

**Fayette County Development Authority
Regular Board Meeting
July 23, 2026**

Amended Minutes

I. Call to Order and Welcome of Guests

Vice Chair Mayor Edward Johnson called the board meeting of the Fayette County Development Authority to order on Thursday, July 23, 2026, at 4:00 p.m. in the Fayette County Development Authority's conference room in Fayetteville.

Presentation

Vice Chair Mayor Edward Johnson presented former Chairman Pat Hinchey with an award of appreciation recognizing his years of dedicated service to the Fayette Development Authority and greater Fayette County community.

Members Present:

~~Virginia Gibbs~~
Tom Gray
Darryl A. Hicks
Mayor Edward Johnson
Addison Lester
Dr. Luis Matta, Jr.
Dr. Alvetta Thomas

Tracy Young
Gary Zarlengo

Staff Present:

Amanda Fields
Rosie Matta
Niki Vanderslice

Guests:

Caroline Creel, Assistant Executive Director,
Fayette Forward
Eric Dial, Executive Director, Fayette Forward
Virgil L. Fludd, The Carvir Group
Pat Hinchey, Former FCDA Board Chair
Nathan Lee, General Council
Leonardo McCarty, President and CEO, Fayette
Chamber

Maggie Reenstra, Coweta-Fayette
EMC
Tyler Runyon, Tourism and Economic
Director, Peachtree City
Dylan Shoemaker, Senior Reporter,
Fayette County News

II. Approval of Agenda

Tom Gray made a motion to approve the agenda. Addison Lester seconded the motion. All were in favor.

III. Approval of Minutes

Darryl A. Hicks made a motion to approve the minutes of the June 25, 2026, Regular Meeting and Executive Session. Tracy Young seconded the motion. All were in favor.

IV. Treasurer's Report

Dr. Alvetta Thomas reported that the financial statements were in order and that expenditures were tracking at appropriate percentages within the budget. Tracy Young made a motion to accept the Treasurer's Report. Darryl A. Hicks seconded the motion. The motion carried.

V. New Business Officer Elections

The Board discussed the election of officers. The following slate of officers was presented: Darryl A. Hicks, Chairman; Mayor Edward Johnson, Vice Chair; Dr. Alvetta Thomas, Treasurer; and Virginia Gibbs, Secretary. Dr. Luis Matta, Jr. made a motion to approve the slate of officers as presented. Tracy Young seconded the motion. The motion carried.

COO Search Process Discussion

The Board discussed the process for the COO search recommended by Creative EDC. Darryl A. Hicks recommended that the Executive Committee work through the search process and bring its recommendations back to the full board for consideration. Mayor Edward Johnson made a motion to proceed with this approach. Dr. Luis Matta, Jr. seconded the motion. The motion carried.

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 President & CEO Niki Vanderslice provided the following updates:

- Partners for Success Grants: Applications have been distributed and are due August 7, 2026. Following review and discussion of the submitted applications by the appointed Grant Review Panel, an update will be presented at the next Board meeting.
- Requests for Information (RFIs): Two RFIs were received from the State - one seeking an existing building and the other seeking vacant land.
- 177-Acre Fayetteville Property: The Board was updated on the potential annexation of FCDA's 177-acre property into the City of Fayetteville. While there is currently no active project associated with the property, annexation is necessary to facilitate sewer access. FCDA will consider reapplying for annexation under the property's current zoning.
- Arthur M. Blank U.S. Soccer National Training Center: FCDA is coordinating a tour of the U.S. Soccer facilities in conjunction with an upcoming visit from the Georgia Department of Community Affairs (DCA).
- QTS: A tour and topping-off ceremony at QTS is scheduled for August 13, 2026.

VIII. Partners' Reports:

Fayette Board of Education- Tom Gray provided an update on behalf of the Fayette County Board of Education. He reported on the continued need for teachers and noted that student enrollment is projected to decline. The auxiliary gym projects at Fayette County High School and Sandy Creek High School have been completed, Stars Mill High School's will be completed in the fall. Turf field improvements are underway at McIntosh High School and Sandy Creek High School, with the Whitewater High School turf project anticipated to take place during the winter.

Fayette Chamber of Commerce- Leonardo McClarty provided an update on behalf of the Fayette Chamber of Commerce. He reported that a new director has been hired and is scheduled to begin

on August 10. He also shared updates on the Leadership Fayette Class of 2027 reception and the July 25, 2026, Lemonade Day event.

Fayette Forward- Eric Dial reported that the final details related to the U.S. Soccer housing initiative are being completed. Connect Fayette has received some funding and has contracts in place for design and planning. Task force meetings are ongoing to further identify community needs, priorities, and plans. He also noted that a meeting with the Atlanta Regional Commission (ARC) is scheduled for August 13 at the Arthur M. Blank U.S. Soccer National Training Center.

City of Fayetteville- Mayor Edward Johnson provided an update on behalf of the City of Fayetteville. He shared that the City had taken a position regarding the termination of officers related to the unauthorized use of a tracking system. He also reported that developers are prepared to move forward with the 38-acre development planned as a centerpiece of downtown Fayetteville.

Mayor Johnson noted that the Alleyway project is now open and provided an update on meridian on the Square, which will include luxury apartments along with commercial and retail space. He also attended an information session with the Atlanta Regional Commission (ARC), which provided insight into ARC's role and its approach to regional planning and coordination.

Town of Tyrone- Tracy Young provided an update on behalf of the Town of Tyrone. He reported that the Night Market is scheduled for September 18. He also shared the Downtown Development Authority's (DDA) new logo and provided the Board with a preview of the new website, which is expected to launch next month.

Peachtree City- Tyler Runyon provided an update on behalf of the City of Peachtree City. He reported that the GDOT Engineer project is expected to open to traffic on July 30th. He also noted that the Peachtree City annexation study has been completed, with an open house held on July 16.

Congressman Brian Jack visited on July 7. Mayor Kim Learnard and Hope Macaluso participated in a walkthrough regarding plans for the Tower Aviation facilities. Tyler also reported that Bicieletta at Kedron Village had a successful opening and the J. Alexander's is scheduled to open on August 31.

Peachtree City Airport- Niki Vanderslice provided an update on behalf of the Peachtree City Airport. She reported on the recent bid opening and noted that a tour was held the previous Tuesday. She also shared that a local firm is expected to construct the new tower.

IX. Executive Session

At 5:01 p.m., Dr. Luis Matta, Jr. made a motion to enter executive session for litigation, and real estate matters. Tracy Young seconded the motion. All were in favor.

At 6:09 p.m., Tracy Young made a motion to adjourn the executive session, and Dr. Alvetta Thomas seconded the motion. All were in favor.

X. Adjourn

At 6:10 p.m., Tracy Young made a motion to adjourn the meeting. Dr. Luis Matta, Jr. seconded the motion. All were in favor. The meeting was adjourned at 6:10 p.m.