EDACC Executive Committee		
June 17, 2026		EDACC Conference Room
Meeting called by	Chairman, Rick Evans called the meeting to order @ 8:00 AM	
Type of meeting	Executive Committee Meeting	
Facilitator	Chairman, Rick Evans	
Note taker	Linda Peplau	
Adjourned	9:59 AM	
Attendees	Rick Evans, Stan Shepherd, & Mark Wills	
Staff/Guests	Cheney Eldridge, Anita Patel, Stuart Hilsman, Linda Peplau, Randy Griffin (CSRA Bus. Lending) & Cody Shepherd (CSRA Bus. Lending)	
Meeting Agenda		
<1 minute	Chairman, Rick Evans	
Discussion	Chairman Rick Evans called for a motion to approve the agenda for the June 17, 2026 Executive Committee Meeting.	
Conclusions	Motion: Stan Shepherd 2nd: Mark Wills Motion carries unanimously (3-0)	
Minutes of Previous Meeting		
1 minute	Chairman, Rick Evans	
Discussion	Chairman Rick Evans called for a motion to approve the minutes for the May 20, 2026 Executive Committee Meeting.	
Conclusions	Motion: Stan Shepherd 2nd: Rick Evans Motion carries unanimously (3-0)	
DACC Financial Report		
6 minutes	Treasurer, Mark Wills	
Discussion	**Treasurer, Mark Wills,** reported on the following items in the financial reports: • Page 1 (balance sheet): ○ Mark began his report by stating that the balance sheet is in good condition and that all paid debt has been removed from liabilities. ○ He highlighted the interest only JP M. Chase bond payment that was paid on May 1, 2026. • Page 2 & 3 (**monthly expenses**): ○ The committee reviewed the monthly expenditures on page 2 & 3 of the report. ○ Monthly expenses were reviewed, and additional clarification was provided for the items in question. • Page 4 & 5 (**Year to date total expenses & revenue**): ○ Mark reported that everything looked in order on page 5 & 6. • Page 6 (**2026 FY budget**) ○ Mark suggested using the current year's spending to help guide next year's budget and recommended comparing the current year's actuals with the budget for more effective planning. ○ Rick Evans recommended conducting a 2nd reading of the budget at the next board meeting.	
Conclusions	**Chairman, Rick Evans calls for a motion to present the May 2026 financial reports to the board for final approval at the next board meeting.** **Motion: Stan Shepherd 2nd: Mark Wills Motion carries unanimously (3-0)**	

Chairman's Report	
6 minutes	Chairman, Rick Evans
Discussion	**Chairman, Rick Evans** shared the following updates: • Industry tour updates: ○ Rick Evans extended his thanks to Stuart Hilsman for coordinating the recent Club Car tour. ○ He reported that it had a strong turnout and provided a valuable opportunity to explore industry needs and discuss future plans. ○ Anita Patel provided an update on the new hospital tour efforts following Rick's inquiry. ○ Anita Patel shared details regarding the scheduled visit of the Consul General of India, Ramesh Babu Lakshmanan, to Palmetto Industries on Friday, June 19, 2026, from 10:30 a.m. to 1:00 p.m., to discuss supply issues with other industries and promote trade with India.
Economic Development Updates	
66 minutes	Guest Presenters: Andy Griffin and Cody Shepherd from CSRA Business Lending
Discussion	Rick Evans introduces Andy Griffin and Cody Shepherd from CSRA Business Lending. • Andy Griffin provided an overview of CSRA Business Lending, including its history and mission to support small businesses through lending. He also discussed the organization's growth and its positive impact on the local economy, highlighting job creation and the increasing value of its loan portfolio. ○ Provided a Financial Performance Overview highlighting key metrics within the end of fiscal year financial reports for reference. ○ 97% loan utilization rate & loan program value ○ Noted a 22% volume decrease due to the economy ○ 228 jobs are involved in 215 projects • Cody Shepherd shared his background and connection to the organization and discussed the marketing strategies used to attract businesses, as well as the importance of maintaining a strong loan portfolio. • Andy informed the committee about their loan programs and shared several community success stories, while also highlighting the importance of working with banks to ensure quality loans and emphasizing the success of the SBA 504 program. • Randy presented a proposal for EDACC's consideration regarding an investment opportunity with CSRA Business Lending and its continued support of the small business community in Columbia Co. ○ Marketing materials ○ Funding, timeline, and proposed loan guidelines/parameters ○ Loan management strategies & banking structure ○ Accredited SBA lending audit reviews & quarterly loan activity reporting for transparency ○ Loan candidates for high community impact & collateral assignments
Conclusions	Rick Evans shared that he would like to allocate a portion of the recent land sale proceeds toward small business initiatives in our community and noted that CSRA Business Lending already has an established system in place that aligns well with our goals. * After a lengthy discussion about the presentation by CSRA Business Lending it was agreed that the investment proposal will undergo further review before being presented to the Board.

Old Business	
14 minutes	Executive Director, Cheney Eldridge
Discussion	Executive Director, Cheney Eldridge provided the following updates: • Investment management RFP updates: ○ The RFP was distributed to eight groups, and four responses were received. ○ We are currently in the review stage of the submitted RFPs ○ Interviewing of contenders will be conducted to determine the final selection ○ Rick Evans suggested sending a thank you email to all who submitted an RFP ○ Cheney and Mark both addressed the possibility of expanding the search to include larger financial institutions if our needs are not met.
New Business	
19 minutes	Executive Director, Cheney Eldridge
Discussion	Executive Director, Cheney Eldridge provided the following updates: • Phase III Project Updates: ○ Cheney provided an update regarding the current White Oak Phase III project. ○ Rick Evans reported that Cheney has consistently met with county leaders each week to keep them informed of the project and the progress of negotiations. ○ A Memorandum of Understanding for resolution is currently being negotiated and will require Board approval once the final draft has been completed. ○ Cheney reported on build out adjustments that are still being finalized by the end user. • The committee discussed HB 784, the $8,000.00 homestead value relief, and its potential impact on the community. • Stan Shepherd opened a discussion regarding the construction workforce pool and the impact that new builds in the region may have on legacy construction companies, and also introduced the idea of facilitating the development of a community trade reinvention plan. ○ Cheney reported that Robbie Bennett with SRS CRO is currently in the process of compiling a trade study. ○ Rick Evans mentioned inquiring about the county ordinance regarding temporary workforce sites and identifying potential locations.

Calendar of Events	
7 minutes	Chairman, Rick Evans
Discussion	Chairman Rick Evans shared the following calendar of events: • June 19, 2026 - Consular Gen. of India visit to Palmetto Industries, Grovetown, GA 10:30-1pm • June 24, 2026 - EDACC Board Meeting – 8:00 a.m. • July 10, 2026 - Property Development Committee - 8 a.m. • July 10, 2026 - Existing Business & Workforce Committee - 9:00 a.m. • July 15, 2026 - Executive Committee Meeting – 8:00 a.m.
Executive Session	
0 minutes	
Discussion	N/A

Adjournment		9:59
Conclusions	Chairman Rick Evans calls for a motion to adjourn @ 9:59 Motion: Stan Shepherd 2nd: Mark Wills Motion carries unanimously (3-0)	
Next meetings: **July 15, 2026**	Economic Development Authority Conference Room	