

**AGENDA**  
**Camden County Joint Development Authority**  
**Thursday, May 9, 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 April 1th Meeting
- ★ 6. Treasurer's Report
7. Executive Director's Report
- ★ 8. 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  
April 11, 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 April 11, 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 amend the agenda to remove Executive Session- Real Estate, item number 9. The board voted unanimously to approve the motion. A motion was made by Mr. Lomis, seconded by Mr. Fullilove, to adopt the agenda as amended. The board voted unanimously to approve the motion.

**Approval of the minutes of the March 14<sup>th</sup> Regular Meeting:** A motion was made by Mr. Yadav, seconded by Mr. Lomis, to approve the minutes of the March 14, 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. Fullilove, seconded by Mr. Yadav, to accept the treasurer's report. The board voted unanimously to approve the motion; copies of the financials are attached.

**Approve FY20 Business Plan with Budget:** The chairman recognized the business plan committee for their work on the FY20 Business Plan. A motion was made by Mr. Fullilove, seconded by Mr. Lomis, to approve the FY20 Business Plan with Budget. The board voted to unanimously to approve the motion; a copy of the business plan 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.

**Adjourn:**

A motion was made by Mr. Fullilove, seconded by Mr. Yadav, and approved unanimously to adjourn the meeting at 9:16 a.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

As of April 30, 2019

	Apr 30, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
11.2290 · Ameris-9690-MM-Incentive Funds	219,764.09
11.2280 · Citizens/Pineland Incentive Fun	454,782.37
11.2250 · Synovus-Land Acq/Product Dev	229,148.03
11.2200 · Ameris-0158MM-Land Acq/Prod Dev	1,422,679.55
11.2000 · SE Bank-Checking-Operating Fund	593,774.05
11.1010 · JDA Office Petty Cash	11.04
Total Checking/Savings	2,920,159.13
Other Current Assets	
11.1350 · Note Receivable Foodie'J-CP	3,736.08
11.1202 · Due From Camden County	-90.28
Total Other Current Assets	3,645.80
Total Current Assets	2,923,804.93
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	28,890.30
Total Other Assets	28,890.30
<b>TOTAL ASSETS</b>	<b>3,711,785.37</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
12.1001 · Accounts Payable	25,130.62
Total Accounts Payable	25,130.62
Credit Cards	
12.1009 · Stephanie Loveland- Mastercard	-898.14
12.1006 · Darren Harper-MasterCard	578.56
12.1004 · James Coughlin-Mastercard	783.98
Total Credit Cards	464.40
Total Current Liabilities	25,595.02
Total Liabilities	25,595.02
Equity	
13.2050 · Rest. Fund Bal- Fixed Assets	759,090.14
13.1000 · Fund Balance	1,652,938.54
Net Income	1,274,161.67
Total Equity	3,686,190.35
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,711,785.37</b>

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

	Jul '18 - Apr 19	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
Income			
39.0006 · Lease Income	28,000.00		
38.1500 · Donations	0.00	833.34	-833.34
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	600,000.00	600,000.00	0.00
36.1000 · Interest Income	2,644.68	1,971.77	672.91
<b>Total Income</b>	<b>646,216.30</b>	<b>604,805.11</b>	<b>41,411.19</b>
<b>Gross Profit</b>	<b>646,216.30</b>	<b>604,805.11</b>	<b>41,411.19</b>
Expense			
53.2007 · Lease Expense	29,003.31		
51.1414 · Loan Principal	3,107.15	3,108.20	-1.05
53.2102 · Land Acquisition/Prod. Developm	25,045.84	125,000.00	-99,954.16
51.1415 · Loan Interest	573.35	0.00	573.35
52.3701 · Cont. Education & Development	4,743.80	4,166.68	577.12
52.2005 · Land Acquisition & Capital Exp	619.08		
53.1400 · Bank Service Charge	114.99	100.00	14.99
53.1301 · Board & Office Meetings	389.77	333.34	56.43
52.1231 · Camden County Industrial Park	7,611.65	20,833.34	-13,221.69
52.1201 · Accounting	3,570.00	3,500.00	70.00
52.3300 · Advertising/Promo/Marketing	9,331.54	19,166.68	-9,835.14
53.1300 · Business Meals	3,377.03	5,000.00	-1,622.97
52.1500 · Contingency	488.36	20,833.34	-20,344.98
52.3600 · Dues & Subscriptions	1,254.28		
52.1203 · Eng., Enviro. & Prof. Services	147,709.67	104,166.68	43,542.99
52.1202 · Legal & Insurance	7,880.00	8,681.82	-801.82
54.2500 · Office Equipment/Computers	1,866.93	5,000.00	-3,133.07
53.1100 · Office Supplies	2,036.84	2,500.00	-463.16
53.1101 · Postage	48.34	416.66	-368.32
52.3700 · Professional Development	0.00	5,833.34	-5,833.34
51.1100 · Payroll, Taxes & Benefits	264,908.29	255,833.34	9,074.95
53.1540 · Telephone	4,088.59	4,686.60	-598.01
52.3500 · Vehicle and Travel	7,984.32	16,666.68	-8,682.36
<b>Total Expense</b>	<b>525,753.13</b>	<b>605,826.70</b>	<b>-80,073.57</b>
<b>Net Ordinary Income</b>	<b>120,463.17</b>	<b>-1,021.59</b>	<b>121,484.76</b>
<b>Other Income/Expense</b>			
Other Income			
36.1003 · Other Income.	1,153,698.50		
<b>Total Other Income</b>	<b>1,153,698.50</b>		
<b>Net Other Income</b>	<b>1,153,698.50</b>		
<b>Net Income</b>	<b>1,274,161.67</b>	<b>-1,021.59</b>	<b>1,275,183.26</b>

