



EDACC Board Meeting Minutes						
<b>May 27, 2026</b>				EDACC Conference Room		
Meeting called by	Chairman, Rick Evans - called the meeting to order @ 8:00					
Type of meeting	Board Meeting					
Facilitator	Chairman, Rick Evans					
Note taker	Linda Peplau					
Adjourned	8:59 AM					
Board Attendance	Rick Evans	Y	Mark Wills	ABSENT	Stan Shepherd	ABSENT
	Jim Cox	Y	Jean Garniewicz	Y	Kerry Bridges	Y
	Mark Herbert	Y	Ben Stapleton	Y	Rick Toole	ABSENT
Staff/Guests	Cheney Eldridge, Anita Patel, Stuart Hilsman, Linda Peplau, Chris Driver (Hull Barrett, PC), Connie Melear (BOC), Jim Steed (BOC), & Skyler Andrews (The Augusta Press)					
Meeting Agenda						
1 minute	Chairman, Rick Evans					
Discussion	Chairman, Rick Evans called for a motion to jointly approve the agenda for the May 27, 2026, EDACC Board Meeting & the minutes for the March 25, 2026, EDACC Board Meeting.					
Conclusions	Motion: Jean Garniewicz 2nd: Jim Cox Motion carries unanimously (6-0)					
Minutes of Previous Meeting						
0 minutes	Chairman, Rick Evans					
Discussion	See above.					
Conclusions	Motion: Jean Garniewicz 2nd: Jim Cox Motion carries unanimously (6-0)					

DACC Financial Report	
8 minutes	Chairman, Rick Evans
Discussion	<p><b>Chairman, Rick Evans</b> reported on the following items in the April 2026 financial report.</p> <ul style="list-style-type: none"> <li>• Page 1 (balance sheet): <ul style="list-style-type: none"> <li>○ Mr. Evans provided a balance sheet report that included cash balances, net assets, net liabilities, and the Phase 1 and Phase 2 bond balances.</li> </ul> </li> <li>• Page 2 &amp; 3 (monthly expenses): <ul style="list-style-type: none"> <li>○ Provided an April activity report, sharing that most of April Showcase was prepaid prior to April.</li> </ul> </li> <li>• Page 4 &amp; 5 (year-to-date/10 months expenses) <ul style="list-style-type: none"> <li>○ Noted the \$7,963,052.64 on the Intergovernmental line item that was repaid to the county for past bond payments.</li> <li>○ Noted the bond interest expenses paid to date.</li> </ul> </li> <li>• Page 6 (2026 FY budget to actual) <ul style="list-style-type: none"> <li>○ Rick reported on the Budget vs. Actual figures and highlighted the April Showcase costs. He explained that this event is an opportunity to showcase our community to the world and elaborated on the cost benefits associated with such an opportunity.</li> <li>○ He reported that EDACC is well under budget from an operating standpoint.</li> <li>○ Rick reported that the personnel budget is on target, with interest revenue well over budget due to land sale funds.</li> </ul> </li> <li>• Jim Cox inquired about county appropriations for the next fiscal year. In response, Rick Evans explained that EDACC’s county appropriations will cease on June 30, 2026. He noted that EDACC will become independent from the county in the upcoming fiscal year and expressed hope that the county views its investment in EDACC positively.</li> <li>• Kerry Bridges requested clarification on the eligible categories for the SRSCRO grant funds. After receiving the information from EDACC staff, he recommended inviting Robby Bennett to present potential grant opportunities that could support collaboration with surrounding communities.</li> </ul>
Conclusions	<p>Chairman, Rick Evans called for a motion to approve the April 2026 Financial Reports.  Motion: Jim Cox 2nd: Ben Stapleton Motion carries unanimously (6-0)</p>
Chairman’s Report	
1 minute	Chairman, Rick Evans
Discussion	<p>Chairman Rick Evans informed the board that the EDACC staff will provide an update on the cell tower lease with SBA. He noted that a lease extension proposal has been received and is currently under review.</p>

