



Camden County Joint Development Authority

Targeted Investment Program (TIP)

OVERVIEW

In an effort to foster economic development efforts and community beautification in the core commercial and downtown districts in Camden County, The Camden County Joint Development Authority (“Authority”) has created the Targeted Investment Program. The purpose of this program is to foster catalytic improvements in commercial properties within the targeted zones.

TARGET ZONES

The TIP program focuses on 4 target zones in Camden County

Downtown and Midtown St. Marys (see map attached as Exhibit A)

Downtown Kingsland (see map attached as Exhibit B)

Downtown Woodbine (see map attached as Exhibit C)

LOAN AMOUNT and TERMS

- Maximum TIP loan - \$25,000
- Term of loans—10 years
- Interest Rate—2.5%
- Security—Project collateral

The TIP program will provide up to a total of four (4) loans per year within the targeted zones

ELIGIBILITY CONSIDERATIONS

- Camden County commercial property owner, small business, or downtown development authority located or operating within the target areas
- Support the enhancement of commercial offices and retail space in the target area
- A realistic project with a reasonable budget and timeframe for completion
- Projects that will be supported by other development initiatives in the target area such as streetscape enhancements, façade improvements, or redevelopment of buildings or vacant sites
- A satisfactory and complete application
- Project must be approved by the City Planning Commission and be consistent with any applicable design guidelines established by the City

ELIGIBLE USES

- Improvements to the façade of a commercial building
- Landscaping improvements to a commercial property
- Signage improvements
- Leasehold improvements to the interior of a commercial building

New paint or flooring materials

New ceiling tiles

Lighting

Electrical or Plumbing Upgrades

Door or Window Repair or Upgrades

Signage

INELIGIBLE USES

Funds may not be used for operating expenses

Public infrastructure projects such as sidewalk improvements

Furnishings

REVIEW PROCESS

The Authority will establish the TIP Review Committee which will review the project and the proposed building and leasehold improvements outlined in the project application. The Coastal Area District Development Authority (CADD) will provide the formal review of the financial documents required as a part of the formal loan application

The Authority will receive applications no later than the 5th of each month. The TIP Review Committee will review the application and provide formal comments within one week of submittal of a complete application to the TIP Review Committee. In conjunction with the review by the TIP committee, CADD will receive the complete application and will provide formal comments within two weeks of receipt.

All applications will be reviewed to determine the merit of the application and of the proposed uses of funds. In determining whether an applicant shall receive a loan, the following criteria will be considered;

(1) Each application will be reviewed based upon an analysis of the application and proposed project's potential enhancement of the target area, applicant's creditworthiness, overall project feasibility, project impact, and soundness of the proposed strategy. The analysis will include, but is not limited to such factors as: impact on the target area tax base, consistency with local development plans, goals and objectives, project readiness, reasonableness of cost estimate, elimination of blighting influences, total private capital investment, number of jobs created and/or retained, and historic preservation impact

(2) In its review of applications, the Authority may, at its discretion, consult with other individuals or agencies as appropriate for the purpose of receiving information and/or advice. All relevant supporting documentation available (plans, studies, , etc.) should be attached. See the Supporting Documentation Section for further information.

(3) The criteria listed in this application is designed to assist the Authority in making its decision and provide prospective applicants with guidance as to the factors that their application need to address in order to be competitive. The decisions made by the Authority shall be final and conclusive.

STATEMENT OF CONDITIONS

In addition to the specific certifications made by the applicant in accepting the commitment letter and in executing the loan agreement, the recipient further certifies or acknowledges that;

- (1) No applicable state laws, rules, regulations, or applicable local ordinances shall be violated in carrying out the project and expending the loan proceeds.
- (2) No real or apparent conflict of interest shall be engaged in by any official, employees, or agent of the recipient and any member fo their immediate family, their partners and any organization which employs, or is about to employ any of the above. This prohibition prohibits both the solicitation and acceptance of gratuities, favors, or anything of monetary value from contractors, potential contractors, or parties. It is the responsibility of the recipient to disclose to the Authority any relationship that might create a real or apparent conflict of interest as soon as the recipient becomes aware of it.
- (3) The recipient's accounting records of the loan funds shall be maintained in a manner consistent with the generally accepted government accounting standards.
- (4) It is the recipient's responsibility to determine the laws applicable to the specific project and to mee ALL of its requirements.
- (5) The Authority may make reviews and audits of the project including on-site reviews as may be necessary or appropriate to implement the program and insure the requirements contained in the loan agreement are met. In the case of noncompliance, the Authority, at its sole discretion shall take such actions, as it deems appropriate to prevent continuance of the deficiency, mitigate any adverse effects or consequences and prevent a recurrence.
- (6) The recipient may be required to submit quarterly or other progress reports to the Authority in a format prescribed by the authority. Failure to submit timely and acceptable reports may result in a request for immediate repayment of all TIP funds from the recipient by the Authority.
- (7) The Authority reserves the right to establish other guidelines or requirement in order to further the purposes of the TIP program.
- (8) Required collateral for the TIP program must be located in Camden county and must be located on the subject land or building.

(10) The Authority reserves the right to request additional information as needed.

Application and Origination Fee Structure

Effective July 1, 2024

Application Fee	\$150
Origination Fee	Up to 10% of loan amount
Origination Fee Cap	\$2,500

Exhibit A

St. Marys Midtown and Downtown Development Target Area

Overall Map of Downtown and Midtown of the City of St. Marys, GA



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Building Footprints

Camden County Roads

1:31,000

0 0.23 0.46 0.9 mi
0 0.36 0.7 1.4 km

State of Florida, Mayor

St. Marys GIS
City of St. Marys

Exhibit C

Woodbine Downtown Development Target Area



Woodbine Downtown
Development Authority

Proposed Downtown District
Boundary Revisions

 - Current District

- Proposed District