

**Minutes of the Regular Meeting of the  
Board of Directors of the Camden County  
Joint Development Authority  
August 8<sup>th</sup>, 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 August 8<sup>th</sup>, 2024. There were present and participated at the meeting the following Board members: Greg Lockhart, Tanya Glazebrook, Rachel Baldwin, Mark Boswell, Jim Lomis, C. B. Yadav, Danny Wheeler and Royce Proctor. Also, in attendance were Attorney Stephen Kinney and staff members James Coughlin and Darren Harper.

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

**Approval of the Minutes of the July 11<sup>th</sup> Regular Meeting:** A motion was made by Mr. Boswell to accept the minutes of July 11<sup>th</sup> 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.

**Approve Account Signors:** Mr. Coughlin provided a brief overview regarding the need to open a separate bank account for the Targeted Investment Program funds which the JDA will use to provide loans to small businesses as part of the Camden Forward Strategic Plan. He requested to include the Office Administrator as a signor on this account in addition to Treasurer, Chair Person, and the Executive Director. He noted that the Office Administrator is not a signor on any other JDA accounts. A motion was made by Mr. Boswell to add the Treasurer, Chair Person, Executive Director and the Office Administrator as signors on the new TIP Bank account. The motion was seconded by Ms. Glazebrook. Mr. Lomis abstained. The remaining Board Members voted unanimously to approve the motion.

**Executive Session – Real Estate:** At 9:15 a.m. Ms. Baldwin made a motion to go into Executive Session to discuss real estate matters. The motion was seconded by Ms. Glazebrook. The Board voted unanimously to go into executive session.

At 10:58 a.m., Mr. Lomis made the motion to return to regular session. It was seconded by Mr. Boswell and unanimously approved by the Board to return to regular session. The Board returned to regular session at 10:58 a.m.

**Approve Amended Purchase and Sale Agreement for Parcel B in the CCIP:** After discussions in Executive Session, Mr. Lomis made a motion to amend the Purchase and Sale Agreement for Parcel B in the CCIP to reduce the sales price to \$340,500, with the Purchaser paying \$272,400 and the JDA financing \$68,100 at 0% interest with provisions to forgive that debt as written in the original sales contract or agreement. The motion was seconded by Mr. Wheeler. The Board voted unanimously to approve the motion.

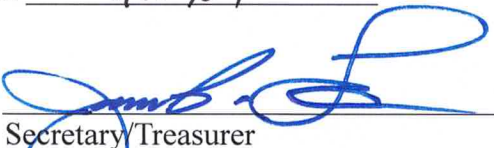
**Encumbrance of 21 Acres at Cumberland Inlet:** Chair Lockhart stated the Encumbrance of 21 Acres at the Cumberland Inlet has been tabled with no decision at this time.

**Adjourn Meeting:** A motion was made unanimously to adjourn the meeting at 11:01 a.m., at which time the meeting was adjourned.

**CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY**

By:   
Chair

Date: 9/12/24

By:   
Secretary/Treasurer

Date: 9/13/24