

Ad Hoc Committee for County Square Development

August 25, 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.

Shannon Herman provided an update on the Space Needs Analysis underway with Chinn Planning and McMillian|Pazdan|Smith. The study is expected to be completed in September and will form the foundation of the County's planning for services and space in the new development. The study looks at County operations and outside agencies for which the County provides space. Some questions answered by the study include storage needs and standardized office space, as well as recommended collocation of services.

Joe Kernell answered questions from the committee stating that he is planning through at least 2035 with the study, but realistically the building needs to be able to serve County needs for 50 years or more. Excess space could be rented to outside tenants until the County has a need for that space. The Veteran's Memorial Wall is an important resource which may be moved to a place of more prominence. There is a possibility of moving some of the outside agencies to a new location. Preliminary reports of the Space Needs Analysis show these outside agencies needing between 250,000 and 300,000 square feet of space.

Mr. Kernell explained that once the Space Needs Analysis is complete, he will begin drafting an RFP for development for the entire site. The County will own its property. He is looking at funding incentives and is in discussion with the City on creating a multi-county park to leverage and reinvest funds for infrastructure needs such as parking and sewer needs. The property is currently not providing any tax revenue and the development will generate significant investment and tax revenue. He also expressed the desire of the County to be a good neighbor to the surrounding residential and businesses areas and the Governor's School, including addressing ingress and egress needs with the development. The purchase of the 300 University Ridge building may help address traffic flow and allow for the restructure of University Ridge to least impact the residential areas and improve traffic flow to Augusta St. Parking is a major need in the area.

The RFP will likely leave the development plan open to developers, but will be in context with the Haynie-Sirrine Neighborhood Plan. Responses will consider greenspace and outside amenities. Affordable housing may be tricky because it is difficult to keep the units affordable and the intensity of the development will probably not provide much tax incentive for a significant amount of residential units. The County is encouraging local developers to look for partnerships with national developers due to the size and intensity of the project. Hopefully the RFP will be completed around the end of the year.

The meeting was adjourned.