

**AGENDA**  
**Camden County Joint Development Authority**  
**Thursday, June 13, 2019 at 9:00 a.m.**  
**531 N. Lee St.**  
**Kingsland, Georgia**

1. Call to Order- Chairman Jeff Barker
2. Invocation and Pledge
3. Public Welcome
- ★ 4. Amendments to and Adoption of Agenda
- ★ 5. Approval of the Minutes of the May 9th Meeting
- ★ 6. Treasurer's Report
- ★ 7. Approval of the 2019 TAP Grant Letter of Support for the City of St. Marys
8. Executive Director's Report
- ★ 9. Executive Session- Real Estate
- ★ 10. Adjourn Meeting

*Please be advised that this agenda is subject to amendments.*

- ★ *Items requiring a vote.*

*As set forth in the American with Disabilities Act of 1992, Camden County does not discriminate, on the basis of disability, and will assist citizens with special needs, give proper notice. Please contact Camden County Joint Development Authority office by 5:00 PM the day before the scheduled meeting for assistance. We can be reached at (912) 729-7201*

**Minutes of the Regular Meeting of the  
Board of Directors of the Camden County  
Joint Development Authority  
June 13, 2019**

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 May 9, 2019. There were present and participating at the meeting the following board members: Jeff Barker, Rachel Baldwin, Farran Fullilove, CB Yadav, Tanya Glazebrook and Louise Mitchell. Board Members, Burford Clark, Jim Lomis and Sheila Sapp were absent. Also, in attendance were James Coughlin, Darren Harper, Stephanie Loveland 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. Fullilove, seconded by Mr. Yadav, to adopt the agenda. The board voted unanimously to approve the motion.

**Approval of the minutes of the May 9th Regular Meeting:** A motion was made by Ms. Glazebrook, seconded by Ms. Baldwin, to approve the minutes of the May 9, 2019 meeting. The board voted unanimously to approve the motion; a copy of the minutes is attached.

**Treasurer's report:** Ms. Loveland reported on the year to date financials. A motion was made by Mr. Yadav, seconded by Ms. Baldwin, to accept the treasurer's report. The board voted unanimously to approve the motion; copies of the financials are attached.

**Approval of the 2019 TAP Grant Letter of Support for the City of St. Marys:** A motion was made by Mr. Fullilove, seconded by Ms. Baldwin, to approve the 2019 TAP Grant Letter for the City of St. Marys. The board voted unanimously to approve the motion; copy of the letter is attached.

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

**Executive Session:** The chairman announced the purpose of the executive session on the agenda was to discuss real estate. A motion was made by Mr. Fullilove, seconded by Ms. Bladwin, to go into executive session to discuss real estate at 9:21 a.m. The board voted to unanimously to approve the motion.

A motion was made by Ms. Baldwin, seconded by Mr. Yadav, to come out of executive session at 9:36 a.m. The board voted to unanimously to approve the motion

**Adjourn:**

A motion was made by Ms. Glaxebrook, seconded by Mr. Fullilove, and approved unanimously to adjourn the meeting at 9:37 a.m., at which time the meeting was adjourned.

**CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY**

By: Jeff Barker  
Chairman

Date: 7/11/19

By: [Signature]  
Secretary/Treasurer

Date: 7/11/2019

**Minutes of the Regular Meeting of the  
Board of Directors of the Camden County  
Joint Development Authority  
May 9, 2019**

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 May 9, 2019. There were present and participating at the meeting the following board members: Jeff Barker, Rachel Baldwin, Farran Fullilove, Sheila Sapp, Jim Lomis, CB Yadav, Tanya Glazebrook and Louise Mitchell. Board member, Burford Clark was absent. Also in attendance were James Coughlin, Darren Harper, Stephanie Loveland 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. Lomis, seconded by Mr. Fullilove, to adopt the agenda. The board voted unanimously to approve the motion.

**Approval of the minutes of the April 11<sup>th</sup> Regular Meeting:** A motion was made by Mr. Fullilove, seconded by Ms. Baldwin, to approve the minutes of the April 11, 2019 meeting. The board voted unanimously to approve the motion; a copy of the minutes is attached.

