

**HENRY COUNTY DEVELOPMENT AUTHORITY
MEETING MINUTES
August 6, 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, Pierre Clements, George Patterson, and Eddie Ausband, Cynthia Andrews (absent)

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. and Sara Lithgow, Paralegal, Meadows, Macie & Morris

Guest presentations: Joe Henning, President of the Henry County Chamber of Commerce

Chair Pierre Clements called the meeting to order at 8:01 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. Patterson moved to approve the agenda. The motion was seconded by Mr. Marshall and passed unanimously.

IV. GUEST PRESENTATIONS

Joseph Henning, President of the Henry County Chamber of Commerce

Mr. Henning highlighted the continued program success, strong community engagement, and new strategic initiatives aimed at expanding economic inclusion and supporting emerging sectors in Henry County.

George Patterson, Zoning & Comprehensive Plan

Mr. Patterson provided a recap of a collaborative meeting between the Development Authority and the Henry County Planning and Zoning Department, and economic development departments of Locust Grove, McDonough and Stockbridge. The meeting, initiated by the Development Authority, was to allow all economic development departments

within the county an opportunity to jointly discuss upcoming projects, transportation corridors, and overall planning. Mr. Patterson emphasized the need for more collaboration between the cities and county to create a more effective and efficient comprehensive plan. His comments stressed the need for **open communication** to ensure **coordinated and positive growth**. *The economic development and planning group decided to hold regular quarterly meetings.*

V. APPROVAL OF MEETING MINUTES

July 9, 2025:

Mr. Marshall moved to approve the minutes. The motion was seconded by Mr. Ausband and passed unanimously.

VI. STANDING REPORTS

A. Invoices / Financials / Corpus – Ammarie Moore

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

County budget for July 31, 2025:

Monthly: \$53,798.70; YTD: \$53,798.70 (6.4% utilization)

CORPUS balance as of June 30, 2025

\$2,877,336.61

Monthly income: \$11,300.00; assets: \$2,926,892.84; liabilities: \$4,219.70.

Total equity: \$2,922,673.14

CORPUS budget:

Monthly: \$23,684.41; YTD: \$262,176.89 (43.40% utilization)

Mr. Crow moved to approve the financials. Mr. Ausband 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

Ms. Hill outlined the FY 2026 Marketing Strategy for the Development Authority with the following goals:

- Modernize the Brand: Redesign the HCDA logo and brand visuals to align with other county entities while maintaining unique authority.
- Rebuild the Website: Create a mobile-first, fast, user friendly site that balances business attraction with community interest and engagement.
- Support Economic growth: Showcase major industries, employers and site selection data through strategic content and updated integrations.

- **Collaborate Across Agencies:** linked integration with other Henry County websites to help unify the county's economic development.
- **Simplify Site Maintenance:** Ensure content and data can be easily updated by internal teams, including zoom prospector integration to resolve current syncing issues.
- Built with best practices for speed, accessibility and AI-Visibility
- Provide full branding strategy

Proposed Actions:

- Accept agreement with Hueston & Williams Media, our existing web designer and platform manager with a December 15, 2025 delivery date.
- Hire Independent Contractor to assist with website redevelopment, rebrand, social media presence, data analytics and overall marketing of the Authority

Board members discussed the strategic value and long-term return of investment in improved communications and branding. *After further discussion, the board voted unanimously to approve the agreement with Hueston and Williams Media and the hiring of an independent contractor. The motion was made by Mr. Crow and seconded by Mr. Ausband.*

Business Retention & Expansion: Sharon Hill

Ms. Hill presented the report which underscores a **proactive and strategic approach** to business retention and expansion, emphasizing relationship-building, accountability, and clear communication with county leadership.

VII. COMMISSION DISTRICT REPORTS

District 1 No report

District 2 - The Commissioner held a community cleanup day on the 26th. The event was well-attended. Mr. Clements was unable to attend due to a conflicting fundraising event. The feedback from the event was described as "extremely positive". Mr. Clements plans to connect with the Commissioner this month, as the Commissioner is currently out.

