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From Permits to Punch Lists,
AI is the New Playmaker...Are You in the Game?



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Program

7:00 AM	Breakfast & Networking
7:50 AM	WELCOME & OPENING REMARKS
	Michael Paris, President & CEO, Council for Quality Growth
	Mayor Rusty Paul, City of Sandy Springs
	Doug Hooker, Master of Ceremonies
PART I	AI AT WORK
8:10 AM	KEYNOTE: From Inertia to Impact: AI and the Future of the Built Environment
	Greg Lindsay, Urbanist-in-Residence, University of Toronto's School of Cities
8:40 AM	KEYNOTE CONVERSATION: From Inertia to Impact...to Action: The Industry Responds to AI
	Moderator: Greg Lindsay, Keynote Speaker Barry Clark, Chief Technology Officer, Zero RFI Brent Reid, CEO, The Winter Companies
9:05 AM	PANEL: The New Development Stack: AI in Planning, Design, & Delivery
	Moderator: Saba Loghman, Managing Partner, Under New Management Greer Gallagher, Sr. Vice President, Holder Construction Jeff Hiller, Co-Founder & CEO, Alynea Adam Hodges, Development Associate, Dominion Greg Mullin, Managing Principal, AECOM
9:50 AM	PANEL: AI at the Speed of Local Government: How the Public Sector is Embracing Innovation Responsibly
	Moderator: Amol Naik, Principal, Resurgens Strategies Mayor Michael Caldwell, City of Woodstock Mayor Michael Owens, City of Mableton Councilmember Matt Westmoreland, City of Atlanta
10:30 AM	Program Break
PART II	AI AT SCALE
10:45 AM	KEYNOTE: Building the Backbone of the AI Economy: Why Every Community Has a Stake in Digital Infrastructure
	Jonathan Noble, Senior Director of Government Affairs and Infrastructure, Microsoft
11:15 AM	PANEL: Powering the AI Economy: Navigating the Water-Energy Nexus of Data Center Development
	Moderator: Katherine Zitsch, Director of Water Strategy, Metro Atlanta Chamber Sy Allen, Strategic Negotiator, Energy Market Development, Google Michael Olajubutu, Region Executive, Metro South, Georgia Power Sara Ray, President & CEO, Douglas County Chamber
11:50 AM	PANEL: The Local Balancing Act of Data Center Regulation
	Moderator: Mike Alexander, Chief Operating Officer, Atlanta Regional Commission Commissioner Chakira Johnson, DeKalb County Commissioner Whitney Kenner Jones, Douglas County Commissioner Kevin Lewis, Henry County
12:25 PM	CLOSING REMARKS
	Doug Hooker Michael Paris

MASTER OF CEREMONIES

Doug Hooker

Former Executive Director, Atlanta Regional Commission

Doug Hooker has been a civic and community leader throughout much of his career. He retired as the Executive Director of the Atlanta Regional Commission (ARC) in 2022. Doug has had a long career in Atlanta, working for both private sector and public sector organizations. Currently, he is a Special Professor of Practice with the Urban Studies Institute of the Andrew Young School of Policy Studies, at Georgia State University.



Doug's community and professional service history is extensive. Currently, he serves as Immediate Past Chairman on the Board of the Community Foundation for Greater Atlanta, and he also serves on the boards of the Fox Theatre, the Cornerstone Jazz Collective, LLC, the Georgia Tech Arts Leadership Council, and Sandy Springs Media LLC. He also serves on the Advisory Board of the Islamic Speakers Bureau, the Ivan Allen College of Liberal Arts Advisory Board, and the Executive Advisory Council of ROWEN.

Doug is a frequent speaker for civic, nonprofit, and educational organizations around the region, the nation, and on occasion, internationally. He is an alumnus of Leadership Georgia, the Regional Leadership Institute, Leadership Atlanta, the Institute for Georgia Environmental Leadership, and Leadership PBS&J. He holds a Bachelor's of Mechanical Engineering and a Master of Science in Technology and Science Policy both from Georgia Tech; he holds a Master of Business Administration from Emory University's Goizueta School of Business.

