Motion was seconded by Mr. Marshall and unanimously approved by the board.

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

Ms. Hill advised the Board that a potential candidate has gone through the screening process with The Chason Group. Interviews were performed by Ms. Hill and Chair Clements. Ms. Hill will now move the candidate through the hiring process with the County with hopes of extending an offer of acceptance prior to the next meeting.

XI. NEW BUSINESS

XII. ADJOURNMENT

Mr. Ausband moved to adjourn. Ms. Andrews seconded. The motion passed unanimously. The next meeting is scheduled for August 6, 2025. The meeting adjourned at 9:43 a.m.