

**Fayette County Development Authority
Regular Board Meeting
January 22, 2026**

Minutes

I. Call to Order and Welcome of Guests

Chair Pat Hinchey called the board meeting of the Fayette County Development Authority to order on Thursday, January 22, 2026, at 4:00 p.m. in the Fayette County Development Authority's conference room in Fayetteville.

Members Present:

Pat Hinchey
Mayor Edward Johnson
Darryl A. Hicks
Tracy Young
Dr. Alvetta Thomas
Virginia Gibbs
Gary Zarlengo
Dr. Luis Matta, Jr.

Staff Present:

Niki Vanderslice
Rosie Matta
Amanda Fields
Lindsey Woodydy

Guests:

Nathan Lee, General Council
Maggie Reenstra, Coweta-Fayette EMC
Kim Learnard, Mayor City of Peachtree City

Clint Holland, Peachtree City Council Member
David Conti, Vice President of Growth and Development, Fayette Chamber
Leonardo McClarty, President and CEO, Fayette Chamber

II. Approval of Agenda

Darryl A. Hicks made a motion to approve the agenda. Tracy Young seconded the motion. All were in favor.

III. Approval of Minutes

Dr. Luis Matta, Jr. made a motion to approve the minutes of the December 18, 2025, Regular Meeting. Mayor Edward Johnson seconded the motion. Darryl A. Hicks and Virginia Gibbs abstained. The motion passed.

IV. Treasurer's Report

Tracy Young reported that the budget continues to be managed appropriately and had no additional items to report.

V. New Business

Board Elections- Chairman Pat Hinchey opened the floor for nominations. Tracy Young stated that he would not seek the Treasurer position due to his involvement with the Town of Tyrone Downtown Development Authority.

Tracy Young nominated Dr. Alvetta Thomas to serve as Treasurer. The Board agreed to proceed with a slate election. **The proposed slate included all current officers remaining in their existing roles, except for the Treasurer position:**

- Pat Hinchey – Chairman
- Edward Johnson – Co-Chairman
- Dr. Alvetta Thomas – Treasurer
- Sameera Tillman – Secretary

Tracy Young made a motion to approve the slate of officers as presented. Darryl A. Hicks seconded the motion. **The motion passed unanimously.**

Strategic Plan Unveiling Review- Niki Vanderslice recognized Lindsey Woody, Rosie Matta, and Amanda Fields for their collaborative work with Boyette Strategic Advisors in planning and delivering the Strategic Plan Unveiling event. She shared that the Authority received positive feedback following the presentation.

Niki shared that the next steps include formally adopting the five-year Strategic Plan after careful review and feedback. Following adoption, staff will begin developing implementation plans and associated performance metrics.

Investment Financial Update- Niki reported that the current investment reporting reflects a well-balanced portfolio across both investment options.

VI. Old Business

C-PACE Update- Niki Vanderslice and General Counsel Nathan Lee provided an update on the C-PACE program. They shared that municipalities may adopt their own resolutions rather than relying solely on a countywide resolution. Under this structure, FCDA would continue serving as the issuing entity and program administrator.

Grant Program Update- Lindsey Woody shared that the team has been discussing restructuring the grant program over the past several meetings. An internal meeting is scheduled for next week to incorporate Board feedback and expand the program framework.

The goal is to have a revised draft completed by the end of the month, with the extended goal of presenting the updated program for discussion at the February Board Retreat and February Board Meeting.

VII. Staff Update

A staff report was provided.

VIII. President's Report

Niki Vanderslice reported that a new Board Member Orientation was recently conducted.

IX. Partners' Reports

BOE- no report

Chamber- David Conti shared updates on various upcoming Chamber events and initiatives.

Fayette Forward- Eric Dial reported that a branding meeting was held the previous day. Five recommendations were developed for the path system.

Landscaping on Eastin and Veterans medians and roundabouts is approximately 70% complete. The park project is approximately 40% complete and is scheduled for completion by late March.

Fayetteville- Mayor Edward Johnson reported the following-

- Successful Christmas events and celebrations
- Welcomed two new City Council members, Emmett Spurlock and Shannon Moultrie
- Continued community involvement by QTS
- Updates regarding Trilith LIVE
- Construction of a new fire station on the west side
- Development of a police substation
- East side development, including mixed-use commercial and additional housing

Tyrone- Tracy Young reported the following:

- Welcomed new Council Member Maureen Wheeler

Peachtree City- Virginia Gibbs shared the following:

- The industrial NCR property has been purchased
- Hella purchased EGO
- Aventure Aviation completed Phase I, with Phase II beginning soon
- Trader Joes revenues have exceeded projections

VIII. Executive Session

At 5:03 p.m., Tracy Young made a motion to enter Executive Session for real estate matters. Dr. Luis Matta, Jr. seconded the motion. All were in favor.

At 5:25 p.m., Mayor Edward Johnson made a motion to adjourn Executive Session. Tracy Young seconded the motion. All were in favor.

IX. Adjourn

At 5:25 p.m., Mayor Edward Johnson made a motion to adjourn the meeting. Dr. Luis Matta, Jr. seconded the motion. All were in favor. The meeting was adjourned at 5:25 p.m.