HENRY COUNTY DEVELOPMENT AUTHORITY
MEETING MINUTES
July 08, 2026

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., McDonough, GA 30253.

Board members present: Charles Marshall (via phone), David Crow, Pierre Clements, Eddie Ausband, George Patterson and Cynthia Andrews

Staff members present: Sharon Hill, Executive Director; Susan Wise, Manager of Business Development; Angela Hall, Manager of Business Retention & Expansion; Cherie Simon, Operations Specialist; Lekia Mauesby, Executive Assistant and Jai Holt, Creekside Student Intern

Staff members absent: Abigail Watkins, Communications Specialist

Others present: Rod Meadows, Legal Counsel, Meadows, Macie & Morris, P.C.; Sara Lithgow, Paralegal, Meadows, Macie & Morris, P.C.

II. ROLL CALL / QUORUM / NOTICE OF MEETING

Chair Pierre Clements called the meeting to order at 8:03 a.m.

Chair Clements confirmed a quorum was present and verified that meeting notices were properly posted.

III. APPROVAL OF AGENDA

Mr. Patterson made a motion to approve the agenda. The motion was seconded by Ms. Andrews and passed unanimously.

IV. APPROVAL OF MEETING MINUTES

June 3, 2026

Mr. Crow made a motion to approve the minutes. The motion was seconded by Ms. Andrews and passed unanimously.

V. BOARD OF DIRECTORS' REPORT:

Chair Clements reported continued organizational progress as new team members transition into their roles, with strong communication and collaboration across the organization. He emphasized strengthening internal infrastructure to support strategic priorities and noted that discussions with the county regarding resource alignment remain ongoing.

Chair Clements highlighted the value of the recent strategic planning retreat, which provided a framework for collaboration, relationship-building, and implementation of the organization's strategic plan. He also stressed the importance of strengthening partnerships with county, regional, state, and local stakeholders.

Chair Clements recognized continued progress in branding and communications, including increased community engagement, an expanded social media presence, and regular newsletters. He concluded by noting that implementation of the CivicServe CRM system remains a key priority to improve organizational effectiveness and execution of strategic initiatives.

VI. EXECUTIVE DIRECTOR'S REPORT

Ms. Hill reported that implementation of the strategic plan developed during the recent retreat is underway and will be integrated into the upcoming budget, including key performance indicators, marketing strategies, and business development initiatives. She noted that the plan will serve as a living document to guide the organization's priorities.

Ms. Hill provided updates on key collaborative initiatives, including the Economic Development Task Force's ongoing work to identify countywide priorities, continued coordination with local educational partners on workforce development programs with Southern Crescent Technical College, and identified an upcoming town hall discussion led by Commissioner Price regarding property and sales taxes. She also emphasized the importance of maintaining strong partnerships with municipalities and regional stakeholders.

Ms. Hill requested Board approval to pursue a single EchoPark Speedway race day, and an additional partnership opportunity focused on recruiting new business and/or industry appreciation for the upcoming fiscal year.

Upon a motion by Ms. Andrews, seconded by Mr. Crow, the request to provide additional recruitment and/or industry appreciation events was approved unanimously.

VII. TREASURER'S REPORT

Ms. Hill presented the financial reports and requested that the Board defer approval due to revisions resulting from delays in obtaining information in the CORPUS budget and inaccuracies in information received from the county. The Board deferred approval until the revised financial reports are presented.

VIII. STAFF REPORTS

Business Development: Susan Wise

Ms. Wise presented year-end economic development highlights, reporting $962 million in total investment, 2,400 new jobs created, 10 new projects, and 12 business expansions through June 2026. She noted the importance of tracking wage data to better measure the economic impact of new investments.

Ms. Wise also reported that implementation of the CRM system is underway to enhance data collection, reporting, and performance tracking. Looking ahead, she outlined priorities including expanding business and supplier recruitment, increasing outreach to technology and innovation companies, and continuing to market available properties through digital and community engagement efforts.

Business Retention & Expansion (BRE): Angela Hall

Ms. Hall reported continued industry outreach and business engagement efforts, including 80 industry visits, 25 industry tours, and four industry roundtables during the fiscal year. She highlighted expanding workforce development partnerships with Southern Crescent Technical College and local industries, participation in Georgia AIM and other workforce initiatives, and ongoing CRM implementation to improve performance tracking. FY2027 priorities include strengthening industry partnerships, workforce development, data analytics, and career awareness.

Marketing: Abigail Watkins

The fiscal year-end Marketing Report and FY2027 goals were presented via prerecorded video. Ms. Watkins highlighted completion of the Authority's website redesign, development of a new brand identity, expanded communications platforms, increased social media and newsletter engagement, and continued CivicServe implementation. FY2027 priorities include completing CivicServe, establishing brand guidelines, developing a marketing strategic vision, enhancing prospect marketing materials, and expanding the "Made in Henry" video campaign.

