

**Minutes of the Regular Meeting of the
Board of Directors of the Camden County
Joint Development Authority
January 20, 2017**

The Board of Directors of the Camden County Joint Development Authority held a regular meeting in the Kingsland North Center conference room in Kingsland, Georgia, on January 20, 2017. There were present and participating at the meeting the following board members: Alex Blount, Stan Fowler, Louise Mitchell, Burford Clark, Rachel Baldwin, Tanya Glazebrook, and Joel Hanner. Board members Jeff Barker and Sheila Sapp were absent. Also in attendance were James Coughlin, Teira Cole, Darren Harper, Sheila McNeill, and members of the public.

The meeting was called to order by the vice chairman at 9:00 a.m.

Recognize new board members: The vice chairman recognized new board members Joel Hanner, appointed by the Camden County Board of Commissioners to the expired term of post 2, expiring December 31, 2020, and Tanya Glazebrook, appointed by the City of St. Marys to the unexpired term of post 7, expiring December 31, 2017. Copies of the appointment letters are attached.

It was noted that the City of Kingsland has reappointed Ms. Baldwin as a Kingsland representative on the Authority Board for a full term beginning January 1, 2017 through December 31, 2020 and that the City of St. Marys has reappointed Mr. Barker as a St. Marys representative on the Authority Board for a full term beginning January 1, 2017 through December 31, 2020. Copies of the letters confirming the appointments are attached.

Recognize outgoing board members: Mr. Fowler presented a plaque on behalf of the Authority to Charlie Smith in appreciation for his 3 years of service as chairman of the board. In the absence of Gary Willis, Mr. Coughlin recited a list of Authority accomplishments attained during Mr. Willis's 20 years of service to the board. A copy of Mr. Smith's end of term letter and Mr. Willis's resignation are attached.

Elect chairman and vice chairman for 2017 calendar year: The vice chairman called for nominations. Mr. Fowler moved to nominate Jeff Barker to be appointed as chairman of the board for the 2017 calendar year, seconded by Mr. Clark. The board voted unanimously to approve the motion. Ms. Baldwin moved to nominate Alex Blount to be reappointed as vice-chairman of the board for the 2017 calendar year, seconded by Mr. Fowler. The board voted unanimously to approve the motion.

Amendments to and adoption of agenda: A motion was made by Ms. Baldwin, seconded by Ms. Mitchell, to amend the agenda to change the date of item 7 to November 18th and also to postpone item 11. The board voted unanimously to approve the motion.

Approval of the minutes of the November 18, 2016 Meeting: A motion was made by Ms. Mitchell, seconded by Ms. Baldwin, to approve the minutes of the November 18, 2016 meeting. The board voted unanimously to approve the motion; Ms. Glazebrook abstained as she was not a board member at the time of the November 18, 2016 meeting. A copy of the minutes is attached.

Approval of the minutes of the December 14, 2016 Special Called Meeting: A motion was made by Mr. Fowler, seconded by Mr. Blount, to approve the minutes of the December 14, 2016 special called meeting. The board voted unanimously to approve the motion; Ms. Glazebrook abstained as she was not a board member at the time of the December 14, 2016 meeting. A copy of the minutes is attached.

Treasurer's report: Ms. Cole reported on the year to date financials and the 2016 financial audit. A motion was made by Mr. Hanner, seconded by Mr. Clark, to accept the treasurer's report. The board voted unanimously to approve the motion; a copy of the report is attached.

Approval to reallocate operating account funds to land acquisition and product development account: Ms. Cole discussed the balance of funds remaining from FY16. A motion was made by Mr. Clark, seconded by Ms. Mitchell, to transfer \$93,520.49, representing the remaining unspent funds from the 2016 fiscal year, from the Southeastern Bank operating fund account into a land acquisition/product development fund account. The board voted unanimously to approve the motion.

2017 Board Development Meeting: The vice chairman discussed holding a board development meeting in the near future. The meeting will be to discuss short term and long term goals for the Authority board members and staff.

Executive Director's Report: Mr. Coughlin gave a detailed verbal and written report on his activities during the past two months, along with current initiatives and projects. A copy of the written report is attached.

Adjourn:

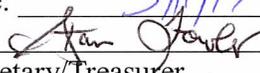
A motion was made by Ms. Baldwin, seconded by Ms. Glazebrook, and approved unanimously to adjourn the meeting at 9:50 a.m., at which time the meeting was adjourned.

CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

By: 

Vice Chairman

Date: 3/17/17

By: 

Secretary/Treasurer

Date: 3/17/17



Office of the County Clerk

P.O. Box 99/200 East 4th Street • Woodbine, GA 31569

Phone: (912) 576.5601 • Fax: (912) 576.5647 • www.camdencountyga.gov

January 12, 2017

"Sent via email attachment"

Joint Development Authority
531 N Lee St.
Kingsland, GA 31548

RE: Joint Development Authority – Post 2

To whom it may concern:

On January 10, 2017, the Board of County Commissioners voted unanimously to appoint Joel Hanner to serve a term of four (4) years on the Joint Development Authority Board of Directors for Post 2.

I have attached Mr. Hanner's application with his contact information.

Should you need anything further, please do not hesitate to contact me at (912) 576-5651, and I will do my best to assist you.

Sincerely,

Kathryn A. Bishop, County Clerk

"Award-Winning Government"

STEVE L. HOWARD
County Administrator

JOHN S. MYERS
County Attorney

WILLIS R. KEENE JR.
Commissioner, District 1

CHUCK CLARK
Commissioner, District 2

JIMMY STARLINE
Commissioner, District 3

GARY BLOUNT
Commissioner, District 4

TONY SHEPPARD
Commissioner, District 5



CITY OF ST. MARYS
418 OSBORNE STREET
ST. MARYS, GEORGIA 31558
TELEPHONE: 912-510-4039
FAX: 912-510-4013

December 20, 2016

Camden County Joint Development Authority
Attention: Teira Cole
531 North Lee Street
Kingsland, Georgia 31548

Dear Ms. Cole:

By action of the Mayor and Council in St. Marys, Georgia in regular City Council session on Monday, December 19, 2016, Ms. Tanya Glazebrook was appointed to the Camden County Joint Development Authority for Post 7. Ms. Glazebrook was appointed to fill the unexpired term of Mr. Gary Willis. Ms. Glazebrook appointment is effective as of January 1, 2017 as Mr. Willis's resignation is not effective until December 31, 2016. Ms. Glazebrook's term will expire on December 31, 2017.

Please feel free to contact me with questions or concerns.

Sincerely,

Deborah Walker-Reed
City Clerk

cc: File

City Clerk

Voice: (912) 510-4039 Fax (912) 510-4013 E-mail: deborah.walker-reed@stmarysga.gov



City of Kingsland

Post Office Box 250, Kingsland, Georgia 31548

☎(912) 729-5613

✉(912) 729-761-7618

November 30, 2016

Ms. Rachel Baldwin
490 S. Satilla Street
Kingsland, Georgia 31548

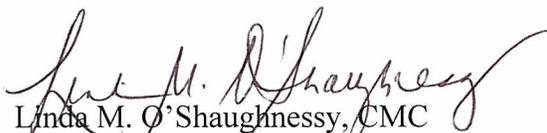
Dear Ms. Baldwin:

On behalf of the Mayor and City Council I would like to congratulate you on your reappointment to the Joint Development Authority.

This appointment was made at the City Council Meeting on November 28, 2016 to Post 4 and running through to December 31, 2020.

The Mayor and City Council would like to thank you and look forward to your continued service and support.

Sincerely,


Linda M. O'Shaughnessy, CMC
City Clerk

/jda ✓



CITY OF ST. MARYS
418 OSBORNE STREET
ST. MARYS, GEORGIA 31558
TELEPHONE: 912-510-4039
FAX: 912-510-4013

December 20, 2016

Camden County Joint Development Authority
Attention: Teira Cole
531 North Lee Street
Kingsland, Georgia 31548

Dear Ms. Cole:

By action of the Mayor and Council in St. Marys, Georgia in regular City Council session on Monday, December 19, 2016, Mr. Jeff Barker was reappointed to the Camden County Joint Development Authority for Post 6. Mr. Barker's reappointment is effective as of January 1, 2017 as his current appointment expires December 31, 2016. Mr. Barker's term will expire on December 31, 2020.

Please feel free to contact me with questions or concerns.

Sincerely,

Deborah Walker-Reed
City Clerk

cc: File

City Clerk

Voice: (912) 510-4039 Fax (912) 510-4013 E-mail: deborah.walker-reed@stmarysga.gov



November 18, 2016

To: Camden County Commissioners
Via email

Nearly three years ago, you honored me with an appointment to the Joint Development Authority for an unexpired term which will end on December 31. During those three years, our members and staff have made tremendous progress, from new logo and web site to the complete replacement of personnel. We have an excellent staff, well respected throughout the state, and are experiencing more interest from prospects than ever before. The four units of local government are working together and supporting our goal of speaking with one voice to Atlanta and beyond. We have repurchased vacant industrial park sites and cleaned up the park, engaged private landowners in making more sites available for development, and aggressively pursued economic development for Camden County.

