



| EDACC Board Meeting Minutes |                                                                                                                                 |   |               |   |                       |           |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------|---|---------------|---|-----------------------|-----------|
| July 22, 2026               |                                                                                                                                 |   |               |   | 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                   | 9:55 AM                                                                                                                         |   |               |   |                       |           |
| Board Attendance            | Rick Evans                                                                                                                      | Y | Mark Wills    | Y | Jean Garniewicz       | VIA PHONE |
|                             | Jim Cox                                                                                                                         | Y | Stan Shepherd | Y | Kerry Bridges         | VIA PHONE |
|                             | Mark Herbert                                                                                                                    | Y | Ben Stapleton | Y | Rick Toole            | Y         |
| Staff/Guests                | Cheney Eldridge, Anita Patel, Stuart Hilsman, Linda Peplau, Chris Driver (Hull Barrett, PC), & Commissioner Connie Melear (BOC) |   |               |   |                       |           |
| Meeting Agenda              |                                                                                                                                 |   |               |   |                       |           |
|                             | Chairman, Rick Evans                                                                                                            |   |               |   |                       |           |
| Discussion                  | Chairman Rick Evans called for a motion to approve the agenda for the July 22, 2026, EDACC Board Meeting.                       |   |               |   |                       |           |
| Conclusions                 | Motion: Stan Shepherd    2nd: Mark Wills    Motion carries unanimously (7-0)                                                    |   |               |   |                       |           |
| Minutes of Previous Meeting |                                                                                                                                 |   |               |   |                       |           |
|                             | Chairman, Rick Evans                                                                                                            |   |               |   |                       |           |
| Discussion                  | Chairman Rick Evans called for a motion to approve the minutes for the June 24, 2026, EDACC Board Meeting.                      |   |               |   |                       |           |
| Conclusions                 | Motion: Rick Toole    2nd: Ben Stapleton    Motion carries unanimously (7-0)                                                    |   |               |   |                       |           |

| DACC Financial Report |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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|                       | Treasurer, Mark Wills                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Discussion            | <p><b>Treasurer, Mark Wills</b> reported on the following items in the June 2026 financial report.</p> <ul style="list-style-type: none"> <li>• Page 1 (<b>Balance Sheet</b>/Statement of Net Position): <ul style="list-style-type: none"> <li>◦ Mark reported that the year end financial review showed minimal changes from the prior month's report.</li> </ul> </li> <li>• Page 6 (2026 <b>FY Budget vs. Actual Expenses</b>): <ul style="list-style-type: none"> <li>◦ He reported that net assets remained stable, and revenues exceeded budget expectations due to the sale of properties at White Oak.</li> <li>◦ He noted that administrative expenses were significantly under budget, with no contingency funds utilized.</li> <li>◦ It was reiterated that future income will no longer come from county appropriations, but will instead be generated through interest income, rental income, grants, and IRB fees.</li> <li>◦ Updates on changes to rental income were provided.</li> </ul> </li> </ul> <p><b>Comments, Questions &amp; Answers:</b><br/> Q: Rick Toole inquired about the auditing process.<br/> A: Rick Evans explained that the organization is now fully integrated into the county's accounting system, with a streamlined chart of accounts. As a result, the financial statements will be incorporated into the county's overall audit.</p> |
| Conclusions           | <p>Chairman Rick Evans called for a motion to approve the June 2026 Financial Reports, contingent upon any audit related adjustments.</p> <p>Motion by Jim Cox 2nd by Rick Toole. The motion carried unanimously (7 0).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Chairman's Report     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                       | Chairman, Rick Evans                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Discussion            | <p>Chairman Rick Evans provided the following updates:</p> <ul style="list-style-type: none"> <li>• Rick shared an update on <b>board member reappointments</b> approved by the BOC: <ul style="list-style-type: none"> <li>◦ Mark Herbert, reappointed through 12/31/2029</li> <li>◦ Stan Shepherd, reappointed through 12/31/2029</li> <li>◦ Rick Toole, reappointed through 12/31/2029</li> </ul> </li> <li>• The Chairman reminded the board of the hospital tour scheduled for 12:00 later that day.</li> <li>• The board discussed the upcoming Vogtle Plant tour scheduled for October 2, 2026, and Cheney noted that EDACC will provide transportation for attendees.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Project Updates       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                       | Project Manager, Stuart Hilsman                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Discussion            | <p>Stuart noted that, due to time constraints, his project updates will be provided at the next board meeting, as many of the items are already included in the committee meeting summaries.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

