HENRY COUNTY DEVELOPMENT AUTHORITY
MEETING MINUTES
August 12, 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: 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.; Carlotta Harris, Chair, Henry County Commission Chair; Joe Henning, President, Henry County Chamber of Commerce; Dante Handel, Southern Group; Melody Echols, Invest Atlanta and Dane Carlson, Site Hunt (via Zoom)

II. ROLL CALL / QUORUM / NOTICE OF MEETING

Chair Pierre Clements called the meeting to order at 8:03 a.m.

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

III. GUEST PRESENTATIONS

Mr. Henning provided an update on several Chamber initiatives, including Youth Leadership applications, the upcoming FLEX Program breakfast, the launch of the Citizens Playbook podcast, and the completion of the first Remington Leaders cohort. He also noted that plans are underway for a second cohort and an upcoming childcare discussion with community partners.

Mr. Handel provided an update on the Commercial Property Assessed Clean Energy (CPACE) program, noting that the Henry County Board of Commissioners has passed the opt-in resolutions and the next step is for the Development Authority to establish the program. CPACE financing can support clean energy, water, efficiency, and resiliency projects for commercial properties, including multifamily housing with five or more units.

Ms. Echols provided a presentation on the Peach State CPACE program, including eligible properties, financing structure, eligible energy efficiency and resiliency improvements, and the roles of the program administrator, local authority, and tax commissioner. She noted that CPACE provides private, long-term financing for commercial properties, including multifamily properties with five or more units, with no impact on public budgets.

Madam Chair Harrell provided updates on several county initiatives, including the upcoming T-SPLOST and FLOSS ballot measures, infrastructure and public safety investments, the upcoming opening of Henry County's first Safe Haven Baby Box, and the county's financial position. She also advised on the appointment of Bess Baugh as the new Henry County Police Chief, ongoing recreation and quality-of-life projects, regional transportation initiatives, affordable housing efforts, and the upcoming Valor Awards. Chair Harrell also encouraged continued collaboration between the County and Chamber on economic development, infrastructure and other initiatives benefiting Henry County.

IV. APPROVAL OF AGENDA

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

V. APPROVAL OF MEETING MINUTES

July 8, 2026 and July 14, 2026

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

VI. BOARD OF DIRECTORS' REPORT:

Chair Clements commented on Henry County's continued growth and development, emphasizing the importance of building strong relationships and partnerships. He highlighted the team's ongoing work on infrastructure resources, including the recently completed planning efforts in Savannah at the ports and the transition to the execution phase. He also emphasized the importance of operational efficiency, productivity, and building organizational capabilities to support continued growth. Chair Clements commended the team for its work and recognized Executive Director Sharon Hill for her recent recognition as one of the area's most influential women, noting her commitment and contributions to the organization and community.

VII. EXECUTIVE DIRECTOR'S REPORT

Ms. Hill invited Mr. Carlson to provide a presentation (virtually) on SiteHunt, a buildings and sites database and Request for Information (RFI) response tool for economic development.

He explained how the platform compiles property data from multiple sources, assists with the site marketing and quickly matches available properties to RFI criteria. The Board discussed the platform's cost, marketing capabilities and potential benefits to Henry County's economic development efforts.

Ms. Hill asked Board members to review the staff reports and noted that questions could be directed to her or staff following the meeting.

VIII. TREASURER'S REPORT

Ms. Hill presented the financial reports and provided an update on the County budget, noting that staff has worked with the County to resolve several budget items. She explained that certain funds from the organization's CORPUS budget had been included in the County's budget and had been temporarily removed pending review by the County Attorney.

Ms. Hill requested approval to close out the FY2026 County budget and advised of the FY2027 budget approved by County.

Upon a motion by Ms. Andrews, seconded by Mr. Crow, the FY2026 budget closeout was approved unanimously.

Upon a motion by Ms. Andrews, seconded by Mr. Crow, the FY2027 budget was approved unanimously.

Ms. Hill provided an update on the Corpus budget, noting that it operates on a different schedule than the County budget. She reported that arrangements were made with the financial institution to move to an end-of-month billing to better align the county's budget schedule, with the change expected to take effect in September. She also noted that accounts receivable had decreased from approximately $27,000 to $7,000, while collections increased by approximately $40,000.

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

IX. STAFF REPORTS

Business Development: Susan Wise

No report

Business Retention & Expansion (BRE): Angela Hall

No report

Marketing: Abigail Watkins

No report

X. COMMISSION DISTRICT REPORTS

District 1 - No Report

District 2 - Chair Clements reported that Commissioner Neat Robertson was reappointed to the Transportation Policy Steering Committee.

District 3 - No Report

District 4 - No Report

District 5 - Ms. Andrews provided an update on upcoming community events at North Mount Carmel Recreation Center, including Constitution Day on September 17, a Pet Soiree on October 3, and a talent show on October 24. She encouraged attendees to take advantage of the family-oriented events and activities being offered at the recreation center.

County At-Large - Mr. Marshall provided an update on issues related to the City of Stockbridge.

XI. EXECUTIVE SESSION

There was no Executive Session requested during this meeting.

XII. LEGAL MATTERS

MOTION TO ADOPT BOND VALIDATION DOCUMENTS FOR PROJECT SENECA - THE CUBES AT LOCUST GROVE 2026

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 Bond Resolution and Related Documents for 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 Mr. Crow. The motion passed unanimously.

MOTION TO ADOPT THE ESTOPPEL CERTIFICATE AND THE RELATED DOCUMENTS FOR BLV II 150 WPT DISTRIBUTION DRIVE LLC

Mr. Crow made the following motion: Mr. Chairman, having first ascertained that there are no conflicts of interest, I Move that the HCDA adopt the Estoppel Certificate related to the BLV II 150 Distribution Drive, LLC and all of the supporting documents in connection therewith, as drafted by Company Counsel and reviewed by Bond Counsel and our General Counsel, 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.

Mr. Meadows provided updates on Project Zenus, Project Thrasher, and the Radial project. He reported that Zinus closed its facility and its bond for title was terminated. The bonds for title for Project Thrasher have been validated, with closing anticipated within the next month. He also reported that Radial has closed its facility and efforts are underway to identify a replacement project and terminate the existing bond. Mr. Meadows also updated the Board on four ongoing condemnation projects involving Development Authority properties along Interstate 75.

XIII. OLD BUSINESS

There was no old business to address.

XIV. NEW BUSINESS

Ms. Hill requested that the Development Authority's existing marketing agreement be increased from $27.00 an hour to $30.00 an hour. This is to provide all social media and communication activities for the Authority.

Upon a motion by Mr. Patterson, seconded by Ms. Andrews, the increase in the Marketing hourly rate was approved unanimously.

Ms. Hill also advised that the following meeting dates should be changed due to Labor Day Holiday in September; the Atlanta Regional Commission's Annual meeting in November and to accommodate for budget processing in December.

The September 2nd Board Meeting will be held on September 9, 2026.

The November 4th Board Meeting will be held on November 5, 2026.

The December 2nd Board Meeting will be held on December 9, 2026.

XV. ADJOURNMENT

Mr. Patterson moved to adjourn. Ms. Andrews seconded. The motion passed unanimously. The meeting adjourned at 9:47 a.m.The next meeting is scheduled for Wednesday, September 9, 2026.