

Minutes of the Meeting of the  
Board of Directors of the Camden County  
Joint Development Authority  
May 23, 2011

The Board of Directors of the CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY held its regular meeting in the Camden County Annex Conference Room in Kingsland, Georgia on May 23, 2011 at 9:03 a.m. There were present and participating at the meeting the following Board Members: John McDill, Chairman; Pat Brown, Vice-Chairman; Jimmy McCollum; Stan Fowler; Louise Mitchell; George Hannaford; Roger Tyo and John Morrissey. Also in attendance were; David Keating, JDA Executive Director; Shannon Nettles, JDA; Chris Daniel, Chamber of Commerce; Robbie Cheek, P&A Engineering; Peggy Jolley and David Brown, Georgia Power; Alyce Thornhill, GDEcD; Jennifer Tanner and Victoria Hirschberg, Janus Economics; Willis Keene, Citizens State Bank; Darren Harper, City of Kingsland; Jeff Barker, St. Marys United Methodist Church; Charles Trader, City of St. Marys; Walt Natzic, St. Marys Downtown Development Authority and Royal Weaver.

The meeting was called to order by John McDill, Chairman of the Board of Directors of the Camden County Joint Development Authority, at 9:03 a.m.

**Amendments to Agenda**

- ❖ There were no Amendments to the Agenda.

**Adoption of Agenda**

Motion made by Jimmy McCollum, seconded by George Hannaford, no discussion, voted unanimously to adopt the Agenda.

**Approval of the Minutes**

Motion made by Stan Fowler, seconded by John Morrissey, no discussion, voted unanimously to approve the minutes of the Board Meeting on March 18, 2011.

**Treasurer's Report**

Stan Fowler presented the Treasurer's Report for the absent Gary Willis. Mr. Fowler stated that the JDA expenses reflect about \$23,000 more than revenue but that is due to the capital expenses involved with the Old Still Road paving project for this fiscal year. All other items are in line with JDA budget.

A motion was made by Pat Brown, and seconded by Jimmy McCollum, to accept the Treasurer's Report. Board voted unanimously to approve the Treasurer's Report.

## Janus Economics

Jennifer Tanner and Victoria Hirschberg, Janus Consultants, both presented on the findings of the Community Assessment study of Camden County. Peggy Jolley, with Georgia Power, introduced the presenters and explained that Georgia Power selected Camden County for this study and wanted to invest in our community. This Assessment was conducted in April and they returned to Camden for this Board Meeting to present the results. See attached documentation of the power point presentation for all results.

## Summer Intern Opportunity- Andy Perkins

The JDA has the opportunity to work with a bright student from the College of Coastal Georgia School of Business- Andy Perkins. Andy has applied for a Summer Internship position with the JDA to be used as college credit. His main responsibility will be working on the 2<sup>nd</sup> issue of the Pulse of Camden study and continuing the Industrial Market Study that was started last year. If time permits, he may also work on a Commercial Market study to help us provide data on retail and office space in our area. There will be no cost to the JDA to have Andy on board for the summer.

A motion was made to accept Andy Perkins as the JDA's summer intern by Stan Fowler and seconded by George Hannaford. The Board voted unanimously to approve Mr. Perkins.

## Executive Director Report

- John McDill, David Keating and John Morrissey represented the Joint Development Authority at the **Washington Fly-in**. The trip was a productive one. The Chamber of Commerce organized the fly-in and there was a good turnout of local supporters who helped make the trip successful. It is important to let those in Washington know about Camden County. We do have a voice and it is important to make sure it is heard in Atlanta and Washington, DC.

- **Altamaha Technical College update-** Governor Deal line-item vetoed the funding for the initial phase of the project. It was not directly targeted at Camden County, as we were one of 26 partially funded bond projects that were line-item vetoed. Governor Deal's belief is we either fund the whole thing or don't fund it at all. We are hopeful that next year ATC receives complete funding and gets back on track. In addition, the donation of land for the site is scheduled to go before the State Board in October and we are hopeful it goes smoothly.

- **Bayer Crop Science** recently flew down and met with Mr. Keating and Alyce Thornhill from the State to begin the process of what will be the next chapter for their property. It is one of the largest industrial sites left with deep water access in coastal Georgia. There are 7000 acres strategically located away from residential areas and 800 of those acres are usable acres. Located one mile from open water, with heavy duty power, a secure location, and buffered from residential areas- this location is very marketable. Bayer is not ready to put it on the market yet as they have assessments and studies still to complete. They are hopeful to have it on the market by the end of 2011. The JDA is developing a good working relationship with Bayer Crop so we can assist in the sale and redevelopment of this important property.

- **Mill Site Update-** Mr. Keating recently presented to the Nassau County Port Authority Board at their May Board Meeting. They are investigating opportunities for our mill site to become a

part of the Port of Fernandina. The Port of Fernandina continues to see increased cargo traffic but has nowhere to grow and is land locked on 23 acres. They are exploring opportunities to expand but must go offsite to do it. To our advantage, they are looking at Camden County because we provide water, rail and highway access. Their Charter for the Port of Fernandina does allow them to cross the state line, but of course, money is an issue for both parties.

In addition, the traffic and interest have been good at the Mill Site and it is possible we might have an offer presented in the near future.

- **OneGeorgia Loan Application** has been submitted and should go before their Board in June.
- Two current **target market studies** have been completed for the Joint Development Authority-Janus Economics and Georgia Tech. Our next step is to get a marketing plan in action, including but not limited to print materials, logo, etc. so we can send quality information to our identified markets.
- **JDA Budget-** Due to the fiscal environment and challenges a reduced County Budget of 3.5% is expected. Furlough days for employees and retirement reductions are also expected.
- David recently graduated from **Leadership Southeast Georgia!** He is very appreciative that he was allowed the opportunity to participate and feels it was very beneficial.
- A **Proposed By-law revision** regarding JDA Board Members- Individuals who wish to serve on the Board could not be elected officials. They must be appointed by elected officials and free from the concerns of local politics. This would not affect the two current elected officials who serve on our Board, Louise Mitchell and John Morrissey.

### **Report from Shannon Nettles**

- The newest edition of the Monthly Newsletter is available.
- CAM Fee invoices have been submitted to CCIP owners and payments have started coming in.
- There is a new Industrial Park Sign up at corner of Old Still and Harrietts Bluff Road.
- Shannon recently attended her first GEDA Workshop on St. Simons Island.
- Join us today at 11am for cake in celebration of our 30<sup>th</sup> Anniversary.

### **Executive Session**

Motion made by John Morrissey, and seconded by George Hannaford, no discussion, voted unanimously to go into Executive Session.

\*Personnel

Motion made by Jimmy McCollum, seconded by Stan Fowler, no discussion, voted unanimously to come out of Executive Session.

John McDill stated that no decisions were made during Executive Session.

### **Adjourn**

Motion was made by Pat Brown, seconded by Louise Mitchell, voted unanimously to adjourn the meeting.

CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

By: \_\_\_\_\_  
Chairman  
(Seal)

By: \_\_\_\_\_  
Secretary  
(Seal)

By: \_\_\_\_\_  
Notary  
(Seal)