

**Fayette County Development Authority
Regular Board Meeting
May 28, 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, May 28, 2026, at 4:00 p.m. in the Fayette County Development Authority's conference room in Fayetteville.

Members Present:

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

Staff Present:

Niki Vanderslice
Rosie Matta
Amanda Fields
Christian Clark

Guests:

Nathan Lee, General Council
Maggie Reenstra, Coweta-Fayette EMC
Leonardo McCarty, President and CEO,
Fayette Chamber
Eric Dial, Executive Director, Fayette Forward
Tom Gray, CFO, Fayette Board of Education
John Asbell, Area Manager of External
Affairs, Georgia Power

Hannah Garrison, Regional Project Manager,
GDECD
Bria Daniels, resident
Nahila Levis- Cheeles, resident
Violet Gray, resident

II. Approval of Agenda

Mayor Edward Johnson made a motion to approve the agenda. Dr. Luis Matta, Jr. seconded the motion. All were in favor.

III. Approval of Minutes

Virginia Gibbs made a motion to approve the minutes of the March 26, 2026, Regular Meeting and Executive Session. Tracy Young seconded the motion. Mayor Edward Johnson abstained. The motion carried.

IV. Treasurer's Report

Dr. Alvetta Thomas stated that all financials are in order and had no additional items to report regarding the budget.

V. New Business

FY2027 Operating Budget Approval

Rosie Matta presented the proposed FY2027 Operating Budget for Board consideration. Following discussion, a motion was made by Mayor Edward Johnson and seconded by Darryl A. Hicks to approve the FY2027 Operating Budget as presented. The motion carried unanimously.

2026 Research & Discovery Trip Budget Approval

Niki Vanderslice presented the proposed budget for the 2026 Research & Discovery Trip. The Board reviewed the anticipated expenses associated with the trip and discussed the budget as presented. Following discussion, a motion was made by Dr. Alvetta Thomas and seconded by Virginia Gibbs to approve the 2026 Research & Discovery Trip budget in the amount of \$110,000 as presented. The motion carried unanimously.

VI. Staff Updates

Staff reports were included in the Board's meeting materials and provided for review. No additional discussion was held.

VII. President's Report

Niki Vanderslice expressed her thanks to the Board for their support and well wishes during her husband's recent medical emergency.

Ms. Vanderslice announced that Christian Clark had joined the Authority as a summer intern and provided a brief update on his role and responsibilities.

Ms. Vanderslice requested Board guidance regarding engagement on the Authority's social media platforms. The Board discussed the opportunities and challenges associated with public comments and online interactions, including the need to balance public engagement with legal and operational considerations. Following discussion, the Board concurred that staff should continue researching best practices and potential policies to protect the Authority while maintaining appropriate public communication. In the meantime, staff will respond to social media inquiries only when necessary and during normal business hours.

VIII. Partners' Reports

Fayette County Board of Education

Mr. Tom Gray provided an update on activities of the Fayette County Board of Education. He reported that 1,634 students graduated during the current school year and noted that the Board of Education would be holding a retreat on Monday to discuss its strategic plan and future priorities.

Mr. Gray also reported that several critical positions are currently vacant or expected to become vacant due to upcoming retirements, and that efforts are underway to recruit and fill those positions.

Fayette Chamber of Commerce

Leonardo McClarty provided updates on several upcoming events.

Fayette Forward

Mr. Eric Dial provided an update on Fayette Forward initiatives. He reported that the ribbon cutting for Whitewater Creek Nature Preserve Park was held earlier that day.

Mr. Dial also provided an update on the Soccer Housing Bureau, noting that the program currently has more than 200 housing listings available. While challenges remain in securing rental participation, he indicated that similar difficulties are being experienced in comparable markets nationwide. Despite these challenges, representatives from U.S. Soccer have expressed appreciation for the program and are interested in continuing the partnership for future use.

Fayetteville

Mayor Edward Johnson provided an update on several City of Fayetteville projects and initiatives. He reported that SouthTree Development has broken ground and is moving forward with construction.

Mayor Johnson also reported that work has begun at Meridian on the Square, including tree removal and replacement activities. The project is planned as a mixed-use development featuring multifamily residential, commercial, and retail components.

An update was provided on the Alleyway Project, which is projected to open in June. Mayor Johnson further reported on a proposed 38-acre development project located behind City Hall.

Mayor Johnson noted that the City and Fayette County are partnering with consultants to update the Comprehensive Plan. As part of the effort, community surveys and public input opportunities are being conducted. He also discussed transportation planning efforts anticipated for 2027, including consideration of an east-west transportation connection and improvements related to Hood Road.

Tyrone

Mr. Tracy Young provided an update on activities within the Town of Tyrone. He reported that the Town continues to receive citizen input regarding a proposed Downtown Development Authority (DDA) project and related community matters.

Mr. Young also highlighted recent and upcoming community events, including the Night Market to be held at Shamrock Park on June 12. He further reported that the Town is planning a July 4th celebration in conjunction with the nation's upcoming 250th anniversary commemoration.

Peachtree City

Mrs. Virginia Gibbs reported that the new traffic pattern at the Highway 54/74 intersection remains on schedule for implementation this summer.

She also provided an update on Peachtree City's multi-million-dollar renovation of the Kedron Pool, including a redesigned pool layout and a new climate-controlled Sprung Structure enclosure. The project is expected to require approximately one year of closure to complete.

Mrs. Gibbs reported that funding has been approved for a new playground adjacent to the recently opened 18-court pickleball facility in south Peachtree City.

She further announced plans to establish a Youth Council for local high school students to promote civic engagement, leadership development, and education about local government. Applications for adult volunteer mentors will open in July.

IX. Executive Session

At 5:02 p.m. Tracy Young made a motion to enter executive session for real estate and personnel matters. Darryl A. Hicks seconded the motion. All were in favor.

At 5:49 p.m. Mayor Edward Johnson made a motion to adjourn the executive session, and Tracy Young seconded the motion. All were in favor.

X. Adjourn

At 5:50 p.m. Tracy Young made a motion to adjourn the meeting. Mayor Edward Johnson seconded the motion. All were in favor. The meeting was adjourned at 5:49 p.m.