

**Minutes of the Regular Meeting of the
Board of Directors of the Camden County
Joint Development Authority
February 11th, 2021**

The Board of Directors of the Camden County Joint Development Authority held a regular meeting in the Cumberland Inn & Suites conference room in St. Marys, Georgia, on February 11th, 2021. There were present and participating at the meeting the following Board members: Rachel Baldwin, Tanya Glazebrook, Jim Lomis, Burford Clark, Danny Wheeler, Greg Lockhart, Louise Mitchell, and Sheila Sapp. Also in attendance were James Coughlin, Darren Harper, Matt Garner, and members of the public.

The meeting was called to order by the chair at 9:00 am

Amendments to and adoption of agenda: A motion was made by Mr. Lomis to approve the agenda with the change of adding item number 9 “Project Fishhook Efficiency Study” as a voting item. The motion was seconded by Mr. Lockhart. The Board voted unanimously to approve the motion.

Approval of the minutes of the January 14th Regular Meeting: A motion was made by Mr. Lomis, and seconded by Ms. Baldwin to approve the minutes of the January 14th meeting. The Board voted unanimously to approve the motion; a copy of the minutes is attached.

Treasurer’s report: Mr. Lomis reported on the year to date financials. A motion was made by Mr. Lomis, and seconded by Mr. Lockhart to accept the treasurer’s report. The Board voted unanimously to approve the motion; copies of the financials are attached.

Executive Director’s Report: Mr. Coughlin gave a detailed verbal and written report on his activities during the past month, along with current initiatives and projects as did Mr. Harper. Copies of the written reports are attached.

Board Site Visit Planning & Discussion: The Board discussed the proposal to conduct one or more tours for interested Board members who would find it informative to visit sites and buildings that the Authority owns or markets. Staff was asked to develop optional dates and advise Directors of same.

Project Fishhook Efficiency Study: Mr. Coughlin presented an efficiency study to be done by Georgia Tech for Project Fishhook. A motion was made by Mr. Lomis to pay \$6,900.00 for the study with incentive funds subject to the prospect reimbursing the JDA if the future building was located outside of Camden County. The motion was seconded by Ms. Baldwin and the Board voted unanimously to approve the motion.

Approval of Camden County Industrial Park Covenants: Mr. Harper presented the most recent and updated version of the covenants for Board consideration. A motion was made by Mr.

Lockhart to approve the covenants as presented. The motion was seconded by Mr. Wheeler and unanimously approved.

Retail Market Study Update: Charles Parker of the Retail Coach updated the Board on the progress of the retail market study currently underway. The study was commissioned by the Authority following Mr. Harper’s pursuit of and obtaining of a USDA Rural Development Grant.

Executive Session Real Estate: Mr. Lockhart made a motion to move into executive session to discuss real estate matters. The motion was seconded by Mr. Lomis, and the Board voted unanimously to approve the motion. The Board went into executive session at 9:52am and returned to regular session at 10:22 am.

Authorization of Purchase of 1-Acre Darling Tract: Mr. Lomis made a motion to approve the purchase of a 1-acre tract in the Industrial Park for \$20,000.00. The motion was seconded by Mr. Wheeler, and the Board voted unanimously to approve the motion.

Approval of Sale of 1.5-Acre Tract to S.E. Novak: Mr. Lockhart made a motion to approve the sale of a 1.5-acre tract in the Industrial Park to S.E. Novak for \$22,500.00. The motion was seconded by Mr. Wheeler and the Board voted unanimously to approve the motion.

Executive Session Personnel: A motion was made by Mr. Lomis to move into executive session to discuss personnel matters. The motion was seconded by Mr. Lockhart, the Board voted unanimously to approve the motion, and the Board entered into executive session at 10:24am. The Board returned to regular session at 10:48am.

Adjourn: A motion was made by Mr. Lockhart, was seconded by Mr. Lomis, and approved unanimously to adjourn the meeting at 10:48am, at which time the meeting was adjourned.

CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

By: _____
Chairman

Date: _____

By: _____
Secretary/Treasurer

Date: _____