**Treasurer's report:** Mr. Lomis reported on the year to date financials. A motion was made by Mr. Yadav, seconded by Ms. Sapp, to accept the treasurer's report. The board voted unanimously to approve the motion; copies of the financials are attached.

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

**Adjourn:**

A motion was made by Mr. Fullilove, seconded by Ms. Baldwin, and approved unanimously to adjourn the meeting at 9:31 a.m., at which time the meeting was adjourned.

**CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY**

By: Jeff Barker  
Chairman

Date: 6/13/19

By: \_\_\_\_\_  
Secretary/Treasurer

Date: \_\_\_\_\_

**Minutes of the Regular Meeting of the  
Board of Directors of the Camden County  
Joint Development Authority  
May 9, 2019**

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 May 9, 2019. There were present and participating at the meeting the following board members: Jeff Barker, Rachel Baldwin, Farran Fullilove, Sheila Sapp, Jim Lomis, CB Yadav, Tanya Glazebrook and Louise Mitchell. Board member, Burford Clark was absent. Also in attendance were James Coughlin, Darren Harper, Stephanie Loveland 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. Lomis, seconded by Mr. Fullilove, to adopt the agenda. The board voted unanimously to approve the motion.

**Approval of the minutes of the April 11<sup>th</sup> Regular Meeting:** A motion was made by Mr. Fullilove, seconded by Ms. Baldwin, to approve the minutes of the April 11, 2019 meeting. The board voted unanimously to approve the motion; a copy of the minutes is attached.

**Treasurer's report:** Mr. Lomis reported on the year to date financials. A motion was made by Mr. Yadav, seconded by Ms. Sapp, to accept the treasurer's report. The board voted unanimously to approve the motion; copies of the financials are attached.

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

**Adjourn:**

A motion was made by Mr. Fullilove, seconded by Ms. Baldwin, and approved unanimously to adjourn the meeting at 9:31 a.m., at which time the meeting was adjourned.

**CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY**

By: \_\_\_\_\_  
Chairman

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Secretary/Treasurer

Date: \_\_\_\_\_

8:17 AM

06/12/19

Accrual Basis

## Camden County Joint Development Authority

## Balance Sheet

As of May 31, 2019

	May 31, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
11.2290 · Ameris-9690-MM-Incentive Funds	219,779.03
11.2280 · Citizens/Pineland Incentive Fun	454,840.31
11.2250 · Synovus-Land Acq/Product Dev	229,159.70
11.2200 · Ameris-0158MM-Land Acq/Prod Dev	1,422,776.22
11.2000 · SE Bank-Checking-Operating Fund	632,280.99
11.1010 · JDA Office Petty Cash	11.04
Total Checking/Savings	2,958,847.29
Other Current Assets	
11.1350 · Note Receivable Foodie'J-CP	3,736.08
11.1935 · Property Tax-Allowables	-532.93
11.1905 · Property Tax-Receiveables	5,329.27
11.1202 · Due From Camden County	-90.28
Total Other Current Assets	8,442.14
Total Current Assets	2,967,289.43
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
Other Assets	
11.5000 · Note Receivable Foodie'J	28,576.63
Total Other Assets	28,576.63
<b>TOTAL ASSETS</b>	<b>3,754,956.20</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
12.1001 · Accounts Payable	372.34
Total Accounts Payable	372.34
Credit Cards	3,843.44
Other Current Liabilities	
12.2600 · Lease Received in Advance	7,000.00
12.2500 · Deferred Revenue-Property Taxes	4,796.34
Total Other Current Liabilities	11,796.34
Total Current Liabilities	16,012.12
Total Liabilities	16,012.12
Equity	
13.2050 · Rest. Fund Bal- Fixed Assets	759,090.14
13.1000 · Fund Balance	1,652,938.54
Net Income	1,326,915.40
Total Equity	3,738,944.08
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,754,956.20</b>

