



EDACC Board Meeting Minutes						
April 23, 2025				7:30 AM		EDACC Conference Room
Meeting called by	Chairman, Rick Evans - called the meeting to order @ 7:30					
Type of meeting	Board Meeting					
Facilitator	Chairman, Rick Evans					
Note taker	Linda Peplau					
Adjourned	8:32 AM					
Board Attendance	Rick Evans	Y	Mark Wills	Y	Stan Shepherd	Y
	Jim Cox	Y	Jean Garniewicz	ABSENT	Kerry Bridges	Y
	Mark Herbert	Y	Ben Stapleton	ABSENT	Rick Toole	ABSENT
Staff/Guests	Cheney Eldridge, Chris Driver, Anita Patel, Stuart Hilsman, Linda Peplau, Dr. Steven Flynt (CCBOE), Commissioner, Connie Melear (CCBOC), & Skyler Andrews (The Augusta Press).					
Meeting Agenda						
1 minute	Chairman, Rick Evans					
Discussion	Chairman Rick Evans calls for a motion to jointly approve the agenda for the April 23, 2025, EDACC Board Meeting & the minutes for the February 25, 2025, EDACC Board Meeting.					
Conclusions	Motion: Mark Herbert 2nd: Jim Cox Motion carries unanimously. (6-0)					
Minutes of Previous Meeting						
0 minutes	Chairman, Rick Evans					
Discussion	See above.					
Conclusions	Motion: Mark Herbert 2nd: Jim Cox Motion carries unanimously. (6-0)					
DACC Financial Report						
6 minutes	Treasurer, Mark Wills					
Discussion	<p>Treasurer, Mark Wills, reports on the following items in the March 2025 financial reports.</p> <ul style="list-style-type: none">• Page 2 (balance sheet):<ul style="list-style-type: none">◦ Reports the total balance in the checking accounts & the Total Net Assets.• Pages 3 & 4 (expenses for the month):<ul style="list-style-type: none">◦ Reports to the board that the big expenses this month were, Masters expenses and research software (LightCast).• Pages 5 & 6 (FY status at 9 months):<ul style="list-style-type: none">◦ Reports that Masters week expenses are mostly paid, some residual expenses will continue next month (tips & final catering).• Pages 7 (2025 FY budget vs actual):<ul style="list-style-type: none">◦ Mark Wills highlights the remaining budget percentage of 17%, at the bottom of the report that reads Total Expense.◦ Mark Wills, asks the board and guests, if there are any questions. No questions were asked.◦ Rick Evans reports on the cost increases for April Showcase/Masters over the years.					
Conclusions	Chairman, Rick Evans calls for a motion to approve the March 2025 Financial Reports. Motion: Kerry Bridges 2nd: Mark Herbert Motion carries unanimously (6-0).					

Chairman's Report	
4 Minutes	Chairman, Rick Evans
Discussion	<p>Chairman, Rick Evans shares the following:</p> <ul style="list-style-type: none"> • Board Retreat: <ul style="list-style-type: none"> ○ Rick Evans, thanks the EDACC staff for putting together a great Board Retreat (GA Power Experience/Trilith Studios). ○ Biggest takeaway was, the "road to nowhere". Reminiscent of White Oak Park, as "the park to nowhere". • MASTERS week (April Showcase): <ul style="list-style-type: none"> ○ Rick Evans, thanks the EDACC staff for organizing a successful MASTERS week. ○ Shared his possitive interactions with our guests/state representatives (GDEcD), at Monday's Master's dinner. • Appropriation: <ul style="list-style-type: none"> ○ Reports that EDACC's county appropriations increase request, is still being reviewed by the county for final decisioning.
DACC Committee Reports	
17 Minutes	<p>Stan Shepherd, for Property Development Committee 03.14.2025</p> <p>Kerry Bridges, for Existing Business Dev. & Workforce Dev. Committee 03.14.2025</p> <p>Jim Cox, for Business Recruitment & Incentive Program Committee 04.02.2025</p>
Discussion	<p>Stan Shepherd shared the following discussed committee meeting topics for the Property Development Committee.</p> <ul style="list-style-type: none"> • Property Development for White Oak: <ul style="list-style-type: none"> ○ Discussed each parcel's potential for exploration. ○ Deliberated traffic and access points for consideration of future developments. ○ Discussed Water/Sewer capacities and capabilities. ○ Carefully considered the community impact for all the above discussions. <p>Kerry Bridges shared the following discussed committee meeting topics for the Existing Business Dev. & Workforce Dev.</p> <ul style="list-style-type: none"> • April Show Case/Masters planning: <ul style="list-style-type: none"> ○ Guests ○ Agenda for the week (dinners and events). • Existing Industries: <ul style="list-style-type: none"> ○ Kerry Bridges yields his time to allow Stuart to share a report on his visits to some existing industries. ○ Stuarts Hilsman shares his report on the industries he has visited and had as guests during Masters week. <ul style="list-style-type: none"> * World Class Industries @ Horizon South * Palmetto Industries ○ Kerry Bridges praises Stuart Hilsman for his efforts to stay connected with the existing Industries in our community. ○ Kerry shares that he will continue to help Stuart get more connected with more visits. ○ Kerry shares he believes in farming the farm, "taking care of what our community already has in place." <p>Jim Cox shared the following discussed committee meeting topics for Business Recruitment & Incentive Program Committee:</p> <ul style="list-style-type: none"> • The committee welcomed Mark Wills to the committee as their newest member (replacing Sanjeev Singhal). • Comprehensive Plan meeting updates. • New businesses coming to our community (Town Center Tavern). • White Oak - zoning codes at White Oak and surrounding parcels. • County Annexation modifications that were presented. • Future port tour possibilities.

