



EDACC Executive Committee	
January 21, 2026	EDACC Conference Room
Meeting called by	Chairman, Rick Evans called the meeting to order @ 8:03 AM
Type of meeting	Executive Committee Meeting
Facilitator	Chairman, Rick Evans
Note taker	Linda Peplau
Adjourned	9:11 AM
Attendees	Rick Evans, Mark Wills & Jean Garniewicz
Staff/Guests	Cheney Eldridge, Anita Patel, Stuart Hilsman & Linda Peplau, Skyler Andrews (Augusta Press)
Meeting Agenda	
1 minute	Chairman, Rick Evans
Discussion	Chairman, Rick Evans called for a motion to jointly approve the agenda for the January 21, 2026, Executive Committee Meeting and the minutes for the December 10, 2025, Executive Committee Meeting.
Conclusions	Motion: Mark Wills 2nd: Jean Garniewicz Motion carries unanimously (3-0)
Minutes of Previous Meeting	
0 minutes	Chairman, Rick Evans
Discussion	See above.
Conclusions	Motion: Mark Wills 2nd: Jean Garniewicz Motion carries unanimously (3-0)
DACC Financial Report	
23 minutes	Treasurer, Mark Wills
Discussion	<p><b>Treasurer, Mark Wills</b>, reported on the following items in the financial reports:</p> <ul style="list-style-type: none"> <li>• Page 1 (balance sheet): <ul style="list-style-type: none"> <li>○ Highlighted the balances in the bank accounts reflecting funds from the recent property sale.</li> <li>○ Reported that the County Finance Department is developing a <b>reimbursement schedule</b> for EDACC to repay.</li> <li>○ The current objective is to develop a <b>strategy for investing</b> funds in high-return opportunities.</li> </ul> </li> <li>• Page 2 &amp; 3 (<b>monthly/December expenses</b>): <ul style="list-style-type: none"> <li>○ Discussed expenditures for the month. <ul style="list-style-type: none"> <li>* Reviewed &amp; approved the expenditures in Dues/Subscriptions line of the report.</li> <li>* Discussed changes to cell tower income from SBA Communications due to non-payment related to an additional tenant.</li> </ul> </li> </ul> </li> <li>• Page 4 &amp; 5 (<b>Year to date total expenses &amp; revenue</b>): <ul style="list-style-type: none"> <li>○ Mark Wills reported that everything on pages 4 and 5 appears to be in order.</li> </ul> </li> <li>• Page 6 (<b>2026 FY budget</b>) <ul style="list-style-type: none"> <li>○ Rick Evan reported that since our current percentage is higher than 50%, half way through the fiscal year, we are on target.</li> </ul> </li> </ul> <p><b>Chairman, Rick Evans</b> shared the following financial updates:</p> <ul style="list-style-type: none"> <li>• Provided a brief <b>White Oak closing update</b>. <ul style="list-style-type: none"> <li>○ Shared an explanation of how the closing funds are reflected on the balance sheet.</li> <li>○ Reported that Leanne Reece was diligent in accurately breaking down the funds and properly netting all amounts while recording the sale proceeds.</li> <li>○ Discussed the value of the remaining 77 acres left in White Oak Phase I.</li> </ul> </li> <li>• Reported that the <b>budget hearing</b> process will take place in February, and we will collaborate with the County.</li> </ul>
Conclusions	<p><b>Chairman, Rick Evans</b> calls for a motion to present the December 2025 financial reports to the board.</p> <p><b>Motion: Jean Garniewicz. 2nd: Mark Wills Motion carries unanimously (3-0).</b></p>



