

Ad Hoc Committee for County Square Development

March 28, 2016 Meeting Minutes

Noon, Conference Room D

Committee Members in Attendance:

Jim Burns, Chair

Sid Cates

Xanthene Norris

Bob Taylor

Mr. Burns called the meeting to order and Dr. Cates led the invocation.

The County administrator presented a map of County owned property on University Ridge detailing acreage and current parking spots.

The Committee discussed how development would take place. Most likely the County will need to construct a building before moving all operations. Operations will be considered on a case-by-case basis for best future location and inclusion in a new County Square development. Parking is an important consideration. At the appropriate time, the County will put the project out through procurement.

The Committee discussed the financing of the project. The current building is costly to maintain and is in need of some significant repairs, such as a new roof. The current property is valuable and provides significant equity towards the cost of a new building as well as generating economic development estimated to be upwards of \$300-\$500 million depending on the intensity of the development. Creating a multi-county park may be an option for some infrastructure needs.

The administrator discussed the Space Needs Analysis to take place over the next 6 months. McMillian, Pazdan, Smith and Chinn Planning, Inc. will conduct the analysis to determine the current and predicted future needs of each operation currently located within County facilities on University Ridge, as well as some Sheriff's operations. The study will also make suggestions of adjacent location of services for best accessibility, usage, and parking needs.

The Committee discussed the importance of keeping Council up-to-date throughout the process. The administrator will make reports to the Ad Hoc Committee and Committee members will keep the rest of council informed.

The meeting was adjourned.