

EGSC Foundation Meeting Minutes
Called Meeting Regarding Thigpen Property
April 30, 2014

Present: Shot Strange, Denny Key, Harriet Ray, Milton Gray, Bobby Reeves, Jean Morgan, Donald Jenkins, Bob Boehmer, Bobby Sasser, Lynda Talmadge, Charles Schwabe, Tammy Wilkes, Richard McNeely, Elizabeth Gilmer, Mike Rountree, and Amanda Williams

The EGSC Foundation held a called meeting regarding the purchase of the Thigpen property in the President's Conference Room on the EGSC campus at 5:00 pm.

Denny Key provided the opening remarks, recapping previous discussions by the foundation board to charge the Investment/Real Estate/Budget Committee with making a recommendation to the full board on whether or not to move forward with the purchase of the Thigpen property. The property is currently secured by an option to purchase due to expire on May 1st, 2014.

The full board currently consists of 21 members. Twelve were present in person, four present by proxy, and five were absent.

Milton Gray addressed the board and gave reasons discussed by the committee on whether or not to move forward with exercising the option to purchase the Thigpen property.

- A buffer is already in place due to the houses that currently line Thigpen Dr.
- Significant development of the Thigpen property would be needed to generate a reasonable sales price based on what will have to be paid to get a good return on investment
- Potential opportunity for housing is available on campus for at least 2 more housing units
- Quality housing has also been created by Harry Assi with the potential for more to be built
- Future campus expansion-70 acres available currently on campus and 12 acres from the JDA
- We may want to consider land on the same side of the road as the college, example Gambrell land
- There is only \$1M in our corpus
- Uncertain as to whether or not we are able to purchase real estate as an investment according to our investment policy
- Property issues- potential wetlands delineation

Based on a majority vote by the committee, Gray made a motion to allow the option to expire and not purchase the property. Bobby Reeves seconded the motion.

The floor was opened for discussion by the board.

- Charles Schwabe referenced the 12 acres that may potentially be gifted to the college by the Joint Development Authority. Schwabe stated this was currently a gray area due to the restrictions placed on the property by the EDA (Economic Development Administration). The JDA originally received \$1.3M from the EDA to build the technology park. There are various covenants and restrictions as to what can be done with the technology park property if not used for the original intended purpose. The college would most likely be considered an eligible entity but this is not a guarantee. The JDA wants to give the 12 acres to the college but has to make sure that it is an option to do so.
- Dr. Boehmer noted the foundation board was operating just as a board should and expressed his appreciation for the time and interest shown by the committee and board. Dr. Boehmer feels the current amount of developable land may not meet the vision and needs of the college in 20 years. While there may potentially be other land available it is not guaranteed that the college would be able to acquire the land. Dr. Boehmer stated we do however, know the current

status and availability of the Thigpen property and expressed that it would be a good, long term investment to purchase the property.

- Bobby Sasser inquired whether or not Altamaha EMC is going to exercise their option to purchase the 7.35 acres for \$80K. Dr. Boehmer noted this is the proposed outcome but is not certain at this time.
- Lynda Talmadge inquired about the total acreage of wetlands on the Thigpen property. It was mentioned the price could be negotiable based on the amount of wetlands.
- Elizabeth Gilmer noted the Rich property was priced at \$700K for two parcels. The tax value is only \$129K. The acreage of this property is approximately 70 acres.
- It was suggested that it may be a better choice to seek land near the Lambs Bridge Road entrance. It may be a good time to approach the Gambrells about the future expansion of the college and purchase of land from the Gambrell family.
- Donald Jenkins inquired as to whether or not the property could have been purchased in smaller tracts. Dr. Boehmer stated that three different prices were being asked for the property depending on whether or not the property was purchased outright, the option to purchase was exercised, or if the property was broken into smaller parcels. The Altamaha EMC option was purchased at a higher price of approximately \$10k an acre due to the small amount of acreage being purchased.
- Of the current Foundation corpus amount of \$1.1M, \$800K is invested and the \$300K designated for housing is part of that \$800K. It was noted that while it may have been preferred the \$300k be used for housing, there is no legal documentation stating this.
- Harriet Ray posed the question of what would happen to the property if we turn it down. The answer was nothing, as long as the owner did not sell it or place it into the covenant right away.
- Shot Strange reaffirmed the funds are available to make this purchase and that the foundation should consider the potential for being land locked in the future if the campus continues to grow.

After discussion, the board voted on whether or not to exercise the option to purchase the Thigpen property. With only 3 opposed, the majority ruled on not exercising the option. There is still the opportunity to make an offer to the landowner to purchase the property. This can be further discussed by the board. It was felt the wetlands delineation status is still needed.

Meeting adjourned at 6:23 pm.

Elizabeth Gilmer on behalf
of Harriet Ray

Respectfully Submitted,
Harriet Ray