

OCONEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
Oconee County Administrative Building
CALLED MEETING
October 3, 2025

MEMBERS PRESENT:

Brock Toole, Chairman
John Daniell, Vice Chairman (Chairman, Oconee County Board of Commissioners)
Courtney Bernardi, Secretary (President, Oconee Chamber of Commerce)
Brian Brodrick (Mayor, City of Watkinsville)
Rick Waller

OTHERS PRESENT:

Daniel Haygood, Oconee County Attorney
Holly Stephenson, Oconee County Clerk

The meeting was called to order at 9:02 a.m., by Chairman Brock Toole.

Approval of Agenda:

On motion by Courtney Bernardi and second by Brian Brodrick, the Agenda was approved.

Approval of Minutes:

On motion by John Daniell and second by Courtney Bernardi, the Minutes for the Meeting of August 1, 2025 were approved as presented.

Future Planning Discussion:

Chairman Brock Toole led a future planning discussion.

John Daniell, speaking as the Chairman of the Oconee County Board of Commissioners, presented a proposed site plan for Dawson Park on Rocky Branch Road with roundabouts at the two entrances, ten proposed fields, a gymnasium with eight full courts equivalent to sixteen small courts, a field services facility, and additional greenspace for trails.

The Authority members discussed the current importance to citizens of sports in the county, along with the economic impact of future sporting tournaments. Rick Waller expressed the importance of beautification of the park with trees, signs, and greenspace. Daniel Haygood suggested that the Authority review the coming data for economic impact prior to making a final decision. John Daniell explained the traffic engineering that led to the design of the entrances to Dawson Park. Once design is complete, the county will assess what funds are available for the completion of Phase One of Dawson Park. The Authority could consider funding the turf fields or additional fields for Dawson Park. John Daniell stated the County does not have the experience to run a sports tourism industry, so will need outside help. He also stated that future road improvements will be needed at Rocky Branch and Malcom Bridge Roads.

John Daniell gave an update on a plan to expand Heritage Park with the purchase of an additional 110 acres adjacent to Heritage Park for additional river frontage and trails.

Brock Toole suggested the Authority members visit Harris Shoals Park to see all the upgrades made there. Brian Brodrick mentioned the advantages to the residents that additional parks and greenspace have. Courtney Bernardi stated the importance of a healthy community.

When asked about a timeline on Dawson Park, John Daniell stated that engineering will start with field services building and groundbreaking in 2026. The gymnasium will be a huge undertaking that will require more discussion. John Daniell stated an investment from the IDA could make the difference between turf and grass fields for all ten fields in Phase One of Dawson Park. Discussions continued about the advantages of turf over grass.

The Authority members continued to discuss the economic impact on the county, the new field space that could allow many other sports and activities to come into the community to draw in more participants, and the importance of state-of-the-art facilities for the future. Brian Brodrick pointed out the advantages of

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keeping children close to home with quality competition in the county. Daniel Haygood recommended the Authority members visit other communities where sports tourism is being run well.

John Daniell stated the economic impact research should be completed in next few weeks, and he could ask the group conducting the research to present results and answer questions at the next IDA meeting. Courtney Bernardi mentioned other partnerships that come alongside development to add private funding for even more activities and events in the community, adding to quality of life for the residents.

Executive Session:

On motion by Rick Waller and second by Brian Brodrick, the Authority adjourned into Executive Session to discuss land acquisition.

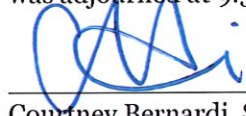
No action was taken in Executive Session.
Executive Session Adjourned at 9:58 am.

Regular Session:

On motion by Brian Brodrick and second by John Daniell, the Authority adjourned back into Regular Session at 9:58 a.m.

Adjourn:

There being no further business, on motion by Brock Toole and second by Courtney Bernardi, the meeting was adjourned at 9:58 a.m.



Courtney Bernardi, Secretary
Oconee County Industrial Development Authority

12. 2. 25
Date

Submitted by: Holly Stephenson, County Clerk