

**Minutes of the Regular Meeting of the
Board of Directors of the Camden County
Joint Development Authority
September 21st, 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 September 21st, 2023. There were present and participated at the meeting the following Board members: Greg Lockhart, Rachel Baldwin, Jim Lomis, Tanya Glazebrook, C.B. Yadav and Attorney Stephen Kinney. Also, in attendance were staff members James Coughlin, Darren Harper, and Hazel Shaw.

The meeting was called to order by the Chair at 9:02 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. Yadav 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 August 10th Regular Meeting: A motion was made by Ms. Baldwin to accept the minutes of the August 10th regular meeting. The motion was seconded by Mr. Yadav. 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. Lomis, 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.

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.

Bond Resolution for Vantage Development - Vinings at Newport: Attorney Bailey Williams from Butler Snow LLP appeared to provide a brief overview of all the bond documents in relation to Vantage Development - Vinings at Newport to the Board. Mr. Stephen Kinney (JDA Attorney) also provided some insight and information to the Board about the Conduit Bond Documents. A motion was made by Mr. Yadav to approve the Bond Resolution. It was seconded by Ms. Baldwin. The Board voted unanimously to approve the motion.

Funding Loan Agreement for Vantage Development - Vinings at Newport: A motion was made by Ms. Baldwin to approve the Funding Loan Agreement. It was seconded by Mr. Lomis. The Board voted unanimously to approve the motion.

Land Use Restrictions Agreement for Vantage Development - Vinings at Newport: A motion was made by Mr. Lomis to approve the Land Use Restrictions Agreement. It was seconded by Ms. Baldwin. The Board voted unanimously to approve the motion.

Project Loan Agreement for Vantage Development - Vinings at Newport: A motion was made by Mr. Yadav to approve the Project Loan Agreement. It was seconded by Ms. Glazebrook. The Board voted unanimously to approve the motion.

Extension for Pigmental Studios - Parcel 5: Chair Lockhart provided a brief overview and update about Pigmental Studios and their request for an Extension of the due diligence time period. A motion was made by Mr. Lomis and seconded by Mr. Yadav to approve the Extension for Pigmental Studios for Parcel 5. The Board voted to unanimously to approve the motion.

Executive Session - Real Estate: At 9:21 a.m. Mr. Yadav made a motion to go into Executive Session to discuss real estate matters. The motion was seconded by Ms. Baldwin. The Board voted unanimously to go into executive session.

Adjourn Meeting: Members left during Executive Session and there was no longer a quorum. Executive Session and the meeting terminated at 11:03 a.m.

CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

By: 
Chair

Date: 10/11/2023

By: _____
Secretary/Treasurer

Date: _____