



EDACC Property Development Committee		
July 10, 2026		EDACC Conference Room
Meeting called by	Stan Shepherd- called the meeting to order at 8:02	
Type of Meeting	Property Development Committee	
Facilitator	Stan Shepherd	
Note taker	Linda Peplau	
Adjourned	9:02 AM	
Attendees	Stan Shepherd, Mark Wills, Mark Herbert & Rick Toole	
Staff/Guests	Rick Evans, Cheney Eldridge, Anita Patel & Linda Peplau	
Meeting Agenda		
<1 minute	Stan Shepherd	
Discussion	Stan Shepherd called for a motion to approve the agenda for the July 10, 2026, Property Development Committee meeting.	
Conclusions	Motion: Mark Herbert 2nd: Rick Toole Motion carries unanimously (4-0)	
Minutes of Previous Meeting		
1 minute	Stan Shepherd	
Discussion	Stan Shepherd called for a motion to approve the minutes for the March 11, 2026, Property Development Committee meeting.	
Conclusions	Motion: Mark Herbert 2nd: Rick Toole Motion carries unanimously (4-0)	



Old Business	
26 minutes	Cheney Eldridge
Discussion	Cheney Eldridge shares the following updates: • Cell Tower rental income and lease renewal ○ The committee discussed current rental terms. ○ Discussed proposed terms = 20% increase upon signing, 3% annual escalations, and a signing bonus. ○ It was noted that one tenant is currently under litigation and not paying rent, which affects revenue. ○ Members discussed tower capacity, the 0.39 acres surrounding the tower, land use considerations, and a potential long term lease buyout option. ○ Additional considerations included termination clauses, future land use, and county precedents to their tower rentals. ○ The committee agreed to obtain the proposed contract for further review. ○ Mark Herbert offered to provide sample contract language from his prior experience, and legal counsel will be engaged to review the final document before any action is taken. Anita Patel shares the following updates: • Tax Allocation District (TAD) – Past Discussion Updates: ○ Anita reported that she reviewed past TAD work and noted that previous outlines did not generate the forward momentum required, as key actions fell outside the EDACC's authority. ○ Anita reported that previous efforts involved the Bleakley Advisory Group, site studies in Martinez, and visits to successful TAD redevelopment projects. ○ Members discussed how TADs function, including baseline establishment, required improvements, and revenue projections. They reviewed examples for the Martinez and River Watch areas, referenced Atlanta for comparison, and noted infrastructure challenges such as drainage. ○ The committee clarified that only the county commission has the authority to establish a TAD. Members noted that while a TAD can be a valuable redevelopment tool, it requires a well defined redevelopment plan, broad stakeholder support, and proper timing. The committee agreed that this is not the right moment to pursue a TAD, but the option remains available for future opportunities.



New Business			
14 minutes	Cheney Eldridge		
Discussion	Cheney Eldridge shares the following: • Cheney acknowledged the need for another strategic planning session following Rick’s suggestion to hold one for future planning. • Cheney provided the committee with her perspective on the desired shift for Development Authorities to be more forthcoming about projects and proposed tax incentives, following Stan’s introduction of the topic. • The committee openly discussed data centers, their national security considerations, and the power provision needed to support future regional growth, including the potential for modular power solutions for load support.		
Updates			
19 minutes	Cheney Eldridge		
Discussion	Cheney Eldridge shares the following: • White Oak project updates: ◦ Cheney provided a project update, noting that land clearing has begun for the current White Oak project and sharing a power supply timeline. • Mark Herbert opened a discussion on the potential impacts to legislation following the November 2026 election. Mark Wills provided the committee with the most up to date Investment RFP outcome. ◦ Four responses were received (two complete, two incomplete). ◦ Two interviews were conducted. ◦ One strong contender is recommended to be forwarded to the board for approval and final vote.		
Adjournment		9:02 AM	
Conclusion	Stan Shepherd called for a Motion to adjourn at 9:02am Motion: Mark Herbert 2nd: Mark Wills Motion carries unanimously (4-0)		
Next meeting: September 09, 2026		Economic Development Authority Conference Room	