District 3 No report

District 4 No report

District 5 No report

County At-Large: No report

VIII. EXECUTIVE SESSION

Mr. Ausband made a Motion to enter Executive Session at 9:00 am which was seconded by Mr. Crow and unanimously approved.

Mr. Crow made a Motion to exit Executive Session at 9:25am which was seconded by Mr. Ausband and unanimously approved.

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

IX. LEGAL MATTERS

MOTION TO ADOPT THE TRANSFER OF BOND AND THE RELATED DOCUMENTS FOR WPT DISTRIBUTION DRIVE, LP PROJECT - PREGIS 2021

Mr. Chairman, having first ascertained that there continues to be no conflicts of interest; I Move that the HCDA adopt the transfer of Bond documents for the WPT Distribution Drive, LP Bond, as drafted by our Bond Counsel and reviewed by our General 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 Mr. Ausband and seconded by Mr. Crow. The Motion passed unanimously.

MOTION TO ADOPT THE FIRST AMENDMENT JOINDER TO THE DEED TO SECURE DEBT RELATING TO THE BOND AND OTHER RELATED DOCUMENTS FOR NEWCOLD - PROJECT 2022

Mr. Chairman, having first ascertained that there continues to be no conflicts of interest, I Move that the HCDA adopt the First Amendment Joinder to the Deed to Secure Debt for the Bond, as drafted by Bond Counsel for the Company, approved by our Bond Counsel and reviewed by our General 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 Mr. Marshall and seconded by Mr. Ausband. The Motion passed unanimously.

MOTION TO APPROVE THE MODIFICATION IN THE FIFTH AMENDMENT TO THE DEED TO SECURE DEBT FOR KKR-THOMAS OWNER- RBC REAL ESTATE CAPITAL CORPORATION AND THE RELATED DOCUMENTS FOR THE BOND OF PROJECT PURPLE

Mr. Chairman, having first ascertained that there continues to be no conflicts of interest, I Move that the HCDA approve the 5th Amendment to the Deed to Secure Debt, as drafted by Company Counsel for KKR-Thomas-RBC, approved by our Bond Counsel and reviewed by our General 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 Mr. Crow and seconded by Mr. Ausband. The Motion passed unanimously.

X. OLD BUSINESS

Ms. Hill advised that an employment offer had been made for the Project Manager position and that a person should be hired by the September board meeting.

XI. NEW BUSINESS

- **Sponsorship and Discretionary Spending Policy**

Ms. Hill offered a Sponsorship and Discretionary Spending Policy for the board to review and approve. The policy outlines the following:

- approval parameters for spending,
- submissions requests,
- preliminary review of each request,

- approval process,
- documentation and recordkeeping, and
- reporting requirements

A Motion was made to accept the Policy by Mr. Ausband and seconded by Mr. Crow. The Motion passed unanimously.

- **Strategic Planning Next Steps**

- ❖ Develop a one-page business planning template
- ❖ Aim to complete the one-page business planning template by October (potentially aggressive timeline)
- ❖ Flexible with potential adjustment to November / Thanksgiving

- **Community Event**

- ❖ Board Room Dedication - August 14th at 11a.m. Henry County Water Authority

- **Sponsorships Approved**

- ❖ Stockbridge Amphitheater Concerts - August 16, 2025 and August 30, 2025
- ❖ Inaugural Great Gatsby Senior Gala - September 5th at 6p.m. Locust Grove
- ❖ Piedmont Henry Reach for the Stars Gala - November 1st at 6p.m. EchoPark Speedway

XII. ADJOURNMENT

Mr. Crow moved to adjourn. Mr. Ausband seconded. The motion passed unanimously. The next meeting is scheduled for September 3, 2025. The meeting adjourned at 9:43 a.m.