

Minutes of the Meeting of the
Board of Directors of the Camden County
Joint Development Authority
July 8, 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 July 8, 2011 at 9:30 a.m. There were present and participating at the meeting the following Board Members: John McDill, Chairman; Gary Willis, Secretary/Treasurer; Jimmy McCollum; Stan Fowler; Louise Mitchell; George Hannaford; and John Morrissey. Also in attendance were; David Keating, JDA Executive Director; Shannon Nettles, JDA; Chris Daniel, Chamber of Commerce; Joel Hanner, Georgia Power; Artie "AJ" Jones, St. Marys Downtown Development Authority, Chris Pierce, BB& T; Sheila McNeill, The Camden Partnership; Andy Perkins, CCGA and Donald Masisak, Coastal Regional Commission.

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/Adoption to Agenda

- ❖ There was a motion made by Gary Willis to add an Amendment to the Agenda to go into Executive Session to discuss a Personnel matter after the Executive Director's report. Louise Mitchell seconded the motion and all Board Members voted unanimously to approve the amendment to the Agenda.

Approval of the Minutes

Motion made by Jimmy McCollum, seconded by George Hannaford, no discussion, voted unanimously to approve the minutes of the Board Meeting on May 23, 2011.

Treasurer's Report

Gary Willis stated the Balance Sheet now shows a Note Receivable from Beachview Tent Rentals as a draw over time on their construction costs. JDA is on track to receive a reimbursement from the county at the end of the fiscal year for coming in under our expenses.

FY 2012 Budget has been reduced by \$14,000 down to \$241,000. The projected decreases will come in the form of payroll and benefit reductions for staff (about \$5,000 -Furlough holidays and reduction in retirement match) and \$9,000 in Program expenses.

To offset this reduction in funding, the proposed budget shows a \$9,000 reduction in Contract Services that would impact The Camden Partnership and Chamber of Commerce. However, this adjustment is open for discussion by the Board of Directors.

It is the recommendation of Mr. Willis that the new Budget be accepted for the FY 2011/12. Discussion follows by Mr. Morrissey, Stan Fowler and Board Members concerning Contract Services reduction. It is recommended the JDA utilize operating reserve funds from this fiscal year to make up the shortfall for Contract Services in FY 2011/12.

An amended motion was made by Gary Willis, and seconded by John Morrissey, to approve the FY 2011/12 JDA Budget of 241,000 supplemented by \$6,000 of operating reserve funds to fully fund Contract Services. Board voted unanimously to approve the Treasurer's Report.

Board Member Reappointments and Resignation

Gary Willis was re-appointed by the City of St. Marys and Jimmy McCollum was also re-appointed by the City of Kingsland to continue serving on the JDA Board of Directors. Pat Brown will no longer be serving on the Board as his term has expired and he has resigned. Special thanks given to all three outstanding Board Members but with a special Plaque Presentation to Mr. Brown for his 12 years of dedicated service to the JDA.

County Commissioners will vote on a replacement for Pat Brown's position as a County Representative.

Authorization for Chair to Execute Consent to Junior Loan Documents

Documentation was prepared by outside counsel and reviewed by our counsel regarding Beachview Loan Documents and 2nd Mortgage. The 1st Mortgage Holder- Synovus Bank, required consent before 2nd mortgage could go into place or otherwise the borrower would be in default of 1st mortgage. Mr. Keating is asking for Chairman McDill to sign this last legal document in relation to Beachview and the 2nd Mortgage. As of this date, Beachview has borrowed \$55k of \$125k that was agreed upon. Once the remainder is disbursed, the loan will convert into the permanent loan.

A motion to approve Chairman McDill's signature is made by Gary Willis and seconded by George Hannaford. Board voted unanimously to approve the motion.

Bid for Common Area Maintenance and Improvements at CCIP

Shannon Nettles requested approval to entertain and approve bids for up to \$1,500 in landscaping and improvements to enhance the main entrance at the Industrial Park (where the new sign is). Landscaping should be low maintenance. Gary Willis makes the motion and John Morrissey seconds with unanimous approval from the Board.

Gary Willis makes a motion to approve a one year contract not to exceed \$3,100 for continued CCIP monthly maintenance or a two year cost effective contract and Louise Mitchell seconds the motion. Board approves the motion unanimously.

