CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA ● OCTOBER 12, 2022

Regular Meeting **City Council Chamber** **6:00 PM**

107 South Lee Street - City Hall, Kingsland, GA 31548

I. PUBLIC HEARING - STARTS AT 6:00PM

1. Public Hearing - to Consider a Plan to Create a Tax Allocation District (TAD) #2 Camden Woods Redevelopment Plan -

Public Hearing to consider a Resolution to consent to, approve and adopt a Redevelopment Plan to create City of Kingsland TAD #2: Camden Woods Redevelopment Plan.

II. CALL TO ORDER AND WELCOME GUESTS

III. ROLL CALL

Charles Grayson Day Jr.	Mayor
James W Galloway	Councilman
Farran Fullilove	Councilman
Kristy Chance	Councilwoman
Alex Blount	Mayor Pro Tem

IV. INVOCATION AND PLEDGE TO THE FLAG

V. CONSENT DOCKET

A. Approve the Council Minutes of the last regular Council Meeting
B. Approve the Agenda as Presented
C. Approve the Payments of Accounts Payable as Due and Funds Available

VI. GRANTING AUDIENCE TO THE PUBLIC

VII. OLD BUSINESS

VIII. NEW BUSINESS

1. Approval Of: Community Rating System Joint PPI Annual Report -

Under the Joint PPI, Camden, Kingsland and St. Marys work together to create customized flood risk reduction outreach messages. These coordinated messages are delivered to residents through handouts, mailers, social media messages, etc. By disseminating these messages together each community earns points that can improve their CRS rating.

Staff recommends approval.

2. Approval Of: Coastal Incentive Grant Year #2 Award Agreement -

Year 2 -Enhancing Floodplain Management in the City of Kingsland through Entry into the Community Rating System Program. DNR will reimburse Kingsland a maximum of $32,500.00 for allowable expenses, Kingsland will contribute a minimum of $35,827.00 in Match Funds. If the Reimbursable Costs actually payable are less than the maximum Reimbursable Amount, Kingsland is only obligated to contribute Match Funds in the same ratio as the actual Reimbursable Costs is to the maximum Reimbursable Amount.

Staff recommends approval.

3. Approval Of: Tyler Technology Traffic Team Solution - Rickey Evans

Approval of the purchase of hardware and software for the Kingsland Police Department Traffic Team for a one-time cost of $34,775.00, and an annual recurring cost of $1,863.00. Tyler Technologies is the sole source provider of this system. Funding is available in the court technology fund.

Staff recommends approval.

4. Approval Of: Purchase of 2 2023 Chevrolet Tahoes for KPD -

Ratification of the purchase.

5. Approval Of: Municipal Advisor Agreement with Stevens Inc. -

Stephens, Inc. will provide, upon request of the City, municipal advisory and/or consultant services for work related to the GA/FL Sports Complex Development. All fees incurred are to be paid by the GA/FL Project Developer under a separate agreement.

Staff recommends approval.

6. Approval Of: Contract for Reimbursement of Municipal Advisor Expenses -

An agreement for reimbursement of Municipal Advisor (Stephens, Inc.) expenses. The Developer and the City understand and agree that Stephens Inc. shall directly invoice the City for all fees and expenses charged by Stephens Inc. pursuant to the Advisor Agreement. Within 30 days of the receipt of any such invoice from Stephens Inc., the City shall provide a copy of same to the Developer. The Developer shall thereafter have 30 days to remit payment to the City for reimbursement of said invoice.

IX. MAYOR AND COUNCIL ANNOUNCEMENT

X. ADJOURNED

CITY OF KINGSLAND
TAX ALLOCATION DISTRICT #2:
CAMDEN WOODS REDEVELOPMENT PLAN

DRAFT

OCTOBER 7, 2022

Prepared for the
City of Kingsland, Georgia

Kingsland
GEORGIA | EST. 1908

Prepared by:

KB ADVISORY GROUP

TABLE OF CONTENTS

* Headings followed by a letter in parenthesis [e.g. (A)] denote information required per Georgia Code Chapter 36, Title 44.

EXECUTIVE SUMMARY

OVERVIEW

This document, The Camden Woods Redevelopment Plan, presents the rationale, boundaries, fiscal data and proposed projects that could result from the formation of the Camden County, Tax Allocation District #2: Camden Woods. This redevelopment plan was prepared by KB Advisory Group, Inc. (KBAG) in conformance with the provisions of Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44) which governs the creation of the Tax Allocation Districts (TADs) in the state. The intent of proposing this TAD is to support a larger revitalization strategy that will enable the County to support complementary redevelopment projects that collectively would have a large positive economic impact.

Tax allocation districts (TADs) are Georgia's version of tax increment financing. Tax increment financing (TIF) is a redevelopment funding mechanism that reinvests the future taxes from real estate development back into a project as an incentive to attract new private investment into an area.

In total, the TAD contains 112 parcels totaling just over 584 acres, with a taxable real estate digest of $5.6 million. This acreage estimate does not include streets, rights of way and other land for which no assessment records are available. A map is provided below.

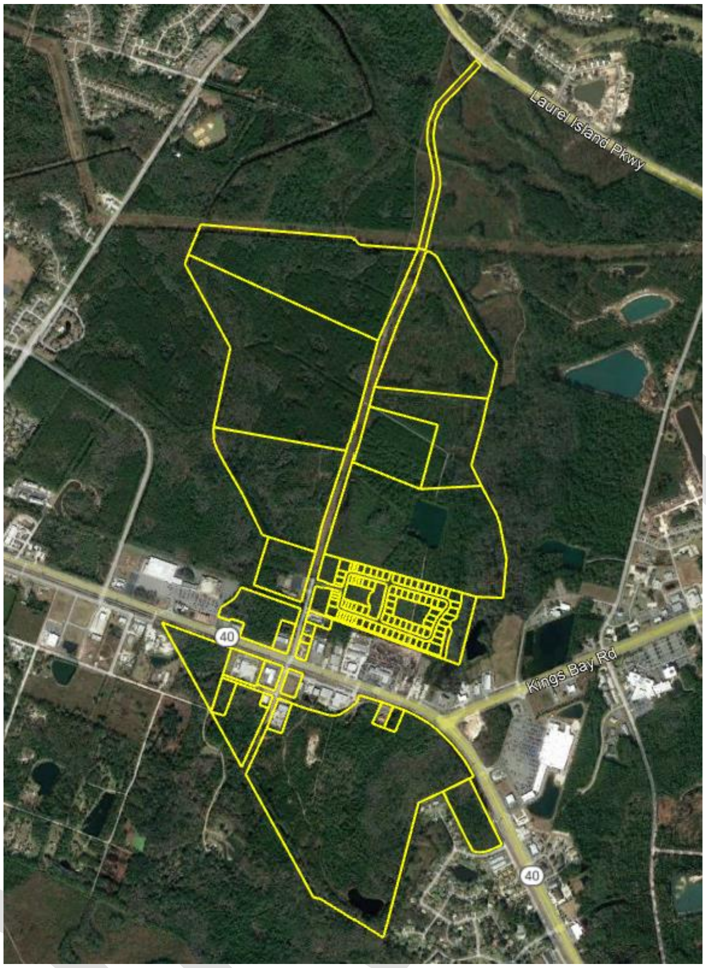
Together, the value of the properties in the TAD represents approximately 1% of the City's tax digest, well under the 10% maximum limit for all TADs in the City, as required by Georgia's Redevelopment Powers Law. This leaves substantial room for potential future TADs in Kingsland.

The Camden Woods Redevelopment Plan envisions various potential redevelopments within the TAD area that reflect community objectives as the type of development they would like to see in the respective areas over the next decade. The objectives and desirable development character was identified in:

- Camden County 2018 Joint Comprehensive Plan
- Input gathered by KBAG from Camden County staff

PROPOSED CAMDEN WOODS REDEVELOPMENT AREA AND TAX ALLOCATION DISTRICTS

Proposed TAD parcels are shown in yellow



WHY THE REDEVELOPMENT AREA QUALIFIES AS A TAD

The redevelopment area meets the statutory definition of a Redevelopment Area under the specific provisions of the Redevelopment Powers Law. The redevelopment area meets the intent of the statute. These relevant sections are as follows:

- B (iii) – The area represents one that is experiencing “significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole,” as it has grown at a rate of 8.8% compared to the City of Kingslands 28.1% between 2012 and 2022.
- C (i) – The area features inadequate parking and roadways capable of handling the volume of traffic into or through the area following redevelopment

More detailed justification under each of these provisions appears in the following report.

PROPOSED REDEVELOPMENT PROJECTS

At this stage of redevelopment planning, initial proposed redevelopment scenarios and corresponding construction cost estimates have been created by the Sawyer Development team. Sawyer Development is proposing development on four sites it owns in Kingsland:

- Camden Commons: This large parcel on the south side of the intersection of Highway 40 and Kings Bay Road, will be developed as a major mixed use commercial development. The developer is planning a mix of retail and restaurant uses, a major presence by national "big box" retailers and multifamily housing. Camden Commons will contain over 750,000 SF of commercial development once completed in eight years.
- Camden Woods Northwest: This property is planned for mixed use development including 150,000 SF of commercial development at 330 multifamily units.
- Camden Woods Northeast: Adjacent to the Northwest development across Camden woods Road, this development would include an additional 60,000 SF of neighborhood commercial along with 22,000 SF of office uses.
- Camden Woods Southeast: this development would consist of 75,000 SF of neighborhood commercial development; largely retail uses and restaurants.

Based on 2022 property values and construction costs, the potential development over the coming decades in the TAD would represent $79 million in new market value and support up to $18.6 million in net TAD bond proceeds that would be available for investment in the TAD. TAD proceeds would be used to supplement private financing and reduce overall development costs in order to make the projects financially feasible. TAD proceeds would be applied to address off-site development costs and/or reduce the cost of constructing access roads and internal infrastructure.

POTENTIAL TAD REVENUES, BONDING CAPACITY, AND PAY AS YOU GO

Should the projected developments in the TAD occur in a manner similar the estimates noted above and detailed in the complete report they would, collectively, represent an unprecidented level of investment in the area. The development could represent a investment of $79.2 million in the TAD. It would represent potential growth in the County's taxable digest of $77.8 million at the time of build out.

Camden County could opt to allow tax revenues from the TAD increment to accrue over time, and use the accrued balance to help financially support various public or private infrastructure project needs as they arise. This approach, termed "Pay-as-you-Go," could could allow for in excess of $18.6 million to be spent in the TAD area, though it would require an accrual period as the revenue balance must be given time to grow.

PROPOSED USES OF TAD PROCEEDS

Priorities for the use of TAD proceeds will evolve as project planning proceeds, more detailed site development budgets are prepared, and actual costs become better known. The intent is to employ TAD proceeds as available and necessary to make site development financially feasible and to attract the types of end-users that would positively impact the redevelopment area, the county, and the regional economy.

Uses of TAD proceeds may include (a) supporting on- and of-site development (including access roads, signage, site preparation, utility improvements, storm water detention and any environmental remediation to support redevelopment), (b) paying for desired public amenities that cannot otherwise be afforded based on prevailing market pricing of real estate; (c) reimbursing developers for the added cost of building demolition and remediation of greyfield sites, and (d) funding potential incentives to attract high quality end-users.

SCHOOL DISTRICT IMPACTS

The impacts to Camden County School District from participating in the TAD are as follows:

- The Camden Woods redevelopment area will affect the future appreciation of 0.97% of the city's tax digest. The current amount of ad valorem property taxes generated from within the TAD, roughly $93,000 annually, will continue to go to the school system. In contrast, only taxes associated with incremental real estate digest growth above the current base amount are pledged to the TAD.
- The redevelopment area will directly add up to 233 public school children over the next 8 years at an average rate of approximately 30 students per year.
- Over the next 8 years, proposed redevelopment in the TAD should generate almost $3.2 million in additional revenues to Camden County Schools, $3 million more than if the TAD was not created, due to growth in personal property and ESPLOST revenues.

Thus, we conclude that the potential gains to the Camden County School District from participating in the TAD will be substantially positive due to the future growth in its tax digest and ESPLOST revenues, with only modest impact on the demand for school services.

REDEVELOPMENT PLAN

INTRODUCTION

This plan presents the rationale, boundaries, fiscal data and proposed projects that could result from the formation of City of Kingsland's second Tax Allocation District. This Tax Allocation District (TAD) shares the same boundaries with the redevelopment area and acts as a complementary component of a comprehensive revitalization effort for the Camden Woods area. This redevelopment plan was prepared in conformance with the provisions of the Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44), which governs the creation of the Tax Allocation Districts in the state. This plan was prepared by KB Advisory Group, Inc. (KBAG) in cooperation with the Camden County staff and elected officials.

The purpose of the proposed TAD is to support redevelopment in locations within the planned redevelopment area. In addition to potentially providing funds for important public infrastructure initiatives within the redevelopment area, the TAD will potentially enable land owners and/or real estate developers to overcome deficient infrastructure, demolition, off-site costs and other impediments to redevelopment that have made improvements of these properties economically unfeasible to date.

The purpose of this redevelopment plan is to outline a strategy to leverage tax increments from the prospective redevelopment projects to both offset high site development costs and make needed public improvements to support new construction. By using the County's redevelopment powers, the intent of this plan is to achieve better-quality, higher-value development resulting in a much shorter development timeline than would be feasible without the proposed TAD.

Required information to support the creation of Tax Allocation Districts in Georgia is outlined in the text box at right. This redevelopment plan follows the general outline. Section headings followed by a letter in parenthesis [e.g. (A)] refer to the relevant section in Georgia Code Chapter 36, Title 44, § 3(9) that defines the required contents of redevelopment plans.

Definition and Contents of a Redevelopment Plan

Sec. 36-44-3(9) of the Redevelopment Powers Law defines a redevelopment plan as "a written plan of development for a redevelopment area or a designated portion thereof which:"

(A) Specifies the boundaries of the proposed redevelopment area;
(B) Explains the grounds for a finding by the local legislative body that the redevelopment area on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of the redevelopment plan;
(C) Explains proposed uses after redevelopment of real property;
(D) Describes proposed redevelopment projects and explains the proposed method of financing;
(E) Describes any contracts, agreements, or other instruments which are proposed to be entered into for the purpose of implementing the plan;
(F) Describes the type of relocation payments proposed to be authorized, if any;
(G) Includes a statement that the proposed redevelopment plan conforms to the local comprehensive plan, master plan, zoning ordinance, and building codes of the political subdivision;
(H) Estimates redevelopment costs to be incurred or made during the course of implementing the redevelopment plan;
(I) Recites the last known assessed valuation of the redevelopment area and estimates the assessed valuation after redevelopment;

(Continued on next page)

OVERVIEW OF TAX ALLOCATION DISTRICTS

Tax Allocation Districts (TADs) are Georgia's version of tax increment financing. Tax increment financing (TIF) is a redevelopment funding mechanism that reinvests the future taxes from real estate development back into a project as an incentive to attract new private investment into an area. As described by the Council of Development Finance Agencies (www.cdfa.net) TIF was created and first used in California in 1952. Hundreds of TIF districts have helped spur urban redevelopment in cities across the country. Today, 49 states and the District of Columbia use tax increment financing.

In 1985, the Georgia General Assembly authorized formation of Georgia's form of tax increment financing called tax allocation districts. The purpose of a Georgia tax allocation district is similar to tax increment financing in any other state. It uses the increased property taxes generated by new development in a designated redevelopment area to finance costs related to the development such as building construction, demolition, public infrastructure, land acquisition, relocation, utilities, debt service and planning costs. Other costs it might cover include but are not limited to:

- Sewer expansion and repair
- Storm drainage
- Street construction and expansion
- Water supply
- Park improvements
- Bridge construction and repair
- Curbs, sidewalks and streetscapes
- Grading and earthwork
- Traffic control
- Parking structures, etc.

Sec. 36-44-3(9) continued:

(J) States that if any property to be redeveloped is defined or eligible to be defined as a historic property, such historic property will not be substantially altered in any way that is inconsistent with technical standards for rehabilitation; or demolished unless feasibility for reuse has been fully evaluated;
(K) Specifies the proposed effective dates for the creation and termination of the TAD;
(L) Contains a map specifying the boundaries of the proposed TAD and showing existing uses and conditions of real property;
(M) Calculates the estimated tax allocation increment base of the proposed TAD;
(N) Specifies ad valorem property taxes to be used for computing tax allocation increments, supported by a required resolution;
(O) Specifies the amount of the proposed tax allocation bond issue or other financing and the term and assumed interest rate for such financing;
(P) Estimates positive tax allocation increments for the period covered by the term of the proposed tax allocation bonds or other financing;
(Q) Specifies the property proposed to be pledged for payment or security for payment of tax allocation bonds;
(R) Includes a school system impact analysis if the plan proposes to include in the tax allocation increment, ad valorem taxes levied by a board of education; and
(S) Includes such other information as may be required by resolution of the political subdivision whose area of operation includes the proposed redevelopment area.

Cities and counties throughout Georgia have created TADs to stimulate major new construction and renovation or rehabilitation in underdeveloped or blighted areas. Over 100 Georgia cities and counties have either created or are considering establishing TADs in their communities. A TAD offers local governments the opportunity to promote worthwhile redevelopment projects that would otherwise not be financially viable, or are located in areas which would otherwise be unattractive to private investment.

Prior to the Great Recession in 2008- 2009, other Georgia tax allocation districts such as Atlantic Station (Midtown Atlanta) and Camp Creek Marketplace (East Point), demonstrated the economic benefits that TADs can generate. These benefits include:

- **A stronger economic base—** TAD incentives can attract private development that would not otherwise have occurred absent of the district designation.
- **The halo effect—**Several Georgia TADs have generated significant new investment in areas surrounding the TAD, as well as within the tax allocation districts, further expanding positive economic impacts to the host taxing jurisdictions.
- **No impact on current tax revenues—**Redevelopment is effectively promoted without tapping into existing general governmental revenues or levying special assessments on property owners.
- **Expands the local tax base—**By stimulating economic activity, TAD's expand the local tax digest, create additional demand for retail sales and, as a result, local sales taxes.
- **Is self-financing—**TADs are self-financing, since they are funded by the increased tax revenues (increment) from new development within the district.
- **High leverage—**Typically TAD funds represent between 5-15% of project costs, leveraging 7-20 times their value in private investment.

In summary, a tax allocation district is a financing mechanism that can be used to pay for public infrastructure or reduce private development costs, to make an underutilized area attractive to private investment and development, at no additional cost to local taxpayers. Establishing a TAD does not create a tax increase for either the community or property owners within the district. Nor does a TAD reduce tax revenues to the community below levels that existed at the time the district was certified. In many cases, TADs can increase general fund revenues from new business personal property taxes, added county sales taxes, hotel/motel taxes, business license fees and other revenues that are not pledged for redevelopment purposes and would not otherwise occur.