He has received many awards and recognitions for his community contributions and leadership. Among them the Heroes, Saints and Legends Award from the Wesley Woods Foundation, induction into the Georgia Trend Hall of Fame, the Dean George Griffin Community Service award from the Georgia Tech Alumni Association, the Harry West Visionary Regional Leadership award from the ARC, the Cornerstone Award from the Latin American Association, the Championing Regional Diversity Leadership award from the Georgia Hispanic Chamber of Commerce, the President's Award from the National Association of Regional Councils, and the Aero Honors award from the Atlanta Aerotropolis Alliance. He is recognized as a Distinguished Alumnus of Georgia Tech's Ivan Allen College, has been selected as 100 Most Influential Georgians, 100 Most Influential Atlantans, and as 10 Most Influential Atlantans. Doug has also been honored by the City of Atlanta with a Doug Hooker Day proclamation.

Doug's principal hobbies involve music: he plays the oboe, sings with the Trey Clegg Singers, and is a composer of many works for solo artists, small ensembles, and works for large chorus and orchestral groups. Another major hobby is travel with his wife, having traveled to all seven continents and all 50 states in the USA. He is married to Atlanta native, Patrise Perkins-Hooker, a successful attorney and community leader, who is also an alumna of Georgia Tech (B.S. Industrial Management) and Emory University (JD/MBA). They have two children, eight grandchildren, one great-granddaughter, and a dog (Bella).

Michael Paris

President & CEO

Council for Quality Growth

Michael Paris, a Cobb County native, took the Council's helm in late 2003 and has worked to expand the Council and to spread its mission of promoting balanced and responsible growth throughout the metro region and the state. With a degree in real estate from Georgia State University, Michael has more than 45 years of experience in real estate development, brokerage, land-use planning, and association management. His affiliations include the Board of Directors for the Cobb Chamber of Commerce, the Gwinnett Chamber of Commerce, and the Georgia Chamber of Commerce. He is a member of the National Association of Industrial and Office Properties, the Urban Land Institute, an Association Member of the Board of the Atlanta Commercial Board of Realtors, and a graduate of both Leadership Cobb and ARC Regional Leadership Institute.



Mayor Rusty Paul

City of Sandy Springs

Russell K. "Rusty" Paul was elected Mayor in November 2013 and brings nearly 50 years of federal, state, and local public policy and public administration experience to the role. He is currently serving his fourth term.

In addition to his role as Mayor, Paul serves as the North Fulton County mayoral representative on the Atlanta Regional Commission (ARC) Board, a member of the Combat Antisemitism Movement's Mayors Advisory Committee, a member of the U.S. Conference of Mayors, and Transportation Chair and member of the Legislative Committee for the Georgia Municipal Association (GMA). He also serves on the GMA Board of Directors.

Paul was elected to the founding City Council for Sandy Springs in November 2005 and served one term. He chaired the City's Charter Review Commission and the Sandy Springs Development Authority.

He was unanimously confirmed by the U.S. Senate as Assistant Secretary for Congressional and Intergovernmental Relations in the first Bush Administration under Secretary Jack Kemp. Secretary Kemp also appointed him Acting Assistant Secretary of Community Planning and Development and selected him to oversee the department's disaster response to Hurricane Hugo and the 1989 San Francisco earthquake.

Paul received the Secretary's Golden Eagle Award, the highest honor a cabinet officer can bestow.

In addition to his federal government service, Paul is a former Georgia State Senator. He also served on the Stone Mountain City Council.

In 1995, he was elected chair of the Georgia Republican Party and served on the Republican National Committee, where RNC Chair Jim Nicholson appointed him to chair the State Chair's Advisory Committee.

He is a past chair of the Sandy Springs/Perimeter Center Chamber of Commerce and a member of Sandy Springs Rotary. He and his wife, Jan, are parents of five adult children and nine grandsons, and they attend Holy Innocents' Episcopal Church.



The AI Era of the Built Environment is Here

**From Permits to Punch Lists,
AI is the New Playmaker...
Are YOU in the GAME?**

This year, The INTERSECTION explores how artificial intelligence is transforming the development industry and the built environment. From site selection and underwriting to construction, infrastructure, and permitting, AI is changing the way developers, investors, designers, contractors, AND public officials interact to move projects forward. The AI era has arrived. AI is making calls and changing the way the development game is played.

Welcome to #TheINTERSECTION.

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The ATL Airport Community Improvement Districts (AACIDs) was awarded funding from the Georgia TEA to pilot Microtransit for 2 years beginning late Fall 2025. Microtransit will provide an additional mobility option for employees in AACIDs districts.