Project Updates	
7 minutes	Project Manager, Anita Patel
Discussion	<p>Project Manager, Anita Patel shares the following updates:</p> <ul style="list-style-type: none"> Anita Patel presented a Sustainability Initiatives Commitment/Plan for White Oak Park. The plan is in its beginning stages and still needs to be polished before final approval. <ul style="list-style-type: none"> Sustainability Initiatives Commitment/Plan objectives: <ul style="list-style-type: none"> * Energy efficiency (energy & technology management). * Green space infrastructure, walkways & public parks. * Waste reduction & recycling. * Water conservation & protection. * Carbon footprint awareness/incentives. * Community & social responsibility - working with neighbors to honor the community. After a short discussion on the Sustainability Initiatives Commitment/Plan, the board agreed that the EDACC staff should continue working on the project to perfect its contents.
Economic Development Update	
13 minutes	Executive Director, Cheney Eldridge
Discussion	<p>Executive Director, Cheney Eldridge shares the following updates:</p> <ul style="list-style-type: none"> Stuart Hilsman's attendance at the GA Power Project Manager 101 course (networking & RFI response education). Shared an update on the progression of the Project Incentive Score Card (point system). April Showcase/ MASTERS week: <ul style="list-style-type: none"> Cheney Eldridge provided a recap of Master's week (guests, events & red carpet). She thanked the EDACC staff for all their hard work on making Masters week a success. Provided a rezoning update for a sector of White Oak (past meeting, future meeting (May 1st) & discussions). <ul style="list-style-type: none"> Shared more on the possibility of needing a Development Impact Study for a more comprehensive overview. Presented the board with the Atlantic Waste Services proposal, to build a waste transfer station in Horizon South Park. <ul style="list-style-type: none"> Discussed covenant restrictions. Connie Melear shared the county landfill guidelines regarding construction debris for reference. Discussed parcel location and ownership. Discussion concluded that Cheney would bring this proposal up at the next Business Recruitment & Incentive Program Committee meeting, for a stronger analysis of the proposal to come to a more insightful response.



Public Comments		
13 minutes	County Commissioner, Connie Melear & Dr. Steven Flynt (CCBOE)	
Discussion	<p>County Commissioner, Connie Melear shares the following county updates:</p> <ul style="list-style-type: none">• Thanks the EDACC staff for the invites to the Monday dinner and the Red Carpet events during April Show Case/Masters.• Shares a rezoning application update, along with some community responses to the application. <p>Dr. Steven Flynt (CCBOE), shares the following school updates:</p> <ul style="list-style-type: none">• Shares a short recap on the last CCBOE meeting.• Prospective workforce development efforts with existing industries for job placement and job development.• Columbia County schools are top in the state for student achievement in all categories.• Columbia County schools rank high on proficiency in literary competence.• Financial update - Ranks 4th LOWEST per pupil expense in the state of GA.• Schools in Columbia County are not the national narrative and are in a great place at the current time.	
Calendar of Events		
1 minute	Chairman, Rick Evans	
Discussion	<ul style="list-style-type: none">• May 09, 2025, Property Development Committee @ 7:30• May 09, 2025, Existing Business & Workforce Committee @ 8:30 a.m.• May 21, 2025, Executive Committee Meeting @ 7:30• May 28, 2025, EDACC Board Meeting @ 7:30	
Adjournment		8:32 AM
Conclusions	Chairman, Rick Evans calls for a motion to adjourn the April 23,2025, board meeting at 8:32 a.m. Motioned: Mark Herbert 2nd: Mark Wills Motion carries unanimously (6-0)	
Next meeting: May 28,2025		All