



GWINNETT COUNTY
BOARD OF COMMISSIONERS

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GwinnettCounty.com

Nicole L. Hendrickson, Chairwoman
Kirkland Dion Carden, District 1
Ben Ku, District 2
Jasper Watkins III, District 3
Matthew Holtkamp, District 4

Unofficial
Informal Presentation Minutes

Tuesday, January 20, 2026 – 11:00 AM

Present: Nicole L. Hendrickson, Kirkland D. Carden, Ben Ku, Jasper Watkins III, Matthew Holtkamp

1. Board of Commissioners

Rowen Update

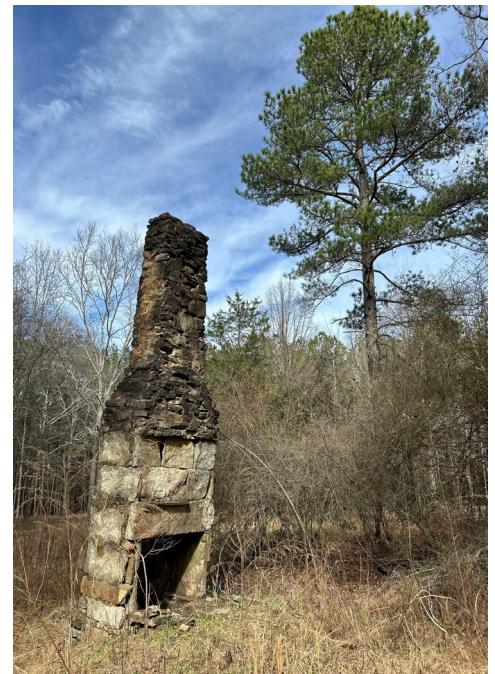
President and Chief Executive Officer of the Rowen Foundation, Mason Ailstock, provided the Board with an update on recent progress, reviewed completed infrastructure and highlighted next steps. No official action taken.

PLACE

PARTNERS

PEOPLE

PROGRAMS



Gwinnett



PARTNERSHIP
GWINNETT



Georgia

Power



EMORY
UNIVERSITY



Georgia Gwinnett COLLEGE

UNIVERSITY SYSTEM
OF GEORGIA



Spelman College®



Technical College System of Georgia



UNIVERSITY OF
GEORGIA



ROWEN WILL BE A GLOBALLY RECOGNIZED COMMUNITY OF INNOVATION WHERE CROSS
DISCIPLINARY COLLABORATION SHAPES THE FUTURE, BOLDLY TACKLING CHALLENGES, FOSTERING
GROUNDBREAKING PARTNERSHIPS, AND CREATING SHARED PROSPERITY FOR GENERATIONS TO
COME





[Rowen Progress Video](#)

ROWEN BUILDING A NATIONAL REPUTATION

Forbes

Atlanta
MAGAZINE

 BioSpace®

URBANIZE
ATLANTA

ATLANTA
BUSINESS
CHRONICLE

**AREA
DEVELOPMENT**

THE WALL STREET JOURNAL
WSJ



Just 35 miles from Athens, Atlanta and Gainesville sits Rowen – Georgia's largest knowledge community – where the dreamers, thinkers and doers of tomorrow converge.
rowenlife.com

