



EDACC Executive Committee			
May 21, 2025		7:31 AM	EDACC Conference Room
Meeting called by	Chairman, Rick Evans called the meeting to order @ 7:31 AM.		
Type of meeting	Executive Committee Meeting		
Facilitator	Chairman, Rick Evans		
Note taker	Linda Peplau		
Adjourned	8:28 AM		
Attendees	Rick Evans, Mark Wills & Jean Garniewicz		
Staff/Guests	Cheney Eldridge, Anita Patel, Stuart Hilsman & Linda Peplau		
Meeting Agenda			
2 minutes	Chairman, Rick Evans		
Discussion	Chairman, Rick Evans calls for a motion to jointly approve the agenda for the May 21, 2025, Executive Committee Meeting and the minutes for the April 16, 2025, Executive Committee Meeting.		
Conclusions	Motion: Jean Garniewicz 2nd: Mark Wills Motion carries unanimously (3-0)		
Minutes of Previous Meeting			
0 minutes	Chairman, Rick Evans		
Discussion	See above.		
Conclusions	Motion: Jean Garniewicz 2nd: Mark Wills Motion carries unanimously (3-0)		
DACC Financial Report			
14 minutes	Treasurer, Mark Wills		
Discussion	<p>Treasurer, Mark Wills, reports on the following items in the financial reports:</p> <ul style="list-style-type: none">• Page 2 (balance sheet):<ul style="list-style-type: none">○ Provided a report summary on the balance sheet for FY2025.○ Opens a discussion on bank interest rates.○ Ph1 White Oak loan was paid out of the Debt Service acct. on 04.25.2025 (I/O).• Page 3 & 4 (month of April expenses).<ul style="list-style-type: none">○ Highlights the ReSimplifi payment for Website Maintenance.• Page 5 & 6 (FY 2025/10-month total expenses).<ul style="list-style-type: none">○ Mentions a few April expenses for highlights.• Page 7 (2025 FY budget)<ul style="list-style-type: none">○ Reported that the total revenue is at 104%.• Destination Retail updates:<ul style="list-style-type: none">○ Smoke Show updates and plan of action for conclusion.○ Discussed the increases pertaining to material costs & loan interest rates. <p>Mark Wills concluded that there was not much movement in the month of April 2025, making the financial report a little boring to review.</p>		
Conclusions	The Executive Committee unanimously agrees to submit the April 2025 financial reports to the board for approval.		
Chairman’s Report			
3 minutes	Chairman, Rick Evans		
Discussion	<p>Chairman, Rick Evans shares the following:</p> <ul style="list-style-type: none">• White Oak Park:<ul style="list-style-type: none">○ Reported that White Oak Park continues to attract interest from developers.○ Shares that meetings are scheduled for collaboration efforts regarding the parcels surrounding White Oak Park, to find the right project fits for successful developments.		



Economic Development Updates	
38 minutes	Executive Director, Cheney Eldridge
Discussion	<p>Executive Director, Cheney Eldridge shared the following:</p> <ul style="list-style-type: none"> • Provided a rezoning update: <ul style="list-style-type: none"> ○ BOC meeting on 05.20.2025, passed the rezoning request (parcels 018 006 & 019 003). ○ White Oak phase III has been rezoned to S-1 (Special). ○ Post approved rezoning due diligence. <ul style="list-style-type: none"> * Notify GA Power of the approved rezoning for continuation of their study/assessment. * Getting a User Acknowledgement affidavit signed. * Power supply agreement (between the end user & GA Power). * Additional parcel deliberation & agreements, if any. • Lift Station at White Oak -phase II: <ul style="list-style-type: none"> ○ The lift station construction is complete and requires powering. ○ Requires a 5-year letter of credit & cost (construction, monthly assessments & \$113K). ○ It was suggested that Cheney meet with the county to discuss options for payment. • IRB Bonds: <ul style="list-style-type: none"> ○ Cheney reports that she is working on negotiating another IRB bond for SAIL (School for Arts Infused Learning). • Finance software conversion (from QB to Munis): <ul style="list-style-type: none"> ○ Launch date is 07.01.2025 ○ Cheney shares the modifications that will be implemented and their impacts. <ul style="list-style-type: none"> * Check signing changes. * New check approval structure & process. * Keeping of our current credit cards & checking accounts. * Retention of historical data.
Discussion	<p>Mark Wills shared the following:</p> <ul style="list-style-type: none"> • Atlantic Waste Services proposal update (840 Horizon South Pkwy/parcel# 069 001l). <ul style="list-style-type: none"> ○ BRI committee met on 05.06.2025 for a called meeting to evaluate the proposal for a recommendation to the Executive Board. ○ Conclusion of the called BRI meeting on 05.06.2025. <ul style="list-style-type: none"> * No action was taken to make a change to current allowed uses in Horizon South's covenant.
Calendar of Events	
1 minute	Chairman, Rick Evans
Discussion	<ul style="list-style-type: none"> • May 28, 2025 EDACC Board Meeting @ 7:30 • June 24, 2025 Executive Committee Meeting @ 7:30 • June 25, 2025 EDACC Board Meeting @ 7:30
Adjournment	
	8:28 AM
Conclusions	<p>Chairman Rick Evans calls for a motion to adjourn @ 8:28.</p> <p>Motion: Mark Wills 2nd: Jean Garniewicz Motion carries unanimously (3-0)</p>
Next meeting: June 24, 2025	
Economic Development Authority Conference Room	