

Staff Report

Subject: Approval of Easement Agreement – Blue Jay Commons / Braly Investment Properties

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Department: Procurement, Engineering

Meeting Date: April 7th, 2026

Item Description: Consideration of an easement agreement between Effingham County, Blue Jay Commons, and Braly Investment Properties to allow access, drainage, and related infrastructure improvements between the properties.

Summary Recommendation: Staff recommends approval of the easement agreement to help move the project forward and allow the necessary access and infrastructure improvements.

Executive Summary / Background:

This easement agreement is between Effingham County, Blue Jay Commons, and Braly Investment Properties and is intended to allow access, drainage, and related infrastructure improvements between the properties.

As outlined in the agreement (*pages 1–2*), it allows shared access and drainage across portions of the properties so that infrastructure such as roads, utilities, and sidewalks can be installed and used properly.

The agreement also allows temporary access during construction so the work can be completed efficiently. It includes basic expectations for how construction will be handled to limit disruptions, as well as outlining who will be responsible for maintaining the improvements once they are in place (*pages 3–4*).

In addition, the agreement clears up some older drainage easements that are no longer needed and replaces them with updated terms that better reflect the current development.

Overall, this agreement helps ensure that all parties are aligned on access, infrastructure, and long-term responsibilities, which will support continued development in the area.

Alternatives for Commission to Consider:

1. Approve the easement agreement.
2. Deny the easement agreement.
3. Provide staff with additional direction.

Recommended Alternative: 1

Other Alternatives: 2, 3

Department Review: Procurement, Engineering

Funding Source: N/A

Attachments: Easement Agreement – Blue Jay Commons / Braly Investment Properties