CISION®
PR Newswire

FORTUNE

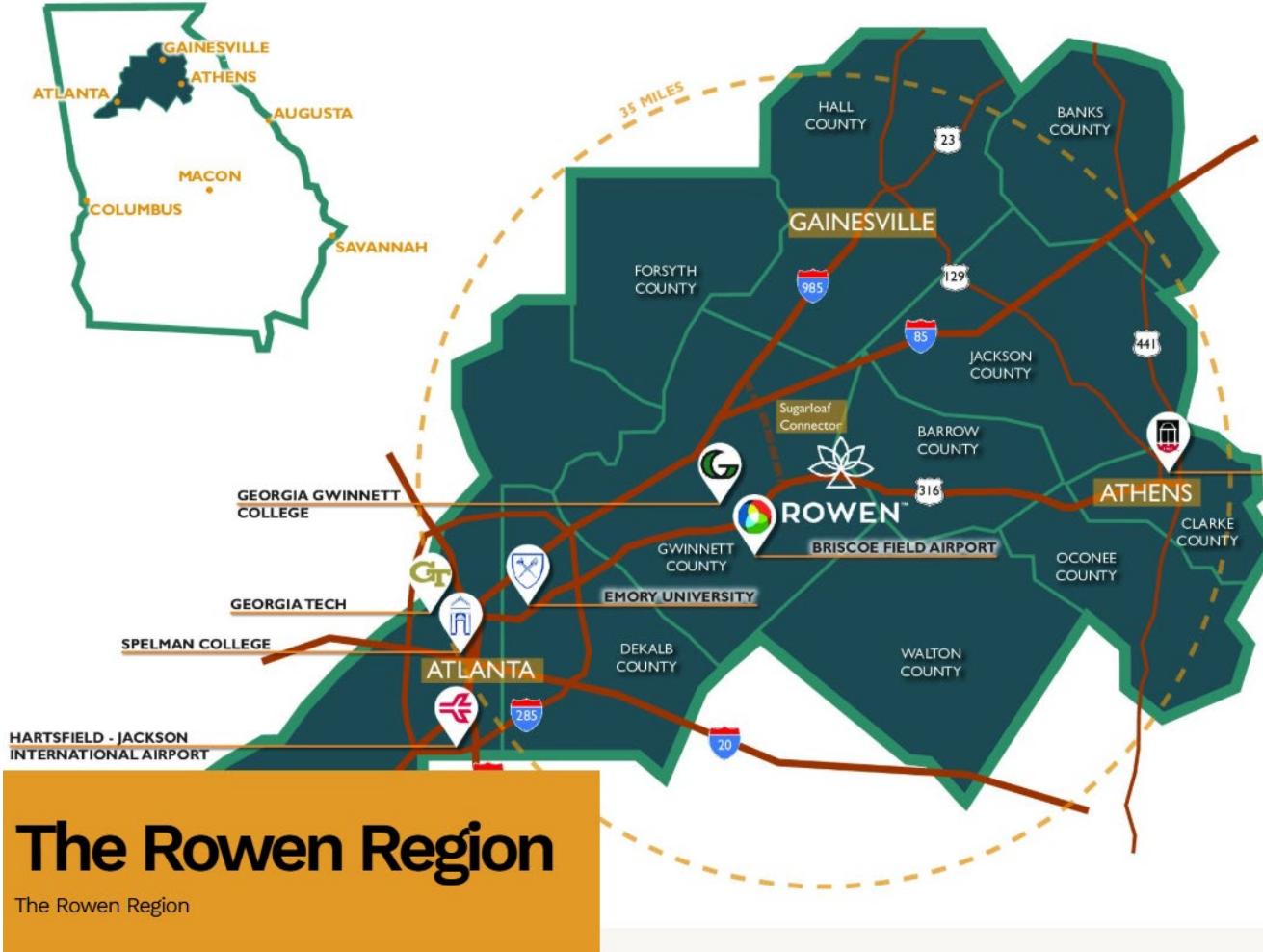
SITE
SELECTION
MAGAZINE

PR Newswire®

AJC

The Atlanta
Journal-Constitution

 **SEDC** | Southern Economic
Development Council



ROWEN GEORGIA

Population growth in Georgia 2023 - 2050 will occur in the Rowen Region

43%

Growth in prime working age between 2025 - 2028 will be in the Rowen Region

46%

Once someone moves into the Rowen Region, they will remain

RESPONSIBLE REAL ESTATE

THREE VALUE-DRIVEN GOVERNING
DOCUMENTS GUIDING DEVELOPMENT



Gwinnett County's Innovation Overlay Zoning District (IOZD)

