

**Minutes of the Regular Meeting of the  
Board of Directors of the Camden County  
Joint Development Authority  
October 13<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 October 13<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, and Hazel Shaw.

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 a motion to adopt the agenda if there were no amendments. A motion was made by Mr. Lockhart to adopt the agenda as it read. The motion was seconded by Mr. Lomis. The Board voted unanimously to approve the motion.

**Approval of the minutes of the September 8<sup>th</sup> Regular Meeting:** A motion was made by Mr. Lomis to amend the minutes of the September 8<sup>th</sup> meeting to modify the name of the approved PSA for Specialty Structural Products to Cordele Sash and Door D.B.A. Griffin Lumber and Hardware. The acreage has also been corrected on the PSA from 17+/- acres to 15.56 acres, which changes the purchase price from \$289,200 to \$264,520. The motion was seconded by Mr. Clark. 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. Lockhart, and seconded by Mr. Wheeler 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.

**Workforce Housing Presentation by Brian Parent and John Dupont from the Parent Development:** Mr. Coughlin introduced speakers, Brian Parent and John Dupont from the Parent Development Company based out of Jacksonville, who appeared to speak to the Board. Mr. Parent provided an overview of the project they plan to bring to St. Marys and a brief overview of how the JDA can assist with the workforce housing issue by issuing a conduit bond. Mr. Parent and Mr. Dupont answered questions from the Board and requested the Board's approval of the Bond.

**Consideration of Inducement Resolution Bond for Workforce Housing:** Following discussions by the Board, a motion was made by Mr. Wheeler 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. Lomis. The Board voted unanimously to approve the motion.

**Housing Policy:** The Board was presented with a policy drafted by the Staff outlining procedures and requirements a developer will need to complete and submit before consideration of any Inducement Resolution Bonds for Workforce Housing are brought to the Board for consideration. Following comments and questions by the Board, a motion was made by Mr. Lomis to table the matter until the next Board meeting. The motion was seconded by Mr. Yadav. The Board voted unanimously to approve the motion.

**Adjourn:** A motion was made by Mr. Clark, seconded by Mr. Wheeler, and approved unanimously to adjourn the meeting at 9:36 am, at which time the meeting was adjourned.

**CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY**

By:   
Chair

Date: 11-15-2022

By:   
Secretary/Treasurer

Date: Nov. 15, 2022