8:19 AM

06/12/19

Accrual Basis

**Camden County Joint Development Authority**  
**Profit & Loss Budget vs. Actual**  
**July 2018 through May 2019**

	<u>Jul '18 - May 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Ordinary Income/Expense</b>			
Income			
39.0006 · Lease Income	35,000.00		
38.1500 · Donations	0.00	916.67	-916.67
39.0005 · CAM Fee Income	2,071.62	2,000.00	71.62
39.0003 · Landlease Income	13,500.00	0.00	13,500.00
33.1000 · Camden County Budget Dist	660,000.00	660,000.00	0.00
36.1000 · Interest Income	2,978.10	2,166.15	811.95
<b>Total Income</b>	<u>713,549.72</u>	<u>665,082.82</u>	<u>48,466.90</u>
<b>Gross Profit</b>	713,549.72	665,082.82	48,466.90
Expense			
53.2007 · Lease Expense	35,210.06		
51.1414 · Loan Principal	3,420.30	3,421.88	-1.58
53.2102 · Land Acquisition/Prod. Developm	25,045.84	137,500.00	-112,454.16
51.1415 · Loan Interest	628.25	0.00	628.25
52.3701 · Cont. Education & Development	4,813.80	4,583.34	230.46
52.2005 · Land Acquisition & Capital Exp	619.08		
53.1400 · Bank Service Charge	114.99	100.00	14.99
53.1301 · Board & Office Meetings	416.48	366.67	49.81
52.1231 · Camden County Industrial Park	8,256.86	22,916.67	-14,659.81
52.1201 · Accounting	3,570.00	3,500.00	70.00
52.3300 · Advertising/Promo/Marketing	9,697.40	21,083.34	-11,385.94
53.1300 · Business Meals	3,820.19	5,500.00	-1,679.81
52.1500 · Contingency	1,039.24	22,916.67	-21,877.43
52.3600 · Dues & Subscriptions	1,749.28		
52.1203 · Eng., Enviro. & Prof. Services	147,709.67	114,583.34	33,126.33
52.1202 · Legal & Insurance	7,880.00	9,090.91	-1,210.91
54.2500 · Office Equipment/Computers	4,770.22	5,500.00	-729.78
53.1100 · Office Supplies	2,156.58	2,750.00	-593.42
53.1101 · Postage	48.34	458.33	-409.99
52.3700 · Professional Development	0.00	6,416.67	-6,416.67
51.1100 · Payroll, Taxes & Benefits	264,908.29	281,416.67	-16,508.38
53.1540 · Telephone	4,448.61	5,155.26	-706.65
52.3500 · Vehicle and Travel	10,009.34	18,333.34	-8,324.00
<b>Total Expense</b>	<u>540,332.82</u>	<u>665,593.09</u>	<u>-125,260.27</u>
<b>Net Ordinary Income</b>	173,216.90	-510.27	173,727.17
<b>Other Income/Expense</b>			
Other Income			
36.1003 · Other Income.	1,153,698.50		
<b>Total Other Income</b>	<u>1,153,698.50</u>		
<b>Net Other Income</b>	1,153,698.50		
<b>Net Income</b>	<u><u>1,326,915.40</u></u>	<u><u>-510.27</u></u>	<u><u>1,327,425.67</u></u>