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KEYNOTE

FROM INERTIA TO IMPACT: AI and the Future of the Built Environment

The built environment is the largest, slowest-moving, and most capital-intensive sector of the economy—and one that has struggled for decades to improve productivity while demands on it continue to grow. Housing affordability, climate resilience, infrastructure needs, and changing patterns of how people live and work are exposing a system under increasing pressure. Keynote speaker, urbanist, futurist, and two-time Jeopardy champion GREG LINDSAY joins #TheINTERSECTION to explore why traditional approaches are no longer enough—and how AI, digital transformation, and new models of collaboration could unlock a more productive, resilient, and responsive development industry. Rather than simply automating existing processes, the opportunity ahead is to reconnect fragmented workflows, turn data into decisions, and create a built environment that delivers more value for communities, investors, and future generations.



Greg Lindsay

Urbanist-in-Residence,
University of Toronto's School of Cities



UNIVERSITY OF
TORONTO



Greg Lindsay is an urbanist-in-residence at the University of Toronto's School of Cities, as well as a non-resident senior fellow of MIT's Future Urban Collectives Lab, Arizona State University's Threatcasting Lab, and the Atlantic Council's Scowcroft Center for Strategy and Security. He was previously a 2022-2023 urban tech fellow at Cornell Tech's Jacobs Institute, where he explored the future of AI and augmented reality at urban scale in *The Augmented City: Seeing Through Disruption* (2024).

He is also the author of *From Inertia to Innovation* (2026), a report for the University of Michigan on the future of the built environment sector, and *The Future of Generative AI in Architecture, Design, and Engineering* (2024), published by Cornell Tech's Urban Tech Hub in conjunction with the Innovation Design Consortium. Greg is also a two-time Jeopardy! champion — and the only human to go undefeated against IBM's pioneering artificial intelligence, Watson.

FROM INERTIA TO IMPACT...TO ACTION: The Industry Responds to AI

MODERATED BY GREG LINDSAY

Dr. Barry Clark

Chief Technology Officer, Zero RFI

Dr. Barry Clark is the Chief Technology Officer at Zero RFI, where he leads the company's AI-native intelligence platform that embeds artificial intelligence and automation into how buildings are designed and delivered.

A roboticist by training, Barry previously served as Director of Robotic Software at Bright Machines, where he spent a decade making hard physical processes run without human intervention. He developed precision computer vision for real-time robotic navigation and pioneered vision-based control for automated garment manufacturing at SoftWear, a software-defined assembly at Bright Machine.

Barry holds a Master's and Ph.D. in robotics and control from Ohio State and four U.S. patents. He brings more than a decade of experience applying robotics, computer vision, and AI to real-world industries, now translating that expertise to transform architecture, engineering, and construction, where the payoff is measured in hours saved per project rather than lab demos.



Brent Reid

CEO, The Winter Companies

Brent joined The Winter Group of Companies in January 1984 as an entry level project engineer. From 1990 to 1995, he was CEO of Winter Environmental. In 1995, he returned to Winter Construction as Vice President of Operations and became a principal of the firm and one of the company's owners.

In 2008, he led the senior management team in the buyout of the firm's founder and majority shareholder. In 2023, Brent led the sale of The Winter Companies (Winter Construction and Winter Environmental) to Independence Construction, a Cleveland, Ohio based demo/site, construction and real estate firm.

Brent is an Emeritus Advisory Board Member of the School of Civil and Environmental Engineering, past chair of the Construction Advisory Board, and a past member of the College of Architecture Advisory Board all at Georgia Tech, his alma mater. He earned his Bachelor of Science degree in Civil Engineering with honors from the Georgia Tech in 1982 and his Master of Business Administration from the University of Chicago in 1988.

Brent has served on many civic organizations as well, including as past chair of the Council for Quality Growth and the International Council of Shopping Center's Center Build Conference. He's a past member of the Young President's Organization, Midtown Alliance, and Zoo Atlanta's Advisory Board. He is actively serving as a member of ServisFirst Bank's Atlanta Advisory Board and the Third Lens Ministries Board. He is also a graduate of Leadership Atlanta.

Brent is married with three kids, one granddaughter, two grandsons and two pugs. He and his wife Darcelle are members of Johnson Ferry Baptist Church and live in the Chastain Park neighborhood in Atlanta.



THE NEW DEVELOPMENT STACK: AI in Planning, Design, & Delivery

Artificial intelligence is rapidly changing how development projects move from concept to completion. This panel of industry leaders discusses practical applications of AI across the development lifecycle, including site selection, design, permitting, and construction. This conversation moves beyond theory to highlight real-world use cases, lessons learned, and where AI is creating opportunities for greater speed, efficiency, and competitive advantage across the development project lifecycle, from decision-making to design and delivery.