zoning and regulatory framework for
knowledge community mixed-use

Rowen's Design Guidelines

sustainable development framework for all
planning, design and placemaking

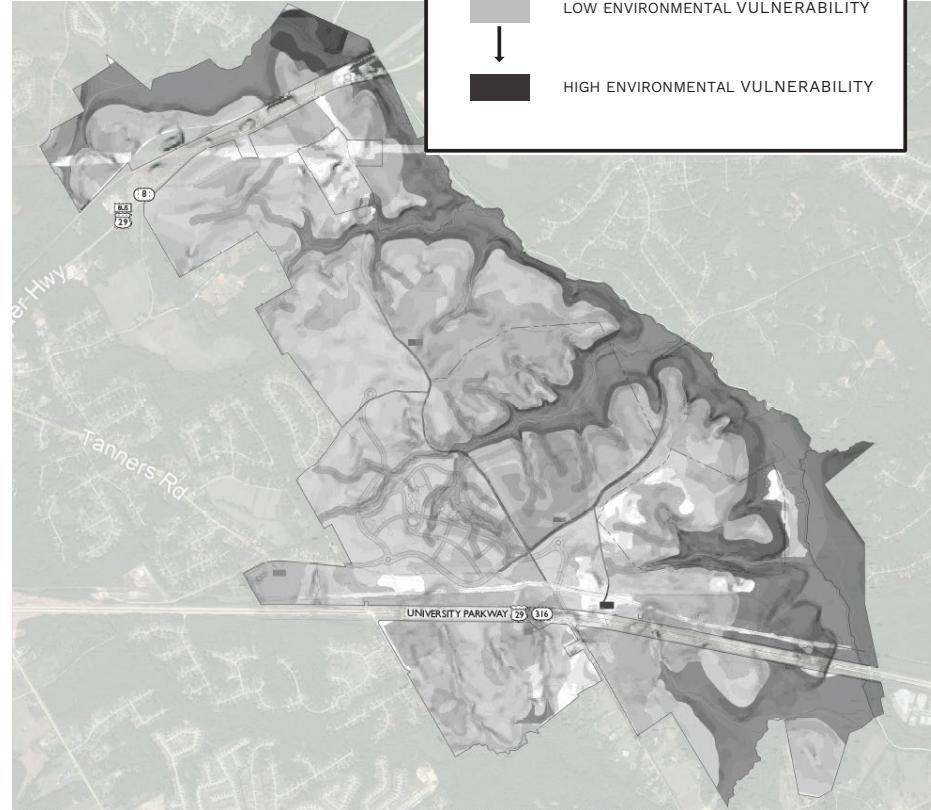
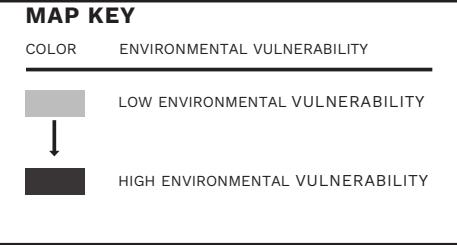
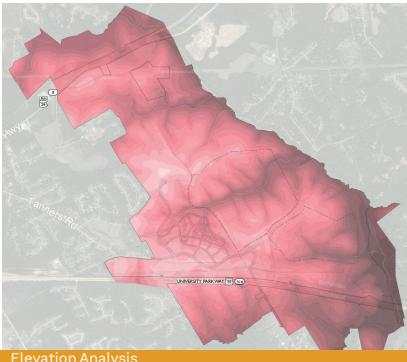
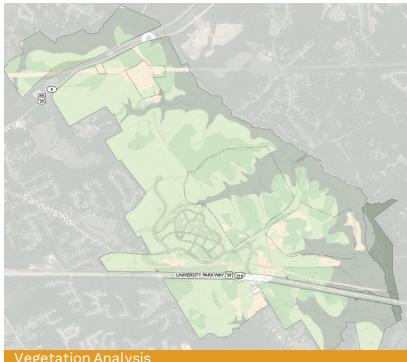
Rowen's Covenants, Conditions and Restrictions (CC&Rs)

maintains high quality development, restricts
uses, and attracts innovation tenants

ENVIRONMENTAL FRAMEWORK

PLAN With environmental stewardship and health as key programmatic drivers, planning is undertaken with a sound knowledge of the existing environmental context.

