

# Staff Report

**Subject:** Approval of Purchase and Sale Agreement – Caribbean Village Subdivision  
Lots 49 and 50

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

**Department:** Procurement, Project Management

**Meeting Date:** July 1, 2025

**Item Description:** Consideration to approve the purchase and sale agreement for two residential lots (Lots 49 and 50) in the Caribbean Village Subdivision, Effingham County, Georgia.

**Summary Recommendation:** Staff recommends approval of the purchase and sale agreement totaling \$122,000.00 for Lots 49 and 50, to support County development or landbanking for future use.

## **Executive Summary/Background:**

Effingham County has negotiated a residential land acquisition involving two adjoining parcels identified as Tax Parcel Nos. 0418F049 and 0418F050, located in the Caribbean Village Subdivision. The properties are intended to support current or future County infrastructure, open space, or utility planning needs.

Per the contract:

- Lot 49 purchase price: \$63,400.00
- Lot 50 purchase price: \$58,600.00
- Total acquisition cost: \$122,000.00
- The County will be responsible for all closing costs
- The transaction is subject to a 30-day due diligence period following Board approval

Closing will be conducted by The Newberry Law Firm, P.C., who represents the County. No brokers are involved, and there is no earnest money requirement.

## **Alternatives for Commission to Consider**

1. Approve the purchase and sale agreement as presented.
2. Do not approve and advise.

## **Recommended Alternative: 1**

### **Other Alternatives: 2**

**Department Review:** Procurement, Engineering, Legal

**Funding Source:** FY26 Capital Projects

**Attachments:** Purchase and Sale Agreement – McAfee and Kamery (Caribbean Village Lots 49 & 50)