

**Minutes of the Regular Meeting of the
Board of Directors of the Camden County
Joint Development Authority
January 8th, 2026**

The Board of Directors of the Camden County Joint Development Authority held a regular meeting in the Board Room at the Office of the Joint Development Authority in Kingsland, Georgia, on January 8th, 2026. There were present and participated at the meeting the following Board members: Danny Wheeler, Royce Proctor, Ken Kessler, Robert Baird, Ben Easterling, C.B. Yadav, Daniel Black and Jay Lassiter. Also, in attendance were staff members James Coughlin, Darren Harper and Hazel Shaw.

The meeting was called to order by Vice-Chair Wheeler at 9:00 a.m. Mr. Wheeler noted that a quorum was present for the meeting.

Amendments to and adoption of Agenda: Vice-Chair Wheeler asked for a motion to adopt the agenda if there were no amendments. A motion was made by Mr. Baird to adopt the agenda as it read. The motion was seconded by Mr. Proctor. The Board voted unanimously to approve the motion.

Nomination and Election of Officers: Vice-Chair Wheeler called for nominations. Mr. Easterling made a motion nominating Mr. Robert Baird to be elected as Chair, Mr. Danny Wheeler to be elected as Vice-Chair, and Mr. Ben Easterling to be elected as Secretary/Treasurer. Mr. Lassiter seconded that motion. The Board voted unanimously to approve the motion. Robert Baird stepped into the Chair role and conducted the remainder of the meeting.

Approval of the Minutes of the December 11th Regular Meeting: A motion was made by Mr. Lassiter to accept the Minutes of the December 11th 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, making a note the reports are two months in arrears and he was reporting on the November financials. A motion was made by Mr. Yadav, and seconded by Mr. Kessler 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.

Approval of Kingsland TAD#2 Amendment: Mr. Coughlin provided a brief explanation of the Kingsland TAD#2 Amendment, noting the City of Kingsland has already approved this Amendment, and JDA's approval is a formality. A motion was made by Mr. Kessler to approve the Kingsland TAD# Amendment. The motion was seconded by Mr. Lassiter. Mr. Wheeler abstained from voting. The remaining Board members voted unanimously to approve the motion.

Approval of Sale of 5.64 Acres, Camden County Industrial Park: Mr. Coughlin provided a brief overview of the sale of 5.64 acres in the CCIP reminding the Board of their previous approval of the sale. This is the final PSA which includes the verified number of upland acres of 5.64. The sales price is \$35,000 per acre for undeveloped land, bringing the total purchase price to \$197,400. A motion was made by Mr. Kessler to approve the sale of 5.64 acres in the Camden County Industrial Park. The motion was seconded by Mr. Lassiter. The Board voted unanimously to approve the motion.

Approval to Sell Real Property, 5.64 Acres - Camden County Industrial Park – Parcel A: A motion was made by Mr. Proctor and seconded by Mr. Kessler to approve the Resolution for Conveyance (sell) of Real Property in the Camden County Industrial Park. The Board voted unanimously to approve the motion.

Infrastructure Relocation for SICCE, Camden County Industrial Park: A motion was made by Mr. Kessler to table this matter until a later date. The motion was seconded by Mr. Lassiter. Mr. Proctor abstained from voting. The remaining Board Members voted unanimously to approve the motion.

Approval of Subdivision of Parcel A, Camden County Industrial Park: Mr. Coughlin provided a brief overview of the Covenants for the Camden County Industrial Park relating to subdividing Parcels noting that the Covenants state only the JDA can subdivide parcels. The recent Buyer of Parcel A in the industrial Park wishes to subdivide the parcel. With guidance from the JDAs attorney, it is understood that the JDA Board could approve the subdividing of the parcel after selling. A motion was made by Mr. Kessler and seconded by Mr. Yadav to approve the subdivision of Parcel A in the Camden County Industrial Park. The Board voted unanimously to approve the motion.


Executive Session – Real Estate: At 9:42 a.m. Mr. Easterling made a motion to go into Executive Session to discuss real estate matters. The motion was seconded by Mr. Proctor. The Board voted unanimously to go into executive session.

At 10:24 a.m., Mr. Kessler made the motion to return to regular session. It was seconded by Mr. Proctor and unanimously approved by the Board to return to regular session.

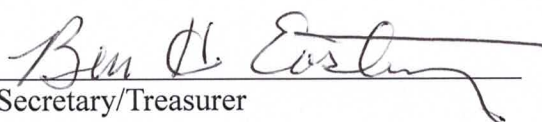
Authorization to Market Property for Development Proposals: After discussions in Executive Session, a motion was made by Mr. Wheeler to market the property for development purposes after January 13th if the property is deeded to the JDA. The motion was seconded by Mr. Yadav. The Board voted unanimously to approve the motion.

Adjourn Meeting: At 10:26 a.m. a motion was made by Mr. Proctor, seconded by Mr. Lassiter, and approved unanimously to adjourn the meeting at 10:26 a.m., at which time the meeting was adjourned.

CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

By: 
Chair

Date: 2-20-20

By: 
Secretary/Treasurer

Date: 2-20-20