The resulting composite overlays identify areas of low and high vulnerability - guiding planning decisions that protect the most sensitive areas and maximize development potential.



RECENT PROGRESS

- \$32M Infrastructure Complete & Open
- \$15M Convergence Center Under Design
- Multi-Family Developer Selection Process
- Establishing Global Brand (*Competition RTP*)

IDEAL LOCATION FOR

- Corporate HQs, office, research and development
- Product piloting and testing
- Laboratory and clean manufacturing
- Technology research and production
- Higher education collaborations



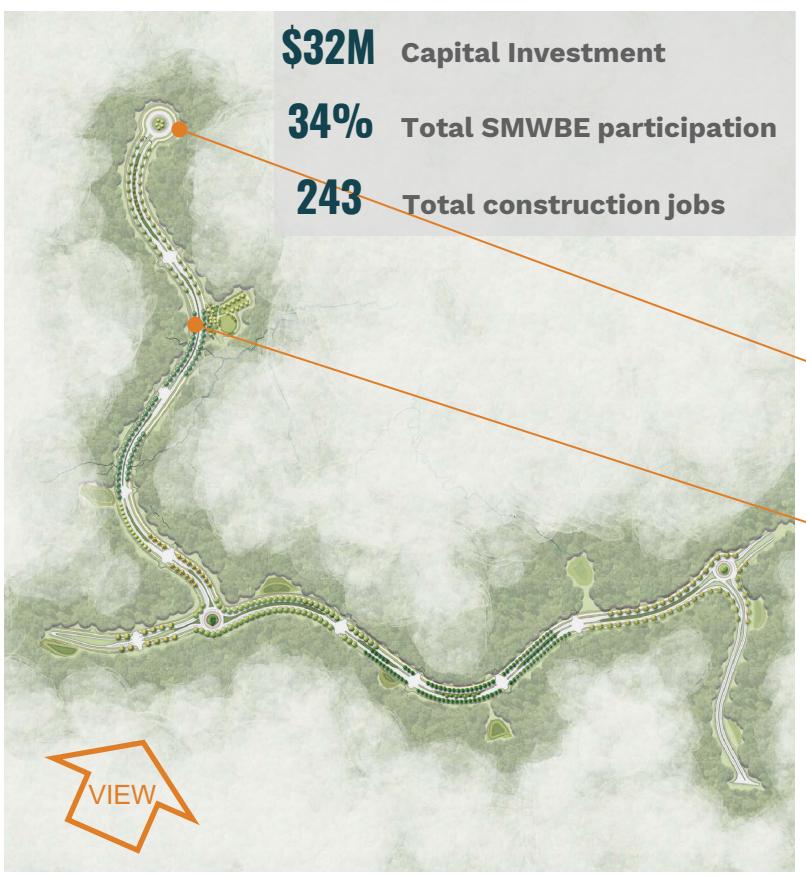
COMPLETE INFRASTRUCTURE

GreenRoads Certified Project

\$32M Capital Investment

34% Total SMWBE participation

243 Total construction jobs



North Roundabout



View Northeast

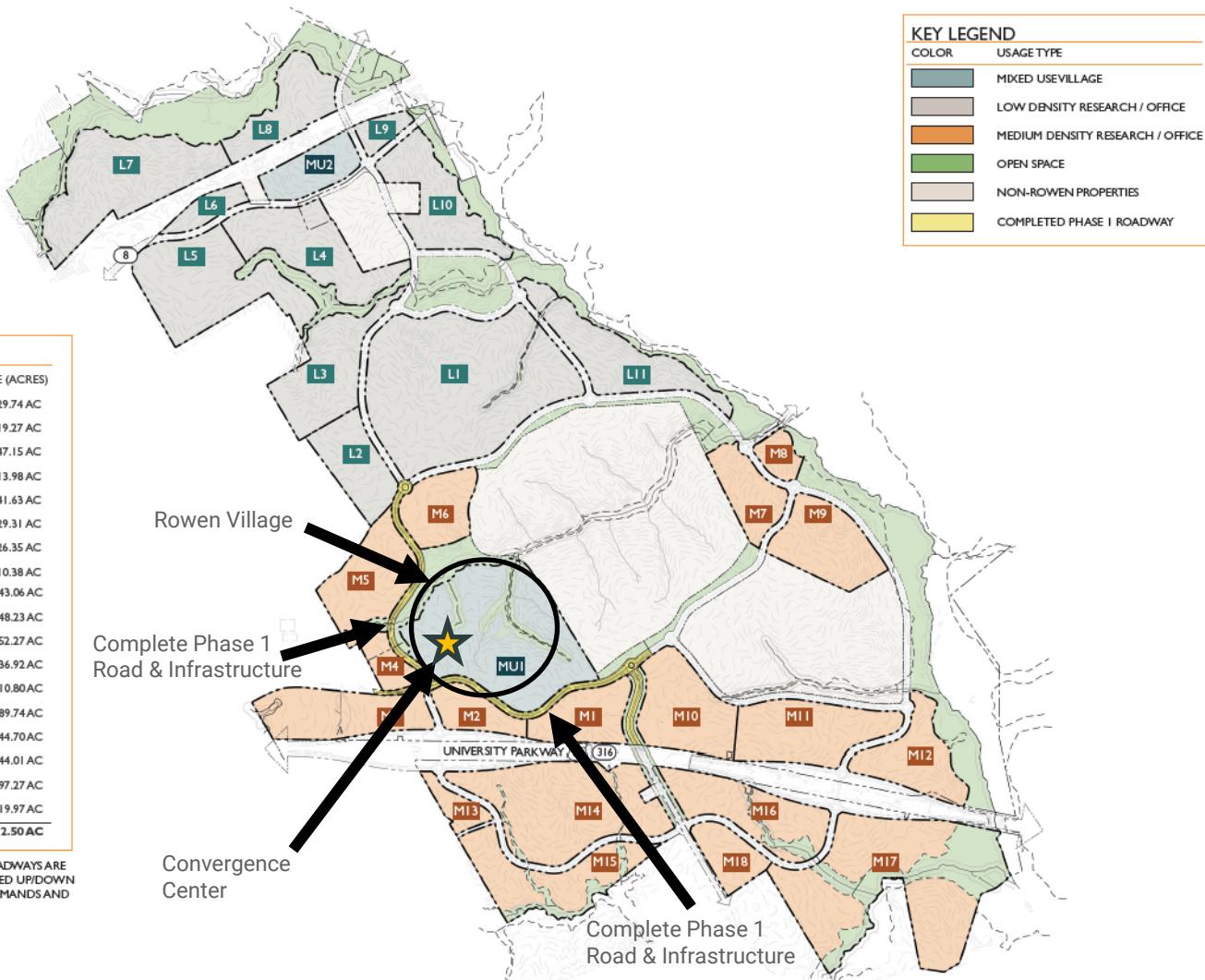


Rowen Parkway



REAL ESTATE

Scalable Sites & Going Vertical



*ALL ROWEN PARCEL BOUNDARIES AND ROADWAYS ARE HIGHLY FLEXIBLE. ALL PARCELS MAY BE SCALLED UP/DOWN TO ENSURE THE IDEAL FIT FOR PROSPECT DEMANDS AND SITE EFFICIENCY

