

HARRIS COUNTY DEVELOPMENT AUTHORITY
CALLED SESSION
September 19, 2018
6:00 PM

Members Present: Craig Greenhaw, Harry Boyd, Alan Feagin, Mark Smith, Harry Lange and Charles Sweat. Members Absent: two vacant positions. Staff Present: Mark DeGennaro, Acting County Attorney in the absence of John Taylor, County Attorney; Nancy McMichael, Recording Secretary. Also in attendance: Derek Kim (Daesol); Richard Park, President of Daesol Georgia; John Ireland, attorney for Shinhan Bank America.

1. **CALL TO ORDER.** Chairman Greenhaw called the meeting to order and said the purpose of same was to discuss the request of Daesol Material Georgia and the Sturdi Building property transaction.
2. **DAESOL REQUEST.** Introductions were made for Derek Kim and Richard Park, with Daesol Material Georgia, and John Ireland, attorney for Shinhan Bank America. Mr. Ireland distributed information regarding Shinhan Bank. Mr. DeGennaro reviewed the documents for which action is needed by the Authority regarding Daesol's desire to borrow \$10,250,000 using 14.524 acres (Tract 1) of its property in Northwest Harris Business Park, which is owned by the Development Authority. Discussion included that there is no liability on the County or the Authority with this transaction and that should a default occur, the bank is first in line. Following discussion, the motion to approve the document was made by Mr. Feagin, seconded by Mr. Lange, and passed unanimously. The documents approved are: (1) Direction & Indemnity Agreement between the Authority and Daesol Material Georgia, (2) the Subordination Agreement between the Authority and Shinhan Bank America, and (3) the Non-Recourse Deed to Secure Debt & Security Agreement between the Authority and Shinhan Bank. (Documents can be found in "Contracts & Agreements" file as DA C&A #18-02, DA C&A #18-03, and DA C&A #18-04.)
3. **RECESS FOR EXECUTIVE SESSION.** The motion to go into Executive Session for the purpose of discussion real estate disposition was made by Mr. Smith, seconded by Mr. Feagin, and passed unanimously.
4. **RESUME CALLED SESSION.** The motion to go back into Called Session was made by Mr. Sweat, seconded by Mr. Lange, and passed unanimously.
5. **STURDI BUILDINGS PROPERTY TRANSACTION.** The motion to move forward with sale of the 7.873 acres in Hamilton Business Park to Sturdi Buildings for \$37,182.50 was made by Mr. Smith and seconded by Mr. Lange and passed unanimously. The motion to amend the motion to allow the Chairman to negotiate the sale price, if necessary, to not less than \$35,000, and to authorize the Chairman and the Secretary to execute the necessary documents related to same, was made by Mr. Smith, seconded by Mr. Feagin, and passed unanimously. A letter will be sent to the attorney for Sturdi Buildings offering the sale at \$37,182.50.
6. **ADJOURNMENT.** There being no further business, the motion to adjourn was made by Mr. Boyd, seconded by Mr. Smith, and passed unanimously.

Craig Greenhaw, Chairman

Prepared by:

Nancy McMichael, Recording Secretary