PURPOSE AND VISION FOR THE PROPOSED TAX ALLOCATION DISTRICT

The Camden Woods Redevelopment Area is designed to capture the potential for substantial investment and improvement in the vital areas around the major commercial corridors along the intersection of Georgia Highway 40 and Camden Woods Parkway. The intention of this approach is to capitalize on the potential for a large increase in development and tax value in an area that is strategically located, but currently lacking the requisite amount of private investment.

Specifically, the Camden Woods Redevelopment Area TAD is intended to:

- Strengthen the Kingsland's commercial corridors by strategically encouraging infill redevelopment, creating new residential, commercial and mixed use nodes and expanding/upgrading existing nodes. These will better serve local consumers and attract new retail spending, residents and tourists resulting in increased tax revenues to the City of Kingsland, Camden County, and Camden County Schools;

- Transition under-utilized properties in prime locations to higher-valued uses;

- Encourage job creation while improving physical conditions in under-performing sections of the city;

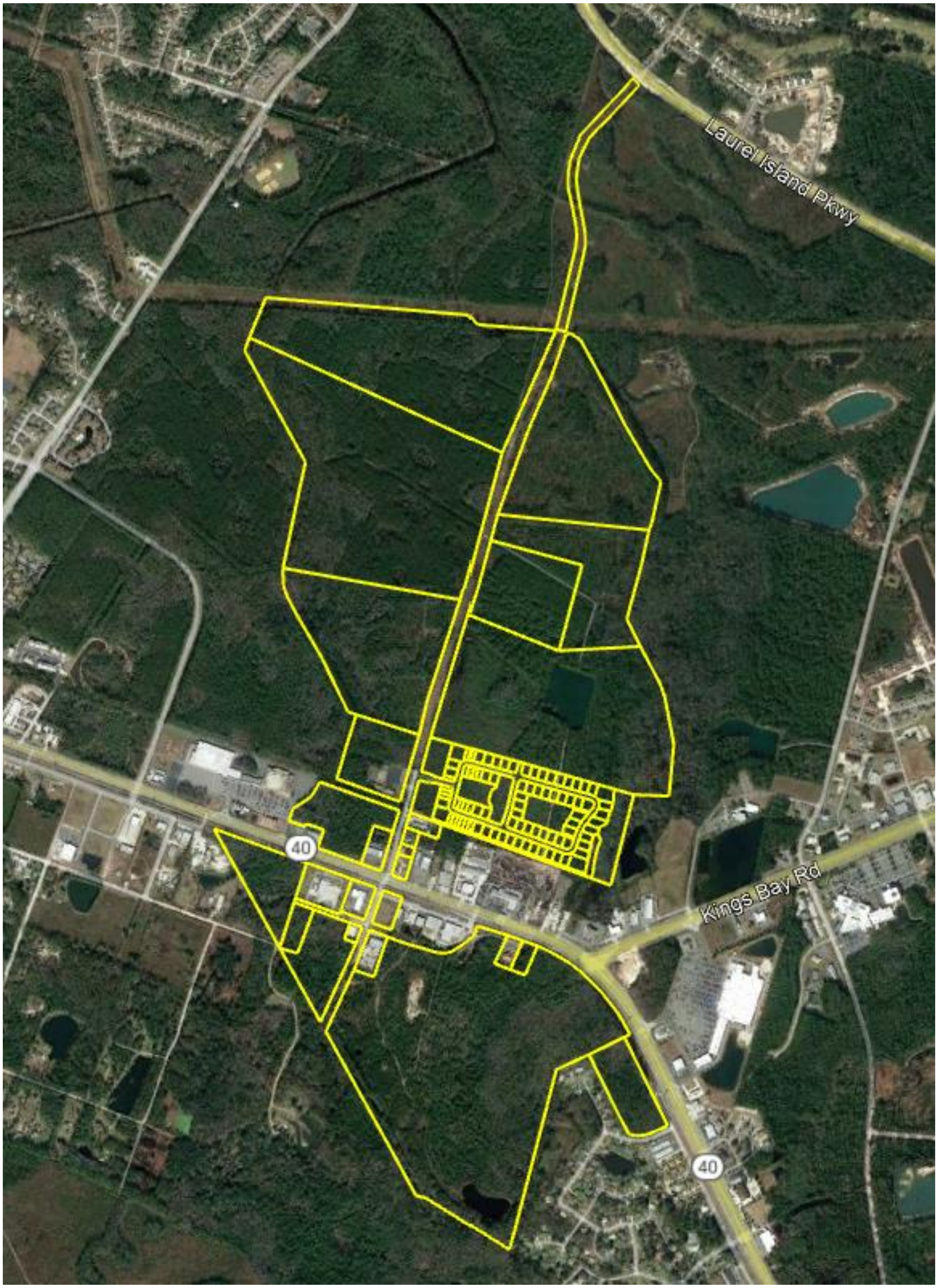
- Use the tool of tax increment financing to achieve higher-quality, higher-valued development within the redevelopment area.

The opportunity for the City of Kingsland is to selectively use the funding mechanism of TAD to leverage private reinvestment through targeted incentives that will help to make the redevelopment of key sites and catalyst projects financially feasible. In a redevelopment area that encompasses a large geography with many individual tax parcels, not every property is blighted and not every parcel will be redeveloped over time. Over time, however, the redevelopment area as a whole can be positively impacted by the cumulative effects of multiple individual investments.

GEOGRAPHIC BOUNDARIES OF THE PROPOSED REDEVELOPMENT AREA (A)

The boundaries for the Redevelopment Area are shown on the map on the next page and summarized below. In total the proposed TAD contains 112 parcels totaling just over 584 acres, with a taxable real estate digest of $5.6 million. This acreage estimate does not include streets, rights of way and other land for which taxes are not assessed.

Camden Woods TAD Summary	
Number of Parcels	**112**
Total Acres	**584.27**
2021 Fair Market Value	**$15,207,096**
Taxable Digest	**$5,577,194**
Total Fair Market Value/Acre	**$26,028**
Total Taxable Value/Taxable Acre	**$9,546**



Source: Camden County Tax Assessment/GIS data and KB Advisory Group

GROUNDS FOR EXERCISE OF REDEVELOPMENT POWERS (B)

Tax Allocation Districts (TAD) are authorized in Georgia under the Redevelopment Powers Law, O.C.G.A. Title 36, Chapter 44. In 2009, the Redevelopment Powers Law was amended, with the following definition of a "redevelopment area".

> *'Redevelopment area' means an urbanized area as determined by current data from the US Bureau of the Census or an area presently served by sewer that qualifies as a 'blighted or distressed area', a 'deteriorating area,' or an 'area with inadequate infrastructure' as follows:*
>
> ***(A) A 'blighted or distressed area' is an area that is experiencing one of more conditions of blight as evidenced by:***
>
> *(i) The presence of structures, buildings, or improvements that by reason of dilapidation; deterioration; age; obsolescence; inadequate provision for ventilation, light, air, sanitation, or open space; overcrowding; conditions which endanger life or property by fire or other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and are detrimental to the public health, safety, morals, or welfare;*
>
> *(ii) The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures, the predominance of a defective or inadequate street layout, or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;*
>
> *(iii) Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average;*
>
> *(iv) Adverse effects of airport or transportation related noise or environmental contamination or degradation or other adverse environmental factors that the political subdivision has determined to be impairing the redevelopment of the area; or*
>
> *(v) The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;*
>
> ***(B) A 'deteriorating area' is an area that is experiencing physical or economic decline or stagnation as evidenced by two or more of the following:***
>
> *(i) The presence of a substantial number of structures or buildings that are 40 years old or older and have no historic significance;*
>
> *(ii) High commercial or residential vacancies compared to the political subdivision as a whole;*
>
> *(iii) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole;*
>
> *(iv) Declining or stagnant rents or sales prices compared to the political subdivision as a whole;*
>
> *(v) In areas where housing exists at present or is determined by the political subdivision to be appropriate after redevelopment, there exists a shortage of safe, decent housing that is not substandard and that is affordable for persons of low and moderate income;*
>
> *(vi) Deteriorating or inadequate utility, transportation, or transit infrastructure; and*
>
> ***(C) An 'area with inadequate infrastructure' means an area characterized by:***
>
> *(i) Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or*

(ii) Deteriorating or inadequate utility infrastructure either at present or following redevelopment.

WHY THE PROPOSED REDEVELOPMENT AREA QUALIFIES UNDER THE REDEVELOPMENT POWERS LAW

The City of Kingsland has the authority to exercise all redevelopment and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law (Chapter 44 of Title 36 of the O.C.G.A.), as approved by Kingsland voters by referendum on November 8, 2011.

The redevelopment area meets the statutory definition of a Redevelopment Area under two specific provisions of the Redevelopment Powers Law. These provisions are not equally applicable or prevalent throughout the entire area but clearly meet the intent of the statute. These relevant sections are as follows:

- B (iii) – The area represents one that is experiencing "significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole," as it has grown at a rate of 8.8% compared to the City of Kingslands 28.1% between 2012 and 2022.
- C (i) – The area features inadequate parking and roadways capable of handling the volume of traffic into or through the area following redevelopment; extension of Camden Woods Road northward to intersect with Laurel Island Parkway will open the surrounding largely undeveloped parcels to development, including a future Camden Co. Schools location.

The intent of this analysis is to demonstrate that the proposed redevelopment area meets the above statutory definition based on lack of growth in the property tax digest and infrastructure that would be inadequate after redevelopment.

B (III) SIGNIFICANTLY SLOWER GROWTH IN THE PROPERTY TAX DIGEST THAN THE POLITICAL SUBDIVISION AS A WHOLE

To meet the definition of a "deteriorating area" that is "experiencing physical or economic decline or stagnation," there must be evidence of one of the following conditions: (i) a substantial presence of older structures with no historic significance; (ii) comparatively high commercial or housing vacancy; (iii) the predominance of low-valued structures or buildings, or significantly slower growth in the property tax digest than the political subdivision as a whole; (iv) declining or stagnant rents or sales prices; (v) a shortage of safe, decent housing that is affordable to low and moderate income persons; and (vi) deteriorating or inadequate utility, transportation, or transit infrastructure. The Camden Woods Redevelopment Area focuses on qualifying criteria iii in subsection B.

- The total value of the parcels in the proposed TAD area grew by less than 9% from 2012 to 2022, compared to the 28% growth in the city overall during that same time period

Tax Assessed Value			
	2012	**2022**	**Percent Change**
TAD	$10,045,638	$10,926,343	8.77%
City of Kingsland	$447,902,456	$573,728,302	28.09%

Source: KB Advisory Group, based on data from the Georgia Department of Revenue and Camden County Tax Assessor

C (I) INADEQUATE PARKING AND ROADWAYS…FOLLOWING REDEVELOPMENT

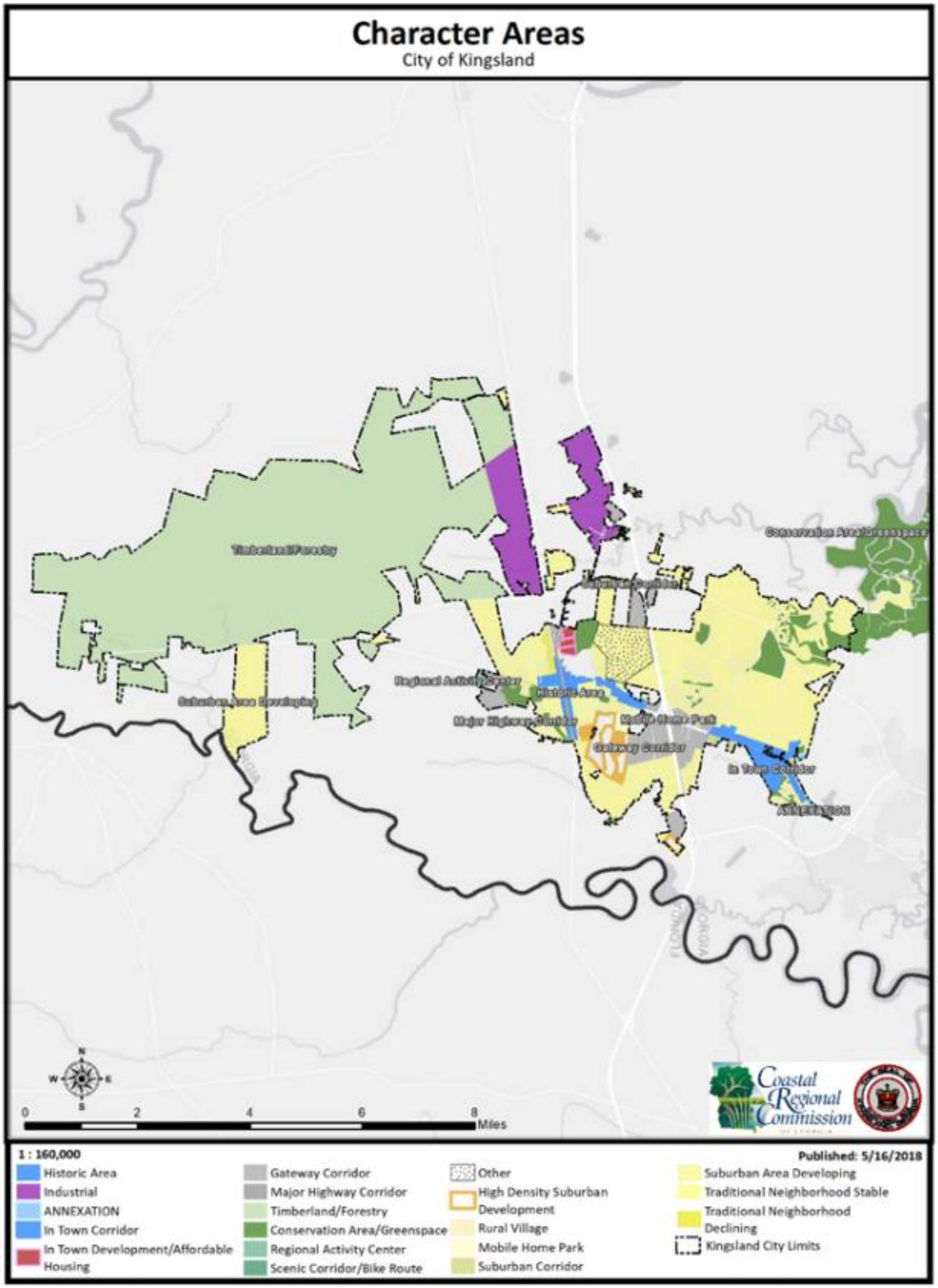
To meet the definition of an "area with inadequate infrastructure", there must be evidence of one of the following conditions: (i) deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or (ii) deteriorating or inadequate utility infrastructure either at present or following redevelopment. The Camden Woods Redevelopment Area focuses on qualifying criteria (i) in subsection C. A thorough breakdown of needed infrastructure improvements is provided in Section H of this report.

PROPOSED LAND USES AFTER REDEVELOPMENT (C)

The Camden Woods Redevelopment Plan envisions various potential redevelopment opportunities within the TAD area, which reflect community objectives as the type of development they would like to see in the respective areas over the next decade. The objectives and desirable development character was identified in the 2018 Joint Comprehensive Plan and from input gathered by KB Advisory Group from district leadership representatives and city staff.

The 2018 Joint Comprehensive Plan outlines character, predominant land uses, and implementation strategies of future developments, ranging from rural areas to activity centers. The Character Area relevant to the Camden Woods Redevelopment Plan are the In Town Corridor and Suburban Corridor areas as shown in the map below.

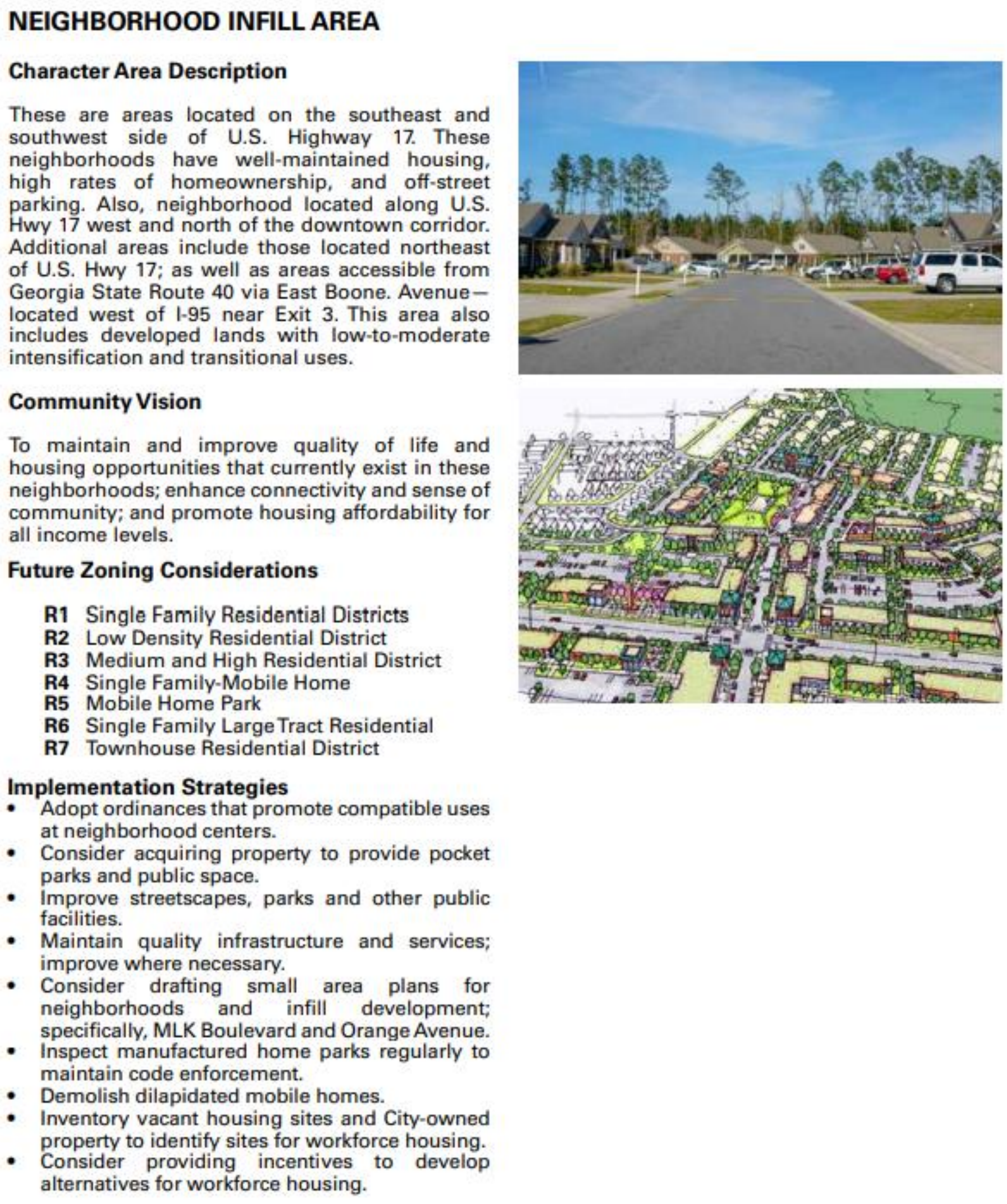
CAMDEN COUNTY 2018 JOINT COMPREHENSIVE PLAN AREAS



Source: Camden County 2018 Joint Comprehensive Plan

Below are excerpts from the Comprehensive Plan that summarize the existing conditions and vision for the future in the relevant planning areas. These excerpts explain not only the current conditions within the redevelopment area, but also the community's preferred conditions in the TAD areas after redevelopment.

