

Staff Report

Subject: Approval of Purchase and Sale Contract for Acquisition of 13.32 Acres – Parcel ID 03290033

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Department: Procurement, Project Management

Meeting Date: May 20, 2025

Item Description: Consideration to approve the Purchase and Sale Contract for the acquisition of 13.32 acres of real property (Parcel ID 03290033) from Amby Development, Inc., for the purpose of Old River Road Right of Way acquisition.

Summary Recommendation: Staff recommends the Board approve the Purchase and Sale Contract with Amby Development, Inc., for the Old River Road Right of Way acquisition and authorize the County Manager to execute all related documents.

Executive Summary/Background:

Effingham County has negotiated the acquisition of a 13.32-acre tract (Parcel ID 03290033) located along Old River Road, as part of the County's right of way acquisition strategy to support future roadway improvements and infrastructure planning.

Initial discussions took place in March 2025, during which the property owner indicated a willingness to sell the full parcel to the County for a nominal sum, inclusive of all closing costs. The County expressed interest in acquiring the entire property due to its alignment with current and long-term right-of-way needs.

A formal Purchase and Sale Contract was signed on May 2, 2025, by the seller, Amby Development, Inc., with the condition that the agreement be approved by the Board of Commissioners. The County will assume all closing costs, and the transaction will be facilitated by the County's legal counsel, The Newberry Law Firm, P.C.

This acquisition is critical to preserving the needed corridor along Old River Road and supports future transportation infrastructure development.

Alternatives for Commission to Consider

1. Approve the Purchase and Sale Contract and authorize the Chairman and County Manager to execute related documents.
2. Decline the acquisition.
3. Provide staff with further direction.

Recommended Alternative: 1

Other Alternatives: 2,3

Department Review: County Attorney, Procurement

Funding Source:

Attachments: Offer Letter from Amby Development, Inc. (April 23, 2025), Executed Purchase and Sale Contract (May 2, 2025)