

Staff Report

Subject: Approval of Development Agreement for Phase 2 of the Northgate Project

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Department: Public Works/Engineering

Meeting Date: January 16, 2024

Item Description: Development Agreement

Summary Recommendation: Staff recommends Approval of the Development Agreement

Executive Summary/Background:

- This Development Agreement is between Effingham County, Greenland Developers, Inc. (developer for the project), Yellow Pine Properties, LLC. and P 51 Properties, LLC (owners).
- Phase 2 of the Northgate Industrial Development (Northgate Project) includes a roundabout at the intersection of Old Augusta Road and General Way. This project is consistent with the goals of the Effingham County Transportation Masterplan.
- This agreement sets the terms between the County and other parties regarding the design, development, and provision of water/sewer service, as well as the design and development construction of the intersection.
- This agreement has been reviewed by Effingham County Staff and approved to form by the Effingham County Attorney.

Alternatives for Commission to Consider

1. Approval of Development Agreement for Phase 2 of the Northgate Project
2. Take no action.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: County Attorney, County Manager, Development Services Director, Procurement/CP Manager

Funding Source: TSPLOST and Industrial Special Tax District

Attachments: Development Agreement and Exhibits