

**Minutes of the Regular Meeting of the
Board of Directors of the Camden County
Joint Development Authority
September 12th, 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 September 12th, 2024. There were present and participated at the meeting the following Board members: Greg Lockhart, Tanya Glazebrook, Rachel Baldwin, Mark Boswell, C. B. Yadav, Danny Wheeler and Royce Proctor whom appeared via phone. Mr. Proctor did not vote on any items. Also, in attendance were Attorney Stephen Kinney and 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 Ms. Baldwin to adopt the agenda as it read. The motion was seconded by Mr. Yadav. The Board voted unanimously to approve the motion.

Approval of the Minutes of the August 8th Regular Meeting: A motion was made by Mr. Boswell to accept the Minutes of the August 8th regular meeting. The motion was seconded by Ms. Glazebrook. The Board voted unanimously to approve the motion; a copy of the minutes is attached.

Approval of the Minutes of the August 15th Special Called Meeting: A motion was made by Ms. Baldwin to accept the Minutes of the August 15th special called 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. Coughlin reported on the year-to-date financials as included in the Board packet. A motion was made by Mr. Boswell, 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.

TIP Committee Report and Recommendation: Chair Lockhart provided a brief overview of the TIP loan program and noted that it has been created to spur economic development and address some blight issues in certain areas of Camden using JDA unencumbered funds. He stated that the TIP committee has reviewed the first application and recommendation from CADDADA regarding the applicant's finances.

TIP Award: Chair Lockhart announced that the TIP committee recommended an approval for the first TIP loan applicant in the amount of \$25K for a project located at 2007 Osborne Road in St. Marys. It is a low interest loan with a rate of 2.5% over ten years. A motion was made by Mr. Boswell to approve the application and loan to Mr. Page, the owner of the building at 2007 Osborne

Road, which he intends renovate and lease out to a Budget Blinds Store. The motion was seconded by Mr. Yadav. The Board voted unanimously to approve the motion.

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.

Presentation from SICCE by Steven Berlin: Mr. Steven Berlin, a representative from SICCE, an Italian company that makes water pumps, provided a brief overview of the company and their intent for land they recently purchased in the Camden County Industrial Park. SICCE has decided to locate in Camden to expand and have a local footprint in the U.S. for distribution and assembly.

Workforce Housing Inducement Resolution – St. Marys: Mr. Brian Parent, from Parent Development LLC, provided a presentation, including a PowerPoint, giving details about the plans for a Workforce Housing Project they have proposed in St. Marys, Colerain Crossing Phase I. Attorney Bailey Williams from Butler and Snow, appeared via Zoom and provided some insight to the legal process regarding Workforce Housing. Following the presentation, there was a motion made by Mr. Wheeler to approve the Conduit Bond for Workforce Housing in St. Marys. The motion was seconded by Mr. Boswell. The Motion was unanimously approved by the Board.

Workforce Housing Inducement Resolutions – Kingsland: A representative from Dominion, an owner, developer, and manager of multi-housing communities and Bill Gross from W.H. Gross Construction appeared via Zoom and provided a brief overview of a workforce housing project proposed in Kingsland. Attorney Bailey Williams from Butler and Snow, appeared via Zoom also and provided some insight to the legal process regarding Workforce Housing. Following the presentation, there was a motion made by Ms. Glazebrook to approve the Conduit Bond for Workforce Housing in Kingsland. The motion was seconded by Mr. Yadav. The Motion was unanimously approved by the Board.

Executive Session – Real Estate: At 9:47 a.m. Mr. Boswell 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.

At 10:57 a.m., Ms. Glazebrook 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 Purchase and Sale Agreement for SICCE Phase 2: Mr. Coughlin provided a brief overview of the Purchase and Sale Agreement presented for SICCE. There was a motion made by Mr. Wheeler to approved the Purchase and Sale Agreement with the change that the additional parcel of 1.5 acres be excluded from the exclusivity period. The motion was seconded by Mr. Yadav. The Board voted unanimously to approve the motion.

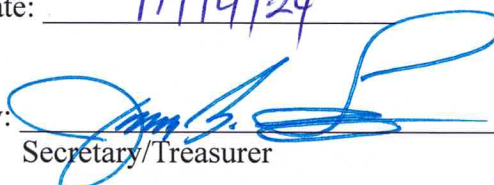
Approve Annual Principal and Interest Payment: After discussions in Executive Session, it was Moved by Mr. Boswell to table the approval of the annual principal and interest payment until a further date. The motion was seconded by Ms. Baldwin. The Board voted unanimously to approve the motion.

Adjourn Meeting: A motion was made unanimously to adjourn the meeting at 10:59 a.m., at which time the meeting was adjourned.

CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

By: 
Chair

Date: 11/14/24

By: 
Secretary/Treasurer

Date: Nov 14, 2024