

DACC Board Meeting Minutes						
30-Nov-22				7:31	DACC	
Meeting called by	Vice-Chairman, Hugh Hollar					
Type of meeting	Board Meeting					
Facilitator	Vice-Chairman, Hugh Hollar					
Note taker	Anita Patel, Madalyn Brantley					
Adjourned	9:01AM					
Board Attendance	Mark Wills	Y	Rick Evans	N	Sanjeev Singhal	Y
	Hugh Hollar	Y	Jean Garniewicz	Y	Stan Shepherd	Y
	Mark Herbert	Y	Kerry Bridges	Y	Christina Purkapile	Y
Staff/Guests	Robbie Bennett, Anita Patel, Chris Driver, Garrett Dragano, Madalyn Brantley, Tom Clark, Nathan Mcdonall, Joe Hotchkiss					
Meeting Agenda						
2 minute(s)						
Discussion	Hugh Hollar called the meeting to order. Vice- Chairman Hugh Hollar recommends moving public comments under the Chairman's report on the November 30, 2022 agenda. The agenda for the November 30, 2022 meeting was approved by the board weigh the proposed correction.					
Conclusions	Motion: Mark Herbert Second: Jean Garniewicz Motion carries unanimously. (8-0)					
Action Items	Person Responsible		Deadline			
N/A	N/A		N/A			
Minutes of Previous Meeting						
1 minute(s)	Vice-Chairman, Hugh Hollar					
Discussion	Vice-Chairman Hugh Hollar recommended the minutes for the October 26, 2022 Board Meeting be approved.					
Conclusions	Motion: Mark Herbert Second: Jean Garniewicz Motion carries unanimously. (8-0)					
Action Items	Person Responsible		Deadline			
Financials						
2 minute(s)	Christina Purkapile					
Discussion	Christina Purkapile presented the October 2022 Financial report to the board. Explanation was provided on White Oak Phase I and Phase II breakdown which can be found on page wo of report. There were \$ 15,968,412.05 in Total Liabilities & Net Assets. The budget is tracking on schedule with 57% remaining. A motion was made to approve the financials as presented.					
Conclusions	Motion: Kerry Bridges Second: Mark Wills Motion carries unanimously. (8-0).					
Action Items	Person Responsible		Deadline			
None	N/A		N/A			

Chairman's Report			
3 minute(s)	Hugh Hollar		
Discussion	Vice-Chairman Hugh Hollar reports: - Nominating Committee will be chaired by Mark Wills.  Vice-Chairman Hugh Hollar opens the floor to Public Comments.		
Conclusions	None		
Action Items	Person(s) Responsible	Deadline	
None	N/A	N/A	
Public Comments			
4 minute(s)	Tom Clark		
Discussion	Dr. Tom Clark -I 20 Connector Interchange has 4 million in dedicated money. DACC Board will be kept in the loop on the progress of the project. -3,500 will be leaving Fort Gordon for training over the Holiday Season -Fort Gordan expects a growth of 1,000 people this coming year		
Action Items	Person Responsible	Deadline	
None	N/A	N/A	
DACC Committee Reports			
0 minute(s)	None		
Discussion			
Conclusions	N/A		
Action Items	Person Responsible	Deadline	
None	N/A	N/A	
Economic Development Update			
6 minute(s)	Robbie Bennett		
Discussion	Executive Director Robbie Bennett: -Phase II Road work is underway at White Oak. -Master Planning is in the works with a couple of properties. -Staff is utilizing Next Site 360 to help prospective Projects find property -Project Manager, Garrett Dragano is working with our Existing Industry and navigating the Childcare discussions -DACC Staff is current working 27 active projects, 2 new projects as of this month, and closed 2 projects this year		
Conclusions	None		
Action Items	Person Responsible	Deadline	
None	N/A	N/A	
Old Business			
0 minute(s)	None		
Discussion	None		
Conclusions	None		