The very significant funding you provided during the first two years of my appointment was a much-needed shot in the arm, enabling us to begin planning for the next steps forward, which I see as the construction of a suitable spec building, significant long-term funding dedicated to economic development, and the expansion of suitable industrial sites to make available to prospects. I urge you and the new commission members to support those steps. There is much work left to be done, which requires long-term commitment, financial and otherwise. I recognize the pressure you sometimes face for the kind of instant gratification that high-visibility new jobs would bring; but acting over the long term in a consistent manner is critical to ultimately achieving those goals.

Five of our fine board members have been appointed in the past three years, bringing new ideas, new energy, and new perspectives. Two years ago we added term limits to our bylaws to insure a regular infusion of such qualities, and now is the time for me to step aside and request you to appoint a new member in my place to represent the county commission for a full four-year term on our authority. I will continue to serve out my current term, and will always thereafter be personally available for individual projects or assignments that might be helpful for the promotion of economic development or quality of life in Camden County. I sincerely thank you for the opportunity to serve in this very important position.

Sincerely,

Charlie Smith, Jr.
Chairman

cc: Steve Howard
Authority members
City officials

Teira A. Cole

From: Charlie Smith, Jr. [jdachair@co.camden.ga.us]
Sent: Sunday, January 01, 2017 3:15 PM
To: Alex Blount; Betty Clark; Charlie Smith, Jr; 'Jeff Barker'; 'Louise Mitchell'; 'Rachel Baldwin'; 'Sheila Sapp'; 'Stan Fowler'
Cc: Steve Howard; Teira A. Cole; Darren Harper; Charles Keene; District 2; Gary Blount; Jimmy Starline; Tony Sheppard; 'Emily Heglund'; 'Gordon Jackson'; 'Jared Keever'; 'Jill Helton'; 'Mittie Vaughan'; 'Paul Hafer'; 'WKBX news'
Subject: Vice chairman appointment

With the resignation of Gary Willis effective yesterday, our authority is without a vice-chairman. And under Georgia law (§36-62-4), I remain a member even though my term has expired, until the county commission appoints my replacement. Since it is likely the commissioners will appoint that replacement before our January 20 meeting, upon that appointment being made, I will no longer be a member and the authority will therefore be without a chairman.

Our bylaws provide (Article XI, Section 1.5) that the chairman has the authority to fill a vacancy in any office that is normally elected by the members. Pursuant to that authority, I hereby appoint Alex Blount as vice-chairman of the authority, to serve until the next meeting. In the event my replacement is appointed before that meeting, he will be able to conduct that meeting, at which the first order of business would be to elect a chairman and vice-chairman. I suggest a copy of this email be printed and made a part of the minutes at the next meeting.

Of course, if my replacement is not appointed by our next meeting, I will still be chairman, but in that event would resign that position as chairman concurrently with the election of a new chairman and vice chairman at that meeting.

Our board has much to be proud of, and as you know, there is great work in progress that will continue with an even stronger board. Thanks to each of you for your dedicated and continued service.

Charlie



Charles C. Smith, Jr.
Chairman, Camden County Joint Development Authority
531 N. Lee Street
Kingsland, GA 31548
Phone 912-729-7201
St. Marys office 912-882-5678

Mayor John Morrissey

Nov. 21, 2016

St. Marys City Council

John:

This is to announce my resignation from the Camden County Joint Development Authority Board with an effective date of December 31, 2016. Appreciation is due to the following:

- Prior City Administration and Council members
- Current City Administration and Council members

John, you and your current administration for leadership with consistent focus on business development/retention in St. Marys, as well as Camden County. Additionally, your input plus support for the staff of the Camden County Joint Development Authority (CCJDA)

- Current City Council members who have supported and advised the CCJDA

Serving on the Authority board as a St. Marys representative has been an honor not taken lightly. My replacement can anticipate the administrative support I have always received from the City of St. Marys.

Again, thank you!



