

**Minutes of the Regular Meeting of the  
Board of Directors of the Camden County  
Joint Development Authority  
February 9, 2023**

The Board of Directors of the Camden County Joint Development Authority held a regular meeting in the conference room at the Office of the Joint Development Authority in Kingsland, Georgia, on February 9<sup>th</sup>, 2023. There were present and participated at the meeting the following Board members: Greg Lockhart, Rachel Baldwin, Tanya Glazebrook, Danny Wheeler, Jim Lomis, Louise Mitchell, C.B. Yadav and Royce Proctor. 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. Mr. Lockhart noted that a quorum was present for the meeting.

**Amendments to and adoption of agenda:** Chair Lockhart asked for a motion to adopt the agenda if there were no amendments. A motion was made by Mr. Lomis to amend the agenda to move Item 8, Presentation from the Auditing Firm Mauldin & Jenkins, to Item 6 after the Approval of the January 12<sup>th</sup> Minutes. The motion was seconded by Mr. Proctor. The Board voted unanimously to approve the motion.

**Approval of the minutes of the January 12th Regular Meeting:** A motion was made by Mr. Lomis to accept the minutes of the January 12<sup>th</sup> regular meeting. The motion was seconded by Mr. Proctor. The Board voted unanimously to approve the motion; a copy of the minutes is attached.

**Presentation from Auditing Firm Mauldin & Jenkins:** Mr. Coughlin introduced Mr. Trey Scott from the auditing firm Mauldin and Jenkins, which performed the JDA audit for the Fiscal Year ending in 2022. Mr. Scott provided an overview the JDA's Audit using a PowerPoint presentation. Mr. Scott reported that the Authority's audit for FY22 was clean with no issues or concerns related to internal controls.

**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 Ms. Baldwin 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.

**Introduction of Pigmental Studios – Marina Martins & Deborah Moore:** Mr. Coughlin introduced Marina Martins, the CEO of Pigmental Studios and Deborah Moore, Executive Producer, to the Board. Ms. Martins and Ms. Moore provided a detail overview of Pigmental Studios and their background in the film industry. They also provided details of behind the scenes roles, potential jobs and information on the project they would like to bring to Camden County. They answered questions and engaged in discussions with the Board members.

**Executive Session – Real Estate:** At 10:05 a.m. Mr. Lomis made a motion to go into Executive Session to discuss real estate matters. The motion was seconded by Mr. Wheeler. The Board voted unanimously to go into executive session.

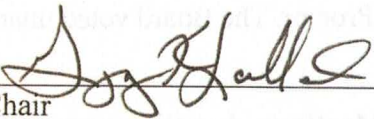
At 10:46 a.m., Mr. Yadav made the motion to return to regular session. It was seconded by Mr. Lomis and unanimously approved by the Board to return to regular session. The Board returned to regular session at 10:46 a.m.

**Approval of Rural Business Development Grant:** A motion was made by Mrs. Glazebrook to authorize staff to pursue the U.S.D.A. Rural Business Development Grant and seconded by Mr. Lomis. The Board voted unanimously to approve the motion.

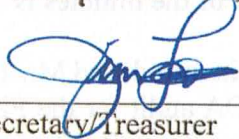
**Approval of Purchase Option for Pigmental Studios:** A motion was made by Mr. Lomis to approve the Purchase Option for Pigmental Studios (First Right of Refusal) as discussed in executive session for Parcel 4 at the St. Mary's Commerce Park. The motion was seconded by Mr. Wheeler. The Board voted unanimously to approve the motion.

**Adjourn:** A motion was made by Mr. Lomis, seconded by Ms. Baldwin, and approved unanimously to adjourn the meeting at 10:47 a.m., at which time the meeting was adjourned.

### CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

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

Date: 3/9/2023

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

Date: March 9, 2023