

HENRY COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

June 1st, 2023

I. CALL TO ORDER

A meeting of the Henry County Development Authority (HCDA) was held on June 1st, 2023, at 125 Westridge Industrial Blvd., McDonough, Georgia in the Board conference room. Board members present were Irvin Culpepper, Eddie Ausband, Charles Marshall, Cynthia Andrews and Siddiq Gibson. David Crow was absent. Also, in attendance were Rod Meadows, Meadows, Macie & Morris, Legal Counsel; Josh Fenn, Executive Director; Sharon K. Hill, Manager of Established Industry, and Kelsea Morton, Executive Assistant. At 8:02 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 asked if there were any changes or additions to the agenda as presented. A request was made by staff to include an executive session for Real Estate and personnel matters. Ms. Gibson made a motion to approve the requested amendments to the agenda, and Mr. Ausband seconded; the motion to approve the agenda as amended passed unanimously.

IV. Presentation by Henry County Tax Commissioner Michael Harris & Henry County Chief Assessor John Selfe

Henry County Tax Commissioner, Michael Harris, and Henry County Chief Tax Assessor, John Selfe, presented to the Board the 2022 Annual Report, a tax digest for Henry County, and reported the impact of the Henry County Development Authority on digest growth. The board asked several questions to both guests about the impact that the work of the HCDA is having on the tax digest. After receiving very positive responses, the board thanked Mr. Selfe and Tax Commissioner Harris for their work in support of the Authority.

V. MEETING MINUTES

Chairman Culpepper asked the board if they reviewed the Minutes from May 4th, 2023, and asked if there were any questions or comments from the Board, or a motion to approve the Meeting Minutes. Mr. Ausband made a motion to approve the Minutes from May 4th, 2023, and Ms. Andrews seconded. The motion to approve the Meeting Minutes from May 4th, 2023, passed unanimously.

VI. STANDING REPORTS

INVOICES/FINANCIALS/CORPUS

Mr. Fenn reviewed the revised HCDA Consolidated Budget Statement and correlating financial reports for the month ending May 31st, 2023, 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, Mr. Ausband made a motion to approve the invoices, financials, and Corpus reports, and Ms. Andrews seconded. The motion passed unanimously.

MARKETING REPORT

Mr. Fenn presented the Marketing Report, including the current YTD number of projects, YTD Capital Investments, and number of jobs created for the fiscal year. He also informed the Board of an upcoming Mayors & Chairs meeting, as well as an upcoming "Topping- Off" event for NewCold ATL, scheduled to take place in July of 2023.

STAFF REPORT

Mr. Fenn presented the monthly staff report for May of 2023. Additionally, the Chairman informed the Board of the necessity to adjust the HCDA regularly scheduled meeting dates from the first Thursday of the month to the first Wednesday of the month, effective August 2nd, 2023, to better accommodate the Boards availability. He also discussed moving the upcoming July meeting to the second Thursday of the month, due to the holiday. The board agreed by consensus to the change in meeting dates. Notices of both changes were noted and properly posted.

ESTABLISHED INDUSTRY REPORT

Ms. Hill presented the established industry report for May; 10 visits with local industry, as well as visits with various community partners; attending planning sessions aimed towards developing Workforce Development initiatives within academic centers and included an update on the newest "Made in Henry" installments to be released.

DISTRICT REPORTS

D1: No Report

D2: No Report

D3: No Report

D4: No Report

D5: No Report

County at Large: No Report

VII. NEW BUSINESS

Mr. Fenn presented the proposed CORPUS Budget for FY24 and offered to answer any questions from the Board regarding the proposed FY24 budget. Hearing none, Mr. Ausband made a motion to approve the proposed FY24 budget, and Ms. Gibson seconded. The motion to approve the FY24 proposed budget passed unanimously.

VIII. EXECUTIVE SESSION

At 9:24 AM, Chairman Culpepper accepted a motion made by Ms. Andrews to move into executive session for the purpose of Real Estate and personnel matters. Mr. Ausband seconded; the meeting entered executive session. At 9:40 AM, Chairman Culpepper accepted a motion made by Mr. Ausband to move the meeting to open session, and Ms. Gibson seconded. The Motion passed unanimously, and the executive session was adjourned at 9:41 AM.

IX. LEGAL MATTERS

- **Motion to Adopt the Memorandum of Agreement for Project Summit**

Mr. Ausband made a motion, having first ascertained that there were no conflicts of interest, that the HCDA adopt the Memorandum of Agreement regarding Project Summit, as drafted by Bond Counsel and reviewed by General Counsel, along with all of the supporting documents in connection therewith, all of which having been provided to the board electronically in advance of the days meeting, and as they had discussed in the meeting. He further moved that the Officers of the Authority be granted the right and responsibility to execute such documents as are necessary or convenient in connection with the bond for title, 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. Ms. Andrews seconded, and the motion passed unanimously.

- **Motion to Adopt CPUS Lambert Farms' (Tory Burch) Easement to Georgia Power & the Related Documents**

Ms. Andrews made a motion, having first ascertained that there were no conflicts of interest, that the HCDA adopt the CPUS Lambert Farms' Easement to Georgia Power and other related Documents for the Project, as drafted by Counsel and reviewed by General Counsel, along with all of the supporting documents in connection therewith, all of which having been provided to the board electronically in advance of the days meeting, and as they had discussed in the

meeting. She further moved that the Officers of the Authority be granted the right and responsibility to execute such documents as are necessary or convenient in connection with the bond for title, 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. Ms. Gibson seconded, and the motion passed unanimously.

- **Motion to approve Intragovernmental Agreement between HCDA and Henry County for property acquisition.**

An action item was added after executive session to add a resolution for The Chairman and Executive Director, upon final recommendation from legal counsel to execute an Intragovernmental Agreement with Henry County for the purpose of conveying excess property from Atlanta Speedway Airport for the purposes to attract data center development. Mr. Ausband made the motion to approve, and Mr. Marshall seconded; the motion passed unanimously.

X. ADJOURN

Chairman Culpepper accepted a motion made by Mr. Ausband, to adjourn the June 1st, 2023, meeting of the Henry County Development Authority Board of Directors, and Ms. Gibson seconded. At 9:54AM, the meeting was adjourned.

Kelsea Morton, Recording Secretary

Irv Culpepper, Chairman