Sincerely,

Cc: James Coughlin CCJDA Executive Director

Charlie Smith, Jr. Board Chairman

**Minutes of the Regular Meeting of the
Board of Directors of the Camden County
Joint Development Authority
November 18, 2016**

The Board of Directors of the Camden County Joint Development Authority held a regular meeting in the Kingsland North Center conference room in Kingsland, Georgia, on November 18, 2016. There were present and participating at the meeting the following board members: Charlie Smith, Jr., Gary Willis, Jeff Barker, Sheila Sapp, Stan Fowler, Louise Mitchell, Burford Clark, Alex Blount and Rachel Baldwin. Also in attendance were James Coughlin, Teira Cole, Cody Smith, Sheila McNeill, and members of the public.

The meeting was called to order by the chairman at 9:00 a.m.

Amendments to and adoption of agenda: A motion was made by Mr. Willis, seconded by Mr. Clark, to amend the agenda to allow Mr. Steve Weinkle to address the board before the treasurer's report and after approval of the minutes, as agenda item 4a, for a period not exceed 3 minutes. The board voted unanimously to approve the motion.

Approval of the minutes of the September 16, 2016 Meeting: A motion was made by Ms. Baldwin, seconded by Ms. Mitchell, to approve the minutes of the September 16, 2016 meeting. The board voted unanimously to approve the motion; a copy of the minutes is attached.

Mr. Steve Weinkle address to the board: Mr. Weinkle discussed his concerns regarding the Camden County Board of Commissioners' request from the Authority for \$750,000.00. There was no further discussion.

Treasurer's report: Ms. Cole reported on the year to date financials. A motion was made by Mr. Barker, seconded by Ms. Sapp, to accept the treasurer's report. The board voted unanimously to approve the motion; a copy of the report is attached.

Amend bylaws: The chairman discussed the proposed bylaw amendment adding the duties of the vice chairman. A motion was made by Mr. Willis, seconded by Mr. Clark, to adopt the following resolution, which was approved unanimously:

A resolution amending the bylaws of the Camden County Joint Development Authority

WHEREAS, the bylaws of the Camden County Joint Development Authority were amended and re-adopted at a regular meeting of the Authority on January 15, 2015; and

WHEREAS, a provision setting forth the duties of the Vice Chairman was not included in such amendment, and such a provision appears to have been omitted from the original bylaws; and

Whereas, a proposed amendment to the bylaws correcting such omission, as set forth in this resolution, has been submitted to the members of the Authority more than 30 days prior to the consideration of this resolution;

Now, therefore, be it resolved that the bylaws of the Camden County Joint Development Authority are hereby amended by inserting the following immediately after Section 1 of Article XI:

Section 2. Vice Chairman. The vice chairman shall be the Assistant Presiding Officer of the Authority and shall have the following powers and duties:

- 2.1 To assist the chairman in the performance of his or her duties;
- 2.2 To perform the duties of the chairman in the event of a vacancy in such position or in the event of the disability or absence for more than 21 days of the chairman;
- 2.3 To preside over meetings of the Authority in the absence of the chairman;
- 2.4 To sign duly authorized checks on the accounts of the Authority; and
- 2.5 To perform such other duties and exercise such other powers as the board of directors shall request or delegate.

Be it further resolved that the portion of Article XI of the bylaws which was previously entitled "Section 2. Secretary-Treasurer" is hereby amended by renumbering such section as Section 3 and by renumbering the subsections thereof accordingly.

Be it further resolved that a copy of the bylaws, as so amended and reflective of the current names of the members and expiration of their terms, be executed by the chairman and secretary-treasurer and made a part of the minutes of the November, 2016, meeting of the Authority.

Approve new attorney: The chairman discussed the litigation and real estate law experience of Stephen V. Kinney. The chairman asked the board if there were any other recommendations, at which time there were none. A motion was made by Mr. Willis, seconded by Mr. Fowler, to employ Stephen V. Kinney, attorney at law in St. Marys as the board attorney, to be paid a monthly retainer of \$100.00, which will be credited against work billed by Mr. Kinney at his regular rate. The board voted unanimously to approve the motion.

Camden County Board of Commissioners request for Spaceport funds: The members discussed the letter from the commissioners requesting \$750,000.00 from the Authority. A motion was made by Mr. Willis, seconded by Mr. Fowler, to transfer \$750,000.00 to the Camden County Board of Commissioners pursuant to the request for the use in promoting Spaceport. The board voted unanimously to approve the motion; a copy of the letter is attached.

Designate bank accounts for Spaceport funds: The members discussed the land acquisition bank account balances. A motion was made by Mr. Willis, seconded by Mr. Blount, that the \$750,000.00 be taken by closing the money market accounts at Southeastern Bank \$337,322.62 and Southeastern Bank \$234,892.46, and taking \$177,784.92 from The Heritage Bank money market account. The board voted unanimously to approve the motion.

