

HENRY COUNTY DEVELOPMENT AUTHORITY

CALLED MEETING MINUTES

April 25th, 2023

I. CALL TO ORDER

A called meeting of the Henry County Development Authority (HCDA) was held on April 25th, 2023, at 125 Westridge Industrial Blvd., McDonough, Georgia in the HCDA offices. Board members present were Irvin Culpepper, Eddie Ausband, David Crow, and Charles Marshall; Siddiqa Gibson joined the called meeting via teleconference. Cynthia Andrews was absent. Also, in attendance were Rod Meadows, Legal Counsel, of Meadows, Macie & Morris, Josh Fenn, Executive Director, Kelsea Morton, Executive Assistant, and Sharon K. Hill, Manager of Established Industry. At 3p.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. EXECUTIVE SESSION

At 3:03 p.m., Chairman Culpepper accepted a motion made by Mr. Ausband to move into Executive session for the purpose of real estate matters; the motion was seconded by Mr. Crow; the motion passed unanimously. At 3:50p.m, Chairman Culpepper accepted a motion made by Mr. Ausband to move the meeting into open session, and the motion was seconded by Mr. Marshall. The motion passed unanimously, and the executive session was adjourned, with no actions being taken.

X. LEGAL MATTERS

1). Motion to adopt Option to Purchase and Right of First Refusal documents for Property near Atlanta Motor Speedway Airport

Mr. Crow made the motion, having ascertained that there are no conflicts of interest, that the HCDA adopt the adopt Option to Purchase and Right of First Refusal documents for Property near Atlanta Motor Speedway Airport, as drafted by Bond Counsel and reviewed by the property owner's consultant, along with all of the supporting documents in connection therewith, all of which having been provided electronically prior to the meeting; additionally moving that the Officers of the Authority be granted the

right and responsibility to execute such documents as are necessary or convenient in connection with said 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. Ausband seconded, and the motion passed unanimously.

2). Motion to grant Executive Director, Josh Fenn the right to engage a Qualified Specialist to assist in the Authority's due diligence review of documentation regarding the proposed transaction

Mr. Ausband made a motion that, if the Authority is successful in securing the Option and First Right of Refusal for the property that was the subject of the previous Motion, that the Authority grant our Executive Director the right and responsibility to engage a qualified specialist (with a budget not to exceed \$3000) to assist in the Authority's due diligence review of documentation and other information available regarding the Property prior to any closing of the subject property. Mr. Marshall seconded, and the motion passed unanimously.

XI. ADJOURN

At 3:51p.m., Mr. Ausband made a motion to adjourn, and Mr. Marshall seconded. The motion passed unanimously, and the April 25th, 2023 Called Meeting was adjourned.