



DEVELOPMENT AUTHORITY OF
COLUMBIA COUNTY
GEORGIA, USA

Development Authority of Columbia County Property Development Committee Meeting Minutes			
9.9.2016		7:30 a.m.	DACC Conference Room "B"
Meeting called by	Chair, Stan Shepherd		
Type of meeting	Property Development Committee		
Facilitator	Chair, Stan Shepherd		
Note taker	Ashley Haines		
Adjourned	9:01 a.m.		
Attendees	Hugh Hollar, Eric, McIntyre, Mark Wills, Stan Shepherd, Robbie Bennett, Ashley Haines and Ashley Swain		
Minutes of Previous Meeting			
2 minute			
Discussion	None		
Conclusions	Minutes of July 2016 meeting approved. Motion: Hugh Hollar /Second: Mark Wills		
Action Items	Person Responsible	Deadline	
None	N/A	N/A	
Meeting Agenda			
1 minute			
Discussion	None		
Conclusions	Agenda of September 2016 meeting approved. Motion: Hugh Hollar /Second: Mark Wills		
Action Items	Person Responsible	Deadline	
None	N/A	N/A	
Old Business			
21 minutes			
Robbie Bennett			
Discussion	<p>A) <u>Master Planning</u> – Columbia County commission is open to Master Planning the Gateway area. Several rough estimates have been received by Robbie. Studies typically cost between \$50k - \$100k. Robbie will move forward with talks with the landowners prior to bidding out.</p> <p>B) <u>Harlem Exit</u> – Robbie gave a brief update on the possibility of developing some areas close to the Harlem 183 exit on I-20. This is a long term vision.</p>		
Conclusions	None		
Action Items	Person Responsible	Deadline	
None	N/A	N/A	



New Business		
34 minutes	Robbie Bennett	
Discussion	<p>A) <u>Site selection guide</u> - Georgia Power has provided a very detailed report on the best development sites in Columbia County. Club Car was the initiator but the site analysis can be used for other projects. The Greenfield location has had some interest in a lease but nothing concrete.</p> <p>B) <u>Horizon South</u></p> <p>i) Mr. Allgood has a potential buyer for his property and has inquired about the ability to use the detention pond located adjacent to his property. The pond was deeded to the County and they have said Allgood cannot use the detention pond. Further research is needed.</p> <p>ii) Property Owners Association – It appears the Property Owners Association was never established. Robbie has done some research with the GA Secretary of State’s office as well as with the legal documents we have. Further research is needed. The association may need to be created to enforce the covenants in place.</p>	
Conclusions	None	
Action Items	Person(s) Responsible	Deadline
None	None	None
Updates		
15 minutes	Robbie Bennett	
Discussion	<p>A) <u>Plaza</u>- Meybohm expects to break ground soon. They have been waiting on Georgia Power to move some utility poles which should be completed this week. They are still interested in revenue bonds for phase 2 and 3.</p> <p>B) <u>Hotel Development</u>- The County and SIG are still in negotiations at this time.</p> <p>C) <u>G O Bond</u> – leadership position may be needed by the DACC Board. The County has not provided the final list. More discussion is needed.</p>	
Conclusions	None	
Action Items	Person Responsible	Deadline
None	N/A	N/A
Closed Session		
15 minutes	8:40 -Motion to enter Closed Session to discuss a real estate contract made by Mark Wills; Second by Eric McIntyre	
Discussion	Real Estate- One real estate dispossession. No action was taken	
Conclusions	Motion to return to regular session was made at 8:55 by Eric McIntyre; second by Mark Wills.	
Action Items	Person Responsible	Deadline



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None	N/A	N/A
Adjournment		
Time	Next Meeting	
9:01 a.m.	November 11, 2016	