



EDACC Property Development Committee			
March 11, 2026		8:00 AM	EDACC Conference Room
Meeting called by	Mark Wills - called the meeting to order at 8:00		
Type of Meeting	Property Development Committee		
Facilitator	Mark Wills		
Note taker	Linda Peplau		
Adjourned	9:02 AM		
Attendees	Stan Shepherd (via phone), Mark Wills, Mark Herbert & Rick Toole		
Staff/Guests	Rick Evans, Cheney Eldridge, Anita Patel, Stuart Hilsman, & Linda Peplau		
Meeting Agenda			
1 minute	Mark Wills		
Discussion	Mark Wills called for a motion to jointly approve the agenda for the March 11, 2026, Property Development Committee meeting & the minutes for the November 14, 2025, Property Development Committee meeting.		
Conclusions	Motion: Mark Herbert 2nd: Rick Toole Motion carries unanimously (3-0)		
Minutes of Previous Meeting			
0 minutes	Mark Wills		
Discussion	See above.		
Conclusions	Motion: Mark Herbert 2nd: Mark Wills Motion carries unanimously (3-0)		



Old Business	
25 minutes	Cheney Eldridge
Discussion	Cheney Eldridge shares the following: • Provided project updates: ○ Cheney highlighted the parcels that have been sold to the end user on the new map that Anita coordinated with the county to develop, which depicts the proposed data centers. ○ Shared a current Pumkin and Byrd project update for informational purposes. ○ Cheney provided a brief update on grocery retailer activity, including both EDACC and non-EDACC projects. • Planning Commission Hearing and Rezoning updates: ○ Reported that the Planning Commission hearing held last Tuesday recommended approval for the parcel with the typographical error. ○ Discussed rezoning processes. ○ Discussed project delay impacts. ○ Went over appeal filings, the 30 day appeal period, and dismissal processes. • PR Strategy and Community Communication: ○ Cheney explained that the county is collaborating with the Chamber to develop a data center website designed to share pertinent information about data centers and provide answers to frequently asked questions. • Property Acquisition and Long-Term Planning: ○ Discussed retail potential ○ Proposed strategies for new targets ○ Brought forward mixed use development ideas and related zoning considerations. ○ Future strategy planning meetings for future growth ○ Future partnership potential: * Rick Tool shared several Trammell Crow success stories from other communities. * Rick Evans shared that Keith with Meybohm has previously assisted by reaching out to multiple property owners regarding land purchase opportunities.
Guest comments	Rick Evans shares the following: ○ Rick Evans reminds the committee that the Primary election is on 05/19/2026. ○ Expressed the importance of “farming the farm” and looking 20 years ahead.



New Business	
24 minutes	Cheney Eldridge
Discussion	Cheney Eldridge shares the following: • Existing Parcels and White Oak Development: ○ Cheney and Stuart shared an update on the RFI requests for Phase 1. ○ Stuart shared interest and inquiries regarding existing available parcels, prompting broader discussion on opportunities within White Oak. - Discussed the potential for daycare developments, including concerns about nearby truck traffic. - Data center construction and associated construction traffic were reviewed. - Cheney opened discussion on current and future road access options in White Oak. - Stuart provided updates on inquiries at the state level. • Future Site Acquisitions discussions: ○ Cheney suggested that the Development Authority should continue to seek out new sites while nurturing existing ones, and also engage Georgia Power to assess sites based on their proximity to utilities and transportation. ○ Mark Wills suggested scheduling a meeting with Georgia Power to discuss future development plans and any strategies they are able and willing to share with us. ○ The group discussed new site possibilities and long-term acquisition opportunities. ○ After extended discussion, Mark Wills recommended waiting until the current project is finalized before pursuing new acquisitions but emphasized beginning work on a future focused parcel identification strategy. ○ Mark Herbert brought up land costs for potential future acquisitions, with consideration given to moving forward now to achieve cost savings. ○ Strategic focus areas were debated, including criteria for properties that support generational growth.



Updates		
11 minutes	Cheney Eldridge	
Discussion	• Strategic Planning for Future Site Acquisitions: ○ Cheney suggested that EDACC proceed with the Georgia Power study and complete the property questionnaire to develop a list of viable land options. ○ The committee discussed their excitement to explore what Georgia Power can provide and the appropriate timelines. ○ A detailed discussion followed regarding how to identify, evaluate, and plan for purchase of future parcels. ○ Rick Toole emphasized the importance of long term planning—looking 20 years ahead to anticipate industry trends—and recommended meeting with Georgia Power once the study results are returned. ○ Mark Herbert reiterated the importance of choosing a long term strategic path. ○ Stan suggested reaching out to the county to better understand their future development plans. ○ Rick Toole recommended inviting Scott Johnson to any upcoming strategy sessions related to future growth planning, as well as meeting with Trammell Crow to explore additional opportunities.	
Adjournment		9:02 AM
Conclusion	Mark wills called for a Motion to adjourn: Motion: Mark Herbert 2nd: Rick Toole Motion carries unanimously (3-0)	
Next meeting: July 10, 2026		Economic Development Authority Conference Room