



EDACC Property Development Committee		
January 13, 2025		8:35 a.m. EDACC Conference Room
Meeting called by	Stan Shepherd - called the meeting to order at 8:35	
Type of Meeting	Property Development Committee	
Facilitator	Stan Shepherd	
Note taker	Linda Peplau	
Adjourned	9:26 AM	
Attendees	Stan Shepherd, Mark Wills & Mark Herbert	
Staff/Guests	Rick Evans, Cheney Eldridge, Anita Patel, Stuart Hilsman & Linda Peplau	
Meeting Agenda		
5 minutes	Stan Shepherd	
Discussion	Stan Shepherd called for a motion to jointly approve the Agenda for the January 13, 2025, Property Development Committee Meeting & the Minutes for the November 08, 2024, Property Development Committee Meeting.	
Conclusions	Motion: Mark Wills 2nd: Mark Herbert Motion carries unanimously (3-0)	
Minutes of Previous Meeting		
0 minutes	Stan Shepherd	
Discussion	See above.	
Conclusions	Motion: Mark Wills 2nd: Mark Herbert Motion carries unanimously (3-0)	
Old Business		
38 minutes	Cheney Eldridge	
Discussion	<p>Cheney Eldridge shares the following:</p> <ul style="list-style-type: none"> • White Oak updates: <ul style="list-style-type: none"> ○ Summary report & discussion - tree ordinance meeting with Planning & Zoning. <ul style="list-style-type: none"> * Tree replacement discussion. ○ Report & discussion on the landscape quotes from Yellow Stone. ○ Tree ordinance/strategy discussion for phase III @ White Oak. ○ Water main easement updates. ○ Covenant agreement updates & discussions. <ul style="list-style-type: none"> * Mark Herbert suggest getting tenants to sign an amended (with corner easements) covenant agreement before phase III construction begins. ○ Land acquisition updates (PHASE III/Map Parcel # 018 006). <ul style="list-style-type: none"> * A site plan is being drafted by Thomas & Hutton for phase III @ White Oak. * Purchase contract discussion (restrictions, guidelines & options). ○ Discussion on the vision for White Oak. <ul style="list-style-type: none"> * The ultimate goal is to make White Oak attractive to prospects. * Discussed local & state incentive options for grant qualified industries/future tenants. * Discussed the facilitation of fulfilling the needs for the current tenants and surrounds communities. 	



New Business & Updates	
8 Minutes	Cheney Eldridge
Discussion	<p>Cheney Eldridge shared the following:</p> <ul style="list-style-type: none"> • Horizon South updates. <ul style="list-style-type: none"> ○ Reports that payment was received for the initial monument entrance sign. ○ Easements & right away discussion for Horizon South. ○ Future signage- discovery needs to be completed to inquiry if wayfinding signage will be a good option for the industrial park. ○ Stuart Hilsman reports, that He and Adela Kelley (for state incentives) have set appointments to meet with Horizon S. tenants for introductory & discovery. <p>Anita Patel shares a brief update on White Oak's landscaping.</p>
Adjournment	
	9:26 AM
Conclusion	<p>Stan Shepherd calls for a Motion to adjourn: Motion: Mark Herbert 2nd: Mark Wills Motion carries unanimously (3-0)</p>
Next meeting:	<p>March 14, 2025 Economic Development Authority Conference Room</p>