

**Minutes of the Regular Meeting of the
Board of Directors of the Camden County
Joint Development Authority
January 11th, 2024**

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 January 11th, 2024. There were present and participated at the meeting the following Board members: Greg Lockhart, Jim Lomis, Rachel Baldwin, Tanya Glazebrook, Royce Proctor, Daniel Wheeler, and Mark Boswell. Also, in attendance were Kanan St. Rose from Hybrid Media Consulting and staff members James Coughlin, Darren Harper, and Hazel Shaw.

The meeting was called to order by the Chair at 9:01 a.m. Mr. Lockhart noted that a quorum was present for the meeting.

Welcoming of new Board Member – Mark Boswell: Mr. Coughlin introduce Mr. Mark Boswell as the new board member replacing Ms. Louise Mitchell as a representative for Woodbine. Mr. Boswell was welcomed by all the Board Members.

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 adopt the agenda as it read. The motion was seconded by Ms. Glazebrook. The Board voted unanimously to approve the motion.

Approval of the Minutes of the December 14th Regular Meeting: A motion was made by Ms. Baldwin to accept the minutes of December 14th regular meeting. The motion was seconded by Mr. Lomis. The Board voted unanimously to approve the motion; a copy of the minutes is attached.

Election of Officers: Mr. Lomis made a proposed slate of officers for 2024 as follows: Mr. Greg Lockhart as Chair, Mr. Royce Proctor as Vice-Chair, and himself, Mr. Jim Lomis, as Secretary/Treasurer. He noted that his term will expire at the end of December 2024. It was seconded by Ms. Glazebrook. The Board voted unanimously to accept the proposed officers in their respective roles.

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. Proctor 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.

Film Website Demonstration: Mr. St. Rose from Hybrid Media Consulting provided a brief demonstration of the Film Website he constructed to the Board. This site was created in collaboration with all the Cities to provide one place for film prospects to complete the application for a permit to film in Camden County.

Executive Session – Real Estate: At 9:42 a.m. Mr. Lomis made a motion to go into Executive Session to discuss real estate matters. The motion was seconded by Mr. Proctor. The Board voted unanimously to go into executive session.

At 10:29 a.m., Mr. Lomis made the motion to return to regular session. It was seconded by Ms. Glazebrook and unanimously approved by the Board to return to regular session. The Board returned to regular session at 10:29 a.m.

Approve Revised Purchase and Sale Agreement for Parcel B in CCIP to SICCE: After discussions in Executive Session, Mr. Coughlin presented a Revised Purchase and Sale Agreement for Parcel B in the CCIP. There was a motion made by Mr. Proctor to approve the purchase and sale agreement discussed in Executive Session. The motion was seconded by Mr. Wheeler. The Board voted unanimously to approve the motion.


Authorize Executive Director to Draft a Purchase and Sale Agreement for Project Lemur: After discussions in Executive Session, a motion was made by Mr. Wheeler to allow the Executive Director to draft a purchase and sale agreement for Project Lemur for \$600K up to \$750K, with 180-day due diligence period, an earnest money deposit of \$1K and an NDA signed by all parties. The motion was seconded by Mr. Proctor. The Board voted unanimously to approve the motion.

Executive Session – Personnel: At 10:31 a.m. Mr. Lomis made a motion to go into Executive Session to discuss personnel matters. The motion was seconded by Ms. Glazebrook. The Board voted unanimously to go into executive session.

At 10:45 a.m., Ms. Baldwin 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 10:45 a.m.

Adjourn Meeting: A motion was made by Ms. Baldwin, seconded by Mr. Lomis, and approved unanimously to adjourn the meeting at 10:45 a.m., at which time the meeting was adjourned.

CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

By: 
Chair

Date: 2/8/24

By: 
Secretary/Treasurer

Date: 2/8/2024