Chairman's Report	
11 minutes	Chairman, Rick Evans
Discussion	<p>Chairman, Rick Evans shared the following updates:</p> <p><b>Chairman Evans stated that a lot is happening in CSRA.</b></p> <ul style="list-style-type: none"> <li>• Opened a regional activity dialogue. <ul style="list-style-type: none"> <li>○ Rick reported that Georgia is one of the best states that can provide the necessary power needed for business growth including data centers.</li> <li>○ Mark Wills and Jean Garniewicz referenced an informative news feed that provided a comprehensive breakdown of data center information, including insights on new technology and clarifications on misinformation.</li> <li>○ Rick commented that our goal is to share as much information as possible once it is provided by the end user, after they have finalized their construction plans. <ul style="list-style-type: none"> <li>* Mark Wills highlighted how technology has advanced dramatically over the past 5 years.</li> </ul> </li> <li>○ The Committee discussed potential development costs for the White Oak project. <ul style="list-style-type: none"> <li>* Construction costs are expected to fluctuate as the developer revises structural plans.</li> </ul> </li> <li>○ Cheney praised Georgia Power for its ability to meet power demand more effectively than other states.</li> </ul> </li> <li>• The team openly discussed the results of the County Planning Commission meeting, as well as agenda items for the next scheduled Board of Commissioners (BOC) meeting.</li> </ul>
Economic Development Updates	
5 minutes	Executive Director, Cheney Eldridge
Discussion	<p>Executive Director, <b>Cheney Eldridge</b> shared the following:</p> <ul style="list-style-type: none"> <li>• Reported that Stuart will be presenting at the ARDA event in Atlanta on Friday (01.22. 2026). <ul style="list-style-type: none"> <li>○ Project Managers and State Representatives will be in attendance to hear his presentation.</li> <li>○ One objective is to refine Stuart's presentation skills for future projects and familiarize him with all the representatives. <ul style="list-style-type: none"> <li>○ Discussion topics will include the remaining 77 acres of White Oak to ensure it stays top of mind.</li> </ul> </li> </ul> </li> <li>• Discussed Augusta Regional Airport plans to expand flight options.</li> <li>• Shared plans to schedule an exploratory meeting with representatives from Fayetteville/Fayette County to discuss large-scale projects. <ul style="list-style-type: none"> <li>○ The objective of the meeting is to gather feedback, hear success stories, share best practices, and review lessons learned from past errors.</li> </ul> </li> </ul>



Old Business	
5 minutes	Chairman, Rick Evans
Discussion	<p>Chairman Rick Evans opened the discussion on the following topics:</p> <ul style="list-style-type: none"> <li>• <b>Committee Structures</b> <ul style="list-style-type: none"> <li>○ No changes were adopted, as the committees are functioning well as they are.</li> </ul> </li> <li>• Discussion on identifying <b>investment options</b> that yield the best returns to support current operations and future endeavors.           <ul style="list-style-type: none"> <li>○ Mark Wills emphasized the urgency of making a decision soon, noting that interest rates are on a declining trajectory.</li> <li>○ Rick tasked the team with reaching out to the County Finance Department to obtain their investment policy.</li> </ul> </li> <li>• <b>Bond Pay-off Options:</b> <ul style="list-style-type: none"> <li>○ The team will take action to determine whether the Phase I bond can be paid off without penalty, as it carries the highest interest rate.</li> </ul> </li> </ul>
New Business	
0 Minutes	
Discussion	N/A
Calendar of Events	
3 Minutes	Chairman, Rick Evans
Discussion	<p>Chairman, Rick Evans shared the following calendar of events:</p> <ul style="list-style-type: none"> <li>• Reported the new <b>8:00 AM starting time for all EDACC meetings.</b></li> <li>• Upcoming <b>BOC Meeting</b> (Final vote scheduled for February 3rd on zoning change for White Oak from SI to DC).</li> </ul>
Closed Session	
23 minutes	Chairman, Rick Evans
Discussion	<p>Chairman, Rick Evans called for a motion to <b>enter closed session.</b>          Motion: Jean Garniewicz 2nd: Mark Wills Motion carries unanimously (3-0)</p> <p>Chairman, Rick Evans called for a motion to <b>exit closed session.</b>          Motion: Mark Wills 2nd: Jean Garniewicz Motion carries unanimously (3-0)</p>
Conclusions	<b>Treasurer, Mark Wills reported that a property matter was discussed during the closed session and that NO ACTION WAS TAKEN on the matter.</b>
Adjournment	
Conclusions	Chairman Rick Evans calls for a motion to adjourn @ 9:11 Motion: Jean Garniewicz 2nd: Mark Wills Motion carries unanimously (3-0)
Next meetings: <b>February 18, 2026</b>	Economic Development Authority Conference Room