

**Minutes of the Regular Meeting of the
Board of Directors of the Camden County
Joint Development Authority
November 14th, 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 November 14th, 2024. There were present and participated at the meeting the following Board members: Greg Lockhart, Tanya Glazebrook, Rachel Baldwin, Mark Boswell, Jim Lomis, Danny Wheeler and Royce Proctor. Also, in attendance were 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. Proctor to amend the Agenda, moving Item 15 directly after Item 13. The motion was seconded by Mr. Lomis. The Board voted unanimously to approve the motion.

Approval of the Minutes of the September 12th Regular Meeting: A motion was made by Ms. Baldwin to accept the minutes of September 12th regular meeting. The motion was seconded by Mr. Lomis. The Board voted unanimously to approve the motion; a copy of the minutes is attached.

Approval of the Minutes of the September 25th Special Called Meeting: A motion was made by Ms. Baldwin to accept the minutes of September 25th special called meeting. The motion was seconded by Mr. Lomis. The Board voted unanimously to approve the motion; a copy of the minutes is attached.

Approval of the Minutes of the September 30th Special Called Meeting: A motion was made by Ms. Baldwin to accept the minutes of September 30th special called meeting. The motion was seconded by Mr. Lomis. The Board voted unanimously to approve the motion; a copy of the minutes is attached.

Approval of the Minutes of the October 16th Special Called Meeting: A motion was made by Ms. Baldwin to accept the minutes of October 16th special called meeting. The motion was seconded by Mr. Lomis. The Board voted unanimously to approve the motion; a copy of the minutes is attached.

August 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.

September 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. Boswell 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.

Workforce Housing Bond Resolution – Seacoast (St. Marys): Mr. Coughlin provided a brief overview of how the Workforce Housing Bonds work. The Workforce Housing Bond Resolution presented is for Seacoast Apartments which plans to locate in St. Marys with an estimated cost of \$22M. He stated that Board approval of this Resolution allows the Developer to proceed with the process to gain approval from the State. He also noted that if this project is accepted by the State, that there will be no financial liability for the JDA or any Camden County Entity. Following the overview, there was a motion made by Ms. Glazebrook to approve the Conduit Bond for Workforce Housing. The motion was seconded by Mr. Wheeler. The Board voted unanimously to approve the motion

Approval of St. Marys Commerce Park Mowing Contract: Mr. Coughlin presented a mowing contract proposed by Coastal Greenery to maintain the St. Marys Commerce Park. After brief a discussion amongst the Board, a motion was made by Mr. Boswell to approved the Mowing Contract. The motion was seconded by Mr. Proctor. The Board voted unanimously to approve the motion.

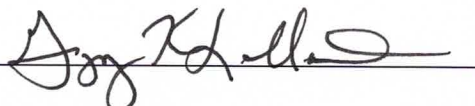
Allocation of Funds Received from Developer: After a brief discussion and overview of events by the Board, a motion was made by Mr. Lomis upon staff recommendation, to allocate the funds received from the developer back into the accounts used to make the Bond payment. The motion was seconded by Mr. Proctor. The Board voted unanimously to approve the motion.

Executive Session – Real Estate: At 9:25 a.m. Mr. Lomis made a motion to go into Executive Session to discuss real estate matters. The motion was seconded by Mr. Boswell. The Board voted unanimously to go into executive session.

At 10:31 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 10:31 a.m.

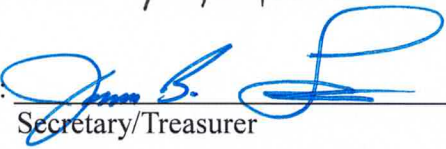
Adjourn Meeting: A motion was made by Ms. Baldwin, seconded by Mr. Proctor and approved unanimously to adjourn the meeting at 10:31 a.m., at which time the meeting was adjourned.

CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

By: 

Chair

Date: 12/12/24

By:  _____
Secretary/Treasurer

Date: 12-12-2024