

**HENRY COUNTY DEVELOPMENT AUTHORITY
MEETING MINUTES
May 06, 2026**

I. CALL TO ORDER

The regularly scheduled meeting of the Henry County Development Authority (HCDA) was held in the Conference Room of the Henry County Development Authority located at 125 Westridge Industrial Blvd., McDonough, GA 30253.

Board members present: Charles Marshall, David Crow, Pierre Clements, Eddie Ausband, George Patterson

Board members Absent: Cynthia Andrews

Staff members present: Sharon Hill, Executive Director; Susan Wise, Manager of Business Development; Angela Hall, Manager, Business Retention & Expansion, Abigail Watkins, Communications Specialist, Cherie Simon, Operations Specialist and Lekia Mauseby, Executive Assistant

Others present: Rod Meadows, Legal Counsel, Meadows, Macie & Morris, P.C.; Chad Chancellor, Co-founder of the Next Move Group (via Zoom); Joe Henning, President of the Henry County Chamber of Commerce

II. ROLL CALL / QUORUM / NOTICE OF MEETING

Chair Pierre Clements called the meeting to order at 8:11 a.m.

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

III. MOTION TO AMEND AGENDA

Ms. Hill requested to amend the agenda to include an Executive Session to discuss a real estate matter.

Mr. Ausband moved to approve the motion. The motion was seconded by Mr. Patterson and passed unanimously.

IV. APPROVAL OF AGENDA

Mr. Patterson moved to approve the agenda. The motion was seconded by Mr. Crow and passed unanimously.

V. GUEST PRESENTATION

Mr. Chad Chancellor, co-founder of the Next Move Group, provided a presentation on the outcomes of the Henry County Board of Directors' strategic retreat. His report centered around the following items:

New Business Development, Technology/Innovations, Infrastructure, Growing the County's Tax Base, Public Relations, Incentives, Hotel/Convention Center, Workforce, and Administrative upgrades.

Mr. Henning informed the board of the Innovation Summit to be held June 18th at the Merle Manders Center. He also discussed the FLEX program being core pieces of the innovation and entrepreneurship pipeline for students. He cited the winner of the local FLEX program placed 3rd in the statewide competition.

VI. APPROVAL OF MEETING MINUTES

April 9, 2026

Mr. Marshall moved to approve the minutes. The motion was seconded by Mr. Patterson and passed unanimously.

VII. BOARD OF DIRECTOR'S REPORT:

Chair Clements expressed appreciation for the successful retreat held in Savannah and thanked staff and stakeholders for their engagement and support throughout the process. It was noted that the organization is in a strong position, with leadership remaining focused on strengthening infrastructure, enhancing internal teams and systems, and preparing for continued growth and emerging opportunities within the county building authority.

Special appreciation was extended to Ms. Hill and her staff and partners for their hard work and diligence.

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, for County and March 31, 2026, for Corpus.

County budget for April 31, 2026: (based on County's July 1-June 30 fiscal year)
Monthly: \$67,487.06; YTD: \$669,228.57 showing an 80.1% utilization rate.

CORPUS budget:

Monthly: \$25,454.44; YTD: \$233,676.38 showing a 47.03% utilization as of March 31, 2026.

CORPUS Financials: as of March 31, 2026, assets totaled \$3,042,623.30

Current assets: (\$3,002,730.79); Accounts Receivables (\$7,934.00), Fixed Assets (\$29,185.52)
Other Assets (\$2,772.99) - Liabilities: (\$721.68)

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

IX. EXECUTIVE DIRECTOR'S REPORT

Ms. Hill expressed her gratitude to the Board on its annual retreat. The Board had the opportunity to learn from other Economic Development Authorities, visit the Hyundai Motor Group Metaplant America, the Port of Savannah and hear from the Savannah Chamber of Commerce's CEO. The Board also participated in a strategic visioning session with Mr. Chad Chancellor with the Next Move Group.

Ms. Hill explained to the board the distinction between the county's largest private employer and largest taxpayer. Whereas Luxottica is often mentioned as the county's largest private employer by employee count, but the county's largest tax contributor is the Development Authority and its bonded projects providing more than \$8,492,696 million dollars to the County's tax digest. In fact, the Development Authority is the largest taxpayer by more than 250%.

Ms. Hill noted that Luxottica operates four facilities in the county, including one leased building and three owned properties. Ms. Hill explained that taxes on leased properties are paid by the property owner rather than the tenant company and therefore are not reflected in Luxottica's true tax benefit to the county.

Ms. Hill's discussion also referenced several large developers and commercial property owners that appear among the county's largest taxpayers due to ownership of multiple properties.

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 provided an overview of April activities, noting limited industry visits due to participation in education and learning events and attendance to the Georgia Logistics conference. Emphasis was placed on using April as a planning period for future workforce development initiatives.

Marketing: Abigail Watkins

Ms. Watkins reported that, in collaboration with CivicServe, additional system updates were implemented last Friday, with ongoing coordination to ensure all information is properly integrated.

Ms. Watkins spoke about the social media engagement that is actively being expanded. Efforts are focused on reaching multiple audiences, including industry stakeholders, students entering the workforce, and parents.

Ms. Watkins informed the board that a targeted initiative is being developed with Angela to strengthen eighth-grade pathway awareness by better connecting students and parents to available job and career opportunities, while newsletter engagement strategies continue to be refined through ongoing monthly adjustments based on performance and reader feedback to sustain interest and improve engagement.

XI. COMMISSION DISTRICT REPORTS

District 1 - No report

District 2 - Chair Clements acknowledged his attendance at a community event hosted by Commissioner Neat Robinson held in Ellenwood Park.

District 3 - No Report

District 4 - Mr. Patterson acknowledged his attendance at the Culinary Arts Scholarship event at Southern Crescent Technical College which had a great turnout. Mr. Patterson acknowledged his attendance for the upcoming Piedmont Henry Hospital Grand Opening Ceremony and his monthly meeting with Commissioner Michael Price.

District 5 - No Report

County At-Large - Mr. Marshall acknowledged his attendance at the NAACP forum.

XII. EXECUTIVE SESSION

Mr. Ausband made a motion to enter Executive Session at 9:11 a.m. which was seconded by Mr. Patterson and unanimously approved.

Mr. Ausband made a motion to exit Executive Session at 9:33 a.m. which was seconded by Mr. Crow and unanimously approved.

The Chair executed 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.

XIII. LEGAL MATTERS

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 9:41 a.m. The next meeting is scheduled for Wednesday, June 3rd, 2026.