MODERATOR

Saba Loghman

Managing Partner, Under New Management

Saba is a real estate development executive who led the acquisition, entitlement, and full development execution of 15+ infill, townhouse, and mixed use projects in Atlanta. With 10+ years of notable experience, he's now creating and leading the intown development platform for Empire Communities. Empire became the largest for-sale developer in the City of Atlanta with Saba executing the acquisition and development for the Intown Atlanta Division. Notable projects include Chosewood Park (1,200 units of for-sale and rental), Longreen (180 condos and townhomes), the Swift (220 units, and Stein Steel Mixed Use (280 units directly on the Beltline). In total, Saba has executed the development and building of 2,200+ new construction units over 15+ large scale projects and infill sites in the past 10 years.

Under New Management, a new real estate infill development and housing company aims to meet and unlock the demands of the market through creative urban infill developments. The company marries the desire for higher design, providing impactful intown projects, and meeting the needs of the markets in which they are located. Through Under New Management, he continues to shape neighborhoods through redevelopment projects with a goal of bringing attainable housing supply and mixed use projects to the Atlanta market in dynamic locations.

He's a Georgia Institute of Technology graduate with a degree in Building Construction with a minor in Land Development. Saba is a member of Urban Land Institute, ULI Young Leaders, Council for Quality Growth, CQG Emerging Leaders, Benteen Elementary School Board, Catholic Charities Atlanta (CCA), Refugee Mentorship Program, and Georgia Tech Alumni Association.



**Under
New
Management**

Greer Gallagher

Sr. Vice President, Holder Construction

Greer Gallagher is a Senior Vice President and Southeast Operations Leader with Holder Construction Company. Based in Atlanta, she provides overall leadership for the Southeast Region, overseeing operations, staffing, and project performance while helping shape the firm's strategic direction. Greer is part of Holder's Senior Leadership Team and is actively involved in driving key internal initiatives, including workforce development and employee engagement efforts. She is widely recognized for her people-first leadership style and commitment to mentoring the next generation of industry professionals.

Since joining Holder in 2000 after graduating from Auburn University with a degree in Building Construction, Greer has built her career leading complex projects and developing high-performing teams. She supports Auburn University as Board Chair of the McWhorter School of Building Science Executive Advisory Board and as a member of the Master of Real Estate Development Advisory Board.

Greer remains active in the Atlanta commercial real estate and construction community through organizations such as CREW, the Atlanta Commercial Board of Realtors, and the Cobb Chamber. She has held several leadership roles within CREW, including serving as President in 2021, and remains actively engaged in advancing the organization's mission. She currently serves on the Board of Directors for AGC Georgia, ACBR, and One Cumberland.

In addition, Greer currently serves on the Westside Future Fund Board of Directors and is a 2025 Leadership Atlanta Graduate. She has also served in past community leadership roles, including as a member of the Board of Directors for Atlanta Ronald McDonald House Charities and Whiteford, Inc.



Jeff Hiller

Co-Founder & CEO, Alynea

Jeff Hiller is the Co-Founder and CEO of Alynea, an AI-powered permitting platform that helps cities dramatically speed up plan approvals through automated compliance checks that require no additional staff or complex system integrations. Building on his background in data science and product innovation, he focuses on modernizing municipal workflows so agencies can reduce backlogs, improve transparency for applicants, and make more data-informed decisions.

Before launching Alynea, Jeff co-founded Sunset Health, a healthcare company later acquired by AIPM, where he gained deep experience scaling operations and technology in highly regulated environments. He holds a bachelor's degree in economics from the University of Southern California, bringing together analytical rigor and entrepreneurial leadership in his work with public sector and civic partners.



Adam Hodges

Development Associate, Dominion

Adam Hodges is a Development Associate at Dominion, where he is responsible for the development, acquisition, and financing of affordable housing communities across the Southeast. Since joining the company as a Development Analyst in June 2024, Hodges has advanced to Development Associate, supporting the successful execution of affordable housing developments through all phases of the development process.

In this role, Hodges evaluates new acquisition and development opportunities, performs financial feasibility analyses, coordinates project design and construction, structures development partnerships, and works closely with lenders, investors, housing finance agencies, and other stakeholders to secure financing and bring affordable housing communities to fruition. His experience includes the use of federal and state affordable housing programs, including the Low-Income Housing Tax Credit (LIHTC), to help deliver high-quality, financially sustainable housing.

Hodges earned a Bachelor of Business Administration from the University of Wisconsin-Madison in 2024, with concentrations in Real Estate and Urban Land Economics and Finance, Investment, and Banking.