8:52 AM

06/12/19

Accrual Basis

# Camden County Joint Development Authority

## Profit & Loss YTD Comparison

### May 2019

	May 19	Jul '18 - May 19
Ordinary Income/Expense		
Income		
39.0006 · Lease Income	7,000.00	35,000.00
39.0005 · CAM Fee Income	0.00	2,071.62
39.0003 · Landlease Income	0.00	13,500.00
33.1000 · Camden County Budget Dist	60,000.00	660,000.00
36.1000 · Interest Income	333.42	2,978.10
Total Income	67,333.42	713,549.72
Gross Profit	67,333.42	713,549.72
Expense		
53.2007 · Lease Expense	6,206.75	35,210.06
51.1414 · Loan Principal	313.15	3,420.30
53.2102 · Land Acquisition/Prod. Developm	0.00	25,045.84
51.1415 · Loan Interest	54.90	628.25
52.3701 · Cont. Education & Development	70.00	4,813.80
52.2005 · Land Acquisition & Capital Exp	0.00	619.08
53.1400 · Bank Service Charge	0.00	114.99
53.1301 · Board & Office Meetings	12.34	416.48
52.1231 · Camden County Industrial Park	645.21	8,256.86
52.1201 · Accounting	0.00	3,570.00
52.3300 · Advertising/Promo/Marketing	5.86	9,697.40
53.1300 · Business Meals	443.16	3,820.19
52.1500 · Contingency	550.88	1,039.24
52.3600 · Dues & Subscriptions	495.00	1,749.28
52.1203 · Eng., Enviro. & Prof. Services	0.00	147,709.67
52.1202 · Legal & Insurance	0.00	7,880.00
54.2500 · Office Equipment/Computers	2,903.29	4,770.22
53.1100 · Office Supplies	119.74	2,156.58
53.1101 · Postage	0.00	48.34
51.1100 · Payroll, Taxes & Benefits	0.00	264,908.29
53.1540 · Telephone	360.02	4,448.61
52.3500 · Vehicle and Travel	1,961.02	10,009.34
Total Expense	14,141.32	540,332.82
Net Ordinary Income	53,192.10	173,216.90
Other Income/Expense		
Other Income		
36.1003 · Other Income.	0.00	1,153,698.50
Total Other Income	0.00	1,153,698.50
Net Other Income	0.00	1,153,698.50
Net Income	53,192.10	1,326,915.40



June 7, 2019

Mayor John Morrissey  
St. Marys City Hall  
418 Osborne Street  
St. Marys, Georgia 31558

Dear Mayor Morrissey,

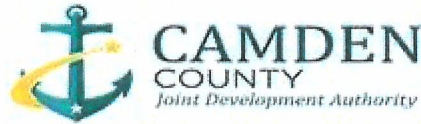
I am writing this letter to express the support of the Camden County Joint Development Authority for the City of St. Marys' 2018 Transportation Alternative Program (TAP) application for the St. Marys Tabby Trail project – an 11 mile multi-use path connecting the Crooked River State Park with the Cumberland Island National Seashore embarkation point at the waterfront in St. Marys. This multi-use path will not only facilitate economic growth in this- the most southeastern city in Georgia, but it will also enhance connectivity between schools, health-care facilities, parks, recreational areas, Naval Submarine Base Kings Bay, churches and low-income neighborhoods. Our prospects would be interested in this type of connectivity, which would provide us a valuable tool for St. Marys and Camden County.

St. Marys is a rural city of about 18,000 residents and is a regional center for tourism. Every year there are over 80,000 visitors to Crooked River State Park and over 40,000 visitors to Cumberland Island National Park who can connect via this proposed multi-use path. St. Marys is also one of the oldest cities in the United States and its history is on display throughout the historic area of the city, with many historic structures and areas available for tourists to visit. The proposed path is intended to provide a healthy alternative for residents and visitors alike to transit from Crooked River State Park, and all intervening areas, to our historic downtown area and the Cumberland Island National Seashore as well as to cultural, educational and employment opportunities. When completed the path will provide connector trails to all schools in the city as well as neighborhoods and employment centers. In addition the East Coast Greenway will connect Georgia and Florida via a ferry service that will connect the historic downtown areas of St. Marys and Fernandina Beach.

St. Marys recently completed its downtown Renaissance Strategic Vision and Master Plans, which shows this path as a critical component in achieving the overall vision of a vibrant and healthy community in which residents and visitors can enjoy access to all areas of this beautiful coastal city. St. Marys leaders are partnering with other government agencies and private organizations, as well as leveraging city funds to make this path a reality. On behalf of the Camden County Joint Development Authority, I urge you to provide any support possible to this important endeavor.