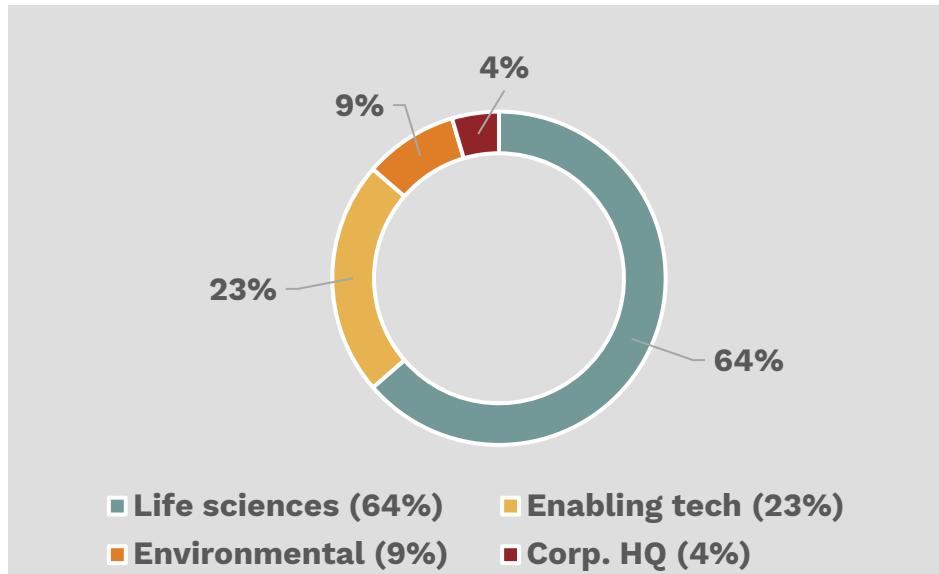
PROSPECT ACTIVITY

Market Response

INDUSTRY PROSPECTS

- 20+ RFIs Gwinnett Economic Development & GDEcD
- \$20+ Billion Investment Potential
- 8,900+ Potential New Gwinnett Jobs
- Student & Faculty Industry Engagement

PROSPECTS BY SECTOR



STATEWIDE LEADERSHIP NETWORK

Rowen Executive Advisory Council

A diverse group of statewide leaders providing valuable input serving as advisors to Rowen Foundation.



Bert Brantley

CEO, Savannah Area Chamber of Commerce

[View Bio](#)



Chris Clark

President, Georgia Chamber

[View Bio](#)



Doug Hooker

Retired CEO, Atlanta Regional Commission



Dr. Russell T. Keen

President, Augusta University

[View Bio](#)



Dr. Tim Denning

President and CEO, Georgia Research Alliance

[View Bio](#)



Greg Dozier

Commissioner, Technical College System of Georgia

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Dr. Kyle Marrero

President, Georgia Southern University

[View Bio](#)



Teresa MacCartney

COO, University System of Georgia

[View Bio](#)



Kim Greene

President and CEO, Georgia Power

[View Bio](#)



Nicole Love Hendrickson

Chairwoman, Gwinnett County Board of Commissioners

[View Bio](#)



Misti Martin

Deputy Commissioner, Global Commerce, Georgia Department of Economic Development

[View Bio](#)



James C. McCurry, Jr.

Chief Administrative Officer, Georgia Ports Authority

LIVING LAB PROJECTS UNDERWAY



HIGH MUSEUM OF ART ATLANTA



J.P.Morgan



Children's
Healthcare of Atlanta



- **Georgia E-Mobility Network:** UGA, GGC, Gwinnett Tech
- **Georgia AI Collaborative at Rowen:** Emory, Spelman, Morehouse
- **Convergence Summit:** Woodruff Arts, CHOA, Johns Hopkins, GT, UGA, High Museum, Georgia Research Alliance
- **Climate & Ecology Student Projects:** Southern Company, UGA, GGC, Gwinnett Tech
- **Smart City IOT MOU with Curiosity Labs**
- **Life Sciences Leadership Roundtable**
- **MAGNET Federal Funding Project:** Georgia, Mississippi, & Alabama

WHAT IS NEXT?



