

Summary of Questions and Answers Regarding Master Developer RFP

Question	Answer	Notes
Has a Phase I Enviro Study been conducted?	Yes.	Initial assessment the southernmost 50 acres when the JDA had that portion under contract in 2018.
Has a Geotechnical study been conducted?	Yes.	of the southernmost 50 acres when the JDA had that portion under contract in 2018.
Are there areas of the site that need to be remediated?	Yes.	These are available in the Environmental Summary Report available at Launchcamden.com in the RFP section.
Can the marina position on the site be moved? Why is it positioned where it is?	Yes, it could be moved but would need to be re-permitted.	The JDA originally pursued the marina permit in 2017. At that time we only had the southernmost 50 acres under contract. The existing permit is for that exact location. However, now that the Authority owns the entire property, it would be possible to consider moving the marina further north on the site to an area easier to build. This would require a new permit however. The existing permit should serve as proof-of-concept that a marina permit is achievable for this site.
When does the current Marina permit expire?	February 1st, 2028	

<p>Would the Authority consider dividing the property?</p>	<p>It is the goal of the Authority to enter into an agreement with a master developer who could then subdivide the property between different sub-developers, however if submitted proposals make it more advantageous for the Authority to divide the property the board may consider doing so.</p>	
<p>Are the marina design plans available?</p>	<p>Yes.</p>	<p>They are available by contacting Mark Bolchoz at Bolchoz Marine Advisors. mbolchoz@bmainc.com</p>
<p>Is the civil engineering/design available from when Landmar had the site?</p>	<p>Yes.</p>	<p>Thomas and Hutton did that work. Charles Ezelle at the T&H Brunswick, GA office has extensive records of that material. He can be contacted at ezelle.c@tandh.com. The JDA does not own those plans and cannot control whether or not Thomas and Hutton would charge a fee to make them available.</p>
<p>What is the current zoning of the property?</p>	<p>Mixed-Use Planned Development (PD)</p>	<p>https://library.municode.com/ga/st._marys/codes/code_of_ordinances?nodeId=PTIIICOOR_CH110.1CUINPLDE</p>
<p>What is the status of the woodstork rookery? What can be done with that portion of the site?</p>	<p>The woodstork rookery is a protected area in conservation status.</p>	<p>This portion of the site including the rookery (nesting area) and surrounding buffer includes approximately 74 acres.</p>