Greg Mullin

Managing Principal, AECOM

Greg Mullin believes architecture is more than design—it is a dynamic intersection of creativity, technical precision, and business strategy. With degrees in Architecture from the University of Virginia and the University of Texas, and an Executive MBA from Georgia State University, he has built a career that bridges artistic vision with operational excellence.

From launching his own firm to serving as Director of Operations and Principal at leading practices, he has led teams, shaped growth strategies, and delivered impactful projects across scales. Today, he serves as Managing Principal of AECOM's Atlanta Buildings+Places practice, part of the world's largest integrated architecture, engineering, and construction company. He is passionate about guiding multidisciplinary teams, driving innovation, and helping clients realize transformative built environments.



AI AT THE SPEED OF LOCAL GOVERNMENT: How the Public Sector is Embracing Innovation Responsibly

As businesses rapidly integrate artificial intelligence into everyday operations, local governments are navigating a different path—one shaped by public accountability, ethics, transparency, and procurement requirements. This panel of local elected leaders explores how they are adopting AI to improve community development, infrastructure planning, permitting, constituent engagement, and service delivery while balancing the unique responsibilities of public service.

MODERATOR

Amol Naik

Principal, Resurgens Strategies

Amol Naik is Principal of Resurgens Strategies, an Atlanta-based government affairs and advisory firm helping companies navigate public policy, permitting, infrastructure, and community challenges across Georgia and the South. His work focuses on digital infrastructure, artificial intelligence, clean energy, and industries at the intersection of private investment and public decision-making.

Amol brings two decades of experience across government, law, and technology. He served as the City of Atlanta's Chief Resilience Officer and led government affairs for broadband and data center expansion across the Southern United States at Google and Google Fiber. He practiced law at Squire Patton Boggs and McKenna Long & Aldridge.

Through Resurgens Strategies, Amol helps clients understand community dynamics surrounding growth, build relationships with state and local leaders, and move projects from strategy toward delivery. His experience spans urban and rural Georgia, giving him insight into how infrastructure, economic development, and public trust intersect.

Amol serves on the Carter Center Board of Councilors and the UNC Board of Visitors. He is a Presidential Leadership Scholar and an alumnus of Leadership Georgia and Leadership Atlanta. He graduated from UNC-Chapel Hill and Emory University School of Law and holds a Financing and Deploying Clean Energy Certificate from Yale University.



Mayor Michael Caldwell

City of Woodstock

Michael Caldwell is the 31st Mayor of the City of Woodstock, Georgia, a technology entrepreneur, and a former four-term member of the Georgia House of Representatives. He founded and serves as a Managing Partner of Black Airplane, an award-winning digital product agency headquartered in downtown Woodstock, serving clients globally.

Recognized for his leadership at the intersection of technology and public service, Michael was appointed by Governor Brian Kemp to the Board of Directors of the Georgia Technology Authority. He also serves as Vice Chairman of the Atlanta Regional Commission, representing Cherokee County's cities through an appointment by Atlanta Mayor Andre Dickens.

In 2012, Michael became the youngest state legislator elected in the United States, representing Woodstock for eight years in the Georgia House of Representatives. During his tenure, he successfully championed initiatives promoting ethics reform, legislative term limits, and economic growth across the state.



As a serial entrepreneur, Michael was a member of the founding team at Python Safety, an industrial safety company acquired by 3M in 2015. His extensive experience across startups, Fortune 500 corporations, and public governance has established him as a prominent voice for innovation, technology policy, and placemaking in Georgia.

A graduate of Cherokee County Public Schools, Michael earned his BBA in Finance from Kennesaw State University. He and his wife Katie, President of the Woodstock Arts Board of Directors, are raising their four children Oliver, Elizabeth, Charlotte, and Victoria in downtown Woodstock.

Mayor Michael Owens

City of Mableton

Michael Owens is the inaugural Mayor of the City of Mableton, making history as the city's first elected mayor following its incorporation in 2023. As Mableton's chief elected official, he is committed to building a transparent, innovative, and responsive local government while guiding the city's growth and long-term vision.

As mayor, Owens presides over City Council meetings, serves as the city's chief policy advocate and spokesperson, and oversees key executive responsibilities, including appointments to boards and commissions, execution of official city documents, and implementation of city policies.

Mayor Owens is a recognized leader at the local, state, and national levels. He serves as Co-Chair of the Housing & Community Development Committee for the African American Mayors Association, where he helps advance housing equity and community development initiatives nationwide. He is also a delegate to the U.S. Conference of Mayors and serves on the Georgia Municipal Association Board of Directors.

