Minutes of the Regular Meeting of the
Board of Directors of the Camden County
Joint Development Authority
September 12th, 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 September 12th, 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, and Jay Lassiter. Also, in attendance were staff members James Coughlin, Darren Harper and Hazel Shaw.

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

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

Approval of the Minutes of the August 26th Special Called Meeting: A motion was made by Mr. Baird to accept the Minutes of the August 26th special called meeting. The motion was seconded by Mr. Lassiter. The Board voted unanimously to approve the motion; a copy of the Minutes is 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. Mr. Coughlin also noted that in the near future, the City of St. Marys would like to engage the Authority to assist with marketing and negotiations of the sale of the Submarine Museum (location). He said the Authority would work with the City to come up with an RFP (Request for Proposals) to help determine what the City would like to see in that location. More information will become available and discussed at the next meeting after being addressed at the City of St. Marys meeting the following Monday. Copies of their written reports are attached.

Sale of Parcel C in the Camden County Industrial Park: Mr. Coughlin provided a brief overview of Parcel C, which included approximately 5.5 acres in the Camden County Industrial Park. He noted that the parcel is located behind an existing business, Cumberland Services, who would like to expand onto to Parcel C. Mr. Coughlin provided an overview of the Purchase and Sale contract which includes a sale price of $35K per upland acre. Cumberland Services would also like approval to replat Parcel C, consolidating it with their existing parcel; James stated the Authority would agree to that. A motion was made by Mr. Kessler to approve the sale of Parcel C in the Camden County Industrial Park. The motion was amended by Mr. Wheeler to include a 60-day due diligence period, and closing to occur 15 days after the due diligence period into the purchase and sale agreement. The amended motion was seconded by Mr. Proctor. The Board voted unanimously to approve the amended motion of the Sale of Parcel C.

Resolution to sell real property in the Camden County Industrial Park: Mr. Coughlin explained the requirement for each approved purchase of property must also include an approval of a Resolution for Conveyance of Real Property. A motion was made by Mr. Lassiter and seconded by Mr. Wheeler to approve the Resolution for Conveyance (sell) of Real Property in the Camden County Industrial Park. The Board voted unanimously to approve the motion.

Approval of Inducement Bond for Parent Company and Outlook Development – Cumberland Heights Apartments, St. Marys: Mr. Coughlin provided a brief overview of the Inducement Bond and workforce housing project details presented for the Cumberland Heights Apartments in St. Marys. It was also noted that the project name would be changed to Arbor View. After a brief discussion amongst the Board, a motion was made to approve the Inducement Bond by Mr. Wheeler. The motion was seconded by Mr. Proctor. Mr. Lassiter abstained from voting. The remainder of the Board voted unanimously to approve the motion.

Georgia/Florida Sports Park Discussion: Mr. Coughlin gave an update regarding the Georgia/Florida Sports Park, noting there has been good progress with the City of Kingsland and the County, and they have entered into an Intergovernmental Agreement finalizing how to manage the SPLOST funds as they come in to develop the infrastructure for the sports park. He stated there has been a draft of a development agreement that will be presented for the Board's approval at a future Board Meeting after it has been presented to the City of Kingsland for approval. There was some brief discussion amongst the Board about how the project will be structured.

Executive Session: At 9:37 a.m. Mr. Lassiter made a motion to go into Executive Session to discuss legal matters. The motion was seconded by Mr. Kessler. The Board voted unanimously to go into executive session.

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

Adjourn Meeting: At 10:11 a.m. a motion was made by Mr. Proctor, seconded by Mr. Lassiter, and approved unanimously to adjourn the meeting at 10:11 a.m., at which time the meeting was adjourned.

CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

By: ______________________
Chair

Date: 10/9/23

By: B E

Secretary/Treasurer

Date: 10/20/25