## Economic Development Update

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|            | Stuart Hilsman, and Anita Patel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Discussion | <p><b>Anita Patel</b> provided a summary of minutes for <b>Property Development Committee</b> (07.10.2026):</p> <ul style="list-style-type: none"> <li>• The Investment RFP process and its current status.</li> <li>• A broad review of cell tower lease renewal options, with the contract currently under review.</li> <li>• Discussion of historical information related to prior TAD initiatives.</li> <li>• Consideration of future strategic planning sessions, potentially structured as a board retreat or dedicated planning meeting.</li> </ul> <p><b>Stuart Hilsman</b> provided a summary of minutes for <b>Existing Business &amp; Workforce Committee</b> (July 10, 2026):</p> <ul style="list-style-type: none"> <li>• He noted the recent Club Car tour was successful, with strong board participation, and the committee discussed ways to enhance future industry tours through structured presentations and shared lunches.</li> <li>• He provided updates on ongoing collaboration with Cleanova and Augusta Tech to develop training programs for sewing workers.</li> <li>• The committee reviewed highlights from the recent visit by Consul General of India, Ramesh Babu Lakshmanan, to Palmetto Industries.</li> <li>• Plans were confirmed for the upcoming Vogtle Plant tour on October 2.</li> <li>• Stuart shared that the annual wage survey is now live, and efforts are underway to encourage company participation.</li> </ul> |

## Public Comments

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|            | Commissioner Connie Melear (BOC)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Discussion | <p><b>Commissioner Connie Melear</b> provided the following community updates:</p> <ul style="list-style-type: none"> <li>• Shared that Commissioner Alison Couch traveled to Atlanta to speak before state committees regarding tax relief.</li> <li>• Noted that, despite political hurdles, efforts continue to build support for tax relief-related initiatives, and funds remain in place to support future tax refund mechanisms once authorized.</li> <li>• Reported that Commissioner Doug Duncan is scheduled to travel to Washington, D.C., where federal officials have expressed strong support for the county's data center initiatives. Additional updates and press releases are expected following his meetings.</li> <li>• She added that Columbia County has received praise from federal officials for its gold standard data center practices. Stan Shepherd further noted that the county's data center ordinances were also commended.</li> </ul> |



| Calendar of Events                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|                                         | Chairman, Rick Evans                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| Discussion                              | <b>Rick provided a quick overview of the upcoming calendar of events.</b> <ul style="list-style-type: none"><li>• August 05, 2026, Business Recruitment &amp; Incentives Committee - 8:00 a.m.</li><li>• August 19, 2026, Executive Committee Meeting - 8:00 a.m.</li><li>• August 26, 2026, Board Meeting – 8:00 a.m.</li></ul> <b>Stan Shepherd</b> added the suggestion that EDACC staff begin updating the bylaws, and Cheney noted that she is already working on this with Chris Driver.                                                                                |                  |
| Executive Session                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
|                                         | Chairman, Rick Evans                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| Discussion                              | Chairman, Rick Evans called for a motion to enter executive session at 8:33.<br>Motion: Jim Cox     2nd: Mark Herbert    Motion carries unanimously (7-0)<br><br>Chairman, Rick Evans called for a motion to exit executive session at 9:53.<br>Motion: Jim Cox     2nd: Mark Wills    Motion carries unanimously (7-0)                                                                                                                                                                                                                                                       |                  |
| Conclusions                             | <b>Chris Driver reported that one property matter was discussed during executive session, with no action taken on the matter.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Additional Economic Development Updates |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
|                                         | Chairman, Rick Evans                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| Discussion                              | <b>Rick Evans</b> asked the EDACC staff to share their selection for the lead investment advisor for EDACC’s investable funds so that it could be brought before the EDACC Board for a vote.<br><br>Stuart Hilsman shared that, after completing the RFP submission review and interview process, the <b>EDACC staff recommends that the EDACC Board of Directors select South State Investment Services</b> to manage the funds proposed and outlined in the RFP, citing their stronger expertise, professionalism, strategic understanding, and competitive fee structures. |                  |
| Conclusions                             | <b>Rick Toole made a motion to select South State Investment Services to manage EDACC’s investment funds.</b><br><b>Jim Cox 2nd the motion    Motion carries unanimously (7-0)</b>                                                                                                                                                                                                                                                                                                                                                                                            |                  |
| Adjournment                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 9:55 AM          |
| Conclusions                             | Chairman, Rick Evans calls for a motion to adjourn the July 22, 2026, EDACC board meeting at 9:55 a.m.<br>Motioned: Mark Herbert     2nd: Rick Toole    Motion carries unanimously (7-0)                                                                                                                                                                                                                                                                                                                                                                                      |                  |
| <b>Next meeting: August 26,2026</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | EDACC<br><br>All |