



MEETING MINUTES - SPECIAL CALLED

Monday, August 10, 2026

5:30 PM

Alexander Building - Board Room

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

OTHERS IN ATTENDANCE: Bill Mills, Hank Jester, Susanne Reynolds and other community members.

The meeting was called to order by Chairman Mike Newberry and Eric Harris opened with prayer, remembering the family of Wes Cleveland.

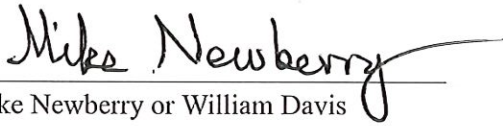
NEW BUSINESS: Attorney Bill Mills presented the MOU for "Project Blue Hole" also known as QTS Data Centers. He said over the last several days the attorneys have worked to get the finalized MOU completed and just recently got all components, including the legal description of the land. A motion to approve the MOU as presented was made by Eric Harris and Sam Hattaway seconded the motion of approval. There was no discussion and all voted in favor.

OTHER UPDATES: Chairman Newberry asked Director Susanne Reynolds to distribute MOU outline to the public. Reynolds said an information panel on industrial developments is being planned for August 25th. She is in the process of confirming panelists. Newberry apologized for the Monday, August 6th meeting cancellation. He explained that the boards thought everything was ready to move forward with meeting; however, it wasn't and the boards had to cancel with the county receiving the most criticism for it. Newberry also spoke on the growth the Development Authority board of directors have experienced over the past year with the project. He said it had been fun to see the board trust each other and gel together through the process.

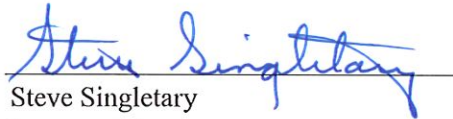
PUBLIC COMMENTS: Ana Ingram asked about the property for the project and whether or not ancestral lands and other surveys had been completed. She commented that the public needs to know how it will affect the resources. She also asked about the involvement of the local government in private property and private business with compliance to federal law. She commented that answers that have been given are not good enough. Harry Grier asked about the PILOT agreement being a tax abatement. Bill Mills explained the structure of how a PILOT works in Georgia - and said it is not a tax abatement. Malik Leigh asked about the rating of the bonds and had questions related to indemnity - health care waivers and time limits of these with the city and county.

A motion to adjourn was made by Eric Harris and seconded by Dee Grist. All voted in favor.

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

A handwritten signature in black ink that reads "Mike Newberry". The signature is written in a cursive style with a long, sweeping horizontal line extending from the end of the name.

Mike Newberry or William Davis
Chairman or Vice Chairman

A handwritten signature in blue ink that reads "Steve Singletary". The signature is written in a cursive style with a long, sweeping horizontal line extending from the end of the name.

Steve Singletary
Secretary-Treasurer