**Camden County Joint Development Authority**  
**Profit & Loss YTD Comparison**  
**April 2019**

	Apr 19	Jul '18 - Apr 19
<b>Ordinary Income/Expense</b>		
Income		
39.0006 · Lease Income	7,000.00	28,000.00
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	600,000.00
36.1000 · Interest Income	327.66	2,644.68
<b>Total Income</b>	<b>67,327.66</b>	<b>646,216.30</b>
<b>Gross Profit</b>	<b>67,327.66</b>	<b>646,216.30</b>
Expense		
53.2007 · Lease Expense	6,356.75	29,003.31
51.1414 · Loan Principal	312.63	3,107.15
53.2102 · Land Acquisition/Prod. Developm	0.00	25,045.84
51.1415 · Loan Interest	55.42	573.35
52.3701 · Cont. Education & Development	895.00	4,743.80
52.2005 · Land Acquisition & Capital Exp	0.00	619.08
53.1400 · Bank Service Charge	0.00	114.99
53.1301 · Board & Office Meetings	8.04	389.77
52.1231 · Camden County Industrial Park	1,109.42	7,611.65
52.1201 · Accounting	0.00	3,570.00
52.3300 · Advertising/Promo/Marketing	680.00	9,331.54
53.1300 · Business Meals	284.69	3,377.03
52.1500 · Contingency	488.36	488.36
52.3600 · Dues & Subscriptions	550.00	1,254.28
52.1203 · Eng., Enviro. & Prof. Services	2,526.90	147,709.67
52.1202 · Legal & Insurance	4,750.00	7,880.00
54.2500 · Office Equipment/Computers	134.11	1,866.93
53.1100 · Office Supplies	24.95	2,036.84
53.1101 · Postage	0.00	48.34
51.1100 · Payroll, Taxes & Benefits	24,832.26	264,908.29
53.1540 · Telephone	521.41	4,088.59
52.3500 · Vehicle and Travel	656.31	7,984.32
<b>Total Expense</b>	<b>44,186.25</b>	<b>525,753.13</b>
<b>Net Ordinary Income</b>	<b>23,141.41</b>	<b>120,463.17</b>
<b>Other Income/Expense</b>		
Other Income		
36.1003 · Other Income.	0.00	1,153,698.50
<b>Total Other Income</b>	<b>0.00</b>	<b>1,153,698.50</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>1,153,698.50</b>
<b>Net Income</b>	<b>23,141.41</b>	<b>1,274,161.67</b>



**Camden County Joint Development Authority**

**Executive Director's Report**

**May 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**
  - Currently in preliminary discussions with potential development team
- **Project Pineapple**
  - Site consultant representing project requested an additional 90 days to reach decision
  - Company undergoing a significant change in mid-level management in their U.S. office
  - Should have answer by late June/July.
  - State PM and I have offered to drive to NC to meet with leadership.
- **ABL Space Systems**
  - Scheduled to move into building later this month.
  - All lease payments are current.
  - Darren has coordinated all services and utilities. Stephanie will conduct building walk through.

**Workforce**

- **Coastal Pines Technical College**
  - Ground breaking held April 25<sup>th</sup>

**Other**

- **General Dynamics Electric Boat Suppliers Event 2019**
  - May 1<sup>st</sup> and 2nd
  - Regional event at Jekyll Island
  - Sponsored by SEGA, GA Power and attendee registration fees

**Camden County Joint Development Authority**  
**Project Manager's Report**  
**8 May 2019**

Primary activities this month were spent on planning, coordinating, and facilitating the Submarine Suppliers Conference on Jekyll Island on May 2<sup>nd</sup>, 2019.

The event hosted by SEGA Alliance and Georgia Power welcomed 52 attendees. Attendees listened to presentations by General Dynamics – Electric Boat and Huntington Ingalls-Newport News Shipbuilding.

The project manager, along with Stephanie, Cody, Mr. Loomis, and Mr. Fullilove attended Development Authority training in Savannah on April 26<sup>th</sup>.

## Board of Directors Meeting

Thursday, May 9, 2019

# Kingsland North Center Conference Room

# Attendee Sign-In Sheet

(Please Print)

[illegible]