

DACC Board Meeting Minutes						
25-Jun-18			7:30 a.m.		DACC Conference Room	
Meeting called by	Chairman, Hugh Hollar					
Type of meeting	Board Meeting					
Facilitator	Chairman, Hugh Hollar					
Note taker	Anita Patel					
Adjourned	8:17 a.m.					
Board Attendance	Mark Wills	N	Rick Evans	Y	Phil Gaffney	Y
	Hugh Hollar	Y	Jean Garniewicz	N	Stan Shepherd	Y
	Ron Thigpen	Y	Kerry Bridges	N	Christina Purkanile	Y
Staff/Guests	Robbie Bennett, Anita Patel, Taylor Edwards, Chris Driver					
Meeting Agenda						
>1 minute(s)	Chairman, Hugh Hollar					
Discussion	Agenda of June 25, 2018 meeting approved.					
Conclusions	Motion: Phil Gaffney, Second: Ron Thigpen. Motion carries unanimously. (6-0)					
Action Items			Person Responsible		Deadline	
None			N/A		N/A	
Minutes of Previous Meeting						
>1 minute(s)	Chairman, Hugh Hollar					
Discussion	Minutes of May 23, 2018 meeting were approved with no amendments.					
Conclusions	Motion: Phil Gaffney, Second: Ron Thigpen. Motion carries unanimously. (6-0)					
Action Items			Person Responsible		Deadline	
None			N/A		N/A	
DACC Financial Report						
4 minute(s)	Rick Evans					
Discussion	Rick Evans reviewed the May 2018 Financial reports with the board stating that the negative balance sheet numbers are associated with the White Oak Business Park transaction which also accounts for the unbudgeted items in the Budget vs. Actual reports. The remainder of the fiscal year is on track per budget.					
Conclusions	Motion to approve May 2018 Financial Reports: Stan Shepherd. Second: Ron Thigpen. Motion carries (6-0).					
Action Items			Person Responsible		Deadline	
None			N/A		N/A	
Chairman's Report						
0 minute(s)	Hugh Hollar					
Discussion	N/A					
Conclusions	None					

Action Items		Person(s) Responsible	Deadline
None		N/A	N/A
<b>DACC Committee Reports</b>			
5 minute(s)	Robbie Bennett		
Discussion	Robbie Bennett summarized that the Business Recruitment and Incentives Program committee met on June 6, 2018 and discussions were held and approval was given by the committee for the Development Authority of Columbia County to move forward with the White Oak landing page, and the partnership with the CVB for the "ChooseColumbiaCounty" landing page and "Stay Awhile" campaign within the parameters of the remaining marketing budget.		
Conclusions	None		
Action Items		Person Responsible	Deadline
None		N/A	N/A
<b>Economic Development Update</b>			
15 minute(s)	Robbie Bennett		
Discussion	<p>Robbie Bennett informed the Board that DACC presented 2 Economic Development seminars titled ED 101 for Finance/Accounting/Banking Professionals and ED 101 for Commercial Real Estate Professionals on June 6th and 7th. The purpose of these seminars was to educate these groups on the services offered by DACC and how these professionals can utilize these services most effectively. Taylor Edwards provided a training session to the Commercial Real Estate group on the use of NextSite 360 as a central repository for commercial properties.</p> <p>Robbie provided an update to the Board on the possible formation of a Tax Allocation District in Columbia County. He stated that the Chamber of Commerce will support the referendum for a yes vote in the November 2018 election.</p> <p>The progress at the Club Car site in the White Oak Business Park is going strong.</p>		
Conclusions	None		
Action Items		Person Responsible	Deadline
None		N/A	N/A
<b>Old Business</b>			
0 minute(s)	N/A		
Discussion	Robbie reviewed the budget for DACC for the 2018-2019 fiscal year showing a balanced budget.		
Conclusions	Rick Evans made a motion to approved the budget as presented. Second: Phil Gaffney. Motion carries unanimously. (6-0)		
Action Items		Person Responsible	Deadline
None		N/A	N/A

