Staff Report

Subject: Approval of Memorandum of Understanding and Real Property Exchange Agreement with Springfield Living, LLC.
Author: Tim Callanan
Department: County Manager
Meeting Date: October 6, 2026
Item Description: Consideration to approve a Memorandum of Understanding and Real Property Exchange Agreement between the Effingham County Board of Commissioners and Springfield Living, LLC for the exchange of real property associated with the extension and connection of McCall Road to Courthouse Road.

Summary Recommendation: Staff recommends approval of the Memorandum of Understanding and Real Property Exchange Agreement with Springfield Living, LLC and authorization for the Chairman to execute the Agreement and any necessary documents associated with the property exchange, subject to satisfaction of the conditions contained in the Agreement.

Executive Summary/Background: Effingham County and Springfield Living, LLC propose a real property exchange to facilitate the extension and connection of McCall Road to Courthouse Road and improve traffic flow and safety.

The County will convey approximately 4.352 acres to Springfield Living, LLC and receive approximately 2.980 acres in return. The County will also pay Springfield Living, LLC $1,351,923.35 to equalize the value of the exchange and account for related relocation, engineering, and utility costs.

The exchange is subject to applicable legal requirements, title review, required public notice, and necessary permitting.

Alternatives for Commission to Consider:

1. Approve the Memorandum of Understanding and Real Property Exchange Agreement with Springfield Living, LLC and authorize the Chairman to execute the Agreement and any necessary documents associated with the property exchange.
2. Do not approve the Memorandum of Understanding and Real Property Exchange Agreement with Springfield Living, LLC
3. Provide staff with direction.

Recommended Alternative: Staff recommends Alternative 1 – Approve the Memorandum of Understanding and Real Property Exchange Agreement with Springfield Living, LLC and authorize the Chairman to execute the Agreement and any necessary documents associated with the property exchange.

Other Alternatives: N/A

Department Review: County Manager and County Attorney

Funding Source: TSPLOST 1 – Courthouse Road Realignment/Roundabout

Attachments: Memorandum of Understanding and Real Property Exchange Agreement.