Minutes of the Regular Meeting of the
Board of Directors of the Camden County
Joint Development Authority
June 11th, 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 June 11th, 2026. There were present and participated at the meeting the following Board members: Robert Baird, Ken Kessler, 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 Chair Baird at 9:00 a.m. Mr. Baird noted that a quorum was present for the meeting.

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

Approval of the Minutes of the May 14th Regular Meeting: A motion was made by Mr. Easterling to accept the Minutes of the May 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.

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 April financials. A motion was made by Mr. Yadav, and seconded by Mr. Lassiter to accept the financial reports presented. The Board voted unanimously to approve the motion; copies of the financials are attached.

Approval to Reallocate Funds from Targeted Investment Program: Mr. Coughlin provided a brief overview of the Targeted Investment Program, which provides low interest loans to businesses in Camden in a targeted area, and noted there has only been a few applicants and one approved loan since launching the program in 2024. Mr. Coughlin reminded the Board that the approved FY27 Budget included reallocating $75K from this program to the general fund to help with costs aligned with the FY27 Business Plan and asked for approval to do so. There was a motion made by Mr. Lassiter to reallocate the funds as requested. The motion was seconded by Mr. Easterling. The Board voted unanimously to approve the motion.

Approve Rescheduling Board Meeting Dates: Mr. Coughlin stated because the Board Meetings are currently scheduled every second Thursday of the month, the financial reports are two months in arrears. After speaking with the Authority's CPA, it has been determined moving the meetings to the fourth Thursday of the month the financial reports would be only one month in arrears. Mr. Black made a motion to reschedule future Board meeting dates to the fourth Thursday of each month, beginning in July 2026. The motion was seconded by Mr. Yadav. Upon a vote, Mr. Kessler voted against the motion. All remaining Board members voted in favor of the motion. The motion carried and was approved.

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.

Executive Session – Real Estate: At 9:20 a.m. Mr. Kessler made a motion to go into Executive Session to discuss real estate matters. The motion was seconded by Mr. Yadav. The Board voted unanimously to go into executive session.

At 10:50 a.m., Mr. Yadav 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 10:50 a.m. a motion was made by Mr. Easterling, seconded by Mr. Lassiter, and approved unanimously to adjourn the meeting at 10:50 a.m., at which time the meeting was adjourned.

CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

By: ______________________________
Chair

Date: 7/23/26

By: ______________________________
Secretary/Treasurer

Date: 7/23/26