



EDACC Property Development Committee			
May 9, 2025		7:30 a.m.	EDACC Conference Room
Meeting called by	Stan Shepherd - called the meeting to order at 7:30		
Type of Meeting	Property Development Committee		
Facilitator	Stan Shepherd		
Note taker	Linda Peplau		
Adjourned	8:28 AM		
Attendees	Stan Shepherd, Mark Wills, Mark Herbert & Rick Toole		
Staff/Guests	Rick Evans, Anita Patel, Stuart Hilsman & Linda Peplau		
Meeting Agenda			
1 minute	Stan Shepherd		
Discussion	Stan Shepherd called for a motion to jointly approve the agenda for the May 09, 2025, Property Development Committee meeting & the minutes for the March 14, 2025, Property Development Committee meeting.		
Conclusions	Motion: Mark Wills 2nd: Mark Herbert Motion carries unanimously (4-0)		
Minutes of Previous Meeting			
0 minutes	Stan Shepherd		
Discussion	See above.		
Conclusions	Motion: Mark Wills 2nd: Mark Herbert Motion carries unanimously (4-0)		
Old Business			
7 minutes	Stan Shepherd & Stuart Hilsman		
Discussion	<div>Stuart Hilsman shares the following:</div> <div><div>• White Oak Phase 3 rezoning request updates:</div><div><div>○ Stuart brings the committee up to speed on the meetings that have taken place already.</div><div><div>* Planning Commission meeting.</div><div>* Board of Commissioner's meeting.</div></div></div><div>○ Shares that the BOC voted to move forward with the rezoning request.</div></div>		



New Business & Updates		
50 Minutes	Stuart Hilsman & Anita Patel	
Discussion	<ul style="list-style-type: none"> • White Oak updates: <ul style="list-style-type: none"> ○ Lock boxes were placed on the 3 access gates to Phase III of White Oak. ○ Continual discussion on more traffic pattern options. ○ Rick Toole offered some recommendations for possible emergency access points & roads. ○ Rick Toole recommended obtaining a geotechnical report for a more in-depth comprehensive view of the potential and obstacles at White Oak. ○ Considered logistic strategies for the project's construction staging and parking area. ○ Discussed construction time frame and impacts. ○ The next BOC meeting is scheduled for May 20th (will address more rezoning questions). ○ Anita showed a conceptual design that was provided by the project, for a deeper discussion on potential roads and access points. ○ Discussed the potential for the remaining parcels at White Oak (13 lots/parcels). ○ Rick Evans shares that he and Cheney Eldridge are having dialogue with each other and partners for the surrounding parcels of White Oak for a successful collaboration of its growth. ○ Discussed loan payments & payoff options for the current White Oak loans. • Technology Park website: <ul style="list-style-type: none"> ○ Anita Patel reports that she and Stuart Hilsman have been working on a website to address the technology park questions at White Oak. ○ Stan Shepherd suggested working with Cassidy Harris for website content. ○ Cost for domain & URL = \$40.00 a month. ○ FAQ layout. ○ Mark Herbert suggested paying a web designer for a more professional layout. • Rick Evan shares an update on the Atlantic Waste Services' proposal. <ul style="list-style-type: none"> ○ 840 Horizon South Pkwy/parcel# 069 001I. ○ BRI committee met for a called meeting on 05.06.2025 to decide of the recommendation to the board. 	
Early Exits	Mark Herbert exits the meeting at 8:20	
Adjournment		8:28 AM
Conclusion	Stan Shepherd calls for a Motion to adjourn: Motion: Mark Wills 2nd: Rick Toole Motion carries unanimously (3-0)	
Next meeting: July 11, 2025		Economic Development Authority Conference Room