Minutes of the Regular Meeting of the
Board of Directors of the Camden County
Joint Development Authority
August 14th, 2025

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 14th, 2025. There were present and participated at the meeting the following Board members: Tanya Glazebrook, Ben Easterling, Danny Wheeler, Royce Proctor, Ken Kessler, Robert Baird, C.B Yadav and Jay Lassiter. Also, in attendance were staff members James Coughlin, Darren Harper and Hazel Shaw. There was a presentation by Bill Johnston, Jon Pannell, and Stephen Kinney via Zoom.

The meeting was called to order by Chair Glazebrook at 9:00 a.m. Ms. Glazebrook noted that a quorum was present for the meeting.

Amendments to and adoption of Agenda: Chair Glazebrook asked for a motion to adopt the agenda if there were no amendments. A motion was made by Mr. Lassister to add an Executive Session for Real Estate to the Agenda. Mr. Baird made a motion to accept the Agenda as Amended. The motion was seconded by Mr. Yadav. Chair Glazebrook noted the added Agenda item would take place along with the Executive Session for Legal Matters and it will not require a vote. The Board voted unanimously to approve the motion.

Approval of the Minutes of the July 10th Regular Meeting: A motion was made by Mr. Kessler to accept the Minutes of the July 14th regular meeting. The motion was seconded by Mr. Proctor. The Board voted unanimously to approve the motion; a copy of the Minutes is attached.

Treasurer's Report: Mr. Easterling reported on the year-to-date financials as included in the Board packet. He reminded the Board that the financials are reported two months in arrears, noting he was reporting on June's financials, the end of the JDAs fiscal year. A motion was made by Mr. Proctor, and seconded by Mr. Yadav to accept the financial reports presented. The Board voted unanimously to approve the motion; copies of the financials are attached.

Staff Reports: Mr. Coughlin and Mr. Harper provided comprehensive verbal and written reports outlining their activities over the past month, as well as updates on current initiatives and projects. Copies of their written reports are attached. Mr. Coughlin also informed the Board of a new State requirement for each member of a Development Authority to complete two hours of continuing education training annually. Staff will assist in coordinating and facilitating this training.

Approval of Lease for New Facility: Mr. Coughlin reminded the Board that the lease had been previously reviewed in detail and provided a brief overview of the floor plan for the new facility, noting the designated areas for the JDA and the Camden County Chamber of Commerce. Mr. Lassiter made a motion to approve the lease for the new JDA facility, contingent upon final review by the JDA's attorney. The motion was seconded by Mr. Proctor and unanimously approved by the Board.

Letter of Intent for Land Sale at the Camden County Industrial Park: Mr. Coughlin provided an overview of a mulching company that has submitted a Letter of Intent to purchase land in the Camden County Industrial Park. The company has agreed to pay full price, $35,000 per upland acre. The company has also agreed to cover the cost of a wetland delineation report to determine the total upland acreage. A motion was made by Mr. Yadav to accept the full price per upland acre offer, with the requirement that any environmental reports become the property of the JDA if the company does not close on the property. Mr. Lassiter seconded the motion. The Board voted unanimously to approve the motion.

Approval of the Purchase Agreement for Coastal Georgia Commerce Park: Mr. Coughlin provided a brief overview of the PSA, noting that the Board Members have previously seen the Agreement to purchase 50 acres with an option to purchase an additional 100 acres from Raydient. He stated there were minor changes made by the Attorneys to the document and it is now ready to sign. A motion was made by Mr. Proctor to approve the Purchase Agreement with Raydient for 50 acres with an option for an additional 100 acres to develop as the Coastal Georgia Commerce Park. The motion was seconded by Mr. Lassiter. The Board voted unanimously to approve the motion.

Approval of Term Sheets for SPLOST Bond and Revenue Bond: After a presentation providing an overview of the term sheets relating to the SPLOST Bond and the Revenue Bond from Bill Johnston and Jon Pannell, with JDA Attorney Stephen Kinney included, via Zoom, and discussions amongst the Board, there was a motion made by Mr. Baird to approve the Term Sheet of the SPLOST Bond for five years with Regions Bank for up to $3,150,000, with a 3.35% rate and a maximum annual debt service not to exceed $550K. The motion was seconded by Mr. Kessler. The Board voted unanimously to approve the motion.

There was a motion made by Mr. Kessler to approve the Term Sheet of the General Revenue Bond for 20 years with Ameris Bank up to $5,500,000, with a 4.50% rate and a maximum annual debt service not to exceed $475K. The motion was seconded by Mr. Lassiter. The Board voted unanimously to approve the motion.

Approval of Intergovernmental Agreement between Authority and Camden County for SPLOST: A motion was made by Mr. Baird to approve the Intergovernmental Agreement between the Authority and Camden County for the SPLOST Bond using the amounts in the term sheets approved by the Board. The motion was seconded by Mr. Yadav. The Board voted unanimously to approve the motion.

Approval of Intergovernmental Agreement between Authority and Camden County for Revenue Bond: A motion was made by Mr. Proctor to approve the Intergovernmental Agreement between the Authority and Camden County for the General Revenue Bond using the amounts in the term sheets approved by the Board. The motion was seconded by Mr. Kessler. The Board voted unanimously to approve the motion.

Approval of Five-year MOU with County Commission for JDA Annual Base Funding: The Chair provided an update of the ongoing discussion with the County Commissioners to achieve an agreement on this document. No action was required.

Executive Session: At 10:13 a.m. Mr. Baird made a motion to go into Executive Session to discuss legal matters and real estate. The motion was seconded by Mr. Lassiter. The Board voted unanimously to go into executive session.

At 10:37 a.m., Mr. Baird made the motion to return to regular session. It was seconded by Mr. Easterling and unanimously approved by the Board to return to regular session.

Adjourn Meeting: At 10:38 am the meeting was adjourned by Chair Glazebrook.

CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

By: ______________________
Chair

Date: 9-12-25

By: B E
Secretary/Treasurer

Date: 9-12-25