

**Minutes of the Regular Meeting of the  
Board of Directors of the Camden County  
Joint Development Authority  
September 8<sup>th</sup>, 2022**

The Board of Directors of the Camden County Joint Development Authority held a regular meeting in the Sure Stay Hotel conference room in St. Marys, Georgia, on September 8<sup>th</sup>, 2022. There were present and participated at the meeting the following Board members: Tanya Glazebrook, Greg Lockhart, Rachel Baldwin, Jim Lomis, C.B. Yadav, Danny Wheeler, Burford Clark, and Louise Mitchell. Also, in attendance were staff members James Coughlin, Darren Harper, Hazel Shaw, and Stephen Kinney, Counsel for the Authority.

The meeting was called to order by the Chair at 9:00 a.m. Ms. Glazebrook noted that a quorum was present for the meeting.

**Amendments to and adoption of agenda:** Chair Glazebrook asked for an amendment to the agenda to include the Approval of the Resolution of Conveyance of Real Property for Specialty Structural Products in relation to the Purchase and Sale Agreement (Item 15). Mr. Lomis moved to adopt the amendment and was seconded by Mr. Lockhart. The Board voted unanimously to approve the amendment and adoption of the agenda.

**Approval of the minutes of the August 11th Regular Meeting:** A motion was made by Mrs. Baldwin to approve the minutes of the August 11<sup>th</sup> meeting. The motion was seconded by Mrs. Mitchell. 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 as included in the Board packet. A motion was made by Mr. Yadav, and seconded by Mr. Lockhart to accept the Treasurer's report. The Board voted unanimously to approve the motion; copies of the financials are attached.

**Staff Reports:** Mr. Coughlin and Mr. Harper gave a detailed verbal and written report on their activities during the past month, along with current initiatives and projects. Copies of the written reports are attached.

**Increase Credit Card Limit for Admin Specialist:** Mr. Coughlin spoke briefly and provided some insight on the day-to-day operations and purchases handled by the Admin Specialist and the need to increase the credit card limit. A motion was made by Mr. Lockhart to increase the JDA's overall credit card limit by \$1,000.00. The motion was seconded by Mr. Yadav. The Board voted unanimously to approve the motion.

**Approve Reimbursement of Pre-Construction Costs from the Sale of SG Blocks Site:**

Mr. Coughlin provided an overview of an agreement with the City of St. Marys outlined in the IGA signed in January 2022, detailing the terms of repayment for pre-construction costs at the St. Marys Commerce Park incurred by the JDA. The IGA states that the JDA's pre-construction expenses will be reimbursed from the net proceeds of property sales at the St. Marys Commerce Park. Mr. Coughlin made a request to the Board to approve the proceeds from the sale of the SG Blocks site to be applied to the expenses incurred by the JDA.

After a brief discussion, a motion was made by Mr. Lockhart to apply the proceeds of the sales to the JDA's expenses as they are now. The motion was seconded by Mr. Lomis. The Board voted unanimously to approve the motion.

**Workforce Housing Presentation by David Williams of Butler Snow, LLP:** Mr. Coughlin gave a brief overview of the challenges regarding workforce housing in Camden County. Mr. Coughlin then introduced speakers, Developer, Bill Gross and Attorney David Williams of Butler Snow Law, LLP who appeared to speak to the Board. Mr. Gross and Mr. Williams provided an in-depth overview of how the JDA can assist with the workforce housing issue by issuing a conduit bond. They also detailed the process of how conduit bonds work and provided an overview of the project they plan to bring to Camden County.

**Consideration of Conduit Bond for Workforce Housing:** After hearing from the speakers who provided more details about the plan and the process, a motion was made by Mr. Lockhart to approve an Inducement Resolution that states the JDA's interest in possibly supporting a Conduit Bond for Workforce Housing at a later date. The Inducement Resolution is the first step in the process to move toward an official Conduit Bond. The motion was seconded by Mr. Yadav. Mr. Lomis abstained from the vote and the remaining Board Members voted to approve the motion.

**Executive Session for Real Estate:** At 9:47 a.m. Mrs. Baldwin made a motion to go into Executive Session to discuss real estate matters. The motion was seconded by Mr. Lockhart. The Board voted unanimously to go into executive session. At 10:09 a.m. Mr. Lockhart made the motion to return to regular session. It was seconded by Mr. Wheeler and unanimously approved by the Board to return to regular session. The Board returned to regular session at 10:09 a.m.

**Approve Purchase and Sale Agreement for PEMB:** A motion was made by Mr. Lomis to approve the Purchase and Sale Agreement with PEMB (Pre-Engineered Metal Buildings) for the sale of +/- 45 acres, known as parcel 1, of the St. Marys Commerce Park for \$453,200, subject to St. Marys City Council's approval of the same transaction. The motion was seconded by Mr. Lockhart. The Board voted unanimously to approve the motion.

**Approve PEMB Resolution for Conveyance of Real Property:** A motion was made by Mr. Lomis to approve the presented Resolution for Conveyance of Real Property in relation to the Purchase and Sale Agreement with PEMB. The motion was seconded by Mr. Yadav. The Board voted unanimously to approve the motion.

**Approve Purchase Agreement with Specialty Structural Products:** Mrs. Baldwin made a motion to approve the Purchase and Sale Agreement with Specialty Structural Products for the sale of +/- 17 acres at St. Marys Commerce Park for \$289,200, subject to St. Marys City Council's approval of the same transaction. The motion was seconded by Mrs. Mitchell. The Board voted unanimously to approve the motion.

**Approve Resolution for Conveyance of Real Property Specialty Structural Products:** A motion was made by Mr. Lomis to approve the presented Resolution for Conveyance of Real Property in relation to the Purchase and Sale Agreement with Specialty Structural Products. The motion was seconded by Mr. Lockhart. The Board voted unanimously to approve the motion.

**Adjourn:** A motion was made by Mr. Lockhart, seconded by Mr. Yadav, and approved unanimously to adjourn the meeting at 10:17 am, at which time the meeting was adjourned.

**CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY**

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

Chair

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

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

Secretary/Treasurer

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

10/13/2022