CAMDEN COUNTY 2018 JOINT COMPREHENSIVE PLAN: NEIGHBORHOOD INFILL AREAS



NEIGHBORHOOD INFILL AREA

Character Area Description

These are areas located on the southeast and southwest side of U.S. Highway 17. These neighborhoods have well-maintained housing, high rates of homeownership, and off-street parking. Also, neighborhood located along U.S. Hwy 17 west and north of the downtown corridor. Additional areas include those located northeast of U.S. Hwy 17; as well as areas accessible from Georgia State Route 40 via East Boone. Avenue—located west of I-95 near Exit 3. This area also includes developed lands with low-to-moderate intensification and transitional uses.

Community Vision

To maintain and improve quality of life and housing opportunities that currently exist in these neighborhoods; enhance connectivity and sense of community; and promote housing affordability for all income levels.

Future Zoning Considerations

R1	Single Family Residential Districts
R2	Low Density Residential District
R3	Medium and High Residential District
R4	Single Family-Mobile Home
R5	Mobile Home Park
R6	Single Family Large Tract Residential
R7	Townhouse Residential District

Implementation Strategies

- Adopt ordinances that promote compatible uses at neighborhood centers.
- Consider acquiring property to provide pocket parks and public space.
- Improve streetscapes, parks and other public facilities.
- Maintain quality infrastructure and services; improve where necessary.
- Consider drafting small area plans for neighborhoods and infill development; specifically, MLK Boulevard and Orange Avenue.
- Inspect manufactured home parks regularly to maintain code enforcement.
- Demolish dilapidated mobile homes.
- Inventory vacant housing sites and City-owned property to identify sites for workforce housing.
- Consider providing incentives to develop alternatives for workforce housing.

Source: Camden County 2018 Joint Comprehensive Plan

CAMDEN COUNTY 2018 JOINT COMPREHENSIVE PLAN: SUBURBAN DEVELOPING AREAS

SUBURBAN DEVELOPING AREA

Character Area Description

These are areas where pressure for suburban residential development are greatest due to the availability of water and sewer service. Without intervention this area is likely to evolve with low or no transit, high to moderate building separation, predominately residential with scattered civic buildings and varied street patterns. This area has varying lot sizes and densities, multistory structures and mid-rise buildings; some commercial and distribution-oriented industries.

Distribution centers to be located west of U.S. Highway 17 North in the property formerly known as Villages of Kingsland, as well as west of St. Marys.

Community Vision

The vision for this area is to promote livable communities where residential and commercial uses coexist; creating connectivity and walkability while promoting an appropriate mix of function, use and design.

Future Zoning Considerations

R1	Single Family Residential Districts
R2	Low Density Residential District
PD	Planned Unit Development District
MU	Mixed Use District
IL	Wholesale and Light Industrial District
C5	Neighborhood Convenience Center District

Implementation Strategies

- Enforce existing subdivision ordinances and zoning regulations.
- Modify subdivision regulations to require the preservation of sensitive natural areas.
- Increase landscape design standards.
- Adopt conservation subdivision ordinance.
- Enforce minimum lot sizes, limiting the use of variances.
- Require increased tree canopy coverage.
- Require developers, who meet certain size thresholds, to provide to provide pocket parks and recreational areas.
- Provide connectivity to schools and other bicycle and pedestrian facilities, where appropriate.

Source: Camden County 2018 Joint Comprehensive Plan

As noted in the above excerpts, the portions of the TAD along Georgia Highway 40 to be Neighborhood Infill areas featuring primarily a mix of higher density residential. Further north along Camden Woods Parkway, the redevelopment area falls into the Suburban Developing Area type, with lower density residential and planned unit developments.

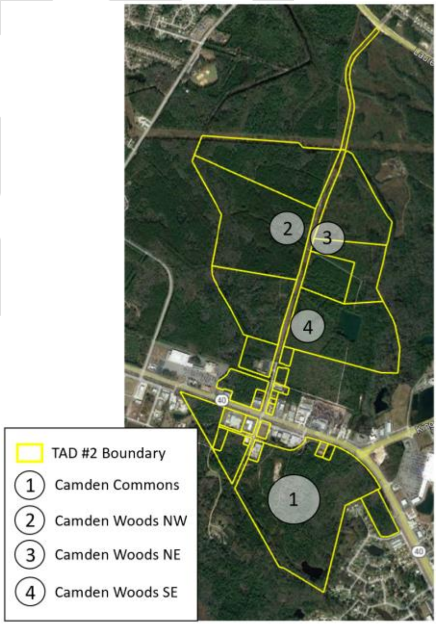
PROPOSED REDEVELOPMENT PROJECTS AND METHOD OF FINANCING (D)

At this stage of redevelopment planning, initial proposed redevelopment scenarios and corresponding construction cost estimates have been created by the Sawyer & Associates, Inc. development team. Sawyer & Associates is proposing development on four sites it owns in Kingsland:

- Camden Commons: This large parcel on the south side of the intersection of Highway 40 and Kings Bay Road, will be developed as a major mixed use commercial development. The developer is planning a mix of retail and restaurant uses, a major presence by national "big box" retailers and multifamily housing. Camden Commons will contain over 750,000 SF of commercial development once completed in eight years.
- Camden Woods Northwest: This property is planned for mixed use development including 150,000 SF of commercial development at 330 multifamily units.
- Camden Woods Northeast: Adjacent to the Northwest development across Camden woods Road, this development would include an additional 60,000 SF of neighborhood commercial along with 22,000 SF of office uses.
- Camden Woods Southeast: this development would consist of 75,000 SF of neighborhood commercial development; largely retail uses and restaurants.

Sawyer Development estimates that these four developments will take approximately eight years to complete with Camden Commons being the initial development of the four. At completion they will result in a combined 1.057 million SF of commercial development and 830 new residential units in the City of Kingsland. Below is a map of the proposed development areas.

Camden Woods Development Phasing Plan



Based on this information, KB Advisory Group forecasted taxable value estimates for the development upon completion. This level of development would represent over $79 million in new market value at build out. Below is the phasing plan of the overall development.

Camden Woods Development Phasing Plan

Proposed Development Plan and Phasing for Camden Commons and Related Developments, Kingsland, GA

	Total Development	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Tot
Camden Commons												
Neighborhood Commercial	300,000											
Retail	170,000		35,000	35,000	35,000	35,000	30,000					17
Restaurants	80,000		15,000	15,000	15,000	15,000	10,000	10,000				8
Car Dealership	50,000			50,000								5
National Retailers	450,000		100,000		100,000		125,000		125,000		-	45
Rental Apartment Units	500		250			250						
Camden Woods Northwest												
Neighborhood Commercial	150,000					40,000	40,000	40,000	30,000			15
Rental Apartment Units	330						330					
Camden Woods Northeast												
Neighborhood Commercial	60,000					30,000	30,000					6
Office	22,000							22,000				22
Camden Woods Southeast												
Neighborhood Commercial	75,375			25,000	25,000	25,375						75
Annual Commercial SF	**1,057,375**	**-**	**150,000**	**125,000**	**175,000**	**145,375**	**235,000**	**72,000**	**155,000**	**-**	**-**	**1,057**
Annual Residential Units	**830**	**-**	**250**	**-**	**-**	**250**	**330**	**-**	**-**	**-**	**-**	
Cummulative Commercial SF			**150,000**	**275,000**	**450,000**	**595,375**	**830,375**	**902,375**	**1,057,375**	**1,057,375**	**1,057,375**	**1,057,**
Cummulative Residential Units			**250**	**250**	**250**	**500**	**830**	**830**	**830**	**830**	**830**	

Source: Sawyer Development /KBA Group, Inc.

PAY-AS-YOU-GO

New tax revenues from the TAD increment will accrue over time. The city could use the accrued balance to help financially support any public or private infrastructure project needs as they arise. This approach, termed "Pay-as-you-Go," could could allow for in excess of $18.6 million to be spent in the TAD area, though it would require an accumulation period, as the revenue balance must be given time to grow. $9.5 million is being requested from the TAD for the purposes of this development.

This amount assumes a maximum of 10 years of revenue accrual and a gradual increase in the value of the redevelopment increment during the first years of the existence of the TAD. For a more detailed breakdown of these projections, see Appendix B. This revenue total assumes that Camden County Schools will convey its revenue to participate in the TAD.

CONTRACTUAL RELATIONSHIPS (E)

Pursuant to O.C.G.A. §34-44-3(a), the City of Kingsland will act as the redevelopment agent and will exercise redevelopment powers as needed to implement this plan. In doing so, the Council, either directly or through its designee, may conduct or delegate the following activities and enter into the following contracts:

1. Coordinate implementation activities with other major participants in the redevelopment plan and their respective development and planning entities involved in implementing this redevelopment plan.

2. Enter into development agreements with private developers to construct infrastructure and vertical developments to implement the redevelopment plan.

3. Negotiate and enter into commercial financing agreements and intergovernmental agreements as needed.

4. Coordinate public improvement planning, design and construction among County and State agencies and departments.

5. Prepare (either directly or through subcontract to other appropriate entities) economic and financial analyses, project-specific feasibility studies and assessments of tax base increments in support of the issuance of tax allocation bonds or other forms of financing by the City.

6. The City will enter into contractual relationships with qualified vendors for the provision of professional and other services required in qualifying and issuing the bonds or other forms of financing, including, but not limited to, legal, underwriting, financial analysis and other related services.

7. The City will perform other duties as necessary to implement the redevelopment plan.

RELOCATION PLANS (F)

As is currently foreseen, no relocation of tenants, or residents from private homes, is anticipated within the Camden Woods Redevelopment Area. In the future, should the relocation of existing homes or businesses be required, such relocation expenses may be provided for under all applicable federal, state and local guidelines if public funds are used for property acquisition. If such funding sources require relocation, benefits would be offered to tenants and users for relocation.

CONFORMANCE WITH LOCAL COMPREHENSIVE PLANS, ZONING & LAND USE CODES (G)

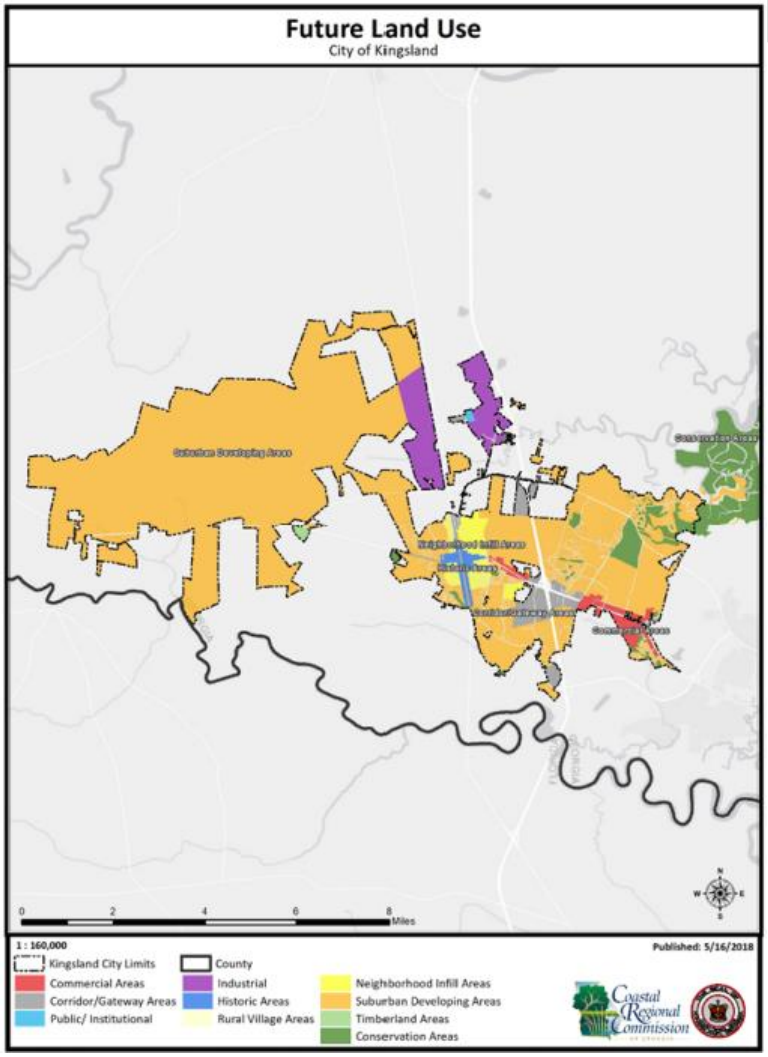
Currently, 90.3% of the parcel acreage in the proposed Camden Woods Redevelopment Area TAD are zoned for Planned Unit Development of various types (PD), with the majority of those sites located along Camden Woods Parkway. Commercially zoned properties comprise 6.3% of the total parcel acreage in the redevelopment area. The remaining roughly 3.4% of parcels in the redevelopment area are split amongst a variety of use types.

Camden Woods Redevelopment Area Zoning Designations

Zoning Designation	Percent
C-2	6.3%
I-G	3.1%
R-1	0.3%
PD/R-2	34.4%
PD/R-3	42.9%
PD/MU	13.0%

As noted above, the Camden Commons and Camden Woods developments are proposed to be mix-used commercial and residential development. The following map shows future land use for the areas of the county that include the proposed TAD, as it appears in the 2018 Joint Comprehensive Plan. The potential development conforms to the Commercial and Suburban Developing planned future land uses in the Comprehensive Plan.

FUTURE LAND USE MAP



Source: Camden County 2018 Joint Comprehensive Plan

ESTIMATED REDEVELOPMENT COSTS/METHOD OF FINANCING (H)

As shown in the table below, the proposed development could represent a investment of $192 million in the TAD, far exceeding the level of investment that has occurred in the area over the past several decades. It would represent potential growth in the County's tax digest of about $77 million at the time of build out.

CAMDEN WOODS ESTIMATED REDEVELOPMENT COST AND POTENTIAL IMPACT

Development Component	Development Value	Taxable Value
Camden Commons	$116,750,000	$46,700,000
Camden Woods Northwest	$48,825,000	$19,530,000
Camden Woods Northeast	$12,710,000	$5,084,000
Camden Woods Southeast	$13,755,938	$5,502,375
Total Value	**$192,040,938**	**$76,816,375**

The estimates and modeling to arrive at these totals for the Camden Woods Redevelopment Area are detailed above in the section titled: Proposed Redevelopment Projects and Method of Financing (D).

PROPOSED REDEVELOPMENT COSTS (USES OF TAD PROCEEDS)

Existing public infrastructure is inadequate to support the current Camden County 2018 Joint Comprehensive Plan vision of creating a high-quality commercial, residential, and mixed-use development node in the area around Camden Woods Parkway and Georgia Highway 40. In essence, the prices end users of real estate in the TAD area are willing to pay make it very difficult to finance the cost of new construction and/or redevelopment. The use of TAD proceeds would be applied to eligible activities in order to lower development costs to an amount that can be supported by market rents and sale prices.

Once redevelopment is underway, having a working TAD in place could be applied to such items as lowering the construction cost of internal site development and infrastructure; paying for off-site traffic improvements or adding public amenities, demolishing existing buildings, removing existing asphalt parking, etc., all of which are in compliance with O.C.G.A. §34-44-8. Potential long-term costs are likely to far exceed the estimated financing proceeds that could be financed through TAD increments alone. TAD funds would therefore need to be used strategically to leverage other funding sources where possible and to incentivize private investments that create new taxable digest.

Priorities for the use of TAD proceeds will evolve as project planning proceeds, more detailed site development budgets are prepared, and actual costs become better known. The intent is to employ TAD proceeds as available and necessary to make site development financially feasible and to attract the types of end-users that would positively impact the redevelopment area, the county, and the regional economy. Currently envisioned uses of TAD proceed primarily include supporting on- and of-site development, including access roads, signage, site preparation, utility improvements, storm water detention and any environmental remediation to support redevelopment. At present various roadways and the intersections of those roadways have failed or are failing because of insufficient signalization, poor alignment, antiquated railroad crossings and/or traffic flows. Needed infrastructure project that have been identified include:

- Eliminate two unsafe railroad crossings.
- Create a signalized and gated crossing at the intersection of Kings Bay Road and Georgia Highway 40.
- Re-align, signalize and improve the intersection of South 50th Street and Camden Woods Parkway.
- Construct a continuation of Camden Woods Parkway from Georgia Highway 40 to Laurel Island Parkway with associated stormwater retention and wetland impact mitigation.
- Construct a new Commerce Drive alignment through Camden Commons.

CONCLUSION

The calculations made above provide one reasonable forecast of achievable future redevelopment within the proposed TAD, resulting gains in the area's real estate tax digest, corresponding tax allocation increments, and potential uses for those proceeds to reduce redevelopment costs. As noted, numerous combinations of equally reasonable inputs and assumptions could be applied to produce marginally different results. This report sets an achievable expectation for the TADs future financial performance, which is intended to help the City of Kingsland and Camden County make decisions moving forward.

ASSESSED VALUATION FOR TAD (I)

The Redevelopment Powers Law specifies that this plan "recites the last known assessed valuation of the redevelopment area and estimate the assessed valuation after redevelopment." The tax base is expected to increase in the future through the private investment stimulated by implementation of the redevelopment plan and the reinvestment of TAD increments back into the project(s).

The Camden Woods Redevelopment TAD, as defined in this Redevelopment Plan, includes 112 tax parcels and 584.27 acres within those parcels. The proposed TAD has an estimated 2021 fair market (appraised) value of $15.2 million and a taxable value of $5.6 million.

Kingsland's Total TAD Taxable Digest	
Kingsland TAD #1 Taxable Value	$913,817
Kingsland TAD #2 Taxable Value	$5,577,194
Total Existing Taxable Value of All TADs	$6,491,011
2021 Kingsland Tax Digest	$573,000,000
Taxable Value of all Kingsland TADs as % of Tax Digest	**1.13%**

The taxable digest within the combined digest of the Camden Woods TAD and the already-existing Kingsland TAD #1 represents only about 1.1% of the total digest of $573 million. The maximum percentage of a taxing jurisdiction's total digest that can be placed in TADs is capped at 10% by the Georgia Redevelopment Powers Law. Thus, approval of the TAD will leave the city with considerable flexibility to create other TADs or address other redevelopment priorities.

Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of the tax allocation district, the City of Kingsland will request that the Commissioner of Revenue of the State of Georgia certify the tax base for December 31, 2022, the base year for the tax allocation district.

HISTORIC PROPERTY WITHIN BOUNDARIES OF TAD (J)

The Camden Woods Redevelopment area contains no historically designated properties. No plans associated with this redevelopment plan currently exist that would alter any historic properties within the TAD. Further, any future development that occurs within the TAD will not substantially alter a historic property in any way inconsistent with technical standards for rehabilitation; nor demolish a historic property unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects, which technical standards for rehabilitation and review shall be those used by the state historic preservation officer and/or local historic standards.

CREATION & TERMINATION DATES FOR TAD (K)

The Camden Woods Tax Allocation District will be created effective December 31, 2022. The Redevelopment Powers Law provides that the TAD will be in existence until all redevelopment costs, including debt service, are paid in full.

For analysis purposes this plan based calculations on a 10-year term and assumes that the TAD will remain in existence for 10 years. Future elected officials could decide to either dissolve or extend the TAD’s existence based on circumstances within the district.

TAD BOUNDARY EXISTING USES OF REAL PROPERTY (L)

As noted earlier, over 90% of the parcel acreage in the proposed Camden Woods Redevelopment Area TAD is zoned for Planned Unit Development, and all of those parcels are currently vacant woodland. The TAD boundaries include the respective tax parcels and associated public rights of way located within the Camden Woods Redevelopment Area. A complete list of TAD parcels appears in Appendix A. For any section of roadway that abuts a TAD parcel and/or is used as a boundary in the TAD map, the entire section of ROW is intended to be included inside the TAD boundary in order to maintain flexibility to use TAD proceeds for public improvements to those rights of way, if desired by the redevelopment agency. The TAD boundary also includes the portion of public right of way that extends along Camden Woods Parkway northward from the intersection of Georgia Highway 40 up to Laurel Island Parkway.

Implementation of this redevelopment plan is consistent with the city’s existing zoning, Future Land Use Map and previously identified strategies for the area as articulated in the Joint Comprehensive Plan. Redevelopment will create needed jobs and resulting housing and retail demand that will help to achieve the transition of existing underdeveloped property to higher uses.

TAX ALLOCATION INCREMENT BASE (M)

On or before December 31, 2022, the City of Kingsland, acting as the redevelopment agent, will apply to the State Revenue Commissioner for a determination of the tax allocation increment base of the proposed tax allocation districts.

PROPERTY TAXES COLLECTED WITHIN TAD #2 TO SERVE AS BASE

Camden Woods TAD Summary	
Number of Parcels	112
Total Acres	584.27
2021 Fair Market Value	$15,207,096
Taxable Digest	$5,577,194
City of Kingsland Collections	$44,618
Camden County Collections	$86,792
Camden County School Collections	$85,666
Total	**$217,076**

The total tax allocation increment base for the TAD in the Camden Woods Redevelopment TAD will be $44,618 annually for City of Kingsland, $86,792 for Camden County, and $85,666 for Camden County Schools.

AD VALOREM PROPERTY TAXES FOR COMPUTING TAX ALLOCATION INCREMENTS (N)

As provided in the Redevelopment Powers Law, the taxes that will be included in the tax increment base for the tax allocation district are based on the following authorized millage rates:

Camden Woods Tax Increment Base	
City of Kingsland Millage	8
Camden County Millage	15.562
Camden County School Millage	15.36
Total Millage Rate	**38.922**

TAX ALLOCATION BOND ISSUES (O, P, Q)

AMOUNT OF BOND ISSUE

No bonds are currently planned to be issued as part of this Redevelopment Plan.

TERM OF THE BOND ISSUE OR ISSUES

No bonds are currently planned to be issued as part of this Redevelopment Plan.

RATE OF BOND ISSUE

No bonds are currently planned to be issued as part of this Redevelopment Plan.

PROPERTY PROPOSED TO BE PLEDGED FOR PAYMENT OF TAX ALLOCATION INCREMENTS FINANCING

Pay-as-you-go agreements will be secured by the positive tax allocation increment from eligible ad valorem taxes levied for these purposes. The actual amount of collected tax increments will depend upon the pace at which the Redevelopment Plan is implemented and the impact of the redevelopment activities and other economic factors on the tax base in the TAD as a whole.

SCHOOL SYSTEM IMPACT ANALYSIS (R)

Georgia's Redevelopment Powers Law, which governs the operation of tax allocation districts in the State, was amended during the 2009 legislative session to include a new provision under section 36-44-3(9)(R) for preparation of a "School System Impact Analysis." This section presents the school impacts of the Camden County, Tax Allocation District #2: Camden Woods to address the requirements of this portion of the Redevelopment Powers Law.

CURRENT VALUE OF THE CAMDEN WOODS TAD VERSES THE CAMDEN COUNTY SCHOOLS TAX DIGEST

The current taxable digest for the TAD #2: Camden Woods is estimated to be $5.6 million. According to the Georgia Department of Revenue, the most recent published value for the Camden County School District's net taxable digest (M&O) is nearly $1.55 billion.[1] Thus, the proposed TAD #2 represents roughly one third of 1% of the School District's total tax digest.

The amount of ad valorem school taxes collected from the properties designated in the redevelopment area, as determined by the tax assessor on December 31, 2022, will continue to flow to the Camden County School District throughout the operation of the TAD. The TAD Special Fund will receive any additional property taxes collected above the 2022 base amount for use to attract redevelopment to this portion of Camden Woods.

Tax Digest in Camden Woods TAD as a Percentage of Camden County Schools Digest	
TAD Current School Tax Digest	$5,577,194
Camden County Schools Digest	$1,551,005,601
TADs as percent of County	0.36%

ESTIMATED NUMBER OF PUBLIC SCHOOL STUDENTS FROM THE CAMDEN WOODS TAD

The Camden Woods Redevelopment Area will feature significant residential development over the next 8 years. Up to 830 new apartment units are currently proposed for construction. This would represent an average of approximately 104 new units per year. Among new residential households, there may be some school-aged residents. The table below is an estimate of the residents and school-aged children that could be generated from the hypothetical development.

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[1] Published total tax digest information used for this report is for 2021 as reported by the Georgia Department of Revenue. 2021 digest values may be different from what is reported herein. The taxable digest reported in the table is for general fund (M&O) expenditures.

Camden Woods TAD School Aged Children from New Development

Unit Type	Units at Build-Out	School Age Children per Unit	School Aged Children at Build-Out
Multifamily	830	0.3	249
Public School Students (93.4 % of total)			**233**

Source: KB Advisory Group; American Community Survey Data

As indicated in the table, there are projected to be 249 school age residents in the 830 new housing units that could be constructed. Of those, approximately 233 would be expected to attend public schools. Thus, over the next 8 years, there could be an average of about 30 new school-aged children added annually in the TAD area. In addition to the school-aged children from the residential development located within the TAD, there may be some additional school impacts due to new employment generation from commercial development in the TAD occurring in the larger Camden County area. Those impacts have not been estimated in this analysis.

LOCATION OF SCHOOL FACILITIES WITHIN THE CAMDEN WOODS REDEVELOPMENT AREA

There are no Camden County school facilities within the boundary of the redevelopment area, but Camden County Schools owns a site intended for future development as a school.

ESTIMATE OF SCHOOL DISTRICT REVENUE IMPACTS FROM DEVELOPMENT IN THE CAMDEN WOODS TAD

The development proposed in the Camden Woods TAD would have a major positive impact on the amount of ESPLOST school system sales tax revenue Camden County Schools will receive. Shown below is an estimate of the additional retail sales that may occur from the hypothetical development in the TAD. Based on both the net addition of new residential units and the development of additional retail space, Camden County Schools could receive an additional $1.9 million in ESPLOST revenue annually from the development occurring in the TAD once it reaches build-out.

Estimated ESPLOST Revenue to Camden County Schools at Build Out

Residential	**Units**	**Median HH Income**	**Aggregate HH Income**	**Average Local HH Spending**	**ESPLOST Revenue (1% Sales Tax)**
Multifamily	830	$60,594	$50,293,020	$25,146,510	$251,465
Subtotal					$251,465
Commercial	**Square Feet**	**Sales/SF**	**Aggregate Sales**	**Adjustment for Double Counts (25%)**	
Retail	1,057,375	$220	$232,622,500	$174,466,875	$1,744,669
Total					**$1,996,134**

In the event of the creation of the TAD, the annual real estate revenue amount associated with the base value of the proposed TAD area would continue to flow to the school district's general fund, as would current and future personal property taxes levied on business furnishings, inventories, and industrial equipment. Throughout Camden County, the value of commercial and industrial personal property averages 30% of commercial and industrial real estate value. For evaluation purposes here, this amount was reduced to 25% to give a conservative estimate of personal property taxes.

8-Year Financial Gain to Camden County Schools	
Personal Property Tax Revenue Collections Without TADs	$199,930
Personal Property Tax Revenue Collections With TADs	$1,242,103
ESPLOST Revenue Collections With TADs	$1,996,134
Total Revenue Increase from TADs	**$3,038,307**

The table above shows a calculation of the 8-year tax revenues that could flow to Camden County Schools with and without creating the Camden Woods TAD. As shown in the table, without creating the TAD, assuming that property values increase at 1.5% annually, the school district is forecast to realize a revenue growth of roughly $200,000 in personal property taxes from the area included in the proposed TAD. However, if Camden County Schools participated in the TAD, the estimated personal property tax revenue would be $1.2 million over the same period. An additional $2 million in cumulative ESPLOST revenue could be generated by new households and retail space to be developed in the TAD. This would be above and beyond an assumed stagnant or possibly even falling rate of ESPLOST revenue collections that could potentially occur without the TAD. The net result is that schools could receive over $3 million more over the next 8 years if the proposed TAD is created and the associated development occurs, versus not being created.

COMPARISON OF REAL ESTATE VALUES IN CAMDEN WOODS TAD

Shown below is a comparison of the projected assessed value for the proposed rental apartments that may be constructed in Camden Woods compared to other such properties in Camden County. The Camden Woods rental apartments are estimated to have an average assessed value of $26,000 per unit (40% of FMV). A sample of four comparable developments in the county has an average assessed value of $32,106. As a result, the proposed development in the TAD will have lower per-unit values than other existing apartments.

Comparison of Assessed Values of Proposed TAD Residential Development with Area Assesed Values

Apartments	Address	Units	FMV	Assessed Value	Value per Unit
Proposed TAD Apartments	NA	830	$53,950,000	$21,580,000	**$26,000**
Pointe Grand Kingsland	7 Lake Point Drive	216	$28,816,941	$11,526,776	$53,365
Preserve at Newport	201 J Nolan Wells Road	72	$2,056,320	$822,528	$11,424
Royal Point	301 N Gross Road	144	$16,466,824	$6,586,730	$45,741
Ashton Cove Apartments	230 N Gross Road	72	$3,220,990	$1,288,396	$17,894
Average of Existing Apartments					**$32,106**

CONCLUSION REGARDING SCHOOL DISTRICT IMPACTS FROM THE CAMDEN WOODS TAD

As demonstrated in the preceding analysis, the economic impacts to Camden County Schools participation in the Camden Woods TAD is as follows:

- The Camden Woods redevelopment area could affect the future appreciation of 0.36% of the county's tax digest. The current amount of ad valorem property taxes generated from within the TAD, roughly $93,000 annually, will continue to go to the school system. In contrast, only taxes associated with incremental real estate digest growth above the current base amount are pledged to the TAD.
- The redevelopment area could directly add up to 208 public school children over the next 8 years at an average rate of approximately 26 students per year.
- There are no schools within the boundary of the redevelopment area.
- Over the next 8 years, proposed redevelopment in the TAD could generate over $3.2 million in additional revenues to Camden County Schools, $3 million more than if the TAD was not created, due to growth in personal property and ESPLOST tax revenues.

Thus, we conclude that the Camden County Schools' potential gains from participating in the Camden Woods TAD will be substantially positive due to the future growth in its tax digest and ESPLOST revenues while creating only a modest impact on the demand for school services.

APPENDIX A: LIST OF TAX PARCELS WITHIN TAD #2: CAMDEN WOODS

Parcel Number	Owner	Acreage	FMV	Taxable Value
107 01 001	V/LOT 1 THE VILLAS AT CAMDEN WOODS	0.26	$20,000	$8,000
107 01 001A	COM/LOT TRACT 'A' THE VILLAS AT CAMDEN WOODS	1.97	$89,100	$35,640
107 01 001B	COM/LOT TRACT 'B' THE VILLAS AT CAMDEN WOODS	1.94	$88,200	$35,280
107 01 001C	LAKE/LOT TRACT 'C ' THE VILLAS AT CAMDEN WOODS	1.73	$1,730	$692
107 01 001D	AMENITY CENTER/LOT TRACT 'D ' THE VILLAS AT CAMDEN WOODS	1.89	$28,900	$11,560
107 01 001E	LAKE/LOT TRACT 'E ' THE VILLAS AT CAMDEN WOODS	3.14	$3,140	$1,256
107 01 001F	PUMP STATION/L TRACT 'F ' THE VILLAS AT CAMDEN WOODS	1.49	$149	$60
107 01 001G	WETLAND TRACT 'G ' THE VILLAS AT CAMDEN WOODS	4.59	$69	$28
107 01 001H	COMMON TRACT 'H ' THE VILLAS AT CAMDEN WOODS	0.11	$11	$4
107 01 001I	COMMON TRACT 'I ' THE VILLAS AT CAMDEN WOODS	0.11	$11	$4
107 01 002	V/LOT 2 THE VILLAS AT CAMDEN WOODS	0.25	$20,000	$8,000
107 01 003	V/LOT 2 THE VILLAS AT CAMDEN WOODS	0.55	$20,000	$8,000
107 01 004	H/LOT 4 THE VILLAS AT CAMDEN WOODS	0.24	$270,504	$108,202
107 01 005	V/LOT 5 THE VILLAS AT CAMDEN WOODS	0.26	$20,000	$8,000
107 01 006	V/LOT 6 THE VILLAS AT CAMDEN WOODS	0.26	$20,000	$8,000
107 01 007	V/LOT 7 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 008	V/LOT 8 THE VILLAS AT CAMDEN WOODS	0.23	$20,000	$8,000
107 01 009	V/LOT 9 THE VILLAS AT CAMDEN WOODS	0.25	$20,000	$8,000
107 01 010	V/LOT 10 THE VILLAS AT CAMDEN WOODS	0.25	$20,000	$8,000
107 01 011	V/LOT 11 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 012	V/LOT 12 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 013	V/LOT 13 THE VILLAS AT CAMDEN WOODS	0.26	$20,000	$8,000
107 01 014	V/LOT 14 THE VILLAS AT CAMDEN WOODS	0.22	$20,000	$8,000
107 01 015	V/LOT 15 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 016	V/LOT 16 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 017	V/LOT 17 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 018	V/LOT 18 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 019	V/LOT 19 THE VILLAS AT CAMDEN WOODS	0.61	$20,000	$8,000
107 01 020	V/LOT 20 THE VILLAS AT CAMDEN WOODS	0.27	$20,000	$8,000
107 01 021	V/LOT 21 THE VILLAS AT CAMDEN WOODS	0.33	$20,000	$8,000
107 01 022	V/LOT 22 THE VILLAS AT CAMDEN WOODS	0.33	$20,000	$8,000
107 01 023	V/LOT 23 THE VILLAS AT CAMDEN WOODS	0.29	$20,000	$8,000
107 01 024	V/LOT 24 THE VILLAS AT CAMDEN WOODS	0.25	$20,000	$8,000
107 01 025	V/LOT 25 THE VILLAS AT CAMDEN WOODS	0.27	$20,000	$8,000
107 01 026	V/LOT 26 THE VILLAS AT CAMDEN WOODS	0.30	$20,000	$8,000
107 01 027	V/LOT 27 THE VILLAS AT CAMDEN WOODS	0.61	$20,000	$8,000
107 01 028	V/LOT 28 THE VILLAS AT CAMDEN WOODS	0.25	$20,000	$8,000
107 01 029	V/LOT 29 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 030	V/LOT 30 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000

107 01 031	V/LOT 31 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 032	V/LOT 32 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 033	V/LOT 33 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 034	V/LOT 34 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 035	V/LOT 35 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 036	V/LOT 36 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 037	V/LOT 37 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 038	V/LOT 38 THE VILLAS AT CAMDEN WOODS	0.27	$20,000	$8,000
107 01 039	V/LOT 39 THE VILLAS AT CAMDEN WOODS	0.27	$20,000	$8,000
107 01 040	V/LOT 40 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 041	H/LOT 41 THE VILLAS AT CAMDEN WOODS	0.24	$264,936	$105,974
107 01 042	H/LOT 42 THE VILLAS AT CAMDEN WOODS	0.24	$600,635	$240,254
107 01 043	V/LOT 43 THE VILLAS AT CAMDEN WOODS	0.52	$20,000	$8,000
107 01 044	V/LOT 44 THE VILLAS AT CAMDEN WOODS	0.27	$20,000	$8,000
107 01 045	H/LOT 45 THE VILLAS AT CAMDEN WOODS	0.25	$431,790	$172,716
107 01 046	H/LOT 46 THE VILLAS AT CAMDEN WOODS	0.24	$241,206	$96,482
107 01 047	V/LOT 47 THE VILLAS AT CAMDEN WOODS	0.25	$20,000	$8,000
107 01 048	V/LOT 48 THE VILLAS AT CAMDEN WOODS	0.25	$20,000	$8,000
107 01 049	V/LOT 49 THE VILLAS AT CAMDEN WOODS	0.23	$20,000	$8,000
107 01 050	V/LOT 50 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 051	V/LOT 51 THE VILLAS AT CAMDEN WOODS	0.23	$20,000	$8,000
107 01 052	V/LOT 52 THE VILLAS AT CAMDEN WOODS	0.23	$20,000	$8,000
107 01 053	V/LOT 53 THE VILLAS AT CAMDEN WOODS	0.23	$20,000	$8,000
107 01 054	V/LOT 54 THE VILLAS AT CAMDEN WOODS	0.23	$20,000	$8,000
107 01 055	V/LOT 55 THE VILLAS AT CAMDEN WOODS	0.23	$20,000	$8,000
107 01 056	V/LOT 56 THE VILLAS AT CAMDEN WOODS	0.23	$20,000	$8,000
107 01 057	V/LOT 57 THE VILLAS AT CAMDEN WOODS	0.23	$20,000	$8,000
107 01 058	V/LOT 58 THE VILLAS AT CAMDEN WOODS	0.31	$20,000	$8,000
107 01 059	V/LOT 59 THE VILLAS AT CAMDEN WOODS	0.31	$20,000	$8,000
107 01 060	V/LOT 60 THE VILLAS AT CAMDEN WOODS	0.27	$20,000	$8,000
107 01 061	V/LOT 61 THE VILLAS AT CAMDEN WOODS	0.26	$20,000	$8,000
107 01 062	V/LOT 62 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 063	V/LOT 63 THE VILLAS AT CAMDEN WOODS	0.23	$20,000	$8,000
107 01 064	V/LOT 64 THE VILLAS AT CAMDEN WOODS	0.23	$20,000	$8,000
107 01 065	V/LOT 65 THE VILLAS AT CAMDEN WOODS	0.23	$20,000	$8,000
107 01 066	V/LOT 66 THE VILLAS AT CAMDEN WOODS	0.23	$20,000	$8,000
107 01 067	V/LOT 67 THE VILLAS AT CAMDEN WOODS	0.23	$20,000	$8,000
107 01 068	V/LOT 68 THE VILLAS AT CAMDEN WOODS	0.23	$20,000	$8,000
107 01 069	V/LOT 69 THE VILLAS AT CAMDEN WOODS	0.25	$20,000	$8,000
107 01 070	V/LOT 70 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 071	V/LOT 71 THE VILLAS AT CAMDEN WOODS	0.27	$20,000	$8,000
107 01 072	V/LOT 72 THE VILLAS AT CAMDEN WOODS	0.24	$20,000	$8,000
107 01 073	V/LOT 73 THE VILLAS AT CAMDEN WOODS	0.23	$20,000	$8,000
107 01 074	V/LOT 74 THE VILLAS AT CAMDEN WOODS	0.23	$20,000	$8,000