New Business		
0 minute(s)		
Discussion	None	
Conclusions	None	
Action Items	Person Responsible	Deadline
None	Staff	N/A
Calendar of Events		
2 minute(s)	Robbie Bennett	
Discussion	Robbie Bennett mentioned that the following events will be occurring and to watch their emails for more information which will be shared upon receipt by DACC: Cyber Center of Excellence grand opening, Change of Command ceremony at Fort Gordon. Robbie mentioned that June 19th - 23rd he was at the Select USA conference as a booth invitee with the Georgia Department of Economic Development. Phil Gaffney asked if the Meybohn building at the Plaza was complete and Robbie stated that it has received its "Certificate of Occupancy."	
Conclusions	None	
Action Items	Person Responsible	Deadline
None	N/A	N/A
Public Comments		
0 minute(s)		
Discussion		
Conclusion	None	
Action Items	Person Responsible	Deadline
None	N/A	N/A
Closed Session		
10 minute(s)	Hugh Hollar	
Discussion	<p>Motion to enter Closed Session: Phil Gaffney; 2nd: Ron Thigpen. Motion carries unanimously. (6-0)</p> <p>A real estate matter was discussed, but no action was taken during closed session. Action will be taken in open session.</p> <p>Motion to exit Closed Session: Phil Gaffney; 2nd: Stan Sheperd. Motion carries unanimously. (6-0)</p>	
Conclusions	<p>Motion #1 - White Oak Easement - Rick Evans made a motion to approve accepting a 15 foot easement on the North and South sides of Innovation Parkway to allow for the installation of street lights and other necessary maintenance that may be needed from time to time. Seconded by - Ron Thigpen ; Vote - (6-0)</p> <p>Motion # 2 - Plaza Phase 2 Option - Stan Shepherd made a motion of approve the Second Amendment to the Plaza Phase 2 Option Agreement as presented, and grant the Executive Director and a member of the Development Authority of Columbia County Executive Committee to negotiate modifications accordingly. Seconded by - Phil Gaffney; Vote (6-0)</p>	
Action Items	Person Responsible	Deadline
None	N/A	N/A

<b>Adjournment</b>	8:20 A.M.	
Next meeting: July 25, 2018	DACC Conference Room	All

## EXECUTIVE DIRECTOR REPORT JUNE 25, 2018

### Economic Development Updates



#### White Oak Business Park at I-20

In a year's time, the DACC team went from almost no product for development to a new industrial anchored by Club Car. The development at the park continues to make great strides. The Development team hosted a public meeting with the neighbor's impacted by the new interchanges. Commissioner Morris was in attendance. The neighbors were very appreciative of our efforts to keep them informed. Next steps for the park include implementation of the street light plan, development of a park budget, continued master planning efforts, and GRAD Certification.



Project Fairway

Image # 10  
Date : 06.20.2018  
Photo 888.542.0231

### ED 101

On June 6<sup>th</sup>, the DACC hosted an ED 101 geared towards CPAs, bankers, and financing professionals. We had an attendance of approximately 20. The session gave the DACC staff a chance to educate those in attendance about our role, how we can assist with projects and our desire form more strategic partnerships. Since the course, several of the attendees have reached out with updates and project leads. We spent extra time talking about incentives and how to leverage them.

### ED 101 For Commercial Brokers

On June 7<sup>th</sup>, the DACC staff hosted a similar ED 101, but this time for our local developers, commercial agents, and brokers. The primary goal of the training was to educate the agents about of sites and building database. Our hope was to have them or their firms post the properties so we can easily find them and showcase them. We had more than 30 attend and the feedback has been positive. Several of the brokers/developers have reached out to us reached out to us about their projects and how we can support them.

### Strategic Plan

Following the Board Retreat, staff has updated the committee matrix to better illustrate our strategic initiatives, staff duties/tasks, and highlight the key identified initiatives. So far, the implementation of the strategic plan has been successful. Key success include: (1) Launch of new website, (2) Passage of local bills (Harlem & Columbia County) allowing redevelopment powers to be on the ballot in November, (3) Significant progress in identifying property for development – including the launch of White Oak Business Park at I-20, (4) Partnership with the Columbia County CVB on a Gateway Master Plan, and (5) Work has begun on new marketing efforts for in-market missions and telling our story.

### Marketing

The DACC staff is working on several key marketing efforts including specialized industry pieces, a general overview piece, White Oak flyers, and landing pages. We are partnering with the CVB on the ChooseColumbiaCounty.com landing page and are building off the “Up/Stay Awhile” video they produced. We are also looking at a partnership with the Columbia County Chamber of Commerce to produce a joint small business resource guide.

