

Staff Report

Subject: Approval of Reimbursement Agreement for Gateway Parkway Extension Project

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Department: Procurement / Engineering

Meeting Date: October 21, 2025

Item Description: Consideration to approve a reimbursement agreement between Effingham County, Savannah Industrial Development, LLC (SID), and the Effingham County Industrial Development Authority (ECIDA) for the design and construction of the Gateway Parkway Extension from Effingham Parkway to Hodgeville Road.

Summary Recommendation: Staff recommends approval of the Reimbursement Agreement with SID and ECIDA to facilitate the design, construction, and partial reimbursement of costs associated with the Gateway Parkway Extension Project.

Executive Summary/Background:

The Gateway Parkway Extension Project will construct a new roadway connection between Effingham Parkway and Hodgeville Road, improving access to the Savannah Gateway Industrial Hub and enhancing regional traffic flow.

This agreement outlines a public-private partnership involving:

- Effingham County, which will oversee and fund construction;
- SID, the master developer of the Savannah Gateway Industrial Hub; and
- ECIDA, the property owner for portions of the project right-of-way.

Key components of the agreement include:

- Design Reimbursement: SID will reimburse the County for the full \$255,728.37 cost of the roundabout design at Effingham Parkway and Gateway Parkway.
 - 50% (\$127,864.18) due within 60 days.
 - 50% reimbursed over time via \$50,000 per Developable Acre sold in Area 4 of the Industrial Hub.
- Construction Reimbursement: The County will directly fund construction and be reimbursed by SID/ECIDA up to \$4,536,229.16, using the same per-acre method as land is sold in Area 4. Full reimbursement must occur within 10 years.
- Right-of-Way Conveyance: ECIDA agrees to convey the land necessary for the extension.
- Design Oversight: The project will be designed by Hussey Gay Bell and subject to joint review by the County and SID.

Alternatives for Commission to Consider:

1. Approve the Reimbursement Agreement with SID and ECIDA.
2. Deny the agreement and delay the Gateway Parkway Extension Project.
3. Provide further direction to staff.

Recommended Alternative: 1

Other Alternatives: 2, 3

Department Review: Procurement and Engineering

Funding Source: Reimbursement per Agreement up to \$4,536,229.16

Attachments: GOSP Grant Documents