Sincerely,

James Coughlin  
Executive Director



**Camden County Joint Development Authority**

**Executive Director's Report**

**June 2019**

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

**Active Projects**

- **Wharf St. Marys**
  - Developer in regular communication as he assembles sub-developers for various aspects of the development.
- **Project Pineapple**
  - Site consultant representing project contacted us Friday June 7
    - “Project back on front burner.”
    - Expects decision after meetings on June 17.
- **St. Marys MEDS (former airport)**
  - Assisting city staff evaluating concepts from several developers

**Other**

- Business Retention and Expansion (BRE) update (Darren and Stephanie)
- Replacement airport update

**Camden County Joint Development Authority**  
**Project Manager's Report**  
**13 June 2019**

Coordinated Business Retention and Expansion (BRE) Program with Synergy Recycling. Meeting led to several issues being faced by Synergy that Mr. Harper was able to address. Also, the industry mentioned opportunities to expand and the need for a rail site. Mr. Harper is currently scheduling a follow up with the Plant Manager to discuss these expansion options.

Mr. Harper reached out to different industry partner to request quotes for an ad for two local publication being development by the Ms. Loveland and Miss Smith.

Mr. Harper also assisted office staff in purging of office files as well as delivery of these files to the County Records Retention Building. Mr. Harper is currently refiling sites and database material while the office staff works on office files.

Mr. Harper collected community retail data for Camden County and distributed this data to the larger retail strip owners for their use. Mr. Harper also provided this data to the Chamber of Commerce, the DDA's and the CVB's in Camden County. The information will also be uploaded to the JDA website. Every agency was grateful to have the new data.

Mr. Harper continues to schedule BRE meetings with local industry to understand and address and issues or opportunities they may have.

Mr. Harper assisted Mr. Coughlin during a presentation to the Camden Charlton Board of Realtors at Pineland Bank in Kingsland, Georgia.

Mr. Harper participated with Mr. Coughlin in a meeting with City of Kingsland staff to learn about new residential and commercial projects locating in Kingsland, Georgia.

Mr. Harper and Ms. Loveland held a BRE meeting with Bryan Sandifer at Caraustar. Mr. Sandifer informed Mr. Harper that Caraustar had been purchased by an international company named Greif (pronounced like grife). The company is based out of Ohio and the purchase has been advantageous for the Woodbine Plant. Mr. Sandifer mentioned power reliability issues and Mr. Harper made contact with Georgia Power to have them contact Mr. Sandifer and determine the issue and solution to the problem. Mr. Harper will follow up with Mr. Sandifer.

Mr. Harper has been assisting a commercial broker out of Glynn County with utility information on a site in the St. Marys Industrial Park. The broker is working with a prospect in Glynn County who is looking for an expansion location.

STATE OF GEORGIA

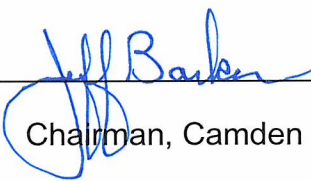
COUNTY OF CAMDEN

CLOSED MEETING AFFIDAVIT

AFFIDAVIT OF CHAIRMAN OR PRESIDING OFFICER

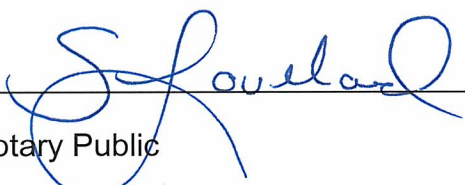
Jeff Barker, Chairman of the Camden County Joint Development Authority, being duly sworn, states under oath that the following is true and accurate to the best of his knowledge and belief.

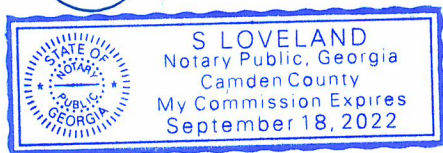
The Camden County Joint Development Authority met in a duly advertised meeting on June 13, 2019. During such meeting, the members voted to go into closed session. The executive session was called to order at \_\_\_\_\_. The subject matter of the closed portion of the meeting was devoted to the following matter within the exceptions provided in the open meetings law: Real-Estate

  
\_\_\_\_\_  
Chairman, Camden County Joint  
Development Authority

Sworn to and subscribed before me

This 13<sup>th</sup> day of June, 2019

  
\_\_\_\_\_  
Notary Public



[illegible]