

**Minutes of the Regular Meeting of the  
Board of Directors of the Camden County  
Joint Development Authority  
June 18<sup>th</sup>, 2020**

The Board of Directors of the Camden County Joint Development Authority held a regular meeting in the Cumberland Inn & Suites conference room in St. Marys, Georgia, on June 18<sup>th</sup> 2020. There were present and participating at the meeting the following board members: Rachel Baldwin, Jeff Barker, Tanya Glazebrook, Jim Lomis, C.B. Yadav, and Sheila Sapp. Also in attendance were James Coughlin, Darren Harper, Matt Garner and members of the public.

The meeting was called to order by the chairman at 8:30 am

**Amendments to and adoption of agenda:** A motion was made by Ms. Glazebrook, and seconded by Ms. Baldwin to approve the agenda with the change of removing the business plan discussion from agenda items 7 and 8. The board voted unanimously to approve the agenda.

**Approval of the minutes of the February 27<sup>th</sup> Regular Meeting:** A motion was made by Ms. Baldwin, and seconded by Mr. Yadav to approve the minutes of the February 27<sup>th</sup> 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 Ms. Glazebrook, and seconded by Mr. Yadav to accept the treasurer's report. The board voted unanimously to approve the motion; copies of the financials are attached.

**Budget:** The budget committee and staff presented the proposed budget for fiscal year 2021. A motion was made by Mr. Lomis, and seconded by Mr. Yadav to approve the budget and the board voted unanimously to approve the motion.

**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.

**Project Red October:** Mr. Coughlin presented an incentive plan for Project Red October for board approval. A motion was made by Mr. Lomis and seconded by Ms. Baldwin to approve the plan. The board voted unanimously to approve the motion.

**Cumberland Inlet and Cannery Mills Updates:** Staff and Mr. John Loudon of JDI gave the Board and the public an update on the proposed development of the former mill site and the creation of an aquaponics center.

**Executive Session, Real Estate:** A motion was made by Mr. Lomis to go into executive session to discuss real estate matters. The motion was seconded by Ms Glazebrook. The board voted unanimously to go into executive session at 9:23 am. The board returned to regular session at 10:05 am.

**Cumberland Inlet Development Agreement:** A motion was made by Ms. Glazebrook to authorize the Chairman of the JDA, in consultation with general counsel or bond counsel, to finalize, execute and deliver the details of the development agreement. This motion was seconded by Mr. Fullilove. The board voted unanimously to approve the motion.

**Adjourn:** A motion was made by Mr. Fullilove, was seconded by Mr. Yadav, and approved unanimously to adjourn the meeting at 10:09 am, 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, 2020

	Apr 30, 20
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
11.2290 · Ameris-9690-MM-Incentive Funds	219,958.18
11.2280 · Citizens/Pineland Incentive Fun	455,466.89
11.2250 · Synovus-Land Acq/Product Dev	229,285.93
11.2200 · Ameris-0158MM-Land Acq/Prod Dev	1,423,935.97
11.2000 · SE Bank-Checking-Operating Fund	723,906.16
11.1010 · JDA Office Petty Cash	11.04
Total Checking/Savings	3,052,564.17
Other Current Assets	
11.1350 · Note Receivable Foodie'J-CP	3,442.93
11.1935 · Property Tax-Allowables	-532.93
11.1905 · Property Tax-Receiveables	-3,568.91
11.1202 · Due From Camden County	-90.28
Total Other Current Assets	-749.19
Total Current Assets	3,051,814.98
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	26,608.56
Total Other Assets	26,608.56
<b>TOTAL ASSETS</b>	<b>3,837,513.68</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Credit Cards	
12.1011 · Gordon Garner-MasterCard	158.66
12.1009 · Stephanie Loveland- Mastercard	99.99
12.1006 · Darren Harper-MasterCard	1,695.00
12.1004 · James Coughlin-Mastercard	556.00
Total Credit Cards	2,509.65
Other Current Liabilities	
12.2500 · Deferred Revenue-Property Taxes	4,796.34
Total Other Current Liabilities	4,796.34
Total Current Liabilities	7,305.99
Total Liabilities	7,305.99
Equity	
13.2050 · Rest. Fund Bal- Fixed Assets	759,090.14
13.1000 · Fund Balance	1,652,938.54
13.3000 · Retained Earnings	1,286,881.07
Net Income	131,297.94
Total Equity	3,830,207.69
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,837,513.68</b>

## **Fiscal Year 2021 Budget**

### **Income**

Camden County Budget Distribution	\$ 684,000.00
CAM Fee Income	\$ 2,000.00
Foodie'J Income	\$ 4,416.00
Interest Income	\$ 3,300.00

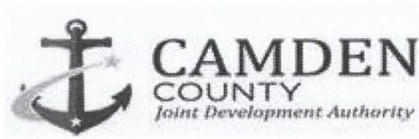
<b>Total Income</b>	<b>\$ 693,716.00</b>
---------------------	----------------------

