

HENRY COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

August 2nd, 2023

I. CALL TO ORDER

A meeting of the Henry County Development Authority (HCDA) was held on August 2nd, 2023, at 125 Westridge Industrial Blvd., McDonough, Georgia in the Board conference room. Board members present were Irvin Culpepper, Eddie Ausband, Charles Marshall, Siddiq Gibson, and David Crow. Cynthia Andrews was absent. Also, in attendance were Stephen Morris, Meadows, Macie & Morris, Legal Counsel; Josh Fenn, Executive Director; Sharon K. Hill, Manager of Established Industry, and Kelsea Morton, Executive Assistant. At 8:04 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 motion was made by Mr. Marshall to amend the agenda by changing "VIII. EXECUTIVE SESSION (if needed)" to read "VIII. EXECUTIVE SESSION". The motion failed for lack of a second. Mr. Ausband then made a motion to approve the agenda as written, and Mr. Crow seconded; the motion to approve the agenda as written passed, with one opposition from Mr. Marshall.

IV. MEETING MINUTES

Chairman Culpepper asked the board if they reviewed the Minutes from July 13th, 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 July 13th, 2023, and Mr. Crow seconded. The motion to approve the Meeting Minutes from July 13th, 2023, passed unanimously.

V. STANDING REPORTS

INVOICES/FINANCIALS/CORPUS

Mr. Fenn reviewed the HCDA Consolidated Budget Statement and correlating financial reports for the month ending July 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. Crow made a motion to approve the invoices, financials, and Corpus reports, and Ms. Gibson 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. Mr. Fenn reported a record year for investment in the County.

STAFF REPORT

Mr. Fenn presented the monthly staff report for July of 2023. This included an update on the Retail Strategies proposal. The Henry County Board of Commissioners has adopted a resolution to move the project forward. The City of Locust Gove has already adopted the identical resolution to participate in the Project and it is expected that the City of McDonough will do so at their meeting tomorrow.

Mr. Marshall raised the issue of the recent City of Stockbridge Council meeting and vote relating to the matter. During discussion of the matter, it was noted that the Authority presented identical resolutions to each municipality within the County which provided each one an equal opportunity to participate in the Project. It was noted that the cities of Hampton and Stockbridge considered, but did not pass, the identical authorizing resolution.

ESTABLISHED INDUSTRY REPORT

Ms. Hill presented the established industry report for July; 13 visits with local industry, as well as visits with various community partners, and included an update on the newest "Made in Henry" installments to be filmed. She also reported on Established Industry events and interactions during the month; hosting 10 local industries for Industry Night at the Races, hosted at Atlanta Motor Speedway, as well as attending the NewCold Topping-off Ceremony.

VI. LEGAL MATTERS

- **Motion to Adopt Memorandum of Agreement for Project Case**

Ms. Gibson made a motion, having first ascertained that there were no conflicts of interest, that the HCDA adopt the Memorandum of Agreement regarding Project Case, 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. 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. Mr. Crow seconded, and the motion passed unanimously, with Mr. Marshall abstaining from the vote.

- **Motion to Ratify the Termination of Bond & Related Documents for Satisfied Real Estate Bond of Project Loom- CPF Midland Logistics, LLC**

Mr. Ausband made a motion, having first ascertained that there were no conflicts of interest, that the HCDA ratify the Termination of Bond documents for the CPF Midland Logistics, LLC's Real Estate Bond, as drafted by Bond Counsel for CPF Midland Logistics, LLC, and reviewed by our 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. Mr. Crow seconded, and the motion passed unanimously, with Mr. Marshall abstaining from the vote.

VII. ADJOURN

Chairman Culpepper accepted a motion made by Mr. Ausband, to adjourn the August 2nd, 2023, meeting of the Henry County Development Authority Board of Directors, and Mr. Crow seconded. At 8:35 AM, the meeting was adjourned.

Kelsea Morton, Recording Secretary

Irv Culpepper, Chairman