Allocate land acquisition funds to product development: Mr. Coughlin discussed the need for product development funds. A motion was made by Mr. Blount, seconded by Mr. Clark, that the accounts characterized on the balance sheet as land acquisition be re-characterized as product development and land acquisition. The board voted unanimously to approve the motion.

Evaluation Committee Appointment: The chairman appointed a committee to evaluate and make a proposal to the full board for a 2017 salary for the executive director. Mr. Willis will serve as committee chair, and Mr. Barker, Ms. Baldwin, and Ms. Sapp as committee members.

Present GRAD certificate to Jack Allen: The chairman and Mr. Coughlin presented the GRAD certificate to Mr. Jack Allen in recognition of his work on the Kingsland Business Park.

“Spruce Up the Park” Days: Ms. Cole invited the board members to volunteer and participate in an inaugural “Spruce Up the Park” day. The volunteers will perform landscaping maintenance at the Camden County Industrial Park entrances and corners.

Executive Director’s Report: Mr. Coughlin gave a detailed verbal and written report on his activities during the past two months, along with current initiatives and projects. A copy of the written report is attached.

Project Manager’s Report: Mr. Coughlin gave a detailed verbal and written report on the project manager’s activities during the past two months and updated the status of current projects. A copy of the written report is attached.

Military Liaison’s Report: Ms. McNeill gave a detailed verbal and written report on her activities during the past two months. A copy of the written report is attached.

Adjourn:

A motion was made by Mr. Willis, seconded by Ms. Mitchell, and approved unanimously to adjourn the meeting at 10:10 a.m., at which time the meeting was adjourned.

CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

By: _____

Chairman

Date: _____

By: _____

Secretary/Treasurer

Date: _____

**Minutes of the Special Called Meeting of the
Board of Directors of the Camden County
Joint Development Authority
December 14, 2016**

The Board of Directors of the Camden County Joint Development Authority held a special called meeting in the Kingsland North Center conference room in Kingsland, Georgia, on December 14, 2016. There were present and participating at the meeting the following board members: Charlie Smith, Jr., Gary Willis, Jeff Barker, Sheila Sapp, Stan Fowler, Louise Mitchell, Alex Blount and Rachel Baldwin. Board member Burford Clark was absent. Also in attendance were James Coughlin, Teira Cole, and members of the public.

The meeting was called to order by the chairman at 5:30 p.m.

Amendments to and adoption of agenda: A motion was made by Mr. Willis, seconded by Mr. Barker, to adopt the agenda. The board voted unanimously to adopt the agenda.

Executive Session: A motion was made by Mr. Fowler, seconded by Ms. Baldwin, to go into executive session to discuss personnel at 5:31 p.m.; the motion passed unanimously.

A motion was made by Mr. Fowler, seconded by Mr. Blount, to come out of executive session at 6:32 p.m.; the motion passed unanimously.

2017 Executive Director Salary: The executive director evaluation committee chairman discussed the executive director's evaluation, salary, and contract. A motion was made by Mr. Barker, seconded by Mr. Fowler, that the committee previously appointed to make a salary recommendation be allowed additional time to make such recommendation, and that the chairman of the committee notify the chairman of the Authority. The motion was withdrawn by unanimous consent. A motion was made by Mr. Willis, seconded by Mr. Smith, that the executive director be granted a 2.5% pay increase beginning January 1, 2017. After some discussion, the chairman made a motion to table the motion, which was seconded by Mr. Barker. The board approved the motion, with Mr. Willis voting against the motion. The matter was therefore tabled.

Approve Atlanta Fly-In Expenses: The chairman discussed the costs associated with the Atlanta Fly-In sponsored by the Chamber of Commerce. A motion was made by Mr. Willis, seconded by Mr. Barker, to allow Mr. Smith to represent the Authority at the January Atlanta Fly-In and that his expenses be approved. Mr. Blount moved to amend the motion, seconded by Ms. Mitchell, to add Ms. Baldwin to the motion. The board voted to approve the amendment and the motion as amended, with Ms. Baldwin abstaining from the vote on both the amendment and the main motion.

Adjourn:

A motion was made by Mr. Blount, seconded by Ms. Baldwin, and approved unanimously to adjourn the meeting at 7:00 p.m., at which time the meeting was adjourned.

CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

By: _____

Chairman

Date: _____

By: _____

Secretary/Treasurer

Date: _____

Camden County Joint Development Authority

Balance Sheet

01/18/17

As of December 31, 2016

Accrual Basis

Dec 31, 16

ASSETS	
Current Assets	
Checking/Savings	
11.2290 · Ameris-9690-MM-Incentive Funds	219,354.57
11.2280 · Citizens/Pineland Incentive Fun	453,196.61
11.2250 · Coastal-Land Acq/Product Dev	189,962.67
11.2200 · Ameris-0158MM-Land Acq/Prod Dev	184,685.43
11.2000 · SE Bank-Checking-Operating Fund	533,502.21
11.1010 · JDA Office Petty Cash	11.04
Total Checking/Savings	1,580,712.53
Other Current Assets	
11.1935 · Property Tax-Allowables	-1,156.75
11.1905 · Property Tax-Receivables	23,135.07
11.1205 · Due from Tax Commissioner	2,562.33
11.1303 · Note Receivable- 1495 So 50TH	37,685.75
11.1202 · Due From Camden County	9,860.26
Total Other Current Assets	72,086.66
Total Current Assets	1,652,799.19
Fixed Assets	
54.1110 · Land Improvements	32,526.00
54.1100 · Land	482,279.00
24.2500 · Capital Assets	244,285.14
Total Fixed Assets	759,090.14
TOTAL ASSETS	<u>2,411,889.33</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
12.1001 · Accounts Payable	22,986.01
Total Accounts Payable	22,986.01
Credit Cards	2,905.28
Other Current Liabilities	
12.2500 · Deferred Revenue-Property Taxes	21,978.32
Total Other Current Liabilities	21,978.32
Total Current Liabilities	47,869.61
Total Liabilities	47,869.61
Equity	
13.2050 · Rest. Fund Bal- Fixed Assets	759,090.14
13.1000 · Fund Balance	1,118,387.34
13.3000 · Retained Earnings	1,157,787.43
Net Income	-671,245.19
Total Equity	2,364,019.72
TOTAL LIABILITIES & EQUITY	<u>2,411,889.33</u>

Camden County Joint Development Authority
Profit & Loss YTD Comparison
December 2016

	Dec 16	Jul - Dec 16
Ordinary Income/Expense		
Income		
38.1500 · Donations	386.00	438.20
33.1000 · Camden County Budget Dist	284,950.02	297,372.61
36.1000 · Interest Income	249.57	1,924.27
Total Income	285,585.59	299,735.08
Gross Profit	285,585.59	299,735.08
Expense		
52.3701 · Cont. Education & Development	1,799.00	2,154.00
52.3601 · Professional Dues/Registrations	380.00	2,461.00
53.1400 · Bank Service Charge	0.00	156.21
53.1301 · Board & Office Meetings	33.50	87.79
52.1231 · Camden County Industrial Park	110.09	8,979.20
52.1201 · Accounting	0.00	3,000.00
52.3300 · Advertising/Promo/Marketing	1,365.00	8,044.76
53.1300 · Business Meals/Entertainment	319.70	1,311.48
52.1500 · Contingency	250.00	1,500.00
52.1200 · Contract Services	4,583.33	27,499.98
52.1203 · Eng., Enviro. & Prof. Services	0.00	14,980.30
52.1202 · Legal & Insurance	0.00	3,138.00
53.1100 · Office Supplies	188.62	928.03
53.1101 · Postage	94.00	190.62
51.1100 · Payroll, Taxes & Benefits	22,927.55	139,376.78
53.1540 · Telephone	423.80	2,562.90
52.3500 · Vehicle and Travel	1,134.89	4,609.22
Total Expense	33,609.48	220,980.27
Net Ordinary Income	251,976.11	78,754.81
Other Income/Expense		
Other Expense		
60.0000 · Transfer to CCBOC	0.00	750,000.00
61.0000 · Transfer Out	0.00	0.00
Total Other Expense	0.00	750,000.00
Net Other Income	0.00	-750,000.00
Net Income	<u>251,976.11</u>	<u>-671,245.19</u>

Camden County Joint Development Authority
Profit & Loss Budget vs. Actual
July through December 2016

