

**Minutes of the Regular Meeting of the  
Board of Directors of the Camden County  
Joint Development Authority  
April 14th, 2022**

The Board of Directors of the Camden County Joint Development Authority held a regular meeting in the Sure Stay Hotel conference room in St. Marys, Georgia, on April 14<sup>th</sup>, 2022. There were present and participating at the meeting the following Board members: Tanya Glazebrook, Greg Lockhart, Rachel Baldwin, Jim Lomis, C.B. Yadav and Danny Wheeler. Also, in attendance were staff members James Coughlin, Darren Harper, and Hazel Shaw.

The meeting was called to order by the Chair at 9:03 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 Lockhart to adopt the agenda as it read. The motion was seconded by Mr. Yadav. The Board voted unanimously to approve the motion.

**Approval of the minutes of the March 10th Regular Meeting:** A motion was made by Mrs. Baldwin to approve the minutes of the March 10<sup>th</sup> meeting. The motion was seconded by Mr. Lockhart. 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 as included in the Board packet. A motion was made by Mr. Lockhart, and seconded by Mr. Wheeler to accept the Treasurer's report. The Board voted unanimously to approve the motion; copies of the financials are attached.

**Staff Reports:** Mr. Coughlin and Mr. Harper gave a detailed verbal and written report on their activities during the past month, along with current initiatives and projects. Copies of the written reports are attached.

**Business Plan and Budget FY 23:** Mr. Coughlin provided a verbal overview of the draft business plan and budget for the upcoming fiscal year as prepared by staff and the Business Plan and Budget Committee in proposing (Mr. Lomis, Mr. Lockhart, Mr. Yadav). Mr. Coughlin read the Summary of the Business Plan and Budget and it reads as follows:

*“The Joint Development Authority has been and continues to be a good investment by the Camden County Board of Commissioners. With a small staff, minimal overhead and a limited property portfolio, the Authority has attracted private investment and good jobs to Camden County. Now, if we are serious about taking the next step and competing for larger projects, bringing more dollars and better jobs we must invest the resources necessary to expand our portfolio of marketable properties with the features, capacities and locations businesses demand.*

*In 2015 voters in Camden County approved a referendum to allocate a full mil of their property taxes to Economic Development. At that time a mil of taxes in Camden County had a value of*

approximately \$1.2 Million dollars. We operated at that funding level for one year and have since operated at between \$650,000 and \$720,000 each year.

We are requesting now that the funding for the Joint Development Authority be restored to near the level approved by the voters in 2015. We are asking for a budget allocation of \$1.2 Million dollars for a 5-year term. We feel that given current market conditions and opportunities available to us, the time to take bold steps to make Camden County more competitive is now.

Thank you for your consideration."

A motion was made by Mr. Yadav to accept the Business Plan and Budget for FY 23 as presented. The motion was seconded by Mrs. Baldwin. The Board voted unanimously to approve the motion; a copy of the Business Plan and Budget is attached.

**Audit Firm Proposal:** Mr. Coughlin provided a brief verbal overview of an auditing firm's proposal received, noting that the commitment with the current auditing firm is coming to an end. Mr. Coughlin stated that this is only the first proposal received with more to come and he would like to have a decision made regarding acquiring a new auditing firm by the end of this fiscal year.

**Executive Session for Real Estate:** At 9:39 a.m. Mr. Lomis made a motion to go into Executive Session to discuss real estate matters. The motion was seconded by Mr. Lockhart. The Board voted unanimously to go into executive session. At 10:24 a.m. Mrs. Baldwin made the motion to return to regular session. It was seconded by Mr. Lomis and approved for the Board to return to regular session. The Board returned to regular session at 10:24 a.m.

**New Commerce Park Letter of Intent:** A motion was made by Mr. Lomis to sign a Letter of Intent to purchase 112 acres of land as discussed in executive session with the caveat that the interest of the Board is subject to the items discussed in executive session and that the Letter of Intent is non-binding. The motion was seconded by Mr. Lockhart. The Board voted unanimously to approve the motion.

**Adjourn:** A motion was made by Mrs. Baldwin, was seconded by Mr. Lomis, and approved unanimously to adjourn the meeting at 10:25 am, at which time the meeting was adjourned.

## CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

By: \_\_\_\_\_

Chair

Date: \_\_\_\_\_

By: \_\_\_\_\_

Secretary/Treasurer

Date: \_\_\_\_\_