

HENRY COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

June 5th, 2024

I. CALL TO ORDER

A meeting of the Henry County Development Authority (HCDA) was held on June 5th, 2024, in the conference room located in their offices, at 125 Westridge Industrial Blvd, Suite 101, McDonough, GA, 30253. Board members present were Irvin Culpepper, Charles Marshall, David Crow, Cynthia Andrews, Eddie Ausband, and Siddiqa Gibson. Also, in attendance were Rod Meadows, Meadows, Macie & Morris, Legal Counsel; Josh Fenn, Executive Director; Sharon K. Hill, Manager of Established Industry; Kelsea Morton, Executive Assistant; Dr. Yvette Dupree, Dr. George Johnson, and Dr. Beverly Holyfield, Henry County Schools. 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 and real estate matters, and asked the Board if there were any additional amendments to the agenda as posted, or a motion to approve the amended agenda. Mr. Ausband 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. Presentation from Henry County Schools

Dr. Holyfield, Dr. Johnson, and Dr. Dupree made a presentation to the Board about the CTAE (Career, Technical and Agricultural Education) and STEM (Science, Technology, Engineering, and Mathematics) programs that are being offered to Henry County Students. They also presented an award to Sharon K. Hill, Manager of Established Industry, for achieving "Work Based Learning Partner of the Year", as well as presenting an award to the Board of Directors, naming HCDA the "MVP" of the Year.

V. MEETING MINUTES

Chairman Culpepper confirmed that each Board member reviewed the Minutes from May 3rd, 2024, and asked if there were any questions or comments from the Board, or a motion to approve the Meeting Minutes. Hearing none, Ms. Andrews then made a motion to approve the Minutes from May

3rd, 2024, and Mr. Ausband seconded. The motion to approve the Meeting Minutes from May 3rd, 2024, passed unanimously.

VI. STANDING REPORTS

INVOICES/FINANCIALS/CORPUS

Mr. Fenn reviewed the HCDA Consolidated Budget Statement and correlating financial reports for the month ending May 31st, 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, Mr. Crow then 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, which included metrics of the digital marketing platforms during the period.

STAFF REPORT

Mr. Fenn presented the monthly staff report for May 2024, including the current YTD number of projects, YTD Capital Investments, and number of jobs created for the fiscal year. He also reported on the FY25 county Budget approval.

ESTABLISHED INDUSTRY REPORT

Ms. Hill presented the established industry report for May; 10 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 May.

DISTRICT REPORTS

D1: No Report

D2: No Report

D3: No Report

D4: No Report

D5: No Report

County at Large: No Report

VII. OLD BUSINESS

- **Working Group Updates**

Mr. Fenn, Ms. Andrews, and Mr. Crow provided the Board with a status update regarding the Policy task force, which is working to consolidate and solidify operational practices and structures for the HCDA.

VIII. NEW BUSINESS

- **FY25 Budget**

Mr. Fenn presented the proposed FY25 CORPUS budget to the Board and offered to answer any questions from the Board regarding the proposed FY25 budget. After a brief discussion, Ms. Andrews made a motion to approve the proposed budget, and Mr. Crow seconded. The Motion to approve the FY25 proposed budget passed unanimously.

- **Legends of LGPA Tournament**

A motion was made by Ms. Andrews to approve the sponsorship of the Legends of LGPA Golf Tournament at the \$2,000.00 "Pro-Am" team level, consisting of a team of 4 people. The motion to approve this sponsorship was seconded by Mr. Marshall. The motion to approve passed unanimously.

IX. EXECUTIVE SESSION

At 9:00 a.m., Chairman Culpepper accepted a motion made by Mr. Ausband to enter Executive Session for the purpose of legal and real estate matters, and Mr. Crow seconded. The motion to move the meeting into executive session passed unanimously. At 9:25 a.m., Chairman Culpepper accepted a motion made by Mr. Crow to move exit executive session, and Mr. Ausband seconded. The motion to exit the Executive Session passed unanimously, and the meeting was moved back into open session.

X. LEGAL MATTERS

- **Motion to Ratify Georgia Power Easement for Project Summit/Project Seneca**

Mr. Ausband made a motion, having first ascertained that there were no conflicts of interest, that the HCDA ratify the Chairman's execution of GA Power Easement documents regarding Project Summit/Project Seneca, as drafted by Project Counsel and reviewed by our General Counsel, along with all of the supporting documents in connection therewith, all of which having been provided electronically in advance of the days meeting, and as discussed in the days 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 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 seconded by Ms. Andrews. The motion passed unanimously.

IX. ADJOURN

Chairman Culpepper accepted a motion made by Mr. Ausband, to adjourn the June 5th, 2024, meeting of the Henry County Development Authority Board of Directors, and Ms. Andrews seconded. At 9:26 a.m., the meeting was adjourned.

Kelsea Morton, Recording Secretary

Irv Culpepper, Chairman

HENRY COUNTY DEVELOPMENT AUTHORITY

CALLED MEETING MINUTES

JUNE 26TH, 2024

I. CALL TO ORDER

A called meeting of the Henry County Development Authority (HCDA) was held on June 26th, 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, and Eddie Ausband. Siddiqa Gibson joined the meeting via conference call at 8:26am. Also, in attendance were 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. Dan McRae, Seyfarth Shaw LLP, Bond Counsel, also joined the meeting virtually VIA teams. At 8:04 a.m., Chairman Culpepper called the called 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 called meeting notices were properly posted.

III. APPROVAL OF AGENDA

Chairman Culpepper made a request to the Board for the inclusion of an Executive session for the purpose of Real Estate matters, and asked if there were any additional amendments to the agenda. Hearing none, Ms. Andrews made a motion to approve the agenda with the requested amendment, and Mr. Ausband seconded; the motion to approve the agenda as amended passed unanimously.

IV. EXECUTIVE SESSION

At 8:05 a.m., Chairman Culpepper accepted a motion made by Mr. Ausband to enter Executive Session for the purpose of Real Estate Matters, and Ms. Andrews seconded. The motion to move the meeting to Executive session passed unanimously. At 8:44 a.m., Chairman Culpepper accepted a motion made by Mr. Crow to move the meeting to an open session, and Mr. Ausband seconded. The motion to exit Executive Session passed unanimously.

Upon re-entering open session, Ms. Andrews made a motion, having first ascertained that there were no conflicts of interest, that the HCDA approve the Inducement Resolution for Project Greenline/Matrix. She further moved that 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 foregoing regarding 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. Mr. Crow seconded the motion, and the motion passed unanimously.

V. ADJOURN

Chairman Culpepper accepted a motion made by Mr. Ausband, to adjourn the June 26th, 2024, meeting of the Henry County Development Authority Board of Directors, and Mr. Crow seconded. At 8:45 a.m., the called meeting was adjourned.

Kelsea Morton, Recording Secretary

Irv Culpepper, Chairman