Locally, Mayor Owens serves on the boards of the Cobb Community Foundation and Cobb & Douglas Public Health, advocating for strategic philanthropy, public health, affordable housing, environmental sustainability, technological innovation, and equitable economic growth for Mableton and the greater metro Atlanta region.



Councilmember Matt Westmoreland

City of Atlanta

Matt Westmoreland was elected to the Atlanta City Council in 2017 to represent the Post 2 At-Large seat. He currently serves as Chair of the Community Development & Human Services Committee and is a member of the Transportation, Zoning, and Finance & Executive Committees. His work has focused on housing affordability, inclusive economic development, infrastructure, and public spaces.

During his time on the Council, Matt has helped lead major initiatives, including establishing Atlanta's first Affordable Housing Trust Fund, advancing a \$750 million infrastructure investment plan, launching the Southeast's first e-bike rebate program, creating a Small Business Recovery Fund, and chairing the City's first Artificial Intelligence Commission.

Prior to joining the City Council, Matt served on the Atlanta Board of Education, where he chaired the Budget Commission and helped improve student outcomes while overseeing major capital investments. His previous experience includes roles with Horizons Atlanta, the Atlanta Regional Commission, D.C. Public Schools, and the office of Congressman John Lewis.

A graduate of Princeton University, Matt is also an alumnus of Leadership Atlanta, LEAD Atlanta, and Harvard Kennedy School's Senior Executives in State and Local Government program. He is a lifelong Atlantan and resides in Midtown.



PART II / AI AT SCALE

KEYNOTE

BUILDING THE BACKBONE OF THE AI ECONOMY: Why Every Community Has a Stake in Digital Infrastructure

As artificial intelligence reshapes the economy, demand for digital infrastructure is creating new opportunities for communities across Georgia. Microsoft's Senior Director of Government Affairs & Infrastructure, Jonathan Noble, discusses the role datacenters play in supporting innovation, job creation, and economic growth, while sharing Microsoft's approach to responsible growth and being part of the community through investments in energy, water stewardship, workforce development, and long-term local partnerships.



Jonathan Noble

*Senior Director of Government
Affairs and Infrastructure, Microsoft*



Microsoft

Jonathan Noble has over 25 years of experience in political, policy, and government affairs, having worked for state and local elected officials, real estate development companies, and, for the last 15+ years, Microsoft Corporation. Based in Silicon Valley, he leads state and local government affairs for energy and economic development policy in support of our Cloud Operations & Innovation group. Prior to his current role, Jonathan represented Microsoft in multiple Western states, covering a broad range of policy areas. He also leads the company's engagement with various trade and community organizations.

Before joining Microsoft, Jonathan spent over 14+ years working for and with local governments on economic development issues, including commercial, industrial, market-rate, and affordable housing.

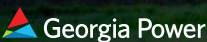
Jonathan is a Silicon Valley native, serves on several local non-profit boards, and is a graduate of Haverford College.

We're Doing Things Different Here in Georgia

Georgia Power is helping power one of the fastest-growing states in the nation through thoughtful planning, responsible development, and investments that benefit customers and communities alike. We're dedicated to working responsibly with communities and landowners while building the infrastructure needed to support Georgia's continued growth, today and for generations to come. Here's how we are powering Georgia's continued growth:

- ▶ Lower rates for customers started this June
- ▶ Rules and regulations help ensure large power users pay their fair share
- ▶ Procuring 4,000 MW of renewable resources by 2035
- ▶ Investing in Georgia communities, with \$33.7 million contributed in 2025*

*Combined giving total from the company, the foundation, and our employees.



POWERING THE AI ECONOMY: Navigating the Water-Energy Nexus of Data Center Development

As AI accelerates demand for data centers, the intersection of water and energy is becoming one of the most important planning challenges facing Georgia's communities. This session explores how utilities, developers, and local communities are preparing for the infrastructure demands of the AI economy.

MODERATOR

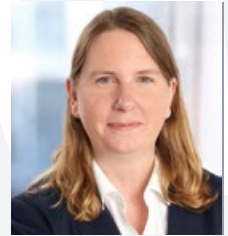
KATHERINE ZITSCH

Director of Water Strategy, Metro Atlanta Chamber

Katherine Zitsch is the Water Policy Consultant at the Metro Atlanta Chamber (MAC). She collaborates with the Georgia Water Planning & Policy Center at Albany State, Atlanta Regional Commission (ARC), and the Metropolitan North Georgia Water Planning District on water issues and challenges statewide.

