HENRY COUNTY DEVELOPMENT AUTHORITY
MEETING MINUTES
June 03, 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, David Crow, Pierre Clements, Eddie Ausband, George Patterson and Cynthia Andrews

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

Staff members absent: Sharon Hill, Executive Director

Others present: Rod Meadows, Legal Counsel, Meadows, Macie & Morris, P.C.; Joe Henning, President of the Henry County Chamber of Commerce; Mia Pressley, Regional Economic Development Manager, Georgia Power Company; Dr. Brandy Turnipseed, CTAE Coordinator, Henry County Schools; Dr. Yvette Dupree, CTAE Supervisor/Youth Apprenticeship Coordinator

II. ROLL CALL / QUORUM / NOTICE OF MEETING

Chair Pierre Clements called the meeting to order at 8:02 a.m.

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

III. MOTION TO AMEND AGENDA

Mr. Patterson requested an amendment to the agenda to move the Commission District Reports earlier in the meeting due to him having a previously scheduled meeting with the North Georgia Water District.

Mr. Marshall moved to approve Mr. Patterson's request. The motion was seconded by Mr. Ausband and passed unanimously.

IV. APPROVAL OF AGENDA

Ms. Andrews moved to approve the agenda, as amended. The motion was seconded by Mr. Patterson and passed unanimously.

V. GUEST PRESENTATION

Ms. Hall was presented with a Certificate and District Partnership Award in recognition of her contributions and partnership efforts by Dr. Brandy Turnipseed and Dr. Yvette Dupree of Henry County Schools.

Mr. Henning highlighted upcoming initiatives and events, including the June 18 Innovation Summit focusing on AI, organizational culture, and staff retention, as well as the Thriving Henry Leaders program and Building Economic Bridges initiative. He also noted that his interns are working on four projects, with emphasis on the Gate Connector project.

Ms. Pressley introduced herself, shared her background, and expressed excitement about working with Metro South.

VI. APPROVAL OF MEETING MINUTES

May 6, 2026

Ms. Andrews moved to approve the minutes. The motion was seconded by Mr. Ausband and passed unanimously.

VII. BOARD OF DIRECTORS' REPORT:

Chair Clements highlighted continued growth in cloud computing and artificial intelligence (AI) demand and noted ongoing investment activity in the Atlanta region.

Chair Clements emphasized the importance of data-driven strategic planning and discussed local land-use trends, noting declines in commercial, industrial, and agricultural uses over the past decade and continued residential growth contributing to increased traffic.

Chair Clements welcomed Jai Holt, a Work-Based Learning intern from Creekside Christian High School, who will provide administrative and marketing support.

Special appreciation was extended for the team's progress and positive momentum during the current fiscal year, and favorable feedback was noted regarding the Development Authority's consistent presence and community outreach efforts.

VIII. TREASURER'S REPORT

Cherie Simon, Operations Specialist

County / Corpus / Financials – Ms. Simon presented the budget and financial reports for both the County and Corpus accounts as of April 30, 2026.

County Budget for May 30, 2026: (based on County's July 1-June 30 fiscal year)
Monthly: $94,414.13; YTD: $763,737.47 (91.40%)

CORPUS Budget:
Monthly: $31,720.80; YTD: $265,397.18 (46.59% utilization)

CORPUS Financials as of April 30, 2026: $2,993,318.59
Current assets: $3,007,718.59 (Monthly Income: $14,400.00; Liabilities: $1,687.50; Total Assets: $3,037,460.91)

Ms. Andrews moved to approve the monthly financial reports. Mr. Crow seconded. The motion passed unanimously.

IX. EXECUTIVE DIRECTOR'S REPORT

Ms. Hill was absent; therefore, no report was presented.

X. STAFF REPORTS

Business Development: Susan Wise

Ms. Wise provided an update on active projects and available assets.

Business Retention & Expansion (BRE): Angela Hall

Ms. Hall reported ongoing engagement with local industries, including recent visits with Georgia-Pacific, Ken's Foods, U.S. Cold Storage, and Nexus Circular, to assess workforce and operational needs.

