

**HENRY COUNTY DEVELOPMENT AUTHORITY
MEETING MINUTES
September 9, 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 (via phone), 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; Abigail Watkins, Communications Specialist; Cherie Simon, Operations Specialist and Lekia Mauesby, Executive Assistant

Others present: Rod Meadows, Legal Counsel, Meadows, Macie & Morris, P.C.; Sara Lithgow, Paralegal, Meadows, Macie & Morris, P.C.; Michael Harris, Henry County Tax Commissioner; Geoff Koski, KB Advisory Group

II. ROLL CALL / QUORUM / NOTICE OF MEETING

Chair Pierre Clements called the meeting to order at 8:01 a.m.

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

III. GUEST PRESENTATIONS

Tax Commissioner Harris provided a presentation and overview of the Tax Commissioner's Office, including the 2025 tax digest, tax collections, occupational taxes, and business licensing. Updates were also provided on property tax relief initiatives and the anticipated opening of the County's third Tax/Tag branch office in Locust Grove this October.

Mr. Koski of KB Advisory Group provided a presentation on C-PACER and the firm's services as a potential program administrator should the County establish a C-PACER program.

IV. APPROVAL OF AGENDA

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

V. APPROVAL OF MEETING MINUTES

August 12, 2026

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

VI. BOARD OF DIRECTORS' REPORT:

Chair Clements asked Vice Chair Ausband to take the lead on further reviewing C-PACER and bring additional information to the Board prior to the next meeting to assist with the Board's decision-making.

Chair Clements emphasized the importance of the Board remaining informed and educated on the rapidly changing economic, technological, and development environment, noting the significant level of construction and growth occurring in the Atlanta region. He also noted the continued work to identify resources needed to move the Authority's strategic initiatives forward, including execution of its strategic plan and the long-term development of the organization and team structure.

VII. EXECUTIVE DIRECTOR'S REPORT

Ms. Hill provided an update on the Highline Warren project, noting that the project had been at risk of not proceeding due to permit requirements and significant additional project costs. Staff and Board members worked closely with the company and various partners to identify solutions and keep the project moving forward. Ms. Hill reported that the project successfully closed the previous Thursday and expressed appreciation to everyone involved in bringing the project to completion.

Ms. Hill reported that the Authority continues to focus on diversifying the County's industrial base beyond distribution and light manufacturing, including opportunities in medical, professional services, and technology.

Ms. Hill provided an overview of the new reporting format utilizing CivicServe. The reports include tracking of bond collections, community support and expenditures, workforce initiatives, industry visits, and business development activities. Ms. Hill noted that staff will continue to refine the reports to provide the Board with clear and useful information for ongoing review. Ms. Hill provided an update on community outreach and marketing activities, including an upcoming feature in Georgia Trend magazine and a sponsorship provided to Youth Leadership Henry.

Ms. Hill noted that the Development Authority will celebrate its 60th anniversary on November 8, 2026, marking 60 years since its establishment in 1966. She suggested holding a special event to recognize the milestone and honor former board chairs, directors, associates, and long-standing companies that have contributed to the Authority's success. Funds have been included in the budget for a potential celebration, which may be held later to allow for adequate time for planning.

VIII. FINANCIAL REPORT

Ms. Hill presented the County Budget for August 30, 2026 (based upon the FY '27 year July 1, 2026 - June 30, 2027)

The county's budget showed monthly expenditure totaling \$74,004.34; while YTD expenditures showed a total of \$135,129.08. These amounts represent 14.30% of expenditures for the total county budget.

Under **Contracted Services** you noticed a significant increase due to the payment of Site Hunt, which did not have a line item to charge for the payment.

Under **Materials and Supplies**, you also noticed an increase and that was to pay for a new cell phone for the Executive Director which needed an upgrade.

Upon a motion by Ms. Andrews, seconded by Mr. Patterson, the County budget was approved unanimously.

The CORPUS budget for the month of July 30, 2026, showed both monthly and YTD expenditures totaling \$62,873.19 (This is the first month of the fiscal year). This amount represents 9.3% of expenditures on the total CORPUS budget.

Ms. Hill noted the reporting schedule for the CORPUS account is being adjusted to align with the County's budget cycle. The Board will receive both the August and September Corpus budgets at the next meeting to bring the reports current.

She also noted that the FY 2027 budget has been restructured by major areas of activity to provide greater transparency and allow for clearer tracking of expenditures by program.

