

## Staff Report

**Subject:** Ratification of Real Estate Purchase Agreement for the Blue Jay Water Tower Site

**Author:** Danielle Carver, Procurement and Contracts Manager

**Department:** Procurement / Facility Maintenance

**Meeting Date:** September 2, 2025

**Item Description:** Consideration to ratify a real estate agreement with White Bluff Holdings, LLC for the purchase of land for the Blue Jay Road Water Tower site.

**Summary Recommendation:** Staff recommends that the Board ratify the Purchase Agreement executed on August 15, 2025, with White Bluff Holdings, LLC for the acquisition of property required for the Blue Jay Road Water Tower project.

### **Executive Summary/Background:**

Effingham County identified a parcel of land, Tax Parcel No. 03740005B, as a suitable location for the planned Blue Jay Road Water Tower. Due to project timeline constraints and the need to secure the site, County staff negotiated and executed a Purchase Agreement with White Bluff Holdings, LLC on August 15, 2025.

The agreement provides for the purchase of approximately 1.31 acres for a total purchase price of \$94,700.00, as reflected in the signed Settlement and Disbursement Statement. All appropriate due diligence was completed, including confirmation of ownership through a Property Owner's Affidavit, and no encumbrances, leases, or claims exist that would inhibit transfer of clear title.

The agreement was executed under the County Manager's authority to preserve the site for immediate capital infrastructure use. Staff now requests formal Board ratification of the executed agreement.

### **Alternatives for Commission to Consider:**

1. Ratify the execution of the real estate Purchase Agreement with White Bluff Holdings, LLC.
2. Do not ratify the agreement and direct staff to explore alternative sites.
3. Provide staff with alternative direction.

**Recommended Alternative:** 1

**Other Alternatives:** 2, 3

**Department Review:** Procurement, Engineering, County Manager

**Funding Source:** FY2026 Capital Improvement Budget

**Attachments:** Signed Purchase Agreement – August 15, 2025; Owner's Affidavit – White Bluff Holdings, LLC; Settlement and Disbursement Statement