107 01 075	H/LOT 75 THE VILLAS AT CAMDEN WOODS	0.23	$372,361	$148,944
107 01 076	H/LOT 76 THE VILLAS AT CAMDEN WOODS	0.25	$445,453	$178,181
107 017B	CAMDEN WOODS LTD.	10.33	$649,838	$259,935
107 019C	HOLY TRINITY LUTHERAN CHURCH	10.02	$1,174,410	$0
107 032	III PALMS PLAZA INC.	2.02	$1,334,898	$533,959
107 035	LAUREL ISLAND HOLDINGS, LLC	68.05	$220,500	$88,200
107 036	LAUREL ISLAND HOLDINGS, LLC	26.24	$84,000	$33,600
107 037	LAUREL ISLAND HOLDINGS, LLC	43.48	$136,500	$54,600
107 038	LAUREL ISLAND HOLDINGS, LLC	60.05	$189,000	$75,600
107 039	LAUREL ISLAND HOLDINGS, LLC	87.57	$283,500	$113,400
107 040	LAUREL ISLAND HOLDINGS, LLC	41.10	$136,500	$54,600
108 049	PROSPERA LLC	10.10	$589,528	$235,811
108 050	LAUREL ISLAND HOLDINGS, LLC	127.47	$538,925	$215,570
108 050	RAYONIER FOREST RESOURCES LP	2.05	$17,352	$6,941
108 050A	EASON JESSEE A & BARBARA	4.34	$770,187	$308,075
108 050B	HAPNEY INVESTMENTS LLC	1.79	$573,543	$229,417
108 050C	AVATAR GA LLC	0.58	$451,835	$180,734
108 050D	RAYONIER FOREST RESCOURCES LP	2.05	$17,352	$6,941
108 050G	HAPNEY INVESTMENTS LLC	1.61	$149,457	$59,783
108 050L	DOUBLE J HOLDINGS LLC	2.05	$1,250,214	$500,086
108 050N	OPTICAL INVESTMENTS LLC	1.15	$853,558	$341,423
108 050P	LAUREL ISLAND HOLDINGS LLC	1.00	$120,000	$48,000
108 072	GEORGIA III LP	11.07	$150,875	$60,350
121 003B001	D & C LLC	0.90	$143,906	$57,562
121 003B002	STEIN JAMES E	0.40	$198,580	$79,432
121 003B003	D & C LLC	0.70	$227,144	$90,858
121 003F	V F W OF USA	1.38	$334,828	$133,931
121 007S	OVERKILL LAND DEVELOPMENT LLC	9.59	$302,771	$121,108
121 083	CAMDEN COUNTY SCHOOLS	20.00	$89,700	$0
Grand Total		**584.27**	**$15,207,096**	**$5,577,194**

Appendix B: Pay As You Go Revenue Estimates for TAD #2: Camden Woods

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cumulative New Assessed Value		$12,850,000	$19,853,500	$28,227,035	$45,621,680	$65,167,897	$73,643,576	$79,270,012	$80,062,712	$80,863,339
Existing Assessed Value		$230,352	$355,899	$506,005	$817,825	$1,168,215	$1,320,152	$1,421,013	$1,421,013	$1,421,013
Incremental Assessed Value		$12,619,648	$19,497,601	$27,721,030	$44,803,855	$63,999,682	$72,323,424	$77,848,999	$78,641,699	$79,442,326
Property Taxes										
City of Kingsland @ .00800		$100,957	$155,981	$221,768	$358,431	$511,997	$578,587	$622,792	$629,134	$635,539
Camden County @ .015562		$196,387	$303,422	$431,395	$697,238	$995,963	$1,125,497	$1,211,486	$1,223,822	$1,236,281
Camden Co, Schools @ .01536		$193,838	$299,483	$425,795	$688,187	$983,035	$1,110,888	$1,195,761	$1,207,936	$1,220,234
Total Property Tax		**$491,182**	**$758,886**	**$1,078,958**	**$1,743,856**	**$2,490,996**	**$2,814,972**	**$3,030,039**	**$3,060,892**	**$3,092,054**
Potential 10 Year Property Taxes										**$18,561,834**

City of Kingsland, Georgia

107 S. Lee Street, Kingsland, Georgia 31548
912-729-5613
www.kingslandgeorgia.com

Section IV

Application for Approval of Redevelopment Area(s), Redevelopment Plan(s), and Tax Allocation District(s)(TAD)

APPLICATION CHECKLIST

(**ALL** of the following items **MUST** be addressed and documented. Include attachments were required.)

- ☑ Project Partners Information Form (include one form for each project partner
- ☑ Map of Proposed Redevelopment Area
- ☑ Description of Proposed Redevelopment Project and Concept Plan
- ☑ Current and Proposed Property Valuations within the Proposed Tax Allocation District (include parcel id number for each parcel within the proposed TAD)
- ☐ Outline of Estimated Project Costs
- ☐ Project Proforma
- ☐ Sources and Evidence of Developer/Project Equity Commitment
- ☑ Estimate of TAD funding assistance and how this funding is allocated to eligible redevelopment costs
- ☑ Proposed Construction Schedule
- ☐ Project Feasibility Study
- ☐ Project Market Study
- ☑ List of Similar Representative Projects completed by Developer/Project Leadership Team
- ☑ Other Attachments(Please list below)

Section IV

Application for Approval of Redevelopment Area(s), Redevelopment Plan(s), and Tax Allocation District(s)(TAD)

Project Partners Information (complete one page for each current development/equity/financial partner)

Contact Name Ronald Sawyer

Title: Owner-President

Company Sawyer & Associates, Inc.

Address: 100 Marsh Harbor Parkway

City: Kingsland State: GA Zip Code: 31548

Phone: 9125769003 Fax: 9125769033 Cell:

E-Mail: rhs@sawyerandassociates.com

State of Business Registration Georgia

Brief Description of the Business and its Role in the Proposed Project: Home building and real estate development company with experience developing commercial and hotel properties.

Section IV

Application for Approval of Redevelopment Area(s), Redevelopment Plan(s), and Tax Allocation District(s)(TAD)

Description of Redevelopment Project and Redevelopment Area

Project Name: Camden Woods TAD

Project Address of Location: Hiway 40 and Camden Woods Parkway, Kingsland, GA

Total Acreage of Project Site: 309

Brief Description of Proposed Redevelopment Project: Mixed use development on four sites with associated infrastructure and utilities.

All proposed projects must be reviewed with the Kingsland Community Planning and Development Department to determine the following components.

What is the current land use of the project site:
- ☑ Agriculture/ Forestry
- ☑ Commercial
- ☑ Industrial
- ☑ Residential

What is the current zoning of the project site: Mixed use, R2, R3, PD C

Does the proposed use conform to the Future Land Use Map? ☑ Yes ☐ No

Check all the proposed land use/ zoning for the project site
- ☑ Mixed-Use
- ☐ Institutional
- ☑ Recreation
- ☑ Utility
- ☑ Park/Greenspace
- ☐ Tourism/Attraction
- ☐ Industrial
- ☑ Residential
- ☑ Comm.-Office/Retail
- ☐ Other (please specify)

Will the project require review as a Development of Regional Impact? ☐ Yes ☑ No

Has the developer prepared a preliminary wetlands assessment of the site? If yes, please provide a copy. ☑ Yes ☐ No

Please include the following in your application packet:
- ☑ Current Site Map
- ☐ Preliminary Wetlands Maps
- ☑ Proposed TAD area map
- ☑ Proposed Site Plan
- ☐ Concept Renderings

Section IV

Application for Approval of Redevelopment Area(s), Redevelopment Plan(s), and Tax Allocation District(s)(TAD)

Estimated Project Cost

Specify the dollar amounts associated with the following project. Project Proforma should be attached.

Land Acquisition	N/A
Site Demolition/ Clean-Up	N/A
Site Development	See Below
Building Cost	N/A
Arch./Eng. Fees	$300,000
Legal Fees	$19,000
Environmental Remediation	N/A
Infrastructure	$9,500,000
Construction	N/A
Developer Fee	N/A
Contingencies	N/A

List all other relevant project costs not listed above:

TAD Valuations

Total present assessed value of parcels	$5,577,194	Estimated assessed value of parcel upon completion	$79,861,626

Please attach documentation of how the estimated value was determined.

Section IV

Application for Approval of Redevelopment Area(s), Redevelopment Plan(s), and Tax Allocation District(s)(TAD)

Estimate of TAD Funding Assistance (*for eligible redevelopment costs*)

Land Acquisition	N/A
Water/Sewer/ Stormwater	COIL to provide
Roads/Sidewalks	Part of roadway cost
Site Clean/Up - Development	N/A
Parking	N/A
A/E/Legal Fees	N/A
Building Construction	$9,500,000 for Roads and utilities
Landscaping	Associated with Camden Woods and 51st ST.
Lighting	Retask light at Highway 40 intersection/install ne
Traffic Control	@ 51st St. Camden Woods Prkwy/Laurel Is. Pak
Other (list item and individual amounts below	

Total Estimate of TAD Funding Assistance	$9,500,000

Section IV

Application for Approval of Redevelopment Area(s), Redevelopment Plan(s), and Tax Allocation District(s)(TAD)

Sources of Project Funding

Private Equity	N/A
Bank or other Private Lending Sources	$9,500,000
TAD increment	$9,500,000
Other Funding (list below with amounts)	

____

____

Total Project Funding	

Indicate the amount of TAD funding assistance requested as a percentage of the total project cost. (exclude capitalized interest)

Proposed Construction Schedule

Land Acquisition	Land already owned by developer
Site Engineering Completed	within 6 months
Site Plan submittal for review and approval	within 90 days
Groundbreaking	within 120 days on initial development
Site Development Completed	within 12 to 18 months
Building Construction Completed	N/A
Ribbon Cutting	TBD

Section IV

Application for Approval of Redevelopment Area(s), Redevelopment Plan(s), and Tax Allocation District(s)(TAD)

Projected Employment

Provide a detailed list of the following job information;

a.) full and part-time employment (during construction)
b) average wages/average salaries
c) total full and part time employment after construction

Other Required Documents

1. Demonstration that the tax allocation increment and/or other fees expected to be generated will be sufficient to provide at least 1.5 times the coverage of the project debt service on any such tax allocation bonds or notes issued in support of the proposed project.

2. Project plans (and associated redevelopment plan) must be submitted at the time of application.
3. Include a 10 year trend analysis of real property values for the proposed project site.
4. Provide a 10 year projection to display the following scenarios;
    a.) Value of the proposed project site should redevelopment not occur.
    b.) Value of the proposed project site should this TAD project be approved
    c.) Value of the proposed project site if the TAD was not approved but redevelopment occurred otherwise.

Other Information

As a component of any formal approval of Redevelopment Areas, Redevelopment Plans, and Tax Allocation Districts, the City, the Development, and potential other partners will enter into a formal Development Agreement for the project. Development Agreements will include job creation qualifications. Development Agreements will also contain a statement stating that TAD assistance may be withheld by the City, or the City's obligation to the applicant may be be reduced, if satisfactory evidence is not shown that the indicated number and quality of jobs have been created.

All successful applicants will be responsible for prompt payment of all out-of-pocket expenses that the City may incur in connection with the creation of a TAD (in excess of any expenses paid by the City from the Application Fee) or, thereafter related directly to the TAD, including, without limitation to fees and expenses of the City's financial advisor and/or special counsel.

Final applications for TAD approval must be received no later August 1 of the year in which the applicant is requesting certification of the TAD tax base.

A non-refundable application fee is due at the time of submittal of the final application of $10,000. However, the City Manager may increase the application fee to a maximum of $15,000 depending on the complexity of the project application and the City's analysis thereof, and any such increased application fee amount shall be due and payable within ten (10) days following the date of the City Manager's written notice of such increase. (checks must be made payable to the City of Kingsland.)

Section IV

Application for Approval of Redevelopment Area(s), Redevelopment Plan(s), and Tax Allocation District(s)(TAD)

APPLICATION/CERTIFICATION

I hereby certify that the information contained in this application is true, accurate, and complete to the best of my knowledge. I further certify that ALL of the items listed in this application have been addressed and included. I further certify that construction has not begun on the project as defined in the City of Kingsland Redevelopment Powers Policy. I further certify that the developer nor the property are delinquent on any City of Kingsland, Camden County, or Camden County School ad valorem taxes.

Printed Name of Applicant: Ronald Sawyer

Signature of Applicant (Contact):

Signature Date:

A RESOLUTION #2022-__

CREATING THE CITY OF KINGSLAND TAD #2: CAMDEN WOODS REDEVELOPMENT PLAN; DESIGNATING THE BOUNDARIES OF THE REDEVELOPMENT AREA AND TAX ALLOCATION DISTRICT; ESTABLISHING THE TAX ALLOCATION INCREMENT BASE FOR THE TAX ALLOCATION DISTRICT; ADOPTING A REDEVELOPMENT PLAN FOR THE AREA; ESTABLISHING THE INTENT TO ISSUE AND SELL TAX ALLOCATION BONDS NECESSARY TO EFFECTUATE THE REDEVELOPMENT OF THE AREA; AUTHORIZING THE CITY OF KINGSLAND THROUGH ITS MAYOR AND C0UNCIL TO ACT AS THE REDEVELOPMENT AGENT TO IMPLEMENT THE REDEVELOPMENT PLAN PURSUANT TO THE REDEVELOPMENT POWERS LAW; AND FOR OTHER PURPOSES.

WHEREAS, the Redevelopment Powers Law (O.C.G.A. § 36-44-1 et seq.) provides for the establishment of redevelopment powers and the creation of redevelopment plans and tax allocation districts by counties and municipalities in the State of Georgia; and

WHEREAS, the purpose of the Redevelopment Powers Law is to improve economic and social conditions within substantially underutilized and economically and socially depressed urban areas that contribute to or cause unemployment, limit the tax resources of counties and municipalities while creating a greater demand for governmental services, have a detrimental effect upon the public health, safety, morals and welfare, and impair or arrest the sound growth of the community; and

WHEREAS, it is in the public interest of the City of Kingsland that the Redevelopment Powers Law be exercised to improve economic and social conditions of the City of Kingsland Tad #2: Camden Woods Redevelopment Plan in order to abate or eliminate deleterious effects of its current depressed and underutilized state; and

WHEREAS, the Mayor and Council find that the City Of Kingsland Tad #2: Camden Woods Redevelopment Plan boundary contains deteriorated or inadequate utility, transportation or transit infrastructure; deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handing the volume of traffic into or through the area following redevelopment; and deteriorating or inadequate utility infrastructure following development, which substantially impair or arrest the sound growth of the community, and which retard the provision of housing accommodations or employment opportunities; and

WHEREAS, the Mayor and Council find that the City of Kingsland Tad #2: Camden Woods Redevelopment Plan boundary includes open areas which substantially impair or arrest the sound growth of the community; and

WHEREAS, the Mayor and Council find that the City of Kingsland Tad #2: Camden Woods Redevelopment Plan boundary has inadequate roadways, bridges, or public transportation or transit facilities incapable of handling the volume of traffic or passenger flow through the area in a safe and efficient manner; and

WHEREAS, adoption of the City of Kingsland Tad #2: Camden Woods Redevelopment Plan is necessary to establish this area as a true gateway into the City of Kingsland; and

WHEREAS, the City recognizes that new retail and commercial spaces, streetscapes, sidewalks, parks and greenspace are needed to revitalize this area; and

WHEREAS, the City of Kingsland Tad #2: Camden Woods Redevelopment Plan can provide incentives and initial funding to catalyze the redevelopment of the area; and

WHEREAS, the City of Kingsland has designated itself through its Mayor and Council as the Redevelopment Agency pursuant to O.C.G.A. § 36-44-1 et seq.; and

WHEREAS, it is in the public interest of the City that the Redevelopment Powers Law be exercised to improve the economic and social conditions of the City of Kingsland Tad #2: Camden Woods Redevelopment Plan boundary in order to remedy the detrimental effects of its current depressed and underutilized state; and

WHEREAS, a Redevelopment Plan has been prepared to be used as a framework for the redevelopment of the City of Kingsland Tad #2: Camden Woods Redevelopment Plan boundary pursuant to O.C.G.A. § 3 -44-3(9); and

WHEREAS, the City recognizes that the Redevelopment Plan is a tool by which to implement the redevelopment of the City of Kingsland Tad #2: Camden Woods Redevelopment Plan boundary and the adoption of the Redevelopment Plan does not supersede or modify the current zoning regulations on those properties referenced in the Plan; and

WHEREAS, the Council of the City of Kingsland desires to adopt the City of Kingsland Tad #2: Camden Woods Redevelopment Plan and create Tax Allocation District Number Two.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF KINGSLAND, GEORGIA HEREBY RESOLVES AS FOLLOWS:

Section 1. The City of Kingsland finds and declares that the City of Kingsland Tad #2: Camden Woods Redevelopment Plan boundary on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of the City of Kingsland Tad #2: Camden Woods Redevelopment Plan (hereinafter "Redevelopment Plan").

Section 2. The City of Kingsland finds and declares that improvement of the City of Kingsland Tad #2: Camden Woods Redevelopment Plan boundary on the whole is likely to enhance the value of a substantial portion of other real property in the district.

