

Called - DACC Board Meeting Minutes

2-Dec-20		8:01	Virtual
Meeting called by	Chairman, Kerry Bridges		
Type of meeting	Board Meeting		
Facilitator	Chairman, Kerry Bridges		
Note taker	Anita Patel		
Adjourned	8:45 AM		

Board Attendance	Mark Wills	Y	Rick Evans	Y	Phil Gaffney	Y
	Hugh Hollar	Y	Jean Garniewicz	Y	Stan Shepherd	Y
	Ron Thigpen	Y	Kerry Bridges	Y	Christina Purkapile	Y

Staff/Guests	Robbie Bennett, Taylor Edwards, Anita Patel, Chris Driver, Jon Pannell, Dr. Tom Clark
--------------	---

Meeting Agenda

<1 minute(s)	Chairman, Kerry Bridges
Discussion	Kerry Bridges called the meeting to order. The agenda for the December 2, 2020 meeting with changes was approved.
Conclusions	Motion: Stan Shepherd . Second: Hugh Hollar. Motion carries unanimously. (9-0)

Action Items	Person Responsible	Deadline
N/A	N/A	N/A

Minutes of Previous Meeting

0 minute(s)	Chairman
Discussion	None
Conclusions	None

Action Items	Person Responsible	Deadline

DACC Financial Report

0 minute(s)	None
Discussion	None
Conclusions	None

Action Items	Person Responsible	Deadline
None	N/A	N/A

Chairman's Report			
0 minute(s)	None		
Discussion			
Conclusions	None		
Action Items	Person(s) Responsible	Deadline	
None	N/A	N/A	
DACC Committee Reports			
0 minute(s)	None		
Discussion	None		
Conclusions	None		
Action Items	Person Responsible	Deadline	
None	N/A	N/A	
Economic Development Update			
0 minute(s)	None		
Discussion	None		
Conclusions	None		
Action Items	Person Responsible	Deadline	
None	N/A	N/A	
Old Business			
0 minute(s)	None		
Discussion			
Conclusions			
Action Items	Person Responsible	Deadline	
None	N/A	N/A	

New Business			
0 minute(s)	Robbie Bennett		
Discussion	Option agreements for Parcel 028027 were discussed. Robbie shared background of option agreements and that with the guidance of the commission, working towards closing on 12/29/2020. Chris Drives discussed the side intergovernmental agreement. John Pannell shared that DACC issued a \$5.3 million bond purchased and secured by a contract with the county pledging \$1 million. The new bond will be for \$11 million with the backing from the county. 2.03 % interest rate with a 10-year maturity with the same semi-annual interest and principle payments.		
Conclusions	<p>Motion 1 – Motion to execute the Option dated February 28, 2019 between the Development Authority of Columbia County and Pumpkin Center Properties LLLP for purchase of 322.55 acres in parcel 028 027 in the amount of \$13,500 per acre and give the Chairman authority to negotiate and execute all related documents for closing. Motion: Stan Shepherd. Second: Phil Gaffney. Motion carries unanimously. (9-0)</p> <p>Motion 2 – Motion to execute the Option dated November 25, 2020 between the Development Authority of Columbia County and Pumpkin Center Properties LLLP for purchase of 19.22 acres in parcel 028 027 in the amount of \$9,000 per acre and give the Chairman authority to negotiate and execute all related documents for closing. Motion: Stan Shepherd . Second: Phil Gaffney. Motion carries unanimously. (9-0)</p> <p>Motion 3 - – Motion to approve the Intergovernmental Agreement between the Development Authority of Columbia County and the Columbia County Board of Commissioners for the development of Phase II of White Oak Business Park and give the Chairman authority to negotiate and execute all related documents. Motion: Ron Thigpen. Second: Hugh Hollar. Motion carries unanimously. (9-0)</p> <p>Motion 4 – Motion to approve the Bond Resolution to issue a taxable revenue bond in the amount of \$11,217,000 for the development of Phase II of White Oak Business Park to include the purchase of 341.22 acres and related infrastructure improvements and give the Chairman authority to negotiate and execute all related documents for closing. Motion: Ron Thigpen. Second: Hugh Hollar. Motion carries unanimously. (9-0).</p> <p>Motion 6- Motion to approve the Right of Way Deed between the Development Authority of Columbia County and the Georgia Department of Transportation related to improvements on Alliance Drive and SR 47 to accommodate turn lane & acceleration lane. Motion: Christina Purkapile. Second: Phil Gaffney. Motion carries unanimously. (9-0)</p>		
Action Items		Person Responsible	Deadline
None		N/A	N/A
Calendar of Events			
1 minute(s)	Robbie Bennett		
Discussion	December 7 - DACC Board Retreat		
Conclusions	None		
Action Items		Person Responsible	Deadline
None		N/A	N/A

Public Comments		
3 minute(s)	Tom Clark	
Discussion	Dr. Tom Clark shared that on December 7, Colonel Pick will be the guest speaker at the Rotary meeting. The Installation is preparing for the Holiday leave.	
Conclusions		
Action Items	Person Responsible	Deadline
None	N/A	N/A
Closed Session		
0 minute(s)	Robbie Bennett	
Discussion	Motion made to enter Closed Session. Motion: Jean Garniewicz. Second: Rick Evans . Motion carries unanimously (9-0). Motion made to exit Closed Session. Motion: Phil Gaffney. Second: Christina Purkapile. Motion carries unanimously (9-0).	
Conclusions	<p>One property matter was discussed and action will be taken in open session. The following action was taken in Open Session.</p> <p>Motion 5 - Motion to approve the Agreement of Purchase and Sale between the Development Authority of Columbia County, as Seller, and USAA Real Estate Company, LLC, as Buyer, for purchase of that 46.38 acre portion, more or less, of Tax Parcel ID 028 027, identified more particularly in said Agreement of Purchase and Sale, in the amount of \$37,000 per acre, establishing a \$500,000 infrastructure grant, and to give the Chairman authority to negotiate the final exhibits to said Agreement of Purchase and Sale and authority to negotiate and execute all related documents for closing and to cover early access and grading agreement. Motion: Jean Garniewicz. Second: Phil Gaffney. Motion carries unanimously. (9-0).</p>	
Action Items	Person Responsible	Deadline
None	N/A	
Adjournment		8:20
Conclusions	There was a motion to adjourn the December 2, 2020 Called DACC Board Meeting at 8:45 am. Motion: Jean Garneiwicz. Second: Phil Gaffney. Motion carries unanimously (9-0).	
Next meeting: December 16, 2020	Virtual	All