Prior to joining the Chamber, Katherine was a Vice President at CDM Smith. She holds a Bachelor of Science degree in civil engineering and a Master of Science degree in environmental systems engineering, both from Clemson University. She is a Board-Certified Environmental Engineer through the American Academy of Environmental Engineers.

Katherine and her husband, Wayne, live in Marietta, Georgia, with their three children.



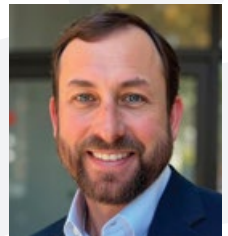
SY ALLEN

Strategic Negotiator, Energy Market Development, Google

Sy Allen is an accomplished energy sector leader for the Energy Market Development team at Google, where he drives commercial negotiations and expands utility strategies to scale Google's clean energy footprint across the Southeastern United States. Through its products and platforms, Google meaningfully impacts the daily lives of billions of people. With over 25 years of electric utility industry experience, Sy specializes in complex energy policy development, community energy investment, and regional grid decarbonization to facilitate Google's infrastructure goals.

Before joining Google, Sy spent more than two decades in progressive leadership roles at Georgia Power Company. Throughout his career, he worked in various capacities in customer experience and renewable energy development while pioneering utility carbon-free energy programs.

Sy is an avid outdoorsman and enjoys traveling with his family. He also holds an MBA in Finance and Service Management and dual Bachelor's degrees all from the University of Georgia.



MICHAEL OLAJUBUTU

Region Executive, Metro South, Georgia Power

Michael Olajubutu serves as Region Executive for Georgia Power's Metro South Region, where he leads a dedicated team managing external affairs across Butts, Clayton, Coweta, Fayette, Henry, South Fulton and Spalding counties. In this role, he is responsible for advancing Georgia Power's business objectives through strategic partnerships, community collaboration and local government relations.

Michael began his career with Southern Company in 2006 and officially joined Georgia Power as a Distribution engineer in 2007. Over the years, he has advanced through various leadership positions, including Engineering supervisor, Area manager, Distribution manager, Transmission Maintenance Area manager and chief of staff to the SVP of Distribution.

In his operational leadership roles, Michael managed teams supporting more than 350,000 customers in North Metro Atlanta and oversaw transmission infrastructure serving over half of Georgia Power's 2.8 million customers. As chief of staff, he worked closely with (-suite executives to drive company-wide initiatives and organizational alignment. He has led several high-impact initiatives focused on operational efficiency and organizational design, including the Distribution Leadership Structure Review and the Municipal Franchise Fee Micro-Battle.

A committed community leader, Michael serves on the boards of the Council for Quality Growth, Clayton County Chamber of Commerce, Clayton State University Foundation, and the Aerotropolis Atlanta Alliance and is a graduate of Leadership Bartow.

Michael holds a bachelor's degree in electrical engineering and dual master's degrees in business administration and electrical engineering with a power concentration, all from Auburn University. He and his wife, Diamond, reside in Newnan with their four children.



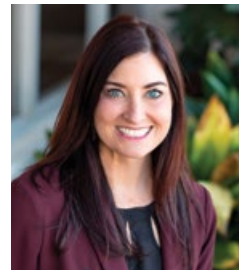
SARA RAY

President & CEO, Douglas County Chamber

Ms. Ray serves as a citizen member of the ARC Board, representing District 5, which includes all of Douglas County and part of Cobb County.

She is the President & CEO of the Douglas County Chamber. Prior to her current position, Sara oversaw marketing and events for the Chamber while also administering the Douglas County Chamber Foundation, as well as the Chamber's Small Business Initiatives.

Ms. Ray is a graduate of the U.S. Chamber Institute for Organizational Management and has served as Communications Chair for the Georgia Association of Chamber of Commerce Executives. She is a founding member of the Douglasville Young Gamechangers, a member of the Junior League of Douglas County and a participant in initiatives with the Douglas County School System.



The Local Balancing Act of Data Center Regulation

Data centers are the central to conversations of today's digital economy, bringing significant capital investment, tax revenue, and economic opportunity to local communities. Yet the decisions around regulating their development are far more complex than simply saying "yes" or "no." Energy demand, water resources, land use, infrastructure capacity, noise considerations, workforce investment, public sentiment, and long-term community planning all play a critical role in shaping local policy. Local County Commissioners discuss the real considerations local governments must weigh as they evaluate their local ordinances around data center development—balancing economic competitiveness and investment with infrastructure realities and the expectations of the communities they serve.