### Capital Campaign Feasibility Study

We have contracted with Convergent Nonprofit Solutions to conduct our capital campaign feasibility study. The group is currently working on the Pave the Way Letter and the prospectus. The letter and prospectus will be sent to key business and community leaders. Following the letters, calls will be made to coordinate interviews. This is how the Convergent team will assess our fund raising potential. We plan to get started in July.

## Policy Update

The Governor has officially signed Harlem's and Columbia County's redevelopment powers bills establishing the ballot question for November 2018. HB 843 was signed. This bill will create new qualifications for the establishment of Military Zones. The main impact is the potential this has on White Oak Business Park. Language is being reviewed by DCA regarding the administration of the new bill. More information to come soon. HB 995 was veto by the Governor. The impact of the bill came to light late in the session. GEDA pushed to modify the bill, but was too late to make changes. As a result our lobbyist pushed to have the bill vetoed.

## Events/Meetings/Presentations this Month:

- Club Car Charity Tournament – (6/4)
- BOC Meeting – (6/5)
- Business Recruitment Committee – (6/6)
- Economic Development 101 – (6/6)
- SRS CRO Executive Committee – (6/7)
- Economic Develop Broker Training – (6/7)
- UDA/ARDA Board Meetings – (6/8)
- CC Chamber Government Affairs – (6/14)
- Select USA – (6/18 – 6/22)
- DACC Board Meeting – (6/25)

## Project Summary

Active Leads/Projects: 26

New Projects/Leads: 2

Consultant Contacts YTD: >35

## Upcoming Events/Meetings/Presentations:

- Hull McKnight Cyber Training Center Grand Opening – (7/10)
- Georgia Cyber Center Technology Summit – (7/11)
- CC Chamber Government Affairs – (7/12)
- SRS CRO Executive Committee – (7/12)
- Property Committee – (7/13)
- Existing Business & Workforce Development Committee – (7/13)
- UDA/ARDA Board Meetings – (7/13)
- COL Turner Change of Command – (7/17)
- SRS CRO Cyber Education Summit – (7/24) *Panelist*
- DACC Board Meeting – (7/25)

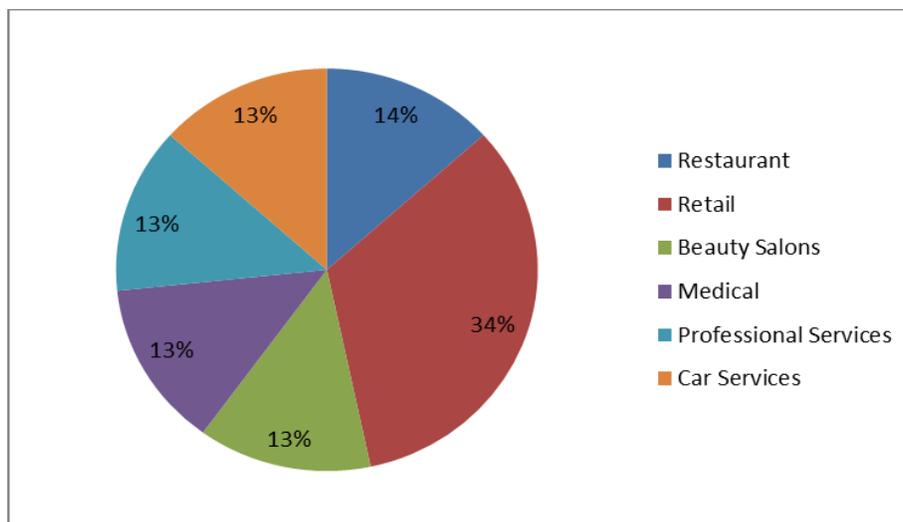
## Additional Dates of Significance:

TechNet Augusta (8/20-23)

**ECONOMIC DEVELOPMENT COORDINATOR REPORT  
JUNE 25, 2018**

Opportunity Zone Update

Between January and May, an estimated 15 new businesses located within the Columbia County Opportunity Zone. Examples of some of the new businesses include a sound recording studio, outdoor recreation retail store, medical laser office, among others. The following graph shows the numerical breakdown of business type. The Opportunity Zone post card was mailed on June 15<sup>th</sup> and the full package of information was mailed on June 19<sup>th</sup>. This month, we saw one application for the Opportunity Zone certification come through our office.