ROWEN VILLAGE: 2026

CONSTRUCTION START 2026



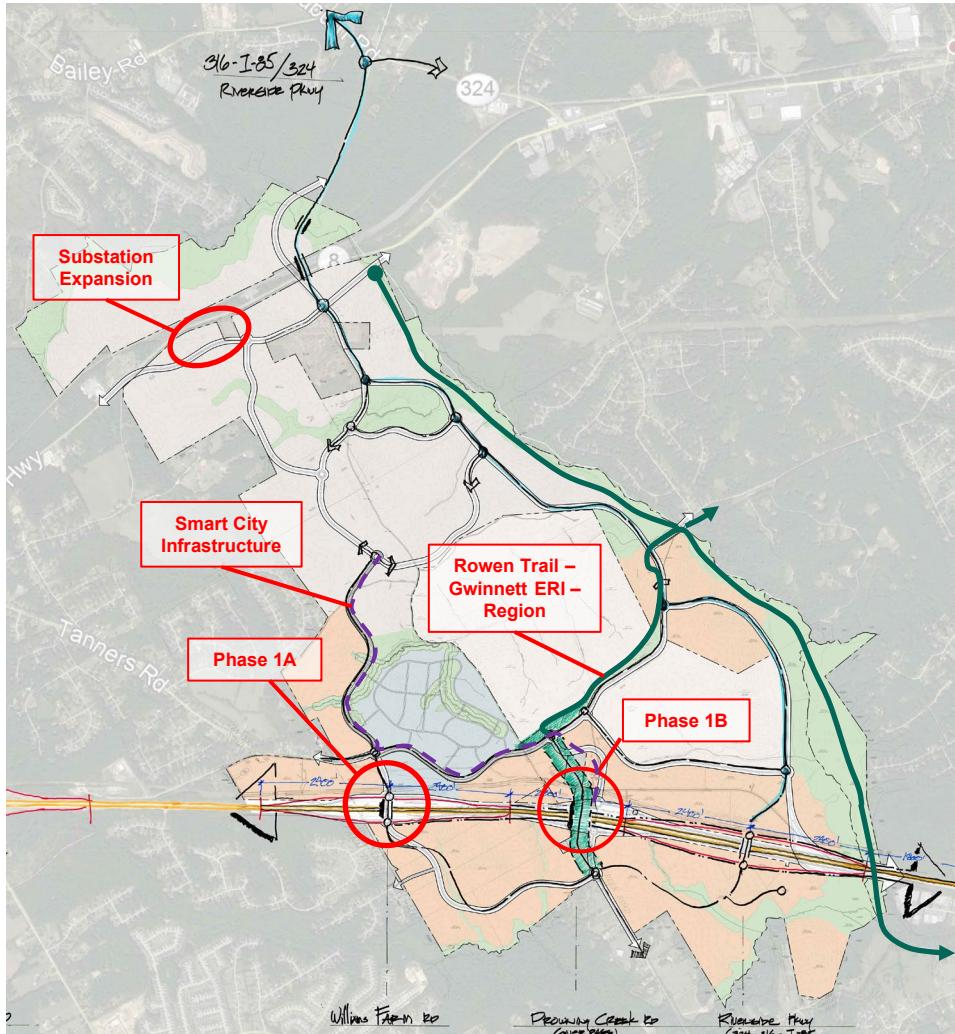






2026 & BEYOND

- **ECONOMIC DEVELOPMENT:** Ongoing Industry Recruitment & Building A Globally Competitive Brand
- **TRAILS & PARKS:** Advancing A Regional Trail Network Connecting Rowen, Gwinnett ERI, And Barrow
- **SMART CITY PARTNER:** Selecting A Fiber Technology Partner To Support Rowen In Our Living Lab & Smart City Efforts
- **POWER INFRASTRUCTURE:** Planned Electrical Substation Expansion
- **ROADWAY IMPROVEMENTS:** Hwy 316 Interchanges With Gwinnett DOT & GDOT



QUESTIONS & DISCUSSION



ROWEN™

GEORGIA'S LARGEST KNOWLEDGE COMMUNITY

Mason Allstock

President & CEO

Mason@RowenFoundation.org

www.RowenLife.com