Section 3. The City of Kingsland adopts the Redevelopment Plan attached hereto as Exhibit A as the Redevelopment Plan for the aforesaid area pursuant to the Redevelopment Powers Law.

Section 4. Pursuant to the Redevelopment Plan and the Redevelopment Powers Law, the City of Kingsland creates Tax Allocation District Number Two - City of Kingsland Tad #2: Camden Woods Redevelopment Plan in the Redevelopment boundary described on Page 8 and 9 and in Appendix A (page 29, 30, 31) of the Redevelopment Plan.

Section 5. Tax Allocation District Number Two - City of Kingsland Tad #2: Camden Woods Redevelopment boundary is hereby created as of December 31, 2022, and shall continue in existence until all redevelopment costs, including financing costs and debt service on tax allocation bonds, are paid in full.

Section 6. The City of Kingsland hereby establishes the estimated Tax Allocation Increment Base of $5,577,194.00, subject to certification by the State Revenue Commissioner as provided in O.C.G.A. § 36-44-10. The property taxes to be used for computing tax allocation increments, as estimated on Page 23 of the Redevelopment Plan, shall include ad valorem taxes on real and personal property. Inclusion of ad valorem taxes levied by Camden County and the Camden County Board of Education in the computation of the tax allocation increment is contingent upon the consent of such bodies for the inclusion of their respective shares of ad valorem taxes in such computation.

Section 7. The City of Kingsland through its Mayor and Council will act as the redevelopment agency and will exercise the redevelopment powers as necessary to implement the provisions of the Redevelopment Plan and to effectuate the redevelopment of the City of Kingsland Tad #2: Camden Woods Redevelopment Plan boundary pursuant to the Redevelopment Plan and the Redevelopment Powers Law.

Section 8. The Mayor and Council authorize the use of the proceeds of any tax allocation bonds issued by the ________________ for any and all eligible uses including, without limitation, costs of issuance of the tax allocation bonds; environmental remediation; capital costs of public and private improvements, including but not limited to streets, bridges, utilities, storm and sanitary sewers, parks, parking facilities, sidewalks and streetscapes; professional services costs, including fees for architectural, engineering and environmental services; and such other uses deemed necessary pursuant to provisions of the Redevelopment Plan and the Redevelopment Powers Law.

Section 9. The property proposed to be pledged for payment or as security for payment of tax allocation bonds will include the positive ad valorem tax allocation increments derived from Tax Allocation District Number Two - City of Kingsland Tad #2: Camden Woods Redevelopment Plan.

Section 10. The Mayor and Council acknowledge and anticipates that the Redevelopment Plan may be amended from time to time as plans for the Redevelopment boundary are further developed and refined.

Section 11. This Resolution shall not be construed to obligate the City of Kingsland to issue tax allocation bonds or fund redevelopment costs for any project described in the Redevelopment Plan as adopted or as may be amended from time to time. Prior to disbursing tax allocation funds, including but not limited to proceeds of tax allocation bonds, to reimburse redevelopment costs, the City will establish policies and procedures and/or negotiate and enter into development agreements with developer(s) to establish the rights and obligations of each party.

Section 12. All resolutions and parts of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Adopted and approved this ___ day of December, 2022

THE CITY OF KINGSLAND GEORGIA

By: ____________________________

Dr. C. Grayson Day, Jr.
Mayor

Attest:

By: _______________________
Jean O. Seigler
City Clerk

Board of County Commissioners

P.O. Box 99/200 East 4th Street • Woodbine, GA 31569
Phone: (912) 510.0464 • Fax: (912) 576.5647 • www.camdencountyga.gov

The Community Rating System (CRS) is a voluntary program under the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP) that allows communities to earn flood insurance premium discounts for their residents and businesses. Communities earn CRS credit points for activities that promote flood risk reduction practices and encourage residents to purchase flood insurance. CRS class ratings are assigned at 500-point increments, and each improvement in class rating nets an additional 5% in flood insurance premium discounts. The CRS class ratings range from 1 to 10 with 10 being the lowest rating and 1 being the highest and best rating available. Camden County has participated in the CRS program since 2013 and is currently rated as a Class 6 community. This class 6 rating provides residents and businesses with a 20% discount on their flood insurance premiums. The City of St. Marys joined CRS in 2016 and is also a class 6 community. The City of Kingsland is actively working to join CRS. The City of Woodbine does not participate in the program.

The CRS Coordinator's Manual includes the option of implement a Joint Program for Public Information (PPI). In 2016, the City of St. Marys and Camden County decided to join together to create a Joint PPI. Under the Joint PPI, a community or group of communities work together to create customized flood risk reduction outreach messages. These coordinated messages are delivered to residents through handouts, mailers, social media messages, etc. By disseminating these messages together each community earns points that can improve their CRS rating. The number of credit points earned depends on how extensive the implemented program is within each community's boundaries.

In our Joint Program for Public Outreach Camden County acts as the lead agency in organizing, scheduling and preparing the Joint PPI. The joint committee is required to meet annually to evaluate the current PPI plan and whether the current flood risk reduction messages are still appropriate and adjust them as needed. An annual report is then complied describing the past year's PPI outreach efforts and describe any new outreach ideas that will considered for implementation for the coming year. Every year the report will be presented as an informational document at each of the Joint PPI communities' councils. This update will serve to notify the respective councils on outreach activities undertaken the past year, ongoing projects and new outreach efforts for the coming year. Camden County Board of Commissioners, St. Marys City Council and Kingsland City Council must approve the PPI report and associated plans for all jurisdictions to receive CRS credit and to maintain or improve our respective community ratings.

The annual report to be presented to the councils for the 2021-22 Joint Program for Public Information is attached. The report highlights elements from our joint outreach efforts over the past year.

"Georgia's Coastal Community of Choice"

Joint Program for Public Information Annual Evaluation Report

Camden County, City of St. Marys & City of Kingsland

2021-2022 Report

INTRODUCTION

The Community Rating System (CRS) is a voluntary program under the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP) that allows communities to earn flood insurance premium discounts for their residents and businesses. Communities earn CRS credit points for activities that promote flood risk reduction practices and encourage residents to purchase flood insurance. CRS class ratings are assigned at 500-point increments, and each improvement in class rating nets an additional 5% in flood insurance premium discounts. The CRS class ratings range from 1 to 10 with 10 being the lowest rating and 1 being the highest and best rating available. Camden County has participated in the CRS program since 2013 and is currently rated as a Class 6 community. The City of St. Marys joined CRS in 2016 and is also a class 6 community. The class 6 rating provides residents and businesses with a 20% discount on their flood insurance premiums. The 20% discount saved Camden County $71,015 and St. Marys saw a savings of $129,135 for a total savings of $200,150. The City of Kingsland is actively working to join CRS. The City of Woodbine does not participate in the program.

The CRS Coordinator's Manual includes the option of implement a Joint Program for Public Information (PPI). In 2016, the City of St. Marys and Camden County decided to join together to create a Joint PPI. Under the Joint PPI, a community or group of communities work together to create customized flood risk reduction outreach messages. These coordinated messages are delivered to residents through handouts, mailers, social media messages, etc. By disseminating these messages together each community earns points that can improve their CRS rating. The number of credit points earned depends on how extensive the implemented program is within each community's boundaries.

HISTORY

In 2016 when the joint PPI began, the group invited and received participation from the University of Georgia Sea Grant Program, the University of Georgia Extension Office, The Nature Conservancy, local realtors, bankers, insurance agents and surveyors. Although there were a few growing pains during the start up the program had been initiated. By April of 2017 the PPI plan was finalized.

Through our joint efforts we feel that Camden County and the City of St. Marys' CRS programs have become stronger as we have learned from one another about shared flood protection and land use issues. Together the group worked through the FIRM changes in both jurisdictions. We hope as Kingsland joins the CRS group we will become an even stronger and more resilient Coast Community. In addition to our joint PPI committee, we with remain committed to working with the Coastal Georgia CRS Users Group to share our experiences with that group and learn from others in the group as well.

JOINT PROGRAM FOR PUBLIC INFORMATION

Camden County, Kingsland and St. Marys have joined together to create a Joint Program for Public Information (PPI). Through this information program, people in the are can learn about natural flood hazards they face, prepare for flooding and take steps to reduce their exposure to flood damage. The goals of the PPI are to better inform the public about their flood risks, to identify what residents can do to decrease future damage, to improve community flood hazard preparedness and to recognize the benefits of having flood insurance coverage. All of the public information activities will have the same objective: to motivate people to prepare and protect themselves and their property before, during and throughout the entire recovery process.

The PPI felt it was important to disburse messages through a variety of outreach materials such as billboards, public service announcements on the radio, posting on our websites, public meetings, and posters, publications and brochures posted throughout the county and cities. These messages will provide flood response preparation and disaster recovery information when needed and will help local community organizations raise flood risk awareness. They will seek to educate contractors, builders, realtors, insurance agencies and mortgage brokers on the importance of flood risk awareness and promoting the importance of flood insurance. They will assist stakeholders in their outreach efforts.

This joint effort not only signals a combined goal for enhanced public safety, it also illustrates the cooperative nature between our three communities who are becoming greater than the sum of their parts through our efforts. This collaboration has brought a better understanding of each community in the eyes of the other and has brought staff and stakeholders to a new level of cooperation.

It is of the opinion of the Program of Public Information Committee that anyone living within the county needs flood insurance. Hurricane Matthew and Hurricane Irma impacted the county 2016 and 2017 respectively, giving urgency to flood preparation, flooding outreach and hurricane recovery procedures. In addition to this natural vulnerability to flooding, Camden County expects to grow rapidly in population due to its favorable climate for retirees, available buildable land, and historic small-town charm. In order to promote the purchase of flood insurance, Camden County had identified three neighborhoods vulnerable to repeated flooding, along the St. Marys River. Camden County is working with a local resident to elevate their homes through FEMA's Hazard Mitigation Grant Program. Once either of these homes are elevated photographs and testimonials will be used to contribute to our outreach efforts.

St. Marys has identified its low-lying waterfront area, with fifty historic structures built within the SFHA as their main focus. St. Marys continues to look for solutions to protect these structures without losing their historic integrity. Promoting the purchase of flood insurance in this neighborhood is ongoing.

All three communities are concerned about developing outreach and raising awareness of flooding vulnerability to new residents. Southeast Georgia with its vast marshes, river access, potential for hurricanes and large rain events are quite different from other parts of the country and therefore education and preparation is vital for new and native residents.

Camden County sponsors an annual event with Smart Vent to promote mitigation strategies and the purchase of flood insurance. Smart Vent representatives offer to review insurance policies. They have been successful in improving the accuracy of flood insurance coverage. Camden County will continue to partner with Smart Vent to promote flood insurance policies and promote property protection.

Camden County Floodplain Manager, St. Marys Community Development Office and a local flood insurance agent, offer annual flooding workshops which are highly publicized on the county webpage and are well attended. There are videos on the website as well promoting the importance of purchasing flood insurance.

The Joint PPI Committee understands that in a coastal community like ours we have some unique challenges when it comes to building on our area. Our committee includes a home builder as well as a registered land surveyor. They are able help to promote our message to build only after educating yourself about flood zones, building codes, setbacks from wetlands, marshes and rivers, as well as knowing when Elevation Certificates are required and when, how to protect structures from flood hazards such as elevating homes, installing flood vents, using approved building materials. As a way to offer additional flood protection Camden County has adopted a three-foot requirement for new construction in the special flood hazard area. St. Marys requires two-foot of freeboard and Kingsland is aiming to adopt a three-foot freeboard requirement as well as they are working to join the CRS program.

2021-2022 Joint PPI Committee Members

Floodplain Managers:
Sarah Long, Camden County
Kenneth Hughes, St. Marys
Scott Kimball, Kingsland

Insurance Agent: Kevin Lang
Lender: Christy Bordelon
Public Information Officer: Larry Bruce

CITY AND COUNTY STAFF MEMBERS

Camden, Public Information Officer Captain Larry Bruce. Larry currently serves as the Public Information Officer for Camden County, and the Camden County Sheriff's Office. He began his law enforcement career with the City of Brunswick, Georgia in 1977. He is a Georgia Police Officer Standards and Training instructor. After serving 33 years in the Brunswick Police Department he retired as Captain in 2010. After retirement from The Brunswick Police Department, Larry was hired by the Camden County Sheriff's Office in September of 2010. Captain Bruce instituted a Citizen's Academy for The Camden County Sheriff's Office in 2011 and continues to reach-out to citizens in innovative ways including his work with the PPI.

Camden, Floodplain Manager Sarah Long. Sarah and her family moved to Camden County in 2020 when her husband was assigned to Naval Submarine Base Kings Bay and have since fallen in love with coastal living. Sarah has a bachelor of science degree in agriculture from Virginia Tech. Sarah worked with large scale agricultural production as a consultant in Colorado. Before moving to Georgia, she worked with the Virginia Department of Environmental Quality for 10 years. Sarah has an extensive regulatory and enforcement background in biosolids and land application, wastewater treatment, and poultry and dairy farm inspections. Additionally, she has experience in permit writing, public engagement and working in GIS. She is eager to obtain her certification as floodplain manager for Camden County and to promote all things PPI in the community.

St. Marys, Floodplain Manager Kenneth Hughes, CFM. Kenneth serves as the Community Development Director for the City of St. Marys Georgia. He earned his Master's in Urban and Regional Planning from Ball State University in 2016 and previously studied at Georgia Tech in Atlanta where he received a Bachelor's of Science in Building Construction. Kenneth is a Certified Floodplain Manager.

St. Marys, Senior Planner, Megan Norris. Megan has been a senior planner with the City of St. Marys since May 2022. She graduated from Slippery Rock University in 2019 with a Bachelor's degree in Environmental Geoscience. Megan looks forward to being a member of the PPI committee.

Kingsland, Floodplain Manager Scott Kimball. Scott serves as the Planning & Zoning Director for the City of Kingsland since June of 2019 and is a member of the Georgia Association of Zoning Administrators. He earned is B.B.A. in Management from Georgia

College in 1989. He also earned an Organizational Leadership Certification from The University of Georgia in 2000 and completed the Georgia Academy of Economic Development Certification in November 2019. He has several years of experience in Planning and Zoning with other cities in Georgia. He has an extensive background in commercial construction and is certified as a Quality Control Inspector for Mechanical Piping and Plumbing.

Kingsland City Manager, Lee Spell. Lee has worked for Kingsland since 1995 and was appointed Kingsland City Manager in June of 2014. He oversees all of the City's operations, helping to ensure the city government meets the needs of its citizens and contributes to Kingsland's growing reputation as a great place to live and do business.

CITY AND COUNTY STAKEHOLDERS

Floodplain Resident, Jeff Foster. Jeff has been a registered land surveyor since 2008, and has 20+ years of land surveying experience. In 2009, he established AKM Surveying, Inc., which covers various aspects of land surveying & mapping. Jeff also specializes in the preparation of elevation certificates for the purpose of acquiring flood insurance. Jeff possesses a comprehensive knowledge of government codes and laws relating to permit application and acceptable construction methods. As the ever-expanding field of surveying encompasses environmental matters, Jeff continues to focus his attention on sensitive issues such as wetlands, endangered plants and animals and their respective habitats. Jeff has an extensive knowledge of Elevation Certificates and the benefits of obtaining an EC for flood insurance purposes.

Insurance Agent Kevin Lang. Kevin is the local State Farm agent here in Camden County. He has been with State Farm since 1993 and writes & services all risk type policies, including Flood policies directly through FEMA and the National Flood Insurance Program (NFIP). Kevin has years of experience in handling both homeowner and Flood claims. Kevin is retired from the U.S. Coast Guard of which gave him experience in search and rescue, marine safety and coastal environmental protection, as well as hurricane and flood evacuation planning. He has been on several Building and Planning committees. He has served on the Camden County Flood committee since 2013.

Realtor Alysha Henning. Having been in real-estates a dynamic and results-driven real estate professional with over 20 years of experience. She graduated from Georgia Southern University in 1998 with a degree in Recreation and Tourism Management. Later, she pursued a career in real estate and has spent all of her time as a realtor here in Coastal Georgia. As natives to South Georgia Alysha and her husband Scott, knew they wanted to raise a family here. They have 2 boys, Grant and Hudson. With deep ties to this community, Alysha knows and understands the beauty as well as the challenges that comes with purchasing and building in a coastal community.

Realtor Linda Cook. Linda has been selling real-estate in Camden and Glynn County for more than 30 years. She is an Associate Broker, Certified Residential Specialist and is a Graduate of the Realtors Institute. She has served as the 2006 Camden/Charlton Board of Realtors President and the 2015 Georgia Realtor of the Year. Linda has served on and chaired numerous State Local and National Realtor Committees. She is also a 2016 graduate of The Georgia Academy for Economic Development which she attended during her time on the Camden County Chamber of Commerce Leadership Team. She is continually active in helping disseminate floodplain information throughout the community and within the Realtor Community across the country.

Floodplain Resident, Jessica Warren. Jessica serves as the University of Georgia Agriculture and Natural Resources Agent and County Extension Coordinator for Camden County. Jessica has a Bachelor's of Science in Forest Resources with a concentration in Wildlife and a Master's of Natural Resources with a focus on Conservation Education, both from the University of Georgia. Her previous work experience includes working for the University of Tennessee's Tree Improvement Program as a Research Associate funded by a National Science Foundation grant, teaching Environmental Science and Natural Resources in the Georgia Governor's Honors Program, and a graduate assistantship at Athens-Clarke County Public Utilities creating and implementing a county-wide K-12 water conservation education program and curriculum.

Trevor Reddick, Home Builder. Trevor has family ties to Camden County dating back from the late 1700s. Through work experiences with his family, he learned much about the construction industry at an early age. Trevor participated in SkillsUSA throughout high school and went on to pursue a degree in Construction Management from Georgia Southern University. He founded Readdick Construction in 2012, specializing in single-family new construction homes. Trevor is also the President of the Home Builders Association of Camden County and Club Administrator for the Rotary Club of Camden County. Trevor is also a Camden County Commissioner and the newly elected President of the Home Builders Association of Georgia.

Ashby Worley, CFM. Ashby Nix Worley joined The Nature Conservancy as their Coastal Climate Adaptation Director in November 2016, where she works with coastal partners and communities to bring nature-based solutions to help address coastal hazards in order to build a more resilient Georgia Coast.

Ashby has an undergraduate degree in Environmental Science from Mercer University and Master of Science Degree in Environmental Science, specializing in Wetland studies, from Louisiana State University. Ashby has worked as coastal scientist in the coastal Georgia region for over 10 years, working for the Department of Natural Resources Coastal Resources Division and the University of Georgia in conducting long term ecological research, oyster restoration, water quality monitoring and marsh studies. From 2013-2016, she served as the Executive Director of the non-profit organization Satilla

Riverkeeper, where she worked with local communities on environmental outreach, education, awareness, advocacy and policy.

