

Bryan County Board of Commissioners – Called Meeting – January 6, 2014

A called meeting of the Bryan County Board of Commissioners was held on Monday, January 6, 2014 at 4:30 p.m. in Richmond Hill. The following members were present: Chairman Jimmy Burnsed, Commissioner Jimmy Henderson, Commissioner Wade Price, Commissioner Carter Infinger, Commissioner Noah Covington, and Commissioner Steve Myers. Also present: County Administrator Ray Pittman, County Clerk Donna Waters, and County Attorney John Harvey.

Chairman Burnsed called the meeting to order at 4:30 p.m. and gave the invocation. Everyone joined in the Pledge of Allegiance.

A citizen from the Oxford Subdivision made public comments reference **private water systems** being regulated by the State. He feels as though the county should have some responsibility in regulating these private water systems. He also has a problem contacting the private system owner. He was told to meet with the County Administrator and he would be provided with the correct contact information for the private water system and State officials.

A discussion was held on a **borrow pit right of entry agreement** between Bryan County and Rayonier. The Bryan County Public Works is in a holding pattern for the remaining construction of the Belfast Commerce Centre Drive. Construction will resume once the right of entry agreement is executed. The right of entry agreement will allow Bryan County Public Works access to borrow material which is necessary to resume construction. There are two options considered for obtaining borrow (dirt) for the road. One option is to sign the right of entry agreement with Rayonier which will allow Bryan County to obtain borrow (dirt) from properties owned by Rayonier. The second option is for Bryan County to obtain dirt from their Tivoli 3 +/- acre borrow pit. The Rayonier agreement has a Binding Arbitration clause for dispute resolution. The Bryan County Attorney has indicated there is only a remote potential for any dispute, however his opinion would be it is not in Bryan County's best interest to sign any agreement required Binding Arbitration. After much discussion, a motion was made by Steve Myers and seconded by Carter Infinger to sign the Agreement for Purchase and Sale of Dirt in Place with Rayonier. Voting for: Steve Myers, Noah Covington and Carter Infinger. Voting Against: Jimmy Henderson and Wade Price. Motion carried.

A discussion was held on the **refinancing terms for Interstate Centre III** \$5.2 million loan. The Development Authority's \$5.2 million interest only loan related to the purchase of 297 acres of land for the development of Interstate Centre III currently carries an interest rate of 2.49% and matures May 19, 2015. The Board of Commissioners approved refinancing of this loan to Savannah Bank for a 7-year, 1.65% loan, amortized over 15 years. The bank gave a one-year interest only option to the Development Authority. The Development Authority of Bryan County indicates they prefer the loan payments to include principle and interest from day one. A motion was made by Carter Infinger and seconded by Noah Covington to approve the terms of the Interstate Centre III refinanced loan as a 7-year, 1.65% loan, amortized over 15 years, with all payments to include principle and interest and authorizes the County Administrator and Finance Director and Executive Director of the Development Authority to proceed with the aforementioned refinancing. Motion carried unanimously.

A discussion was held on the **Belfast Commerce Centre “Lessons Learned – Ways to Improve”** agenda. The Belfast Commerce Centre became a reality in 2013. The Belfast I-95 Interchange was officially approved by the DOT. Belfast Commerce Centre became a certified CSX Select Site and was annexed into the City. In addition, Caesarstone announced they would be the first tenants at the Belfast Commerce Centre Development. Caesarstone will create 180 jobs and invest between \$70 & \$100 million. Note by comparison, the total investment within Interstate Centre is approximately \$170 million and 700 jobs. Caesarstone choosing Bryan County is nothing short of a miracle. During the rapid paced negotiations, there were many moving parts. Thus to improve this process, a “Lessons Learned” meeting has been called for all involved to gather and provide “ways of improving the process”. This item is on the agenda to identify an agenda for the “Lessons Learned” meeting, which will be held on January 8, 2014 at 9:30 a.m. at the Richmond Hill City Center. The board reviewed items they would like to have on Lessons Learned agenda.

Chairman Burnsed declared the meeting adjourned at 6:00 p.m.