Project Updates	
9 minutes	Project Managers, Stuart Hilsman & Project Managers, Anita Patel
Discussion	<p><b>Stuart Hilsman</b> shared the following:</p> <ul style="list-style-type: none"> <li>• <b>Investment RFP updates</b> (for surplus funds):               <ul style="list-style-type: none"> <li>○ The RFP will include two portfolios:                   <ol style="list-style-type: none"> <li>1. Debt service for the White Oak Phase I and II bonds</li> <li>2. Annual budget support</li> </ol> </li> <li>○ Pending board approval, the RFP will be issued this afternoon.                   <ul style="list-style-type: none"> <li>* Responses will be accepted until June 15, 2026, at 12:00 p.m.</li> <li>* There will be a review process with final selection expected to be announced at the July board meeting.</li> </ul> </li> </ul> </li> <li>• <b>Rick Evans</b> added that the current surplus is earning 3.56% interest and volunteered to provide each board member with a copy of the prepared RFP, noting that it aligns with key aspects of the county's investment policy and has been reviewed by the Executive Committee.</li> </ul> <p><b>** Chairman Rick Evans called for a motion to approve the Investment RFP as developed by Mark Wills and Stuart Hilsman. Motion: Kerry Bridges 2nd: Mark Herbert Motion carries unanimously (6-0)</b></p> <ul style="list-style-type: none"> <li>• <b>Existing Industries Updates:</b> <ul style="list-style-type: none"> <li>○ Club Car facilities tour                   <ul style="list-style-type: none"> <li>* The tour will cover operations, production, and workforce (led by Club Car's HR and operations directors).</li> <li>* Scheduled for June 10 at 10:00 a.m. (9 board and staff members currently signed up)</li> </ul> </li> <li>○ Coordination continues for tours to GIW and John Deere are expected later in the year.</li> <li>○ Cleanova Micronics meeting update                   <ul style="list-style-type: none"> <li>* Scheduled for 05.28.2026, to discuss workforce development needs.</li> <li>* Existing Industry Day at Masters initiated this contact and meeting.</li> <li>* April Showcase continues to serve as a valuable touchpoint for engaging with existing industries.</li> </ul> </li> <li>○ Wellstar AU (Augusta University Health)                   <ul style="list-style-type: none"> <li>* Anita reported that she is coordinating a tour tentatively planned for late summer or early September.</li> <li>* The hospital is scheduled to open on August 26, 2026.</li> </ul> </li> </ul> </li> <li>• <b>Operational updates:</b> <ul style="list-style-type: none"> <li>○ Lightcast meeting updates                   <ul style="list-style-type: none"> <li>* Stuart and Anita met with Lightcast representative on 05.20.2026.</li> <li>* Lightcast provides labor force data used for industry and project evaluation.                       <ul style="list-style-type: none"> <li>- Data is compiles from approximately 18 million data points.</li> <li>- Reports detail compensation, benefits, impact scenarios, and workforce dynamics.</li> <li>- These tools are highly valuable for supporting existing industry projects.</li> </ul> </li> <li>* Lightcast is open to presenting to the board this year or early next year to explain their services and data products, which are frequently referenced during budget discussions.</li> </ul> </li> <li>○ After Jean inquired about the status of the <b>annual wage survey</b>, Stuart noted that he will follow up with previous partners to determine whether it will continue, as the individual who previously managed the South Carolina portion is no longer in that role. He added that EDACC may conduct a local version if needed.</li> </ul> </li> </ul>
Discussion	
Conclusions	<p><b>Chairman, Rick Evans called for a motion for approval the Investment RFP as designed by Mark Wills and Stuart Hilsman. Motion: Kerry Bridges 2nd: Mark Herbert Motion carries unanimously (6-0)</b></p>

## Economic Development Update

23 minutes | Executive Director Cheney Eldridge

Discussion	<p>Cheney Eldridge shared the following Economic Development Updates:</p> <ul style="list-style-type: none"> <li>• <b>Cell Tower Lease updates</b> (to keep members informed of ongoing discussions): <ul style="list-style-type: none"> <li>○ Shared that proposed terms for a new lease have been received. Options include extending the lease or selling.</li> <li>○ Acreage involvement should be determined per Rick Evans.</li> <li>○ One sub tenant is currently not making payments, reducing lease revenue.</li> <li>○ Staff gathered information from the county on typical cell tower lease terms, which will help evaluate the offer.</li> <li>○ Noted that if all tenants leave the tower, regulations require the tower to be removed (“naked tower” rule).</li> <li>○ After further discovery a full contract reflecting the new terms will be submitted for Chris to review to ensure EDACC secures a fair and beneficial agreement.</li> <li>○ Rick Evans noted that this topic has been discussed during prior Executive Committee meetings.</li> <li>○ It was suggested by Jim Cox that Clay Whittle and local emergency responders be consulted about the possibility of adding their services to the tower. It is unclear whether engineering studies would support this, but their extensive network may benefit from having space on the tower to rebroadcast their signal.</li> </ul> </li> <li>• <b>FY2027 Budget:</b> <ul style="list-style-type: none"> <li>○ Cheney presented the FY2027 draft budget and noted that the Development Authority will no longer receive county appropriations, starting July 01, 2026.</li> <li>○ The draft budget was reviewed, noting the removal of county appropriations and a focus on reducing administrative &amp; economic development budgets.</li> <li>○ The discussion included the impact of bond payments, interest rates, and the potential for land sales to pay down debt. After identifying additional payoff fees for the 2017 bond, the Executive Committee and Bond Committee agreed to continue with the original payment schedule. <ul style="list-style-type: none"> <li>* 2017 Bond: interest rate 3.62%, expiring 11/2027</li> <li>* 2020 Bond: interest rate 2.03%, expiring 11/2030</li> </ul> </li> </ul> </li> </ul> <p><b>** Chairman Rick Evans called for a motion to approve the proposed FY2027 budget draft with minor amendments to be determined by the Executive Committee or Chairman.</b></p> <p><b>Motioned by: Jim Cox 2nd by: Mark Herbert Motion carries unanimously (5-0)</b></p> <p><b>Note: Ben exited at 8:35= leaving 5 to vote)</b></p>
Discussion	<p><b>Future Projects and Strategic Planning:</b></p> <ul style="list-style-type: none"> <li>○ The board held a broad discussion on future acquisition plans and potential uses for the remaining parcels at White Oak, including possible mini storage facilities, with sports complexes being a major topic of interest.</li> <li>○ The board discuss the infrastructure costs and the end user's responsibility for infrastructure in future projects.</li> <li>○ Cheney mentions ongoing discussions with Georgia Power for parcel studies to identify high-value sites for future development.</li> <li>○ Joint Development Authority collaborations were suggested for consideration to support community growth.</li> <li>○ Cheney expressed appreciation for everyone’s suggestions and looks forward to a future strategic planning session to further explore the proposed ventures.</li> </ul>