Ms. Hill reported that, pursuant to the County Attorney's determination, the Authority will continue providing the County with documentation of all expenditures from Corpus funds monthly. The information will be maintained by the County for audit and financial oversight purposes.

Upon a motion by Ms. Andrews, seconded by Mr. Ausband, the Corpus budget was approved unanimously.

Ms. Hill also reported that the Authority continues to seek a provider for renter's insurance.

IX. STAFF REPORTS

Ms. Hill noted that Staff Reports are included in the Board packet and should Board Members have any questions regarding information therein to please direct them to individual staff members.

Business Development: Susan Wise

Business Retention & Expansion (BRE): Angela Hall

Marketing: Abigail Watkins

Community Support & Bond Income: Cherie Simon

X. COMMISSION DISTRICT REPORTS

District 1 - No Report

District 2 - No Report

District 3 - No Report

District 4 - Mr. Patterson expressed interest in participating in the Initial process with prospective clients and recommended requiring a scope of work and conducting pre-submittal meetings to clarify project requirements and improve the review process.

District 5 - No Report

County At-Large - No Report

XI. EXECUTIVE SESSION

There was no Executive Session requested during this meeting.

XII. LEGAL MATTERS

**MOTION TO RATIFY RIGHT-OF-ENTRY WITH GEORGIA DEPARTMENT
OF TRANSPORTATION (GDOT)
FOR
RENEWAL BY ANDERSEN PROJECT**

Mr. Ausband made the following motion: Mr. Chairman, having first ascertained that there are no conflicts of interest, I Move that the HCDA ratify the Authority's execution of a Georgia Department of Transportation (GDOT) for Right of Entry for property currently held by the Henry County Development Authority pursuant to a Bond-for-Title transaction for Renewal by Andersen. The Right of Entry allows GDOT to proceed with its projects while the Authority and Renewal by Andersen continue to negotiate a resolution of a GDOT condemnation of a portion of the subject property. This document has been reviewed, negotiated and approved by General Counsel for the HCDA and Renewal by Andersen

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.

Mr. Meadows reported that, as part of the termination of Radial's bonds following the closure of its facility, Ms. Hill facilitated the collection of approximately \$500,000 in clawback funds that were returned to the County. He noted that the Authority is proceeding with the formal termination of the Radial and Granite bonds while continuing to work with the landlord to secure a new tenant for the facility.

Chair Clements noted for the record that Ms. Hill facilitated the collection of approximately \$500,000 through the clawback process, with the funds being returned to the County.

**MOTION TO ADOPT THE TERMINATION OF BOND AND THE RELATED DOCUMENTS FOR
THE SATISFIED EQUIPMENT BOND OF PROJECT RAY-RADIAL, INC.**

Mr. Patterson made the following motion: Mr. Chairman, having first ascertained that there continues to be no conflicts of interest, I Move that the HCDA adopt and execute the Termination of Bond documents for the Radial, Inc.'s Equipment Bond, as drafted by our 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.

I further Move that the Officers of the Authority be granted the right and responsibility to execute such other 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 ADOPT THE TERMINATION OF BOND AND THE RELATED DOCUMENTS FOR
THE SATISFIED REAL ESTATE BOND OF PROJECT RAY-GRANITE (3090 HWY 42), LLC
(originally DRI-SP Locust Grove One, LLC)**

Ms. Andrews made the following motion: Mr. Chairman, having first ascertained that there continues to be no conflicts of interest, I Move that the HCDA adopt and execute the Termination of Bond documents for the Granite, LLC's Real Estate Bond, as drafted by our 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.

I further Move that the Officers of the Authority be granted the right and responsibility to execute such other 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. Ausband. The motion passed unanimously.

Mr. Meadows reported that, as part of the termination of the Zinus bond, Ms. Hill facilitated the collection of approximately \$1 million in clawback funds that were returned to the State. He also provided updates on the successful validation of the Cubes bond and anticipated closing of the Cubes transaction before year-end. Mr. Meadows further reported that the IRS has requested an audit related to the Authority's 2018 Hydro Systems bond transactions and that staff are reviewing the records to address the matter. He also provided an update on GDOT's condemnation of Granite's property, noting the significant difference between GDOT's valuation and Granite's appraisal and that negotiations are ongoing.

XIII. OLD BUSINESS

There was no old business to address.

XIV. NEW BUSINESS

There was no new business to address.

XV. ADJOURNMENT

Ms. Andrews moved to adjourn. Mr. Patterson seconded. The motion passed unanimously. The meeting adjourned at 9:51 a.m. The next meeting is scheduled for Wednesday, October 7, 2026.