MODERATOR

MIKE ALEXANDER

Chief Operating Officer, Atlanta Regional Commission

Mike Alexander is the Chief Operating Officer of the Atlanta Regional Commission, managing the Community Development, Natural Resources, Research & Analytics, Transportation Planning, Mobility Services, Aging and Independence Services, Workforce Development, and Homeland Security Departments of the ARC. Mike has over 20 years of public policy experience focused on regional and local community planning. As the COO, he leads this multidisciplinary, professional staff in the fields of transportation planning, environmental planning, community and workforce development, economics, aging services, and demographic forecasting.

He is a graduate of the ARC Regional Leadership Institute, Leadership DeKalb, and Leadership Atlanta. Originally from South Carolina, Mike attended Auburn University where he received a dual master's degree in Public Administration and Community Planning. He served as a Marine Infantryman in Desert Storm.



Atlanta Regional Commission

COMMISSIONER CHAKIRA JOHNSON

DeKalb County

Commissioner Chakira Johnson is a licensed engineer with a degree from the Georgia Institute of Technology. Since becoming certified in 2006, she has obtained licensure in three states, including Georgia. With over 20 years of experience in both the private sector and local government, she brings a wealth of knowledge to her role.

Her commitment to public service is longstanding. She served on the Stone Mountain City Council for 16 years, including 12 years as mayor pro tem, demonstrating a deep-rooted dedication to her community. Currently, she works as a city engineer, applying her civil engineering expertise to better serve the residents of DeKalb County.

Commissioner Johnson ran for office under the campaign theme "Engineer Progress for DeKalb," a guiding principle that continues to shape her work today. She is also a passionate advocate for STEM education, encouraging individuals to explore careers in science, technology, engineering and mathematics to help build a stronger, more innovative future.



DeKalb County
GEORGIA

COMMISSIONER WHITNEY KENNER JONES

Douglas County

Whitney Kenner Jones is an attorney, community leader, and Douglas County Commissioner. She is the owner and managing member of Kenner Jones Law, LLC, where she practices civil litigation with a focus on child welfare law and family advocacy. She also conducts independent workplace discrimination and harassment investigations for corporations, colleges, and universities, helping organizations build inclusive, equitable workplaces.

Commissioner Kenner Jones earned a bachelor's degree in Public Health from the University of North Carolina at Greensboro, a Master of Public Administration from Strayer University, and a Juris Doctor from Mercer University's Walter F. George School of Law.

A dedicated public servant, she is passionate about strengthening communities through advocacy, legal service, and youth development. Her commitment to Douglas County is reflected in her volunteerism, support for local schools, and leadership in workforce development initiatives, including service on the Executive Board of Power Up, Inc., which encourages girls to pursue careers in construction and engineering.

She has held numerous leadership roles in community organizations and is an active member of Delta Sigma Theta Sorority, Inc., the National Bar Association, the Georgia Association of Black Women Attorneys, and the Douglas County Bar Association. She is licensed to practice law in Georgia and Oregon.



COMMISSIONER KEVIN LEWIS

Henry County

McDonough resident Kevin J. Lewis was elected to serve on the Henry County Board of Commissioners representing District 5 for a four-year term beginning on January 1, 2023.

Lewis currently works at Delta Airlines in addition to his Commissioner duties. Lewis has more than two decades of professional experience serving in management and executive positions in the airline and transportation industries and government,

No stranger to public service, Lewis has been engaged in public and community service for several years, including service to the Henry County Schools Parent Council and the Southern Region Advisory Board for Wings Financial Credit Union, and the Rising Sun Foundation. Lewis is also a recent graduate of Leadership Georgia, a statewide leadership program that brings together leaders in business and government from across the state of Georgia. Lewis serves as a member of the Justice and Public Safety Committee of the National Association of Counties (NACo).

Lewis was born in Durham, North Carolina, and he is an alum of Morehouse College. He's been married to his wife Chaundra, a Henry County State Court Judge, for the past 26 years and together they are the proud parents of three beautiful daughters.





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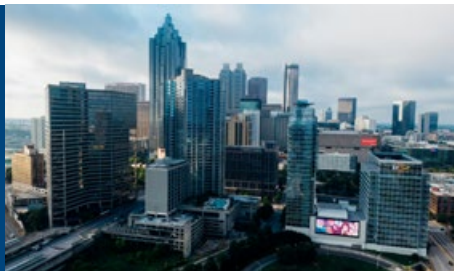
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