

DACC Property Development Committee		
14-May-21	7:30 a.m.	Virtual
Meeting called by	Stan Shepherd	
Type of Meeting	Property Development Committee	
Facilitator	Stan Shepherd	
Note taker	Anita Patel	
Adjourned	8:34 AM	
Attendees	Stan Shepherd, Ron Thigpen, Hugh Hollar, Kerry Bridges	
Staff/Guests	Robbie Bennett, Anita Patel, Taylor Edwards	
Meeting Agenda		
>1 minute(s)	Stan Shepherd	
Discussion	Agenda of May 14, 2021 meeting approved with correction. Motion: Hugh Hollar. Second: Kerry Bridges. 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	March 12, 2021 committee meeting minutes approved. Motion: Hugh Hollar. Second: Kerry Bridges. 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		
55 minutes	Robbie Bennett	
Discussion	<p>Robbie Bennett shared the following updates with the Property Committee:</p> <ul style="list-style-type: none"> <li>- There is a signed PSA from Chesterfield Properties for Parcels C1 &amp; C2. Robbie shared the design overview of the proposed facility. There is commitment to moving forward as quickly as possible barrind any delays/challenges coming from construction/steel availability and delays.</li> <li>- There is interest in parcel A2, E2 &amp; C4 leaving only E1 and C3</li> <li>- Food Truck area to serve the almost 4000 employees working in the park is being considered</li> <li>- Phase 2 parcel layout shared</li> <li>- Conservation/Sustainability ideas shared to make White Oak eco-friendly. Ideas include retaining wetlands, easement, environmental protection elements, tree density. Accounting firm is researching conservation tax benefits.</li> <li>- Listing property information/pricing on CoStar and LoopNet will be the next step.</li> <li>- Information on Phase 1 and Phase 2 property pricing and debt shared with committee</li> <li>- Two important concerns that industry has in regards to issues that need to be addressed are (1) diversity and inclusion in terms of workforce and sustainability/eco-friendly/carbon-footprint decrease. Consultants are impressed that DACC is trying to address these issues</li> <li>-Fill dirt ownership belongs to Amazon &amp; Seifreed. The landfill would need 4500 cubit feet of this dirt.</li> <li>- Road Construction photos of phase 1 shared. Curb &amp; gutter in place. White Oak shows very well</li> <li>- Phase 2 bid for roads will be out soon and work should start in Fall 2021</li> <li>- Amazon's developer has requested A2 as lay-down area through August 2021 so work can continue, concrete and sand supply is their biggest challenge</li> <li>- Pricing for White Oak Parcels is based on current land values and comps in the area.</li> <li>- Next steps for Phase 2 include survey/parcel work completion and preparing site from a development standpoint including timber harvest, protecting buffer &amp; developed areas, grading.</li> <li>- Discussion on a possible billboard on the right of way. Options include temporary, permanent, digital ?</li> <li>- Meetings to be held with Water Utilities &amp; Planning and Zoning in regards to future expansions, connectivity</li> <li>-Gate 6 - preview of site shared with the committee. Plans includes 4 office buildings. Stan Shepherd shared that this is a great opportunity for the region and the design compliments the Cyber Center area in downtown Augusta.</li> </ul>	
Conclusions		
Action Items	Person Responsible	Deadline
RFP for Spec Building	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>		8:34 AM
Conclusion	Motion to adjourn: Hugh Hollar. 2nd - Kerry Bridges. Motion carries unanimously (4-0).	
Action Items	Person Responsible	Deadline
None	N/A	N/A
Next meeting: July 9, 2021	Virtual	All