NextSite 360 Update

This summer, our office has met with the NextSite 360 teams at both Harlem and Grovetown. I was able to bring Kennedy Sammons up to speed on the digital platform; she has uploaded the remaining information for Harlem. We were also able to touch base with Charles Branch, VP of Business Development, and provide updates on all three focus areas. The NextSite 360 team had a successful visit at RECon and has specific requests for Grovetown. We were also able to discuss strategy for targeting specifically requested retailers in the Evans area.

Workforce and Education

The Columbia County Chamber Workforce and Education Committee agreed to support the College & Career Expo on September 12<sup>th</sup> at the Columbia County Exhibition Center. This event will showcase area colleges and employers directly to students and parents. The intent is to educate families on local opportunities for students to consider when planning their career. Employers are expected to showcase employment options, salaries, and skills needed. The committee is also supporting the 'Teachers in Business' event on August 30<sup>th</sup>. It will expose school leadership to area employers to discuss workforce needs while building their understanding of local employment opportunities. This event is planned for August 30<sup>th</sup> and will take half of the day.

DACC supported WorkSource East Central Georgia at their Lunch & Learn on May 30<sup>th</sup>. Two Columbia County employers attended and were able to learn how to take advantage of federal training funds.

### Existing Industry

June brought a number of existing industry visits and conversations. I was able to successfully make contact with a few industries for the first time since joining DACC. We are helping businesses on issues like workforce development, exploring expansion needs, construction issues, developing a local identity, and finding funding for training. We are also seeing requests for help come through the website, all though the needs are more generic (i.e. registering business names, billboard permits, food truck ordinances, etc.)

### BRE Plan

Last week, I began writing a formal BRE plan for the Development Authority. This can be used as a reference guide for present and future staff members and hopefully encourage continuity in the BRE program as we look to the future. The plan explicitly covers objectives from my job description in great detail and provides a working template for FY 2018-2019. The document will be finalized shortly and reviewed for approval.

### Events/Meetings/Presentations this Month:

- Augusta Manufacturing Growth Meeting Series- May 23<sup>rd</sup>
- Small Business Roundtable- May 25<sup>th</sup>
- WIOA Lunch & Learn- May 30<sup>th</sup>
- NextSite 360 Harlem- May 30<sup>th</sup>
- AU Resources to Industry Meeting- June 4<sup>th</sup>
- NextSite 360- June 5<sup>th</sup>
- Business Recruitment & Incentive Committee Meeting- June 6<sup>th</sup>
- ED 101- June 6<sup>th</sup>
- ED for Commercial Realtors- June 7<sup>th</sup>
- Local Planners Meeting- June 8<sup>th</sup>
- Evans Town Center Presentation- June 14<sup>th</sup>
- Georgia Rural Broadband- June 21<sup>st</sup>
- DACC Board Meeting- June 25<sup>th</sup>

Existing Industry Touches: approximately 30; 10 site visits

CLOSED MEETING AFFIDAVIT

STATE OF GEORGIA
COUNTY OF COLUMBIA

Hugh Hollier, Chairman/Presiding Officer of the Columbia County Development Authority of Columbia County (Committee / Board Name), being duly sworn, states under oath that the following is true and accurate to the best of his/her knowledge and belief.

- 1. The Columbia County Development Authority of Columbia County (Committee/Board Name) met in a duly advertised meeting on June 25, 2018.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 7:30 a.m./p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the Open Meetings Law:

Consultation with the County Attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the County or any officer or employee or in which the County or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1).

Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-(2) and (insert the citation to the legal authority making the tax matter confidential):

P Discussion of the future purchase, disposal or lease of real estate as provided by O.C.G.A. § 50-14-3(b)(1).

Discussion or deliberation upon the appointment, employment compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(2).

Other (describe the exemption to the Open Meetings Law):

as provided in (Insert the citation to the legal authority exempting the topic)

This 25th day of June, 2018.

Hugh Hollier
Chairman/Presiding Officer

Sworn to subscribed
Before me this 25th day of June, 2018.

Notary Public
My commission expires: 11/21/21

