



MEETING MINUTES

Thursday, May 14, 2026

11:00 AM

Alexander Building - Board Room

BOARD MEMBERS IN ATTENDANCE: Chairman Mike Newberry, Vice Chairman William Davis, Secretary-Treasurer Steve Singletary, Dr. Shanice Richardson and Sam Hattaway

OTHERS IN ATTENDANCE: Buck Willis, Bill Mills, Susanne Reynolds and Hank Jester

The meeting was called to order by Chairman Mike Newberry and he opened with prayer.

Meeting minutes for April 6, 2026, along with the current financials were presented. Reynolds commented that the FSB-General account reflects the deposit from the GA Rural Center grant for Southwest GA Regional E-911 equipment. Dr. Richardson informed the board that all Early County FLEX students had repaid the "seed" money for the program and she would have a reimbursement check to the Development Authority GCB- FLEX account cut for the full amount. Steve Singletary commented that Susanne Reynolds was present at the April 6 meeting and was omitted from the attendance list. A motion to approve the minutes with an amendment to the attendance list to include Susanne Reynolds and approval of the current financials as presented was made by William Davis and seconded by Sam Hattaway. All voted in favor.

OLD BUSINESS: Reynolds mentioned the need to release the EC Growth Scholarship applications and that she would review applications for over-usage of AI. No action was taken and the applications will be released before the end of the week.

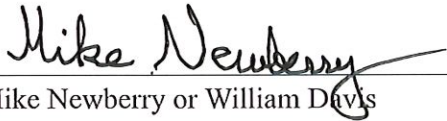
NEW BUSINESS: Reynolds explained the importance of supporting the Chamber and its membership. A motion to approve an annual Chamber membership in the amount of \$135 was made by William Davis and seconded by Dr. Shance Richardson. All voted in favor. Reynolds discussed the need to develop an incentives proposal for existing industry expansions. There has been a request from an existing industry located in Early County that is prospectively planning a \$30M expansion. It is considered a competitive project, meaning the expansion is between Early County and another location. Incentives are a determining factor in where the expansion will take place. Reynolds will reach out to the company/incentives group for the project timeline. She also mentioned the need to set incentives tiers, etc., so that the board has more structure and criteria when considering local incentives for new or existing industries. Reynolds discussed with the board the new GA law that requires Authority Board members to have 2-hours of state-approved training each year. This is in addition to the 8-hour training previously received. She will notify the board of upcoming training dates in June. It was strongly recommended the board members take the 8-hour course again as a refresher and to obtain an updated certificate to place on file.

OTHER UPDATES: Mike Newberry, Susanne Reynolds and Dr. Shanice Richardson attended the QTS-Fayetteville site tour. Newberry said it was an enormous project and good for the group to see. Richardson spoke about the different pathways and workforce opportunities the project could create for Early County students. Attorney Bill Mills updated the board on the Early Co. Data Center ordinance. It is still a working draft and there may be a need for a working session for the commissioners, planning commission and development authority representatives to come together to discuss publicly.

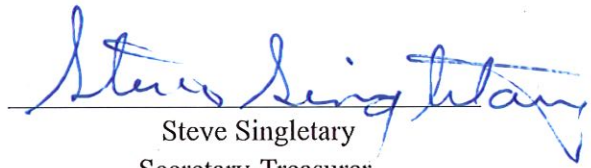
PUBLIC COMMENTS: None.

A motion to adjourn was made by William Davis and seconded by Sam Hattaway. All voted in favor.

Meeting minutes were recorded by Susanne Reynolds, Director for the Development Authority of Early County.



Mike Newberry or William Davis
Chairman or Vice-Chairman



Steve Singletary
Secretary-Treasurer