Ashby currently serves on the Georgia DNR's Coastal Advisory Council and Chair of Coastal Wildscapes, a local non-profit promoting native coastal habitats. Ashby has been a Certified Floodplain Manager since November 2017.

Christy Bordelon, Mortgage Lender. Christy is a 2nd generation lifelong resident of Camden County. She lives with her husband and three children off Harriets Bluff Road right on the beautiful Crooked River. She has been in the mortgage business since 2012. She has done everything from commercial construction to now originating residential mortgages out of her St. Marys office. She enjoys reading, paddle boarding and traveling with her family.

PPI MEETING AGENDA AND SCHEDULE

With the retirement of Camden County's floodplain manager, Sarah Long has filled this position and is taking over as the PPI lead for the Joint Committee. Sarah presided over her first meeting virtually on September 21, 2022. Including Sarah there were nine members in attendance. Although this was our only meeting for the year it was discussed that we should meet again with the addition of Kingsland and a renewed excitement among the group with new members joining and old ones renewing their commitment to the goals and objective of the Joint PPI.

SUMMARY OF 2021-22 PPI PROJECTS

The Joint PPI Plan is attached as a spreadsheet that details our target audience, our outreach projects, the outcomes we predicted, who was assigned to the project, a proposed date or frequency schedule, any stakeholders or partners that could help facilitate, and finally the topic messages we intended to make from the CRS topics list.

1. **STEM SCHOOL OUTREACH.** We are continuing our outreach with interactions specifically with the 6th graders at the STEM school, St. Marys Middle School. Our recognizing their homes on the map by utilizing online flood maps, talking to students about the hazards of flooding, the importance of planning and preparing emergency kits.
    a. Status: this is an annual event
    b. Future: The 6th grade science department, Crooked River State Park, GA Coastal Resources Division and Camden County Floodplain manager, Sarah Long, are in the planning stages for a multi-year curriculum learning about floodplains, seeking grant opportunities for projects, creating a plan for a living shoreline at Crooked River State Park and eventually the implementation of the living shoreline.

2. **WEB CONTENT.**
    a. **Camden County** maintains an extensive amount of flood protection information on its website https://www.camdencountyga.gov/160/Flood-Protection. From the flood protection website, you are able to access a variety of publications, links to useful sites, interactive tools and videos to educate the public. A few of the tabs are listed below.
        i. Flood Zone Risk Locator. Use this tool to find out your flood zone or proximity to a flood zone.
        ii. Elevation Certificates for the unincorporated Camden County are available electronically
        iii. Flood Awareness Tool is part of the "Rise Ready" resiliency toolkit. By using the tool, you are able to run scenarios to show how your property could be affected by sea level rise, different category hurricanes, and future planning.
        iv. Flood Insurance, flood protection info and Resource links
        v. Letters of Map Amendments
    b. **St. Marys** maintains an extensive amount of flood protection information on its website: http://www.stmarysga.gov/department/community_development/flood_plain_information/index.php. From the flood protection website, you are able to access a variety of publications, links to useful sites, interactive tools and videos to educate the public. A few of the tabs are listed below.
        i. Flood Protection Library
        ii. Georgia DFIRM
        iii. City Flood Map
        iv. Storm Surge map
        v. Stream Gauge, watershed management, etc.
    c. **Kingsland?**
    d. Status: Ongoing. Websites for Camden and St. Marys are maintained and links are tested frequently to ensure they are working as designed.
3. **ADOPT-A-STREAM.** The local UGA Extension Agent, Jessica Warren, continues to lead this project in an effort to keep our streams and drainage ways cleaned up and to educate citizens in the flood hazard areas of the importance.
4. **REPETITIVE LOSS MAILINGS.** St. Marys and Camden County floodplain managers have and will continue annual mailings to citizens with repetitive losses. Key messages in the letters are knowing what to do to prepare before flood events, consider elevating your home, blocking water entry points, sewage back up prevention measures, maintaining flood insurance, and how to contact the floodplain office for assistance.
    a. Status: Ongoing
    b. City of Kingsland: They are planning on sending repetitive loss letters out quarterly with the same key messages.
5. **BROCHURE.** The brochure has been incorporated into out outreaches and displayed at the County Library, Camden County Government Services Building, Camden County Public Services Authority Building, Camden County Public Works, Camden County Planning & Development Building, Camden County Extension Office, Realtors Offices, and Insurance Offices.

   a. **Status:** ongoing
   b. **Risk rating 2.0** has caused the need to update the brochures and we will be addressing that in the coming year.
6. **VIDEO INFOMERCIALS.** 5 different videos were made on various topics: Sea level rise, how to use the interactive flood tool, how to learn about flood zones, etc.
   a. **Status:** ongoing
   b. **Risk rating 2.0** has created the need to update some of the videos and we will be addressing that in the coming year.
7. **PPI Poster.** With the retirement of Camden County's former floodplain manager, and the addition of Kingsland to our outreach efforts the poster will need to be updated for this coming year.

FUTURE MESSAGING

With the exception of the GIS program at the schools we felt we should continue on with our current messages however, there was a lot of talk about updating our video messaging. Today, people see to prefer shorter TikTok-like video messages. The videos would be on various topics such as stormwater, building materials, foundation types, flood vents, flood insurance information, etc. Committee members could utilize their areas of expertise to educate our citizens. It was also suggested we partner with the local high school to assist with the creation of the videos.

The committee seems to be renewed and refreshed with the addition of Kingsland and new faces on the committee. We will meet with more frequency this year and reevaluate the messages we want to utilize and how best fulfill our objective to motivate people to prepare and protect themselves and their property before, during and through the entire recovery process of a flood event.

CONCLUSION

Overall, the Multi-Jurisdictional Joint Program for Public Information feels that we accomplished our joint goals and objectives for the 2021-22 year. The joint efforts of Camden and St. Marys have obvious CRS benefits for the community but an equally important result is knowing we are getting our messages of preparation and planning out to our citizens. With the addition of Kingsland, we have just strengthened our joint power and our ability to reach as many citizens as possible within the entire boarder of Camden County.

Community Rating System Program of Public Information in Camden County and the City of St. Marys

In 2016, the City of St. Mary's and Camden County took unprecedented steps to work closely together to implement Georgia's first Joint Program for Public Information (PPI) through the National Flood Insurance Program's Community Rating System. This year, 2022, the City of Kingsland is applying to join the CRS program and is joining our PPI. This joint effort outlines the steps that the cities and county will take to educate their citizens on flood hazards. Our goals are to better inform the public about their flood risks, identify what they can do to decrease future damage, improve community flood hazard preparedness and to recognize the benefits of having flood insurance coverage. All of the public information activities will have the same objective to motivate people to protect themselves and their property before a flood event, during the event and through the entire recovery phase.

The PPI Followed a 7 Step Process

1) Establish a PPI Committee
2) Assess the communities' public informational needs
3) Formulate messages
4) Identify outreach projects to convey those messages
5) Examine other public information initiatives
6) Prepare the PPI document
7) Implement, monitor and evaluate the program

6 Topic Messages from the CRS Manual

1) Know your flood hazard
2) Insure your property for your flood hazard
3) Protect people from the hazard
4) Protect your property from the hazard
5) Build Responsibly
6) Protect natural floodplain functions

4 Additional PPI Messages

7) Hurricane preparedness
8) General preparedness
9) Basement flooding
10) Flood education

Committee Members (2021-2022)

Sarah Long*
Kenneth Hughes*
Larry Bruce
Megan Norris*
Jeff Foster*
Lee Spell*
Rachel Kuntz*
James George

Kevin Lang*
Trevor Readdick
Ashby Nix Worley
Linda Cook*
Alyshа Henning*
Jessica Warren
Scott Kimball
Christy Bordelon**

* Attended the 2022 PPI meeting
**New member

Madeleine Russell UGA Marine Extension and Georgia Sea Grant Brunswick Station

Target Audience	Outreach Project	Outcome	Assignment	Proposed Schedule and Status	Stakeholder(s) or Partnre(s)	Topic Messages	Topics Included									
							1	2	3	4	5	6	7	8	9	10
Youth	STEM Preparedness, Curiculum Development in the Middle School District	Identify flood risk, develop family & community emergency plans, increase community-wide emergency planning, Build FEMA emergency kits	Sarah Long	Annual. **ONGOING**	Floodplain managers, City & County Staff, Camden County Schools, Crooked River State Park	#1. Know your flood hazard. Find your property on a flood map, do your homework. #3. Protect people from the hazard. Have a plan, use social media. #6. Protect Natural floodplain functions. Know tide cycles, flood waters are influenced by tides in Coastal Georgia. #7. Hurricane preparedness. Prepare a hurricane kit. Know where you will go. Evacuate early when possible. Remember to create a plan for your pets. #8. General Preparedness. Gather information about flooding. #10. Flood education. You can protect yourself, your family and your property.	X		X			X	X	X		X
	GIS Day for Middle School Students	Help map the future of the coast on GIS day. Increase the number of students who recognize the SFHA and how their homes, critical infrastructure and community facilities relate to flood zones, storm surge and sea level rise. Use GIS to display the footprint of Hurricane Mathew in Camden County as a searching tool.	Megan Norris Sarah Long	October	Floodplain managers, City & County Staff, Camden County Schools, Sea Grant, ESRI	**#1. Know your flood hazard.** Get accurate information from trusted sources. Ask what flood zone am I in? **#4. Protect your property from the hazard.** Invite your floodplain manager to visit your property. **#6. Protect natural floodplain functions.** Beware, we are vulnerable to flooding. Welcome to the Georgia Coast. **#8 General Preparedness**. Gather information about flooding. **#10. Flood Education.** Educate yourself, know the coast.	X			X		X		X		X

Attachment: PPI Worksheet 2022 (4029 : Approval Of: Community Rating System Joint PPI Annual

Building Community	Brochure and website content on elevation certificates for home buyers	Recognize your flood risk, increase number of elevation certificates on file, decrease number of repetitive loss homes. Attach elevation certificates to tax parcel id. Increase number of structures repaired with permits.	Kenneth Hughes Sarah Long Jeff Foster	Builders Association forum, Annually, Website information with PDF downloads online immediately **ONGOING**	Builders Association, Local Builders, Camden High School Building Academy	**#1. Know your flood hazard.** Call your floodplain managers office, ask your floodplain manager to walk your property. **#4. Protect your property from the hazard.** Get an elevation certificate. Educate yourself about flooding before you build. Elevate air conditioners and hot water heaters. **#5. Build responsibly**. Get a permit. Ask an official. Elevate a foot or three, it makes a world of difference. **#6. Protect natural floodplain functions.** Mulch fallen trees and branches, bring your brush to the County facility on Old Still Rd. **#8. General Preparedness.** Gather information about flooding. **#9. Basement flooding.** Install flood vents. Add more freeboard! Elevate your home above Base Flood Elevation.	X				X	X		X	X	
	Welcome packet to Real Estate, Lenders, Insurance, & Renters	Increase the number of real estate agents, lenders, and insurance agents who will advise their clients on flood risk awareness	Alysha Henning Linda Cook	March **ONGOING**	Insurance Companies, Realtors, Mortage Lending Companies, Rotary Club, Kiwanis, Chamber of Commerce, and Welcome Centers	**#3. Protect people from the hazard.** Be prepared. If you are safe, stay safe, let others know where you are. Call the Emergency Operations Center for accurate information after an evacuation. Wait for GDOT to certify the safety of bridges before returning to an area that has been evacuated. **#6. Protect natural floodplain functions.** Welcome to the Georgia Coast. Be careful, the marsh is beautiful, but when it fills with water during flooding or storm surge it is dangerous. Know the tide cycles, floodwaters, are influenced by the tides in Coastal Georgia			X			X				
	Brochures for home buyers, real estate, lenders, insurance, development communities, & SFHA homeowners	Know your flood hazard before you buy or build: purchase flood insurance for property and contents. Increase in flood insurance policies and percentage of SFHA structures with insurance	Kevin Lang Linda Cook Alysha Henning	October **ONGOING**	Insurance Companies, Realtors, Mortage Lending Companies, Rotary Club, & Kiwanis	**#1. Know your flood hazard.** Call before a storm arrives. Do your homework, ask "what flood zone am I in?" **#2. Insure your property for your flood hazard.** Get flood insurance before a storm arrives. Maintain your flood insurance policy. For peace of mind, buy flood insurance even if you are not in the Special Flood Hazard Area. **#5. Build responsibly.** Save yourself a heartache. Request a wetlands delineation & check the buffer regulations.	X	X			X					
Vulnerable Areas	Adopt a stream program promotion in the County properties located in the A zone	Increase the natural floodplain functions by decreasing litter and pollution	Jessica Warren	Targeted mailings to county A zoned properties **ONGOING**	Satilla Riverkeepers, St Marys Riverkeeper, Scouts, State adopt a stream program, Coast Guard	**#6. Protect natural floodplain functions**. Adopt a stream and your team helps nature do its thing. **#8. General preparedness**. Gather information about flooding. **#10. Flood education.** Educate yourself. Know your coast.						X		X		X
	Resiliency planning workshop focused on Critical Care Facilities, Historical St. Marys Downtown Area, A Zone properties along the river, SFHA properties	Retrofit or elevate your property to reduce future flood damage	Kenneth Hughes	December **IMPLEMENTED**	MPSC, Sea Grant, Camden County Planning, and Emergency preparedness	**#1. Know your flood hazard**. Save yourself some money. Do your homework. **#2. Insure your property for your flood hazard.** Get flood insurance more than thirty days before a storm arrives. **#3. Protect people from the hazard.** Have a plan. Stay in contact. Be prepared. Use social media. **#4. Protect your property from the hazard**. Educate yourself about local regulations. Elevate your home, your air conditioner and hot water heater. Educate yourself before you build. **#5. Build responsibly.** Get a permit. Check your flood zone. **#10. Natural floodplain functions.** Learn about flooding.	X	X	X	X	X					X
	Repetitive Loss Mailings	Decrease Repetitive Loss Claims, Increase inquiries about flood zones and property visits	Sarah Long, Kenneth Hughes, Kingsland	Camden & St Marys will do an annual mailing, Kingsland plans to do a quarterly mailing **ONGOING**	City and County Staff	**#1. Know your flood hazard**. Save yourself some money. Do your homework. Call before a storm arrives. **#2. Insure your property for your flood hazard.** Get flood insurance more than thirty days before a storm arrives. **#3. Protect people from the hazard.** Have a plan. Stay in contact. Be prepared. **#4. Protect your property from the hazard**. Elevate your home. Protect entryways from water entering your home during a flood. **#5. Build responsibly.** Get a permit. Check your flood zone. ***#6. Protect natural floodplain functions.*** Beware, we are vulnerable to flooding. **#8. General Preparedness.** Gather information about flooding. Educate yourself. **#9. Basement Flooding**. Vent your crawl space to prevent flooding. **#10. Natural floodplain functions.** You can protect yourself, your property and your family.	X	X	X	X	X	X		X	X	X

General Public	Six-point Tri-fold Brochure and additional website content	Learn how to protect people & property from flood hazards. Be prepared. Raise awareness, develop family emergency plans.	Sarah Long	Attachment to all information packets	Water & Public Works Departments, Georgia Power, OREMC, Libraries, Extension Service, St. Marys Visitor Center	**#3. Protect people from the hazard.** Have a plan. **#8 General preparedness.** Gather information about flooding. **#10. Flood Education.** You can protect yourself, your property and your family.			X					X		X
	Public Service Announcements Targeted TV & Radio Announcements	Ask your community floodplain manager about flood protection and assistance	Larry Bruce Sarah Long Kevin Lang	Schedule infomercial with Kevin Lang **ONGOING**	KBAY, WECC, Local Television	**#1. Know your flood hazard**. Save yourself some money. Do your homework. Call before a storm arrives. **#2. Insure your property for your flood hazard.** Get flood insurance more than thirty days before a storm arrives. **#3. Protect people from the hazard.** Have a plan. Stay in contact. Be prepared. **#4. Protect your property from the hazard**. Elevate your home, Protect your entryways from water entering your home during a flood. **#5. Build responsibly.** Get a permit. Check your flood zone. ***#6. Protect natural floodplain functions.*** Beware, we are vulnerable to flooding. **#7. Hurricane Preparedness.** Prepare a hurricane kit. Evacuate early when possible. Reserve a room early. Stock enough supplies, medication and food in your kit. **#10. Natural floodplain functions.** You can protect yourself, your property and your family.	X	X	X	X	X	X	X			X
	Public Service Announcements on local billboards	Know your flood risk & be prepared: buy flood insurance	Larry Bruce Alysha Henning	Daily, Weekly, & Monthly **ONGOING with varying frequency**	Vista Outdoor Advertising	**#1. Know your flood hazard**. Save yourself some money. Do your homework. Call before a storm arrives. **#2. Insure your property for your flood hazard.** Get flood insurance more than thirty days before a storm arrives. **#3. Protect people from the hazard.** Have a plan, stay in contact. Be prepared. **#4. Protect your property from the hazard**. Elevate your home. Protect entryways from water entering your home during a flood. **#5. Build responsibly.** Get a permit. Check your flood zone. ***#6. Protect natural floodplain functions.*** Beware, we are vulnerable to flooding. **#10. Flood Education.** You can protect yourself, your property and your family.	X	X	X	X	X	X				X
	Stormwater Stenciling & Manhole Covers	Protect our watersheds stencil in St. Marys, Kingsland, & Woodbine. Decrease contaminations introduced to the watershed and increase water quality	Jessica Warren	St. Mary and Camden **ONGOING**	School groups, Scouts, Coast Guard, Cities, and contact Kingsland & Woodbine about their storm drains	**#6. Protect natural floodplain functions.** Keep our streams clean and clear. Beware, we are vulnerable to flooding.						X				
	PPI Poster	Posters on disply in Public Areas	Sarah Long Kenneth Hughes	December **ONGOING**	St. Marys, Camden County PPI Committee, UGA Marine Extension and Georgia Sea Grant	All messages on display	X	X	X	X	X	X	X	X	X	X
	Flood Awareness Tool	Know your total flood hazard risk, today and tomorrow	Ashby Worley Sarah Long	10/1/2021 **IMPLEMENTED ACTIVE ON WEBSITE**	Camden County, The Nature Conservancy, The City of St. Marys, UGA, NOAA, DNR CRD.	**#1. Know your flood hazard.** Do your homework. **#4 Protect your property from the hazard**. Elevate your home. **#6 Protect natural floodplain functions.** Beware, we are vulnerable to flooding. **#8 General preparedness.** Gather information about flooding. **#10 Flood Education.** Protect yourself, your property and your family.	X			X		X		X		X
	Flood Awareness Tool Outreach Videos	Know your total flood hazard risk, today and tomorrow	Ashby Worley Sarah Long	10/1/2021 **IMPLEMENTED ACTIVE ON WEBSITE**		**#1. Know your flood hazard.** Do your homework. **#4 Protect your property from the hazard**. Elevate your home. **#6 Protect natural floodplain functions.** Beware, we are vulnerable to flooding. **#8 General preparedness.** Gather information about flooding. **#10 Flood Education.** Protect yourself, your property and your family.	X			X		X		X		X

Camden County and the City of St. Marys PPI Messages

Know your Flood Hazard	**Insure your property for your flood hazard**	**Protect people from the hazard**	**Protect your property from the hazard**	**Protect natural floodplain functions**	**Build responsibly**
Call your floodplain managers office Camden: 912-510-5706 St. Marys: 912-510-4032 Kingsland: Ask "What flood zone am I in?" Find your property on the flood map. Use online tools to learn about flood risk, storm surge and how hurricanes will affect your specific property. Ask your floodplain manager to walk your property. Save yourself some money. Call before a storm arrives. Do your homework. Don't wait	Call ______ to ask about flood insurance. Get flood insurance more than thirty days before a storm arrives. Maintain your flood insurance policy. For peace of mind, buy flood insurance even if you are not in a special flood hazard area. Learn the insurance options for wind, hurricane, flood and wastewater backup protection.	If you are safe, stay safe. Have a plan. Be prepared. Let others know where you are. Stay in contact. Use social media. Call the Emergency Operations Center for accurate information after an evacuation. Wait for GDOT to certify the safety of bridges before returning to an area that has been evacuated.	Educate yourself about flooding before you build. Invite the floodplain manager to visit your property Educate yourself about local regulations. Protect entryways from water entering your structure. Get an elevation certificate. Elevate your home, air conditioner and hot water heater.	Welcome to the Georgia Coast. Beware, we are vulnerable to flooding. Know the tide cycles. Floodwaters are influenced by the tides in Coastal Georgia. Respect the marsh and it's regulations. Be careful, the marsh is beautiful but when it fills with water during flooding or storm surge, it's dangerous. After a storm please don't burn debris, you could start a community fire Take debris to the county facility on Old Still Road. Adopt a stream and your team helps nature do its thing. Keep our streams clean and clear.	Check Buffer regulations. Get a permit. Ask a county or city official. Check your floodzone. Elevate a foot or three: it makes a world of difference. Elevate your home above the Base Flood Elevation. Save yourself a headache, request a wetlands delineation.

