



<b>DACC Executive Committee</b>			
6/16/2021		7:31 AM	Development Authority Meeting Room
Meeting called by	Chair: Kerry Bridges		
Type of meeting	Executive Committee Meeting		
Facilitator	Chair: Kerry Bridges		
Note taker	Taylor Edwards		
Adjourned	8:58:00 AM		
Attendees	Kerry Bridges, Christina Purkapile, Rick Evans, Mark Wills		
Staff/Guests	Robbie Bennett, Taylor Edwards, Joe Hotchkiss		
<b>Meeting Agenda</b>			
2 minutes	Kerry Bridges		
Discussion	Robbie Bennett made a recommendation to separate the Closed Session into two parts. The first Closed Session (Personnel) to be before Old Business on the Agenda while the second Closed Session (Property) remain at its current place on the Agenda. Motion to jointly approve Agenda with recommended changes for the June 16, 2021 Executive Committee Meeting and to accept the Minutes from the May 12, 2021 Executive Committee Meeting. Motion: Mark Wills. 2nd: Christina Purkapile. Motion carries unanimously (4-0).		
Conclusions	Changes made to the Agenda		
Action Items	Person Responsible	Deadline	
None	N/A	N/A	
<b>Minutes of Previous Meeting</b>			
0 minute(s)	Kerry Bridges		
Discussion	A joint motion was made for the Agenda and Minutes (see above).		
Conclusions	None		
Action Items	Person Responsible	Deadline	
None	N/A	N/A	
<b>DACC Financial Report</b>			
13 minutes	Rick Evans		
Discussion	The May 2021 Financial Report was shared by Rick Evans. Presentation of the Financials was followed by discussion about pivoting allocations during the COVID pandemic, expenses that will position us for the future, DACC audit for the purpose of supporting future grant opportunities, alignment with Columbia County Finance, and the FY 21-22 budget allocation from Columbia County. Kerry Bridges recommended sharing with the DACC Board how budget pivoted due to pandemic impact and how it was highly reviewed and executed well. The Executive Committee recommends approval of financials at the June DACC Board Meeting pending a conversation with Columbia County regarding audit.		
Conclusions	None		
Action Items	Person Responsible	Deadline	
Meeting with Leanne Reece	Robbie Bennett, Rick Evans	N/A	



Chairman's Report		
0 minutes	Kerry Bridges	
Discussion	Chairman's Report will be jointly shared under the Economic Development Update (see below).	
Conclusions	None	
Action Items	Person(s) Responsible	Deadline
None	N/A	N/A
Economic Development Update		
20 minutes	Robbie Bennett, Kerry Bridges	
Discussion	<p>Robbie Bennett provided the following updates:</p> <ul style="list-style-type: none"> <li>- The Developer for C1 + C2 has been on site and is making plans to move forward with SPEC Building</li> <li>- Good conversations with Site Selectors and State Project Managers about upcoming SPEC Building</li> <li>- Greatest limiting factor at White Oak will be wastewater capacity but staff is looking at opportunities</li> <li>- DACC received a few new projects this week. Distribution inquiries remain high but White Oak presents as the best logistical site for those types of projects looking in this area</li> <li>- There was some discussion about how building inventory is measured across the state; this is not measured granularly because project, site, and region scopes vary. Best recommendation is to build minimum standards that can accommodate customization and expansion.</li> <li>- There was some discussion about how construction prices are influencing SPEC inquiries. Speed to market is the greatest leverage right now and SPEC buildings better guarantee material availability - this is important to watch.</li> <li>- Columbia County's purchase of Harlem's water system was discussed and the opportunity it may present for White Oak</li> <li>- We are keeping a pulse on development and planning opportunities at Gateway, Gate 6, Martinez, and the Plaza</li> <li>- Creating plan on how to utilize some CARES Act funding to support small business efforts</li> <li>- Calendar of Events is being reviewed - events are opening up</li> <li>- Landscaping at White Oak is forthcoming. Pete (County staff) is waiting on fill dirt to help build up parts of the site and to address minor erosion.</li> </ul> <p>Kerry Bridges added that staff is reviewing 1st Half 6 Month Goals for DACC and what needs to be changed for the second half of the calendar year. This may be ready for July DACC Board Meeting.</p>	
Conclusions	None	
Action Items	Person Responsible	Deadline
None	N/A	N/A



Closed Session		
10 minutes	Kerry Bridges	
	A motion was made to enter Closed Session. Motion: Christina Purkapile. 2nd: Rick Evans. Motion carries unanimously (4-0). A motion was made to exit Closed Session. Motion: Rick Evans. 2nd: Mark Wills. Motion carries unanimously (4-0). One item was discussed in Closed Session regarding a personnel matter. No action was taken during Closed Session and no direct action is needed at this time.	
Conclusions	None	
Action Items	Person Responsible	Deadline
None	N/A	N/A
Old Business		
13 minutes	Robbie Bennett	
	Robbie Bennett spoke about the FY 21-22 budget and the updates due to the changes in the Columbia County salaries. This adjustment impacted our county appropriation, most of the changes occurred in the salaries section with minor updates in the Development Class. There was some discussion about future grant opportunities to support projects and future road development at White Oak Business Park. DACC Executive Committee made an unanimous recommendation to present an updated budget to the DACC Board of Directors at the June 2021 Board Meeting. Kerry Bridges recommended that Executive Committee illustrate how vetted the budget is at Board Meeting.	
Conclusions	None	
Action Items	Person Responsible	Deadline
None	N/A	N/A
New Business		
0 minutes	None	
Discussion	No New Business	
Conclusions	None	
Action Items	Person Responsible	Deadline
None	N/A	N/A



<b>Public Comment</b>		
8 minutes	Robbie Bennett, Joe Hotchkiss	
Discussion	Joe Hotchkiss asked questions regarding SPEC building developments at White Oak Business Park. There was discussion about what type of SPEC building would be developed, what has encouraged this type of development, and what the propensity would be for future SPEC buildings at White Oak. Growth across this region is driving interest in SPEC developments.	
Conclusions	None	
Action Items	Person Responsible	Deadline
None	N/A	N/A
<b>Calendar of Events</b>		
1 minute(s)	Kerry Bridges	
Discussion	There are no calendar events to share. DACC staff hopes to have a Board Retreat in August. Kerry Bridges suggested sending a survey monkey out to Board of Directors to gauge availability.	
Conclusions	None	
Action Items	Person Responsible	Deadline
Survey Monkey to DACC Board	Taylor Edwards	N/A
<b>Closed Session</b>		
20 minutes	Robbie Bennett	
Discussion	Motion to enter Closed Session: Mark Wills. Second: Rick Evans. Motion carries unanimously (4-0). Motion to exit Closed Session: Christina Purkapile. Second: Rick Evans. Motion carries unanimously (4-0).	
Conclusions	One property matter was discussed during Closed Session. No action was taken during Closed Session, nor is there any action to be taken during Open Session.	
Action Items	Person Responsible	Deadline
None	N/A	N/A
<b>Adjournment</b>	<b>8:58 AM</b>	
Conclusions	Motion to adjourn: Christina Purkapile. Second: Mark Wills. Motion carries unanimously (4-0)	
Next meeting: July 14, 2021	Development Authority Meeting Room	