

## **HENRY COUNTY DEVELOPMENT AUTHORITY**

### **MEETING MINUTES**

**March 6th, 2024**

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

A meeting of the Henry County Development Authority (HCDA) was held on March 6th, 2024, at 125 Westridge Industrial Blvd., McDonough, Georgia in the Board conference room. Board members present were Irvin Culpepper, Charles Marshall, David Crow, Cynthia Andrews, Eddie Ausband, and Siddiq Gibson. Also, in attendance were Stephen Morris and Rod Meadows, Meadows, Macie & Morris, Legal Counsel; Josh Fenn, Executive Director; Sharon K. Hill, Manager of Established Industry; Susan Wise, Manager of Business Development, and Kelsea Morton, Executive Assistant. At 8:00 a.m., Chairman Culpepper called the meeting to order.

#### **II. CALL ROLL/QUORUM/NOTICE OF MEETING**

Chairman Culpepper 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 Culpepper requested the inclusion of an Executive session for legal matters, and for this item to be moved to item V on the agenda. He then asked the Board if there were any additional amendments to the agenda as posted, or a motion to approve the amended agenda. Ms. Gibson made a motion to approve the agenda with the requested amendment, and Mr. Crow seconded; the motion to approve the agenda as amended passed unanimously.

#### **IV. MEETING MINUTES**

Chairman Culpepper asked the board if they reviewed the Minutes from February 7th, 2024, and asked if there were any questions or comments from the Board, or a motion to approve the Meeting Minutes. Ms. Andrews made a motion to approve the Minutes from February 7th, 2024, and Mr. Ausband seconded. The motion to approve the Meeting Minutes from February 7th, 2024, passed unanimously.

#### **V. EXECUTIVE SESSION**

At 8:02 a.m., Chairman Culpepper accepted a motion made by Mr. Crow to enter Executive Session for the purpose of Legal Matters, and Ms. Andrews seconded. The motion to move the meeting into a closed session passed unanimously, and staff was excused from the room. Shortly thereafter, Chairman Culpepper recused himself due to a conflict and exited the room. After it was determined that Mr. Marshall also had a conflict, he recused himself and exited the room. At 8:42a.m., Vice Chairman

Ausband (sitting as Chair due to Culpepper's recusal) accepted a motion made by Ms. Andrews to move the meeting to an open session, and Crow seconded. The motion to exit Executive Session passed unanimously, and staff rejoined the meeting.

Upon re-entering the open session, a motion was made by Ms. Andrews to approve the Executive Session Minutes from February 7th, 2024, as amended, which was seconded by Mr. Crow and adopted unanimously by the four Board members present. A motion was then made by Crow authorizing the Authority's Counsel to assist and represent those named in a recent Ethics Complaint. Gibson seconded and the motion was passed unanimously by the non-conflicted Board members.

After the Board dispensed with those matters, Chair Culpepper and Mr. Marshall returned to participate in the remainder of the meeting.

## **VI. STANDING REPORTS**

### **INVOICES/FINANCIALS/CORPUS**

Mr. Fenn reviewed the HCDA Consolidated Budget Statement and correlating financial reports for the month ending February 29th, 2024, and noted the monthly and year-to-date balances for the HCDA County & Corpus budgets. Mr. Fenn offered to answer any questions from the Board regarding the financial reports. Hearing none, Ms. Andrews then made a motion to approve the invoices, financials, and Corpus reports, and Mr. Ausband seconded. The motion passed unanimously.

### **MARKETING REPORT**

Mr. Fenn presented the Marketing Report, which included metrics of the digital marketing platforms during the period.

### **STAFF REPORT**

Mr. Fenn presented the monthly staff report for February of 2024, including the current YTD number of projects, YTD Capital Investments, and number of jobs created for the fiscal year. He also provided the Board with an update on the Retail Strategies project, as well as an update on State legislative changes regarding Data Centers.

### **ESTABLISHED INDUSTRY REPORT**

Ms. Hill presented the established industry report for February; 11 visits to local industries, as well as visits with various community partners. She provided the Board with an update on the Established Industry and Workforce Development events and interactions attended during the month of February, which included her interactions with the Korean Chamber, as well as the Work Based Learning Teachers Tour.

## **DISTRICT REPORTS**

D1: No Report

D2: No Report

D3: No Report

D4: No Report

D5: No Report

County at Large: Brief report on new retail developments located on the Bridges of Jodeco Rd.

## **VII. NEW BUSINESS**

- **CORPUS FY24 Midyear Adjustments**

Ms. Andrews made a motion to approve the proposed Midyear Budget adjustments recommended by staff, and Mr. Ausband seconded. The motion to approve the FY24 Midyear budget adjustments as proposed passed, with one opposition from Mr. Marshall.

- **Southern Crescent Technical College Foundation Event Sponsorship**

Mr. Crow made a motion to approve the Corporate Sponsorship for Southern Crescent Technical College Foundation, in the amount of \$1,250.00, and Ms. Gibson seconded. The motion passed unanimously.

- **Piedmont Healthcare Foundation "Reach for the Stars" Gala**

Ms. Andrews made a motion to approve the Bronze Level Sponsorship for Piedmont Healthcare Foundation's "Reach for the Stars" Gala, in the amount of \$3,000.00, and Mr. Ausband seconded. The motion passed unanimously.

## **VIII. LEGAL MATTERS**

- **Motion to Adopt the County Groundlease, as amended, & the Authority's Sub-Lease & Related Documents for the Might Hero Homes Project**

Mr. Ausband made a motion, having first ascertained that there were no conflicts of interest, that the HCDA adopt and execute the following documents, as drafted by the former and current County Attorneys, and reviewed by our General Counsel, along with all of the supporting documents appropriate thereto, all of which having been provided to the Board electronically prior to the days meeting, and as discussed in the days meeting.

- 1.) County Resolution #24-35 & Amendment
- 2.) County Groundlease from BOC to HCDA
- 3.) Ground sub-Lease with Mighty Hero Homes

He further moved that, considering the foregoing, 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 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. Mr. Crow seconded, and the motion passed unanimously.

#### **ADJOURN**

Chairman Culpepper accepted a motion made by Mr. Ausband, to adjourn the March 6th, 2024, meeting of the Henry County Development Authority Board of Directors, and Ms. Andrews seconded. At 9:43 a.m., the meeting was adjourned.

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Kelsea Morton, Recording Secretary

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Irv Culpepper, Chairman