

## Staff Report

**Subject:** Approval of a Development Water & Sewer Agreement between SAV 21, LLC and Effingham County Board of Commissioners.

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**Department:** Procurement, Engineering

**Meeting Date:** October 6<sup>th</sup>, 2026

**Item Description:** Consideration to approve a Development Agreement between SAV 21, LLC and Effingham County Board of Commissioners.

**Summary Recommendation:** Staff recommends approval of a Development Agreement between SAV 21, LLC and Effingham County Board of Commissioners.

### Executive Summary / Background:

SAV 21, LLC is developing commercial property located at 195 Commerce Drive in Rincon, Georgia. The proposed development includes a 12,000-square-foot D-Bat facility and two 16,000-square-foot flex-space buildings. Based on the submitted ERU calculation, the development has an estimated water demand of 1,320 gallons per day, equivalent to 4.40 ERUs.

The Development Agreement establishes the responsibilities of the County and Developer related to providing water service to the property. Under the agreement, the County will reserve water capacity totaling 4.40 ERUs for the project for the duration of the agreement. The Developer will be responsible, at its sole cost and expense, for the design, permitting, construction, and installation of the required water facilities and private sewer facilities in accordance with applicable County standards and approved plans.

Upon completion and approval, the water facilities intended for County ownership will be conveyed to the County at no cost. The Developer must provide the required conveyance documents, lien releases, warranties, as-built drawings, easements, and a warranty bond or letter of credit equal to 10% of the actual construction cost of the water facilities for the one-year warranty period.

There is no County construction cost identified under the agreement. The Developer is responsible for the costs associated with designing, permitting, constructing, and installing the required facilities.

The Developer will also be responsible for applicable water connection fees in accordance with County ordinances, resolutions, rules, and regulations in effect or as amended.

### Alternatives for Commission to Consider:

1. Approve the Development Agreement
2. Do not approve
3. Provide staff with direction

**Recommended Alternative:** 1

**Other Alternatives:** 2, 3

**Department Review:** Procurement, Engineering

**Funding Source:** N/A

**Attachments:** Development Agreement for Water Facilities