

9. PROJECT UPDATE DEVELOPMENT OF THE TURNER TRACT

I've invited Mr. Joe Hines, P.E., of the Timmons Group to Monday's meeting to provide you a project update on development of the Turner Tract. As you know, we've contracted with Timmons for design of the following project features:

- 1) Improvements to Rose Valley Road from its intersection with General Thomas Highway approximately 2,700' to the southern limits of the Turner Tract;
- 2) An industrial access road to serve the new industrial park;
- 3) The site grading plan, stormwater detention plans, and plans for the on-site gravity sewer and water distribution systems;
- 4) A 500,000 gallon elevated water tank;
- 5) A wastewater pump station, and plans for a sewer forcemain from the Turner Tract to the new influent pump station on Route 58;
- 6) Plans and specifications for on-site water wells;
- 7) Plans and specifications for the Compensatory Wetland and Stream Mitigation Bank.

They are at various stages of design on each of the project features and Mr. Hines will provide an updated project timeline.

In a related matter, notwithstanding good faith by all parties, I regret to inform you that we were unable to successfully negotiate mutually beneficial terms of a comprehensive agreement with Southampton Project Partners, LLC for development, construction and operation of the wetland and stream mitigation bank. The primary impasse was related to the value of their proposed capital contribution to the project. There are other parties that have expressed interest in constructing the bank and functioning as the bank sponsor – in order to reopen the door for other proposals, it is necessary for the Board to officially reject the Southampton Project Partners proposal. Because construction of the mitigation bank is inextricably linked to site development work for the industrial park, the delay will likely postpone the start of any on-site construction until early next spring (as opposed to this fall, which is what we expected).

As Mr. Hines will share, that may not be all bad. One of the nation's largest private companies has expressed interest in the site which, should this site be selected, would likely affect the layout of utilities and stormwater basins.

MOTION REQUIRED:

A motion is required to reject the PPEA proposal of Southampton Project Partners, LLC for wetland and stream mitigation banking activities.