



## **Administrative Services**

Meeting Date: 04/11/2023

AEDA Row Valencia

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<b>Department:</b>	Administrator's Office
<b>Presenter:</b>	Cal Wray
<b>Caption:</b>	Approve the motion for Augusta, Georgia to accept property as recorded in book 17 page 159, of Valencia Way, to become deeded to Augusta, Georgia and used as public right of way and for the road described as Valencia Way to become a public road to be maintained by Augusta, Georgia.
<b>Background:</b>	Valencia Way serves the 1,794 acre Augusta Corporate Park and is the sole entrance to the park. It is accessed by Mike Padgett Highway. A portion of the road was originally constructed to serve the Starbucks facility and the balance of the roadway, both existing and future, will serve 3 major industries planned and/or under construction within the Augusta Corporate Park. Aurubis has \$690 million of construction underway currently, with Denikai and PCT to follow by the end of 2023. The original road construction was directed by the AEDA to Augusta, Georgia standards with their consultation and approval.
<b>Analysis:</b>	The Augusta Corporate Park is currently home to Starbucks, Aurubis Richmond, and is the future home of Denikai America and PureCycle Technologies. Other parcels within the park are still marketed for future industrial suitors looking to expand into Richmond County. In total, an additional 200+ acres will be developed for industrial facilities. Currently, Water, Sewer, Natural Gas, Fiber, and Electrical infrastructure are being expanded in the ROW as recorded on Book 17 Page 159 in defined utility corridors. We are also planning a road expansion and have applied for \$6.8 million of funding to add two additional lanes to Valencia Way which are accounted for in the proposed ROW.
<b>Financial Impact:</b>	<p>Augusta, Georgia will not be responsible for any initial construction costs and the only financial obligation to the city will be for routine maintenance of the roadway and associated right-of-way.</p> <p>After Construction of Phase I and II for Aurubis their tax payments over the next 30 years are estimated at \$42,767,161.73. Denikai, PCT, and future tenants will only add to this tax base.</p>
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	Approve the motion for Augusta, Georgia to accept property as recorded in book 17 page 159, of Valencia Way, to become deeded to Augusta, Georgia

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**Funds are available in** N/A  
**the following accounts:**

**REVIEWED AND** N/A  
**APPROVED BY:**