

| DACC Property Development Committee |   |          |
|-------------------------------------|---|----------|
| 10-Jul-20                           | 7:30 a.m.   | Virtual  |
| Meeting called by                   | Stan Shepherd   |          |
| Type of Meeting                     | Property Development Committee  |          |
| Facilitator                         | Stan Shepherd   |          |
| Note taker                          | Anita Patel   |          |
| Adjourned                           | 8:05 AM   |          |
| Attendees                           | Stan Shepherd, Mark Wills, Ron Thigpen, Hugh Hollar   |          |
| Staff/Guests                        | Robbie Bennett, Anita Patel, Taylor Edwards   |          |
| Meeting Agenda                      |   |          |
| >1 minute(s)                        | Stan Shepherd   |          |
| Discussion                          | Agenda of July 10, 2020 meeting approved. Motion: Ron Thigpen. Second: Hugh Hollar. Motion carries unanimously (4-0). |          |
| Conclusions                         | None  |          |
| Action Items                        | Person Responsible  | Deadline |
| None                                | N/A   | N/A      |
| Minutes of Previous Meeting         |   |          |
| >1 minute(s)                        | Stan Shepherd   |          |
| Discussion                          | Minutes of May 8, 2020 meeting approved. Motion: Ron Thigpen. Second: Hugh Hollar. Motion carries unanimously (4-0).  |          |
| 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)  | None   |          |
| Discussion   |  |          |
| Conclusions  |  |          |
| Action Items | Person Responsible   | Deadline |
| None         | N/A  | N/A      |
| Updates      |  |          |
| 20 minute(s) | Robbie Bennett   |          |
| Discussion   | <p>White Oak<br/>Sign - Robbie shared updated pictures of the sign and shared that finished touches are being complete. He shared that Jonathan Williams the Columbia County landscape architect is working with DACC in finalizing the landscape plan for the sign / park.</p> <p>Road Bid - There was a rebid process for the road bid for Alliance, Discovery and Collaboration drives. Plan review has been handled by the County.</p> <p>Amazon - Robbie shared updated photos of the construction progress for Amazon. Activity remain strong for the park with several recent inquiries. Consultants and state project managers are continuing virtual site tours and possibly looking into in-person tours as projects become more serious about properties.</p> <p>Spec Building - There is a developer looking at building a spec building on one of the parcels at park with possible options for first right of refusal for two other parcels for additional spec buildings.</p> <p>Phase 2 - Master planning is important as Phase 1 closes out.</p> <p>Grad Certification - Taylor continues to work on the grad certification.</p> <p>Adjacent property -there is the possibility of additional property surrounding the business park becoming available.</p> <p>Rezoning Meeting - There will be a rezoning meeting on July 16 for the property across from the business park. DACC has provided its comments mainly in regards to the traffic and financially put implications of right of way.</p> <p>Plaza - The article on the plaza in the apartment complex was well received in the Augusta chronicle. DACC has received phone calls in regards to mixed use development and trends in retail for the area stemming from this article.</p> <p>Martinez- TAD - in development. Taylor is taking the lead. Met with planning, there will be a tour on July 24th with the consultants and community stakeholders to get input. A draft will be presented in August with the goal of approvals and consent agreement being signed in December 2020. There was discussion on how to improve density but preserve green space.</p> |          |

|                        |  |                    |   |
|------------------------|--|--------------------|---|
|                        |  |                    | <p>Gate 6 - The development team has secured 40 acres and in the due diligence period. This will need to be a joint project between Columbia County and Richmond County based on land divide and utility needs.</p> <p>Gateway - Master planning of the area is a top priority for the second half of this year so Gateway Boulevard is now complete.</p> <p>Work From Home - the work from home trend is growing in importance. Many office clients changing to hybrid models nationally.</p> <p>Office Space/ Hub Zones - for just meetings and collaborative space called "Hub zones" Companies are rethinking their needs and deciding to have a small amount of office space available for just meetings and collaborative space. There seems to be a 5-year trend cycle for Office/home office. This new trend may not require big office spaces in metro city areas and may allow for up to 50 mile radius of hub zones . Mark Wills shared that from a Bank perspective, there is concern on how to finance office space with this new trend and how the decrease of office space will affect neighboring businesses that rely on people being in these office buildings.</p> <p>Stan shared that the White Oak signs look great and the Augusta Chronicle article on the Plaza and the TAD was a good article.</p> <p>Robbie shared that the covenants for White Oak are being worked on but there are still landscaping decisions to be made and signage etc. as the park develops.</p> |
| Conclusions            |  | None               |   |
| Action Items           |  | Person Responsible | Deadline  |
| None                   |  | N/A                | N/A   |
| <b>Closed Session</b>  |  |                    |   |
| 0 minute(s)            |  | None               |   |
| Discussion             |  | None               |   |
| Conclusions            |  | None               |   |
| Action Items           |  | Person Responsible | Deadline  |
| None                   |  | N/A                | N/A   |
| <b>Public Comments</b> |  |                    |   |
| 0 minute(s)            |  |                    |   |
| Discussion             |  |                    |   |
| Action Items           |  | Person Responsible | Deadline  |
| None                   |  | N/A                | N/A   |

|                                  |   |          |
|----------------------------------|---|----------|
| <b>Adjournment</b>               |   | 8:05 AM  |
| Conclusion                       | Motion to adjourn, Mark Wills. 2nd - Hugh Hollar. Motion carried unanimously (4-0). |          |
| Action Items                     | Person Responsible  | Deadline |
| None                             | N/A   | N/A      |
| Next meeting: September 11, 2020 | Virtual   | All      |