Presentation by MEY Corporation

George Thornton and Antoine Pesch presented on behalf of the Mey Corporation, an agricultural/chemical firm working on a project that would seek to replace the production of a Temik related product that Bayer will no longer produce. Mr. Thornton is responsible for securing financing for the project they are interested in here in Camden County. Mey is working with a group of investors to put together a four part transaction to establish a global generic ag-chemical company. They expect to have a registration to make and sell the product in the US by October 23, 2011.

They presented on their specific interest to operate their new facility at the Bayer Crop Science site, though Bayer has chosen not to sell the site to them at this time. Mey is interested in Camden County because of our workforce, interstate system and proximity to ports.

The JDA will draft a letter for the Chairman's execution, in consultation with our attorney, and the JDA will reach out to Bayer and EPA on this issue. David will continue to offer assistance in site identification for Mey.

Motion made by John Morrissey, and seconded by Louise Mitchell, to approve drafted letter, subject to review by our attorney, and to be executed by the Chairman. The Board voted unanimously for approval.

Executive Director Report

- The **Office of Economic Development** ('OEA') has nominated Kings Bay Naval Submarine Base for a grant for a Joint Land Use Study (JLUS). The JDA will be the intermediary on this project. They will be flying David up to a Conference in Tennessee in July to better brief him on the process.
- **Altamaha Technical College** has no legal access to the right of way into the ATC site at this time. That must be addressed before the State Board approves the college location. Several options are being looked into and a special called meeting might need to occur in order to move forward with this. Time is of the essence.
- **Truck Stop** negotiations with owner of facility were taking place to get Exit 1 re-opened with the help of the JDA. David flew to a meeting in Nashville but, as it turns out, both sites are in foreclosure. However, the bank has stepped up and paid nearly a half a million dollars in back taxes with an agreement to pay the balance over the next 6 months. David is hopeful we can offer assistance in getting the Truck Stop at Exit 1 re-opened in the next 6 months.
- **St. Marys Mill Site**-The JDA has continued to meet with prospects for the Mill Site, including talks with the Port of Fernandina, which are ongoing. The turning radius is adequate for a 350 foot vessel but the depth is still being studied. Both are critical points that must be determined for the true viability of that site. David is to get proposals from companies that can determine the depth.
- **2nd Annual Pulse** is underway. Postcard surveys will be mailed out within a week or two.
- The **Governor's Competitive Initiative** is similar to what Camden County is doing in meeting with local economic development professionals, City Councils, Mayors and County Commission. A Summit is planned for late September or early October to bring all economic entities together to come up with a consensus plan to help make Camden County more competitive going forward.
- **By-Law changes** that we discussed last meeting is being looked into by Attorney Brent Green and needs to be tabled at this time until Attorney Green's research is complete.
- **OneGeorgia Authority Application**- Don Masisak, with the Coastal Regional Commission, is assisting the JDA with their application for the OneGeorgia Loan. The CRC has developed a rendering of the proposed Spec Building. Gary Willis made a motion to authorize up to \$5,000 for a Feasibility Study and Engineering Cost Study for this Spec Building. John Morrissey seconded and the Board voted unanimously to approve the motion.
- **Andy Perkins**, the JDA summer intern from the College of Coastal Georgia, is completing the 2011 Industrial Market Survey for Camden County. He is also working on the 2nd Annual Pulse.

SPLOST 7

John Morrissey discussed SPLOST 7 and using the money to help with Industrial Park Development. Mr. Keating said the cities and county will explore this option together.

The Camden Partnership

Sheila McNeill is grateful for the continued support of the JDA. She has a very special project in the works but cannot share details at this time. Mrs. McNeill recognized Joel Hanner as the new Chairman of The Camden Partnership.

Executive Session

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

*Personnel

Motion made by Gary Willis, seconded by Louise Mitchell, no discussion, voted unanimously to come out of Executive Session.

Adjourn

Motion was made by Gary Willis, seconded by George Hannaford, voted unanimously to adjourn the meeting at 11:13am.

CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

By: _____
Chairman
(Seal)

By: _____
Secretary
(Seal)

By: _____
Notary
(Seal)