



BOARD OF DIRECTORS MEETING

WEDNESDAY, SEPTEMBER 17th, 2025

206 S. MAIN STREET, CITY HALL NINTH FLOOR CONFERENCE ROOM

3:00PM to 5:00PM

1. **Call to Order & Opening Remarks**, *Mayor Knox White, Chairman*
 - a. **Approval of Agenda**
 - b. **Approval of Minutes from the July 16th, 2025 Meeting**

2. **Key Organizational Updates**, *Sam Konduros, President/CEO & GCEDC Team Inputs*
 - a. Organizational and New Employee Recruitment Efforts Update - *Konduros*
 - b. Finance Update – *Roger Drew*
 - c. Marketing/Research Update – *Michelle Suarez*
 - i. Calendar Updates
 - ii. Upcoming Events
 - d. Economic Development Opportunities Pipeline Update – *Zach Hargett & Jared Hartzell*
 - e. Phase 1 Launch of the Investor Platform (Status) – *Konduros & Hartzell*

3. **Corporate Development: Legal & Accounting Strategic Updates**
 - a. 1023 Application Current Status and Form 990 Filing – *Konduros & Matthew Couvillion*
 - b. Recommended Next Steps to Fulfill GCEDC Corporate 501(c)3 Objectives – *Couvillion*
 - i. Donor-focused
 - ii. Protocols/Processes
 - c. Future 501(c)6 Recommendations to be Established in 2026 – *Konduros & Couvillion*
 - i. Investor-focused
 - ii. New Potential Non-Tax Payer Revenue Sources for Special Purposes
 - iii. Economic Development Policy Work at Legislative Level

4. **Business Plan Development Update** – *Konduros & CivicSol Team*
 - a. Initial Benchmarking of Other Cities
 - b. Wireframe Highlights of Comprehensive Business Plan
 - c. Business Model Canvas Preview

5. **Additional Highlighted Economic Development Strategic initiatives** – *GCEDC Team*

6. **Board Engagement – Roundtable Inputs & Feedback**

7. **Executive Session (S.C. Code Section 30-40-70)** – 4:30 p.m.
NOTE: GCEDC Board Members will leave the open Board Meeting to conduct an Executive Session which is not open to the public. The Board Meeting will adjourn following the completion of the Executive Session. No action will be taken prior to adjourning the meeting.
 - i. Economic Development / Legal Briefing
 - ii. Boards & Commissions / Personnel Update

8. **Adjourn** – Board Chairman Mayor White