IX. COMMISSION DISTRICT REPORTS

District 1 - No Report

District 2 - Chair Clements reported updates from Commissioner Robinson on district initiatives, including Cochran Park improvements, future senior centers, transportation projects, and the Flippen Road Extension..

District 3 - No Report

District 4 - Mr. Patterson reported on community and regional meetings, including updates on Senate Bill 447, regional data center development, infrastructure impacts, workforce planning, and related economic development opportunities. He will provide additional resource materials from the Atlanta Regional Commission.

District 5 - Ms. Andrews announced the District Five and Georgia Power Midweek Mingle scheduled for July 29, 2026.

County At-Large - Mr. Marshall reported the successful opening of the Aquatic Center and positive community feedback..

X. EXECUTIVE SESSION

Upon motion by Mr. Patterson, seconded by Ms. Andrews, the Board entered Executive Session at **9:38 a.m.** The Board closed the Executive Session at **10:03 a.m.** upon motion by Mr. Ausband, seconded by Ms. Andrews. Both motions passed unanimously.

The Chair will execute the required affidavit confirming that only matters authorized for Executive Session were discussed and that no Board action was taken during the session.

XI. LEGAL MATTERS

Mr. Meadows reported on the status of the D&O insurance renewal and changes involving the insurance broker relationship. He noted that efforts are underway to secure a new broker and address insurance coverage needs for the upcoming renewal period.

MOTION TO RATIFY ACCEPTANCE OF DIRECTORS & OFFICERS (D&O) INSURANCE POLICY

Mr. Crow made the following motion: Mr. Chairman, having first ascertained that there are no undisclosed conflicts of interest, I Move that the HCDA ratify the acceptance of insurance coverage, and additional related documents regarding the Directors & Officers Insurance Policy, as drafted by the Insurance Company 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.

[NOTE: Eddie Ausband may wish to abstain from this vote.]

Mr. Meadows clarified that the motion language reflected that there were no undisclosed conflicts. He noted that Mr. Ausband recused himself due to a potential conflict and did not participate in the discussion or vote.

The Motion was seconded by Ms. Andrews. The Motion passed unanimously.

MOTION TO ADOPT INDUCEMENT RESOLUTIONS AND LETTERS OF INTENT AND MEMORANDA OF AGREEMENT FOR PROJECT THRASHER

Ms. Andrews made the following motion: Mr. Chairman, having first ascertained that there are no conflicts of interest, I Move that the HCDA adopt the Inducement Resolutions and Letters of Intent and the Memoranda of Agreement for Project Thrasher, as drafted by 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.

In light of the foregoing, I further Move 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 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 seconded by Mr. Crow. The motion passed unanimously.

MOTION TO APPROVE REQUEST FOR A WAIVER OF A POTENTIAL CONFLICT OF INTEREST REGARDING RYDER TRANSPORTATION SOLUTIONS, LLC AND RYDER SYSTEMS, INC. (RYDER) FOR SEYFARTH SHAW, LLP

Mr. Patterson made the following motion: Mr. Chairman, having first ascertained that there are no conflicts of interest, I Move that the HCDA formally approve the Request for a Waiver of Potential Conflict of Interest by Seyfarth Shaw, LLP (HCDA Bond Counsel), for its representation of Ryder in matters unrelated to the HCDA, as reviewed by our General Counsel, a notice of which has 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 seconded by Ms. Andrews. The motion passed unanimously.

MOTION TO ACKNOWLEDGE AN EXTENSION TO DECEMBER 9, 2026 OF THE PURCHASE AND SALES AGREEMENT FOR PROJECT GREEN LION

Mr. Ausband made the following motion: Mr. Chairman, having first ascertained that there are no conflicts of interest, I Move that the HCDA acknowledge an extension to December 9, 2026 to the Purchase and Sales Agreement for Project Green Lion, as originally drafted by Purchaser's 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.

In light of the foregoing, I further Move 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 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 seconded by Ms. Andrews. The motion passed unanimously.

Mr. Meadows provided updates on the following matters:

Mr. Meadows reported on the MOA with Cubes in Locust Grove and noted that updated projections were approved after anticipated development plans changed. He recognized Chair Clements for presenting the matter to the Board of Assessors.

Mr. Meadows reported on the Zinus termination documents and noted that the matter was delayed after discovering a REBA grant clawback of approximately $900,000. He reported that Zinus has paid the amount due and that the termination documents are expected to be finalized next week.

Mr. Meadows reported on CPACER and noted that staff determined that utilizing a consultant would be more efficient than administering the program internally. He proposed inviting representatives from Invest Atlanta to present information on the program and discuss a potential partnership at the August meeting. He also noted the importance of maintaining involvement in future CPACER projects within the community.

XII. OLD BUSINESS

There was no old business to address.

XIII. NEW BUSINESS

There was no new business to discuss.

XIV. ADJOURNMENT

Ms. Andrews moved to adjourn. Mr. Crow seconded. The motion passed unanimously. The meeting adjourned at 10:06 a.m. The next meeting is scheduled for Tuesday, July 14, 2026.