### **Expenses**

Accounting	\$ 4,000.00
Advertising/Promotions/Marketing	\$ 13,000.00
Bank Service Charge	\$ 100.00
Board & Office Meetings	\$ 200.00
Bond Note Wharf St. Marys	\$ 150,000.00
Business Meals	\$ 5,000.00
Camden Co Industrial Park	\$ 18,000.00
Contingency	\$ 10,000.00
Eng., Enviro., & Prof. Services	\$ 50,000.00
Land Acquisition/Product Dev.	\$ 75,000.00
Lease Expense - City of Kingsland	\$ 6,477.00
Lease Expense - Dawson	\$ 49,000.00
Legal & Insurance	\$ 7,500.00
Loan Principal	\$ 4,416.00
Office Equipment/Computers	\$ 5,500.00
Office Supplies	\$ 1,800.00
Payroll, Taxes, & Benefits	\$ 268,500.00
Postage	\$ 200.00
Professional Development	\$ 7,500.00
Telephone	\$ 4,523.00
Vehicle & Travel	\$ 13,000.00

<b>Total Expenses</b>	<b>\$ 693,716.00</b>
-----------------------	----------------------





## **Camden County Joint Development Authority**

### **Executive Director's Report**

**June 2020**

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

#### **COVID-19 Response**

- **What's Open in Camden County Facebook and Website (With Chamber and DDAs)**
- **Darren served as clearinghouse for info to help our businesses**
- **Closed facility to public**
- **Remote meetings**
- **Staff worked from home end of March through April**
- **Thank you to Board for being so responsive!**

#### **Active Projects**

*Projects below are referenced by assigned code names to protect the confidentiality of the businesses involved. Specific details will be made public as negotiations with the company allow. Please remember that while many projects come before the Authority, we are competing for these with other communities around the world. Most of these projects may never locate in Camden County but we have to compete if we hope to win!*

- **Project Red October**
  - **Industrial**
  - **Renewable Energy sector**
  - **National Search narrowed to 4 states highlighting GA & FL**
  - **\$600,000,000 Capital Investment over 3 years**
  - **325 jobs at full build out**
  - **Our package submitted to Consultant and State on April 24<sup>th</sup>**
  - **Camden's site made the first and second cut!**
  - **Consultant tells us decision will be made on next selection 3rd quarter of this year**
- **Project Beltline**
  - **Solar project**
  - **Waverly area**
  - **Approximately 1,200 acres**
  - **MOU approved Feb 27<sup>th</sup>, 2020**
  - **No cost to tax payers. 80 fold increase in tax revenue generated by project**

- Will only be constructed if company wins power company bid.
- **Company has initiated rezoning with the county.**
  - **We are working with county and Stephen Kinney on special use permitting.**
- **Company is conducting an environmental assessment of the property now before executing MOU.**
  - **Should not be an issue as property has only been used for timber.**
- **Project Belle – slowed but still active**
  - Light industrial
  - 450,000 sf building
  - 150 truck trailer capacity
  - VERY tight timeline from land acquisition to construction and opening so all utilities, roads etc. needed to be in place.
  - Have presented a portion of the former St. Marys airport for consideration.
  - **Site consultant has been in touch with our regional rep for GDEcD.**
- **Project Spice**
  - Food warehousing and distribution
  - Import/Export
  - 25 employees
  - 12,000 sf building
  - Have offered 4 acre site at corner of Harrietts Bluff Rd. and Old Still Rd.
  - Camden County Industrial Park
- **Project Emerald**
  - Major Manufacturing project (auto components) From GA. Dept. of Econ Development
  - 150 acres
  - Over 1000 jobs
  - Request for information (RFI) returned 10/25
  - Offered property in northeast Camden
  - **Company will not make decision until 2<sup>nd</sup> half of 2020 (we have not heard if this timeline is still accurate.)**
- **Cumberland Inlet (St. Marys Marine Center)**
  - JDI proceeding with plans for land acquisition and development
  - **Full site environmental assessment completed by developer in April**
  - **Conceptual master plan developed a week later working with civil engineers and design team**
  - **UGA Urban Planning has been working on this remotely with JDI.**
  - **Developer and engineers communicating with DNR on design**
  - **Development agreement on next meeting agenda.**
  - **Bond purchase with Ameris Bank**
    - **Request for terms from bond counsel to bank this week**

- **County is being very cooperative on supplying financial info as part of bond backstop**
- Cannery Mills Aquaponics
  - **MOU being drafted for former St. Marys Airport site behind industrial park**
    - **Initially just Dawson building and acreage inside Dawson fence**
    - **Phase II: 10 acres of airport property**
    - **Eventually 77 acres inside and outside of fence**
    - **25 jobs initially projected to grow to 200**
    - **\$10 million capital investment**
    - **JDI would like to have purchase option on the property**
      - **We have initiated that discussion with Dawson group (building owner)**

#### Other Activities

- Submarine Suppliers Days – **Last event I attended**
  - March 3-4 Washington D.C. – successful event with Senator Purdue specifically recognizing Camden County.
- Southern Economic Development Council - **Cancelled**
  - Meet the Consultants March 26-28- Atlanta
- Leadership Southeast Georgia – **This year cancelled as of last week. Try again in 2021.**
  - Camden Session April 2-3
- Economic Development Field Trips Session I: Available Sites – **Postponed**
  - Joint trip with Chamber of Commerce
  - Land / buildings that fall within JDA scope