	Jul - Dec 16	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
38.1500 · Donations	438.20	500.02	-61.82
33.1000 · Camden County Budget Dist	297,372.61	284,950.02	12,422.59
36.1000 · Interest Income	1,924.27	999.98	924.29
Total Income	299,735.08	286,450.02	13,285.06
Gross Profit	299,735.08	286,450.02	13,285.06
Expense			
52.3701 · Cont. Education & Development	2,154.00	2,700.00	-546.00
52.3601 · Professional Dues/Registrations	2,461.00	1,650.00	811.00
53.1400 · Bank Service Charge	156.21	100.02	56.19
53.1301 · Board & Office Meetings	87.79	249.98	-162.19
52.1231 · Camden County Industrial Park	8,979.20	15,000.00	-6,020.80
52.1201 · Accounting	3,000.00	3,227.25	-227.25
52.3300 · Advertising/Promo/Marketing	8,044.76	10,000.02	-1,955.26
53.1300 · Business Meals/Entertainment	1,311.48	3,000.00	-1,688.52
52.1500 · Contingency	1,500.00	27,500.00	-26,000.00
52.1200 · Contract Services	27,499.98	27,499.98	0.00
52.1203 · Eng., Enviro. & Prof. Services	14,980.30	30,000.00	-15,019.70
52.1202 · Legal & Insurance	3,138.00	1,750.02	1,387.98
54.2500 · Office Equipment/Computers	0.00	3,000.00	-3,000.00
53.1100 · Office Supplies	928.03	750.00	178.03
53.1101 · Postage	190.62	500.02	-309.40
51.1100 · Payroll, Taxes & Benefits	139,376.78	147,500.02	-8,123.24
53.1540 · Telephone	2,562.90	2,499.98	62.92
52.3500 · Vehicle and Travel	4,609.22	11,000.02	-6,390.80
Total Expense	220,980.27	287,927.31	-66,947.04
Net Ordinary Income	78,754.81	-1,477.29	80,232.10
Other Income/Expense			
Other Expense			
60.0000 · Transfer to CCBOC	750,000.00		
Total Other Expense	750,000.00		
Net Other Income	-750,000.00		
Net Income	-671,245.19	-1,477.29	-669,767.90

Camden County Joint Development Authority

01/13/17

Profit & Loss Budget vs. Actual

Accrual Basis

July 2015 through June 2016

	Jul '15 - Jun 16	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
31.1100 · Property Taxes	45,121.78	0.00	45,121.78
38.1500 · Donations	2,340.74	1,500.00	840.74
39.0003 · Landlease Income	4,000.00	0.00	4,000.00
33.1000 · Camden County Budget Dist	1,116,155.85	1,200,000.00	-83,844.15
36.1000 · Interest Income	4,784.62	2,500.00	2,284.62
Total Income	1,172,402.99	1,204,000.00	-31,597.01
Gross Profit	1,172,402.99	1,204,000.00	-31,597.01
Expense			
53.1400 · Bank Service Charge	106.34	0.00	106.34
51.2901 · Incentives Fund	0.00	225,000.00	-225,000.00
53.1301 · Board & Office Meetings	615.20	500.00	115.20
52.1231 · Camden County Industrial Park	119,425.32	175,000.00	-55,574.68
53.2004 · Land Acquisition	276,427.58	350,000.00	-73,572.42
52.1201 · Accounting	3,000.00	3,000.00	0.00
52.3300 · Advertising/Promo/Marketing	18,123.34	18,000.00	123.34
53.1300 · Business Meals/Entertainment	5,592.84	5,000.00	592.84
52.1500 · Contingency	7,125.00	7,700.00	-575.00
52.1200 · Contract Services	55,000.00	55,000.00	0.00
52.3600 · Dues & Subscriptions	2,179.98	2,800.00	-620.02
52.1203 · Eng., Enviro. & Prof. Services	34,387.65	40,000.00	-5,612.35
52.1202 · Legal & Insurance	4,140.00	3,500.00	640.00
54.2500 · Office Equipment/Computers	952.23	3,500.00	-2,547.77
51.1200 · Office/Part Time/Temp	6,918.10	7,000.00	-81.90
53.1100 · Office Supplies	1,558.87	1,500.00	58.87
53.1101 · Postage	724.16	500.00	224.16
52.3700 · Professional Development	4,960.44	6,000.00	-1,039.56
51.1100 · Payroll, Taxes & Benefits	270,814.98	263,000.00	7,814.98
53.1540 · Telephone	5,545.05	4,000.00	1,545.05
52.3500 · Vehicle and Travel	36,285.42	33,000.00	3,285.42
Total Expense	853,882.50	1,204,000.00	-350,117.50
Net Ordinary Income	318,520.49	0.00	318,520.49
Net Income	318,520.49	0.00	318,520.49

On 3/4/2016 & 3/24/2016, the board approved to move the incentive funds (\$225,000.00) out of the operating account into an incentive funds account. \$225,000.00 of the net income total \$318,520.49 has already been transferred leaving a balance of \$93,520.49 of FY16 funds remaining in the operating account.