Ms. Hall reported on the following:

- coordination with industry partners and local agencies regarding road closure impacts and was added to Georgia Department of Transportation (GDOT) communications to improve advance notice of future transportation projects.
- ongoing discussions with Southern Crescent Technical College and cold storage employers regarding the development of a local maintenance technician certification program.
- supporting industry hiring initiatives, welcomed a summer workforce development intern, and continued collaboration with educational and community partners on workforce development and outreach efforts.

Marketing: Abigail Watkins

Ms. Watkins reported continued improvement in newsletter engagement through follow-up email outreach and ongoing social media outreach efforts, with anticipated increased engagement from recent and upcoming posts.

Ms. Watkins provided an update on the Civics implementation process, noting that the project is nearing completion and that staff training sessions are planned prior to launch.

XI. COMMISSION DISTRICT REPORTS

District 1 - No Report

District 2 - No Report

District 3 - No Report

District 4 - Mr. Patterson reported on activities of external boards, including a Soil and Water District Board scholarship award to a student in a conservation-related field.

Mr. Patterson noted that an upcoming North Georgia Water District meeting will include discussion on the impact of data centers on water resources. He stated that he will provide additional information and comments at a future meeting regarding related planning and infrastructure considerations.

District 5 - Ms. Andrews reminded the board of the Aquatic Center ribbon-cutting ceremony scheduled for June 11 at 10:00 a.m.

County At-Large - No Report

XII. EXECUTIVE SESSION

The Chair will execute an affidavit confirming that the only matters discussed in the Executive Session were appropriate for such a session and no action was taken by the Board during the session, if necessary.

XIII. LEGAL MATTERS

An initial Inducement Resolution and Letter of Intent for Project Thrasher had previously been distributed for advanced approval by the Board. Mr. Meadows reported that now the Letter of Intent and Memorandum of Agreement will be revised to reflect the transaction as two separate bond issuances, one for real estate and one for equipment, with the goal of completing revisions prior to June 15th for presentation to the Board of Assessors on June 22nd. If possible, the revised documents will be circulated for board email review and subsequent ratification; If there are questions or concerns, a called meeting will be scheduled to finalize them.

MOTION TO ADOPT NEW MEMORANDUM OF AGREEMENT FOR PROJECT SENECA — THE CUBES AT LOCUST GROVE

Mr. Ausband made the following motion: Mr. Chairman, having first ascertained that there are no conflicts of interest, I Move that the HCDA adopt the new Memorandum of Agreement regarding Project Seneca, 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.

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 RATIFY THE TERMINATION OF BOND AND THE RELATED DOCUMENTS FOR THE REAL ESTATE AND EQUIPMENT BOND OF THE ZINUS USA, INC. PROJECT (2020 PROJECT)

Mr. Marshall made the following motion: Mr. Chairman, having first ascertained that there continues to be no conflicts of interest, I move that the HCDA ratify the Termination of Bond documents for the Zinus USA, Inc. Bond, as drafted 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.

The Motion was seconded by Mr. Patterson. The Motion passed unanimously.

Mr. Meadows reported on the following matters:

- a C-PACER task force will be required to make a formal decision regarding program direction; a consultant will be engaged to assist with program development rather than the program being administered directly.
- the matter with the Bowery building continues to be monitored; efforts are underway to resolve outstanding issues and facilitate release of the property.

Mr. Meadows requested adjustments to the July and August meeting dates due to ongoing bond-related activity. The Board agreed to change the July meeting to July 8th and the August meeting to August 12th.

Ms. Andrews inquired whether cyber insurance continues to be pursued as previously discussed during the Board's recent strategic planning meetings and whether an endorsement will be sought in connection with the D&O renewal. These items were noted for follow-up.

XIV. OLD BUSINESS

There was no old business to address.

XV. NEW BUSINESS

There was no new business to discuss.

XVI. ADJOURNMENT

Mr. Crow moved to adjourn. Mr. Ausband seconded. The motion passed unanimously. The meeting adjourned at 8:59 a.m. The next meeting is scheduled for Wednesday, July 8, 2026.

Pierre Clements, Chair	David Crow, Secretary