

HENRY COUNTY DEVELOPMENT AUTHORITY

MEETING MINUTES

September 6th, 2023

I. CALL TO ORDER

A meeting of the Henry County Development Authority (HCDA) was held on September 6th, 2023, at 125 Westridge Industrial Blvd., McDonough, Georgia in the Board conference room. Board members present were Irvin Culpepper, Eddie Ausband, Charles Marshall, Siddiqa Gibson, David Crow, and Cynthia Andrews. Also, in attendance were Stephen Morris, Meadows, Macie & Morris, Legal Counsel, and Rod Meadows, Meadows, Macie & Morris, Legal Counsel, who joined the meeting Via Teleconference; Josh Fenn, Executive Director; Sharon K. Hill, Manager of Established Industry, and Kelsea Morton, Executive Assistant. At 8:01 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 additional presenter, Derek D. Layne, with Mighty Hero Homes. Ms. Gibson made a motion to approve the amendment to the agenda, and Ms. Andrews seconded; the motion to approve the agenda as amended passed unanimously.

IV. PRESENTATIONS

- **David Kent, CEO of Piedmont Henry**

Mr. Kent presented to the board an update on an expansion project for Piedmont Henry, and its positive impact on the county's citizens; once complete, the construction of the new tower will provide more operating rooms and beds for patients, decreasing the wait time for surgical procedures. Mr. Kent commended the Authority and Mr. Fenn for the work that they have done, particularly in the last couple of years, in bringing new industries to the county with "better than average" employee benefits. The increased number of Henry County Residents with insurance coverage, as a result of the Authority's work, has significantly improved the "payor mix" (patients having insurance coverage to pay their hospital bills) for Piedmont Henry Hospital. This has been a major factor in the hospital's ability to justify new capital projects, such as the upcoming additional tower.

- **Ayden White, HCDA Summer Intern**

Mr. White presented to the Board an Industrial Parks Map that he created during his internship with HCDA, demonstrating its uses and capabilities. The map shows the major industries in Henry County, categorized by location, and allows for future modifications.

- **Derek D. Layne, Executive Vice President of Mighty Hero Homes**

Mr. Layne presented to the Board an overview of the County approved housing project, dedicated towards homeless veterans in Henry County. He briefly explained the criteria for potential candidates for the program, provided blueprints and construction plans for the project, and answered questions about the approved location of the project.

V. MEETING MINUTES

Chairman Culpepper asked the board if they reviewed the Minutes from August 6th, 2023, and asked if there were any questions or comments from the Board, or a motion to approve the Meeting Minutes. Mr. Crow made a motion to approve the Minutes from August 6th, 2023, and Ms. Andrews seconded. The motion to approve the Meeting Minutes from August 6th, 2023, passed unanimously

VI. STANDING REPORTS

INVOICES/FINANCIALS/CORPUS

Mr. Fenn reviewed the HCDA Consolidated Budget Statement and correlating financial reports for the month ending August 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. Marshall made a motion to approve the invoices, financials, and Corpus reports, and Mr. Crow 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.

STAFF REPORT

Mr. Fenn presented the monthly staff report for August of 2023. This included an update on the upcoming Groundbreaking Event for Anderson Windows, set for November of 2023.

ESTABLISHED INDUSTRY REPORT

Ms. Hill presented the established industry report for August; 7 visits with local industries, as well as visits with various community partners. She informed the Board of an upcoming "Made in Henry" Career Fair, which will take place on November 7th, 2023, at the Academy of Advanced Studies in Henry County. She also reported on the previous Industry Roundtable Event, which was held in August, at Mercer University Henry Campus. She is continuing to collaborate with Henry County Schools and SHRM in Workforce Development.

VII. NEW BUSINESS

- **SCB-TV Video Marketing Contract for 3rd Installment of "Made in Henry" Series**

Ms. Gibson made a motion to approve the proposed contract, where SCB-TV Video Marketing will begin filming the 3rd installment of the "Made in Henry" Series, and Mr. Crow seconded. The motion to approve the contract between HCDA and SCB-TV passed unanimously.

- **Golf Tournament Sponsorships: SCTC & Henry County Chamber**

Mr. Fenn informed the Board of the upcoming annual sponsorship opportunities that the HCDA has traditionally contributed to; SCTC Foundation's Drive for Education golf tournament, and Henry County Chamber or Commerce's Annual Golf Classic tournament; asking for permission to participate at the same level as previous years. A motion was made by Ms. Andrews to approve the Sponsorships, and Mr. Crow seconded the motion. The motion to approve the Sponsorships at their traditional levels was approved unanimously.

VIII. LEGAL MATTERS

- **Motion to Adopt Bond Validation Documents for Project Case**

Ms. Andrews made a motion, having first ascertained that there were no conflicts of interest, that the HCDA adopt the Bond Resolution and Related documents regarding Project Case, as drafted by Bond Counsel 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. 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 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, and the motion passed unanimously.

IX. ADJOURN

Chairman Culpepper accepted a motion made by Mr. Crow, to adjourn the September 6th, 2023, meeting of the Henry County Development Authority Board of Directors, and Ms. Andrews seconded. At 9:37 AM, the meeting was adjourned.

Kelsea Morton, Recording Secretary

Irv Culpepper, Chairman