Camden County Joint Development Authority

Executive Director's Report

January 2017

The Mission of the Camden County Joint Development Authority is to promote and stimulate economic growth in Camden County.

Job Creation and Recruitment

- **Wildlife Defense:** We have had numerous meetings with this company in the last 2 months and have helped them facilitate meetings with other state and local agencies. We will continue to work with them to identify how the Authority can best help them be successful with their new venture in St. Marys.
- **St. Marys Marine Center:** In December we hosted 2 developers and one potential tenant for this project. These were initial visits to gain familiarity with our area and the site. In each case we have let them know that we have a development agreement being drafted and once we have entered into that agreement with the property owner we can discuss the opportunity in more detail.
- **Unmanned Vehicles:** I attended the Atlanta chapter of the Autonomous and Unmanned Vehicle Society International (AUVSI) to promote our location as ideal for UUV development and manufacturing. If you'll remember I attended their national meeting on military vehicles in Washington DC in October.
- **EPIC Adventures:** The Development Agreement between the project and the City of Kingsland is being drafted by Seyfarth Shaw law firm in Atlanta. We will be named as a participant in that agreement. I hope to have it to the board by our next scheduled meeting.

Local Government Relations

- **Camden County Annual Strategic Planning**
 - We participated in several days of planning with county leaders to map out a path to success along with the consultant that Mr. Howard engages each year.

- As a result of this planning we will receive updated goals from the county soon. We will use these to guide our own strategic planning and business planning efforts.
- **Delivery of Spaceport support funds**
 - As the board voted back in November, we took the necessary steps to close several land acquisition accounts and cut a check to the county in support of the Spaceport Camden project.
- **St. Marys City Council**
 - In December I presented our progress to date on the St. Marys Marine Center. Council was very engaged and the information was well received by those in attendance.

Community Awareness

- **Quarterly Column**
 - Last month the Tribune and Georgian featured my quarterly column. I will continue to deliver these at least quarterly or when we have items of particular interest to share.

Marketing

- **SEGAJDA Annual Plan**
 - We will be participating, along with our SEGAJDA peers in a very aggressive marketing plan in 2017.
 - Atlanta next week: presentation of workforce study
 - Jacksonville, March
 - Hosting international delegation with World Trade Center, April
 - Event for project managers and site consultants, Fall
 - Marketing mission to Chicago site consultants, Fall
 - Possible foreign trade mission, Late 2017
- **Print**
 - **Trade and Industry Development Nov/Dec issue**

Property Portfolio

- **Camden County Industrial Park**
 - Reads Building: Beachview Tent Rental will be moving to their site in Brunswick leaving us with available space in the Read's Moving and Storage Building. The

building owners have indicated they will move to another location in Camden if a user needs the whole building. We will be marketing the building as available for sale or lease.

- **St. Marys Mill Site (St. Marys Marine Center)**
 - A development agreement is being drafted for a 35 acre portion of this site.
 - Darren and I have had initial meetings with TerraCon environmental engineers and Environmental Protection Agency (EPA) regarding necessary permits and cleanup before any development could take place. Once development agreement is signed we will engage these consultants to perform study of Corrective Action Plan (CAP).

- **Kingsland Commerce Park**
 - Rayonier has transferred this 1300 acre site out of their timber division and into their property development division. This was KEY to allowing us to pursue an agreement with them. This has come with 2 years of effort on their part and ours.
 - This is a large, rail served site with a wetlands permit in place through 2041.
 - Mr. Dan Camp of Raydient Properties (Rayonier) will come to our next meeting to discuss their view on the importance of this development.
 - The Authority has completed the pre-application for a One Georgia grant through DCA to assist with provision of utilities to this site.

Workforce Development

- **Technical College update**
 - We have recently held meeting with elected officials from the county and cities to discuss construction of an access road to the new campus.
 - Local governments will be working together to deliver that road in support of the college. More to come at their respective meetings.

Business Retention and Expansion

- **Caraustar**
 - Darren and I will be meeting at Caraustar's headquarters outside of Atlanta next week.
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- **Benge Glass**
 - Had great tour of facility where new equipment will allow them to temper glass. Was able to connect them with Coastal Work Source services who will offer services related to hiring and possibly training.