

**Minutes of the Regular Meeting of the
Board of Directors of the Camden County
Joint Development Authority
July 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 July 11th, 2024. There were present and participated at the meeting the following Board members: Greg Lockhart, Rachel Baldwin, Mark Boswell, Jim Lomis, Danny Wheeler and Royce Proctor. Also, in attendance were staff members James Coughlin, Darren Harper, and Hazel Shaw.

The meeting was called to order by Chair Lockhart, 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 add an item to after the staff reports to extend the due diligence period of the purchase and sale agreement with SICCE for Parcel B in the CCIP. The motion was seconded by Mr. Proctor. The Board voted unanimously to approve the motion.

Approval of the Minutes of the June 13th Regular Meeting: A motion was made by Mr. Boswell to accept the minutes of June 13th regular meeting. The motion was seconded by Ms. Baldwin. 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. After Mr. Lomis reported on the capital project fund account in relation to the Cumberland Inlet Bond, which hasn't had any recent activity, Mr. Coughlin reminded everyone that JDI has an upcoming payment towards the bond due next month to the JDA in the amount \$763,648.75. A motion was made by Mr. Lomis, 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.

SICCE Due Diligence Extension: Mr. Coughlin stated the attorney for SICCE has asked for a 30-day extension the purchase and sale agreement for their due diligence period. Mr. Lomis made a motion to extend the due diligence period with SICCE for Parcel B in the CCIP for an additional 30 days to August 12th, with a closing date of August 16th. The motion was seconded by Mr. Wheeler. The Board voted unanimously to approve the motion.

Kingsland TAD #1 Professional Services: Chair Lockhart and Mr. Coughlin provided a brief overview of the Kingsland TAD #1. The Board was presented a cost proposal from an attorney to amend the said TAD to change the boundaries of the TAD initially created. Mr. Coughlin asked for approval to enter into an agreement to authorize the attorney to proceed with the TAD amendments, noting the JDA will pay the associated costs upfront, up to \$25,000, and will be

reimbursed out of the proceeds of the TAD. A motion was made by Mr. Boswell to authorize the attorney to proceed with the amendments. The motion was seconded by Ms. Baldwin. The Board voted unanimously to approve the motion.

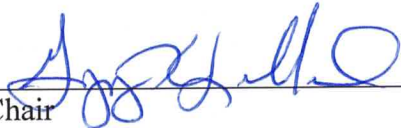
Strategic Plan: Camden Forward: Chair Lockhart and Mr. Coughlin provided a short overview of the Camden Forward Strategic Plan. Mr. Coughlin noted that the plan was approved, but he has made some minor changes to allow the JDA to pursue property that is fit for economic development for the JDA to pursue to acquire, instead of the one property specified in the initial presented plan. The Camden Forward Plan is now active as of the new fiscal year, July 1.

Appoint Targeted Investment Program Committee: Chair Lockhart appointed Mr. Lomis, Mr. Boswell, and himself to serve on the Committee to review loan applicants for the Targeted Investment Program (TIP), which is part of the new Camden Forward Strategic Plan to help combat blight in the core downtown districts of Camden County.

C-Pace Presentation – Earl Taylor: Mr. Coughlin made a brief introduction of Attorney Mr. Earl Taylor, who has worked with the State to develop the C-Pace Legislation that would work with the existing Georgia laws, who appeared via Zoom and provided a detailed overview of the C-Pace Legislation. Mr. Taylor explained how the Legislation works and what the JDAs role would be during the process of working with a Developer wishing to take advantage of the C-Pace Legislation.

Adjourn Meeting: A motion was made by Mr. Boswell, seconded by Mr. Proctor and approved unanimously to adjourn the meeting at 10:02 a.m., at which time the meeting was adjourned.

CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

By: 
Chair

Date: August 8th, 2024

By: 
Secretary/Treasurer

Date: August 8th, 2024