Action Items	Person Responsible	Deadline
None	N/A	N/A
<b>New Business</b>		
46 minute(s)	None	
Discussion	<p>Executive Director Robbie Bennett:            -Plaza Hotel Feasibility Study: Two hotel development/management teams have been identified with interest to pursue a hotel development project on Phase 3 of the Plaza. Analysis of the site and hotel brands is early in the process. However, multiple major flags have indicated they will not engage in conversations around the project with hotel until a qualified hotel study is complete indicating the project's viability. Staff feels that it is in the best interest of the development authority and Columbia County to conduct the feasibility study, rather than having multiple studies conducted. In addition to the developers, a group of local investors have been identified. Staff is currently assessing the costs for a feasibility study. It is expected that the study will cost between \$15,000 and \$25,000 depending on travel costs. Studies are good for no more than two years. Board expressed concerns with delays on materials and current interest rates for loans, but feels that study is necessary to bring in majors flags.</p> <p>Motion to approve conducting a hotel feasibility study not to exceed \$25,000.            Motion: Sanjeev Singhal Second:Mark Herbert Motion carries unanimously. (8-0).</p>	
	<p>White Oak Business Park Change Order: Staff has learned that 12 in ductile pipe is on a 53 week delay. In an effort to mitigate this challenge, staff requested that Reeves provide a change order for installation of the pipe to occur after the new roads had been install. Given the ever changing costs, Reeves revised proposal add excessive costs to the project. As a result, CC Water Utility has recommend purchasing pipe through the DACC and having installation be bid as part of the pump station bid which has not been issued yet. This has the potential to save time on the roads and costs related to project. County staff has asked Reeves to provide a change order to install casing in locations for road crossing. This decision was made in an effort to allow the road installation prior to the 12" waterline arriving onsite due to its tremendous lead time. This change order No. 1 does not require DACC approval. Reeves will provide the casing since the labor is a majority cost of this bid item. (See County recommendation sheet). As a related request to change order #1, Two quotes have been acquired from piping supply houses (the third will not respond). These quotes are not solid through delivery meaning pricing could be increased if piping prices increase. Vice Chairman Hugh Hollar recommends an addition to DACC staff motion. " Approval for any addition cost may be granted by the DACC Chairman and Executive Director. Ordering pipe and supplies directly from the supplier does require DACC approval."</p> <p>Motion to approve the Development Authority of Columbia County to purchase the required water main pipe and parts directly from the supply houses based on the proposals provided by Ferguson Waterworks and Core &amp; Main, and selection based on the shortest lead time, cost not exceeding \$500,000. Approval for any addition cost may be granted by the DACC Chairman and Executive Director.            Motion: Mark Herbert Second:Mark Wills Motion carries unanimously. (8-0).</p>	

<p>Sanjeev Singha - left the DACC Board Meeting. Seven Board members remain in meeting to discuss the following topics.</p> <p>-Destination Retail Incentive : GBQ, LLC (Smoke show Southern BBQ): began operations in 2016 and currently runs a successful business with three food trucks, seeks to build a brick and mortar restaurant in the Evans overlay district. The business has submitted an application for the Destination Retail Incentive in order to purchase 2.06 acres of land and open a restaurant at 4275 Washington Road in Evans, GA. This location is adjacent to the Mullins Colony shopping center. The existing structure will be renovated into a 5,000 square foot restaurant that will seat 200 guests with an outdoor patio. The estimated capital investment for this project is \$1.704 million. Additionally, this project is expect to create 45 jobs and \$5.7 million in total sales within three years. Note: Total sales includes current food truck sales. Jean Garniewicz asked DACC Staff if the business had an alcohol sales in their business plan. Staff and the review committee stated that alcohol sales was in their business plan but a very small portion of proposed sales. Hugh Hollar stated the business scored very well. Staff will follow the DRIP model and use financials provided by Smoke show bankers.</p> <p>Motion: To offer Destination Retail Incentive applicant, GBQ, LLC (dba Smoke Show Southern BBQ), a \$100,000 forgivable loan amortized over 15 years based on a rate of the 10-year Treasury + .75 percent. Loan payments shall begin 6 months after the issuance if their Certificate of Occupancy. The 10 year Treasury rate will be based on November 30, 2022 or the closing which ever rate is lower. After a period of two years from the Certificate of Occupancy date, the loan will be forgiven if the business has remained operational and compliant with all applicable federal, state and local and met the required sales projections provided by the company in their application.</p> <p>Motion: Jean Graniewicz Second:Chrstina Purkapile Motion carries unanimously. (7-0).</p>		
<p>Next Site 360- Platform is up for renewal for Evans/Martinez. Georgia Power is slowly moving away from this platform. Staff recommends renewal if Next site 360 for on year at \$15,000. Grovetown and Harlem will be up for renewal in the spring.</p> <p>Motion to approve a one year renewal with NextSite 360 for Evans/Martinez in the amount of \$15,000.</p> <p>Motion: Jean Graniewicz Second: Mark Herbert Motion carries unanimously. (7-0).</p>		
Action Items	Person Responsible	Deadline
None	N/A	N/A
<b>Calendar of Events</b>		
2 minute(s)		
Discussion	<p>Vice-Chairman Hugh Hollar::</p> <p>-December Board meeting will be on Wednesday, December 21st at 11:00 a.m.</p>	
Conclusions	None	
Action Items	Person Responsible	Deadline
None	N/A	N/A

Closed Session		
26 minute(s)	None	
Discussion	Motion to enter into closed session to discuss three property matters. Motion: Stan Shepherd Second: Jean Graniewicz Motion carries unanimously. (7-0).	
Conclusions	Chris Driver- Two property matters were discussed during closed session. There is nothing further to action at this time.	
Action Items	Person(s) Responsible	Deadline
Motion to exit closed session where two property matters were discussed. Motion: Jean Graniewicz Second: Mark Herbert Motion carries unanimously. (7-0).		
Adjournment		8:12
Conclusions	There was a motion to adjourn the November 30, 2022 Board Meeting at 9:01 am. Motion: Kerry Bridges. Second: Christina Purkapile Motion carries unanimously (7-0).	
Next meeting: December 21, 2022	DACC	All