EDACC Committee Reports		
2 minutes	Jim Cox, for Business Recruitment & Incentive Program Committee 04/01/2026	
Discussion	Jim Cox shared the following topics discussed at the Business Recruitment & Incentive Program Committee: <ul style="list-style-type: none"> <li>• <b>Discussion topics:</b> <ul style="list-style-type: none"> <li>○ Current data center project updates &amp; progression</li> <li>○ Discussed revisiting the Martinez Tax Allocation District (TAD) proposal for potential redevelopment.</li> <li>○ Mosh Pit Eats' potential project updates (has encountered financial issues due to an investor withdrawing).</li> <li>○ Thunder Over Evans in April.</li> <li>○ Next meeting on 06.03.2026</li> </ul> </li> </ul>	
Public Comments		
7 minutes	Connie Melear (BOC), Jim Steed (BOC), & Skyler Andrews (The Augusta Press),	
Discussion	<p><b>Commissioner Melear</b> shared the following community updates:</p> <ul style="list-style-type: none"> <li>• Shared that the White Oak project is anticipated to begin soon.</li> <li>• Reported on the recent filing of land disturbance permits by the likely candidates for construction involvement.</li> </ul> <p><b>Commissioner Steed</b> shared the following community updates:</p> <ul style="list-style-type: none"> <li>• The BOC is continuing to monitor the anticipated start of construction at White Oak.</li> <li>• Reported that a few smaller projects are currently under review, including ongoing land acquisition progress.</li> <li>• Updated on the Bartman Trail expansion and the proposed new grocery store.</li> <li>• Recreation parks and tournament style sports facilities were discussed as potential future opportunities to help attract new residents &amp; visitors to the community.</li> </ul> <p>Mark Herbert exits at 8:50 (leaving 4 to vote)</p>	
Calendar of Events		
1 minute	Chairman, Rick Evans	
Discussion	Rick Evans provided a quick overview of the upcoming calendar of events. <ul style="list-style-type: none"> <li>• June 03, 2026, Business Recruitment &amp; Incentive Program Committee</li> <li>• June 10, 2026, Club Car Tour (10:00 a.m.–12:00 p.m.) at 4125 Washington Rd, Evans, GA 30809</li> <li>• June 17, 2026, Executive Committee Meeting</li> <li>• June 24, 2026, EDACC Board meeting</li> </ul>	
Closed Session		
7 Minutes	Chairman, Rick Evans	
Discussion	Chairman, Rick Evans called for a motion to <b>enter executive session</b> . Motion: Jean Garniewicz 2nd: Jim Cox Motion carries unanimously (4-0)	
	Chairman, Rick Evans called for a motion to <b>exit executive session</b> . Motion: Kerry Bridges 2nd: Jim Cox Motion carries unanimously (4-0)	
Conclusions	<b>Chris Driver reported that one property matter was discussed during executive session, with no action taken on the item.</b>	
Adjournment		8:59 AM
Conclusions	Chairman, Rick Evans calls for a motion to adjourn the May 27, 2026, EDACC board meeting at 8:59 a.m. Motioned: Kerry Bridges 2nd: Jim Cox Motion carries unanimously (4-0)	
<b>Next meeting: June 24, 2026</b>	EDACC	All