Hurricane Preparedness	**General preparedness**	**Basement flooding**	**Flood education**
Prepare a hurricane kit. Stock enough supplies, medication, and food in your kit. Evacuate early when possible. Know where you will go. Reserve a room early. Remember to create a plan for your pets!	Educate yourself Gather information about flooding	There are no basements in Camden County , St. Marys, or Kingsland, Georgia. Vent your crawlspace to protect your home from flooding. Add more freeboard! Elevate your home above the Base Flood Elevation. Install flood vents in storage buildings, and garages.	You can protect yourself, your property, and your family. Educate yourself. Know the coast. Gather information about flooding.

GEORGIA DEPARTMENT OF NATURAL RESOURCES
COASTAL INCENTIVE GRANT AWARD AGREEMENT
CYCLE 25

Y2 -Enhancing Floodplain Management in the City of Kingsland through Entry into the CRS Program

This Award Agreement is entered into as of this 13th day of September, 2022, between the Georgia Department of Natural Resources, Coastal Resources Division (“DNR”), and City of Kingsland (“Subgrantee”). In consideration of the mutual promises and terms and conditions set forth in this Award Agreement, the parties covenant and agree as follows:

A. DEFINITIONS

“Subgrantee’s Application” means the Coastal Incentive Grant (CIG) application attached as Exhibit A to this Award Agreement.

“Grant Program” means the Coastal Incentive Grant Program as set forth in Chapter 391-2-5-.01 of the Rules and Regulations of the State of Georgia.

"Intellectual Property" means patentable inventions, including patentable business methods and processes, copyrightable materials, trademarks, software, and trade secrets.

“Life of the Project” is twenty (20) years after completion of the Project Services and includes expected repairs to a facility.

“Match Funds” means the minimum amount the Subgrantee is committed to provide as non-federal match funds in the Subgrantee’s Application.

“OMB” means the federal Office of Management and Budget.

“Project Services” means the deliverables required under this Award Agreement, including the Scope of Work and the special conditions set forth in the attached Exhibit A.

“Records” means Subgrantee’s books, records, documents, and other evidence pertaining to the costs and expenses of Subgrantee’s performance of the Project Services.

“Reimbursable Amount” means the maximum amount established in Section F that DNR will pay to Subgrantee under this Award Agreement on a reimbursable basis for allowable expenses incurred performing the Project Services.

“Reimbursable Cost(s)” means the portion of Subgrantee’s Request for Reimbursement that is approved by DNR for reimbursement of allowable expenses Subgrantee incurs in the performance of the Project Services.

“Request for Reimbursement” means Subgrantee’s invoice for reimbursement of allowable expenses incurred performing the Projects Services submitted to DNR on a form approved by DNR.

“Scope of Work” means the Scope of Work included in Subgrantee’s Application.

B. PURPOSE

The purpose of the Coastal Incentive Grant Program is to provide financial assistance in the form of grants to eligible county and municipal governments, state agencies other than DNR, and educational and research institutions for projects that further the mission of the Coastal Management Program. After review and evaluation of Subgrantee's application, DNR determined that Subgrantee is an eligible entity and that Subgrantee's proposal meets the qualifications and requirements for financial assistance in accordance with the CIG Program.

C. AWARD

DNR awards a financial assistance subgrant to Subgrantee consistent with the terms of this Award Agreement. Subgrantee accepts the award of a financial assistance subgrant and will comply with the terms and conditions of this Award Agreement. Subgrantee will complete all Project Services in a manner reasonably satisfactory to DNR.

The following provision applies if this Award Agreement is for a 306A low-cost construction project and survive beyond the term of this project provided for in Section D: Funds shall only be used for projects on publicly owned or leased land, or land for which a public easement has been obtained. If the property is subject to a reversionary clause and reverts, then the Subgrantee shall reimburse DNR for the full amount of funds received for the project. If the land ceases to be available, or the project ceases to be used, for the intended use at any time during the Life of the Project, the Subgrantee shall reimburse DNR the full amount of the funds received for the project.

D. TERM

The initial term of this Award Agreement begins on October 1, 2022 and continues until September 31, 2023 or until the Project Services required under this Award Agreement are completed, whichever is earlier. DNR reserves the right, in its sole discretion, to extend the term of this Award Agreement, if the extension is determined to be in the best interest of DNR. Any extension is contingent upon the availability of funds lawfully appropriated and applicable to the deliverables described in the Scope of Work.

E. TIME OF PERFORMANCE

Time is of the essence in the performance of this Award Agreement. Subgrantee will submit semi-annual interim narrative Status Reports and a narrative Final Report to DNR in accordance with the following schedule and in a format provided by the DNR:

- Interim Status Report(s) by April 7, 2023 and every six months thereafter until project completion.
- Final Report no more than seven (7) days after completion of the Project Services or any earlier expiration or termination date.

F. REIMBURSABLE AMOUNT

DNR will reimburse Subgrantee a maximum of ***$ 32,500.00*** for allowable expenses Subgrantee incurs in the performance of the Project Services.

G. MATCH FUNDS

Subgrantee will contribute a minimum of ***$ 35,827.00*** in Match Funds toward its performance of the Project Services. Subgrantee will include summary information concerning its contribution of the Match Funds in the Final Report submitted to DNR under this Award Agreement. If the Reimbursable Costs actually payable to the Subgrantee are less than the maximum Reimbursable Amount, Subgrantee is only obligated to contribute Match Funds in the same ratio as the actual Reimbursable Costs is to the maximum Reimbursable Amount.

H. DISBURSEMENT OF AWARD

(1) DNR, in its reasonable discretion, will determine when Subgrantee's performance of the Project Services is satisfactory and complete. However, the final disbursement shall not occur until the Final Report and all deliverables and work products are approved by DNR.

(2) If Subgrantee is a local government, the disbursement of funds under this Award Agreement is contingent upon Subgrantee's status as a Qualified Local Government under the Georgia Planning Act (O.C.G.A § 50-8-1 *et seq.)* and compliance with the audit requirements of O.C.G.A § 36-81-7.

(3) DNR reserves the right to withhold disbursement of funds and require the return of all funds previously disbursed if Subgrantee fails to fulfill its obligations under this Award Agreement or fails to comply with the requirements of the Georgia Planning Act or the audit requirements, if applicable.

(4) Subgrantee will submit a Request for Reimbursement upon completion of the Project Services. If requested, Subgrantee must include documentation satisfactory to DNR to support all expenditures associated with a Request for Reimbursement. Each Request for Reimbursement must be accompanied by a written statement from Subgrantee certifying that the requested funds have been utilized by Subgrantee solely in the performance of the Project Services and that copies of records, documents and other evidence (including without limitation purchase orders, agreements, canceled checks, invoices, bills of lading and the like) sufficiently supporting the requested funds are maintained at Subgrantee's place of business and are available for review by DNR, the State Auditor or either's representative during normal business hours. DNR, in its sole discretion, may permit Subgrantee to submit interim Requests for Reimbursement. In no event will DNR consider an interim Request for Reimbursement until the tasks for which reimbursement is sought are completed. A Request for Reimbursement must be submitted to the following person:

Beth Tasciotti-Grants Coordinator
beth.tasciotti@dnr.ga.gov

(5) Upon acceptance of the Project Services and receipt of all required documentation, DNR will conduct its review of the Request for Reimbursement. Upon completion of its review, DNR will provide written notification to Subgrantee as to which portion(s) of the Request for Reimbursement are Reimbursable Costs. Except as otherwise provided in this Award Agreement, DNR will promptly pay the Reimbursable Costs subsequent to DNR's written notification to Subgrantee of its approval. In no event is Subgrantee entitled to receive more than the Reimbursable Amount.

(6) DNR will send payment of the Reimbursable Costs to the attention of the following person(s):

NAME: Filiz Morrow
ADDRESS: P.O. Box 250
Kingsland, GA 31548
EMAIL: fmorrow@kingslandgeorgia.cc
PHONE: 912-729-5613

Subgrantee may designate a different person(s) to receive payment by written notice to DNR.

I. INTERIM STATUS REPORTS

Subgrantee will provide DNR with one (1) *electronic* copy of all interim narrative Status Reports outlining the status of Subgrantee's implementation of the Project Services. Subgrantee will submit the reports to DNR in accordance with the schedule set forth in Section E and in a format provided by DNR. **The Subgrantee shall include a funding acknowledgement in accordance with Section Y of this Award Agreement on the title or cover page of each interim Status Report.**

J. FINAL REPORT

(1) Subgrantee will submit one (1) electronic copy of the approved narrative Final Report to DNR within seven (7) days of the completion of the Project Services. In addition to the Final Report, Subgrantee will submit one (1) electronic set of all deliverables, work product and other materials required by the Scope of Work within seven (7) days of the completion of the Project Services. **The Subgrantee shall include a funding acknowledgement in accordance with Section Y of this Award Agreement on the title or cover page of the Final Report and on all materials required by the Scope of Work.**

(2) Subgrantee will submit one (1) electronic copy of the approved GIS Metadata, if applicable, to DNR within seven (7) days of the completion of the Project Services and accompanying the Final Report. GIS Metadata must be provided in accordance with the template format supplied to Subgrantee by DNR.

(3) In the event that this Award Agreement is terminated prior to completion of the Project Services, Subgrantee will submit one (1) electronic copy, within seven (7) days of the termination date, of a narrative Final Report of the work completed prior to the termination date, as well as an electronic copy of all materials and metadata in development or completed by the termination date.

K. USE OF FUNDS / BUDGET CHANGES

(1) DNR will only approve the portion of Subgrantee's Request for Reimbursement that is reimbursement for monies that are not part of the Match Fund and that are expended by Subgrantee in performing the Project Services and for no other purpose. In the event DNR determines that all or part of the Reimbursable Costs were utilized for any purpose other than the Project Services, DNR may treat such unauthorized use of the Reimbursable Costs as a material default by Subgrantee and, in addition to any other remedies available to it under this Award Agreement, at law or in equity, may require the return of all funds previously disbursed to Subgrantee.

(2) No changes between categories in the budget set forth in the Subgrantee's CIG Application greater than 10% of the total budget are authorized without DNR's prior written approval. Subgrantee will give DNR written notice of any changes between categories in the budget that are less than 10% of the total budget at the time the change is made.

L. INTELLECTUAL PROPERTY

Any Intellectual Property arising out of the performance of this Award Agreement shall be governed by 15 CFR Part 24 Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments, Section 24.34.

Subgrantee represents that it owns all right, title and interest in and to any Intellectual Property that Subgrantee uses in connection with this Award Agreement or otherwise has the right to use such Intellectual Property and license it to DNR without infringing or violating any law or right of any third party.

Subgrantee grants DNR a worldwide, non-exclusive, and royalty-free license in perpetuity to use, reproduce, exhibit, transmit and distribute any such Intellectual Property written, created, printed, invented or reduced to practice in connection with this Award Agreement and to create derivative works to such Intellectual Property.

M. RECORDS

(1) Accounting System/Records Retention Requirements

a. Subgrantee will maintain books, records, documents, and other evidence pertaining to the costs and expenses of this Award Agreement to the extent and in such detail as will properly reflect all costs for which Reimbursable Costs are paid and Match Funds are credited. Subgrantee's accounting procedures and practices will conform to the requirements of the Government Accounting Standards Board. Valuation of in-kind contributions and documentation of cost and cost-share will be consistent with accepted accounting principles and the applicable state and federal regulations, including without limitation OMB Circular A-87.

b. Subgrantee will preserve and make available its Records to any authorized representative of DNR or the Georgia State Auditor for a period of five (5) years after the expiration of this Award Agreement. If this Award Agreement is completely or partially terminated, the Records relating to the terminated work must be preserved and made available for a period of five (5) years from the date of any resulting final settlement. Subgrantee will retain any Records that relate to appeals, litigation or the settlements of claims arising out of the performance of this Award Agreement, or any costs and expenses to which exception has been taken by the State Auditor or any of his duly authorized representatives, until such appeals, litigation, claims or exceptions are finally concluded.

c. Subgrantee may**,** with DNR's prior written consent and in fulfillment of its obligation to retain the Records**,** substitute photographs, microphotographs or other authentic reproductions of the Records, after the expiration of two (2) years following the date of payment of the respective Reimbursable Cost to which such Records relate. DNR, in its sole discretion and with the concurrence of the State Auditor, may authorize Subgrantee to retain original Records for a shorter period of time.

(2) Audit Requirements

The Georgia Department of Audits and Accounts (the "State Auditor"), or its duly authorized representatives, shall have the right, at any time and with reasonable notice, to enter into the Subgrantee's premises, or other such places where Services under this Agreement are being performed, to inspect, monitor, assess, audit, or otherwise evaluate the work performed or being performed under this Agreement. The State Auditor may also enter at any time and with reasonable notice when the State Auditor deems it necessary in order to conduct any activity within his or her authority or responsibility, including without limitation special examinations and audits of the Department, Subgrantee, subcontractor, and persons and entities other than them. These efforts include special examinations and audits which are, without limitation, financial audits (including financial related audits and financial statement audits), compliance audits, performance/operational audits, information systems and security audits, and vulnerability assessments or reviews with respect to Subgrantee's performance hereunder. Subgrantee shall grant the State Auditor and any representatives thereof full and complete access to Subgrantee's books and records as they relate to this agreement or the services, or as they may be required in order for the State Auditor to ascertain any facts relative to Subgrantee's performance hereunder. Subgrantee shall provide the State Auditor or any representatives thereof such information and assistance as requested in order to perform such audits; provided, however, that the parties shall endeavor to arrange such assistance in such a way that it does not interfere with the performance of Subgrantee's duties and obligations hereunder. Subgrantee shall require as a condition of any subcontract that the subcontractor expressly acknowledges and agrees to be bound by the same audit requirements by which Subgrantee is bound under this Agreement.

If Subgrantee is a non-profit organization as defined in O.C.G.A. § 50-20-2(5), Subgrantee will comply with the provisions of O.C.G.A. § 50-20-1 *et seq.*, including without limitation O.C.G.A. § 50-20-3.

(3) Additional Fiscal Requirements

a. If a governmental organization, Subgrantee will comply with OMB Uniform Guidance: *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards*; and 48 CFR 31.2 (as applicable).

Attachment: AwardAgreement_C25_Kingsland_EnhancingFloodplainManagementY2 (4026 : Approval Of: Coastal Incentive Grant Year #2

b. If an educational institution, Subgrantee will comply with OMB Uniform Guidance: *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards*; and 48 CFR 31.2 (as applicable).

c. Subgrantee will comply with any other provisions of law that apply to receiving state and federal funds.

(4) Open Records Act

Because DNR is a public agency of the State of Georgia, information received by DNR or Subgrantee in the performance of this Award Agreement is subject to disclosure under Georgia's open records laws, O.C.G.A. § 50-18-70 *et seq.* ("Open Records Act"), unless exempt therefrom. Subgrantee shall timely respond to any Open Records Act request and will provide DNR with written notice of the receipt of the Open Records Act request and its response.

N. RIGHT TO INSPECT WORK

DNR, the State Auditor of Georgia or their authorized representatives, have the right to enter onto the premises of Subgrantee and all subcontractors or such other places where the Project Services are being performed during normal business hours for the purpose of inspecting, monitoring or otherwise evaluating such work.

O. RELATIONSHIP OF THE PARTIES

DNR and Subgrantee are independent contractors and not agents or employees of the other party. No party has authority to make any statements, representations or commitments of any kind, or to take any action, that will be binding on the other party.

P. TRADING WITH STATE EMPLOYEES

DNR and Subgrantee certify that this Award Agreement does not and will not violate the provisions of O.C.G.A. § 45-10-20 *et seq.* in any respect.

Q. TERMINATION

(1) DNR may terminate this Award Agreement for the convenience of DNR by providing thirty (30) days written notice of the termination date to Subgrantee.

(2) If, through any cause, Subgrantee fails to fulfill in a timely and proper manner its entire obligations under this Award Agreement or if Subgrantee violates any of the covenants, agreements or stipulations of this Award Agreement, DNR may give Subgrantee written notice of its default, specifying the nature thereof. Subgrantee will have fifteen (15) calendar days from the date of receipt of such notice to cure its default. If the Subgrantee fails to cure the default within the fifteen (15) day notice period, DNR may terminate this Award Agreement by a subsequent written notice of termination to Subgrantee specifying the termination date and DNR may pursue any other rights and remedies available to it under this Award Agreement, at law or in equity. In the event DNR terminates this Award Agreement for cause under this subsection, DNR will not disburse any funds to Subgrantee under this Award Agreement and may require the return of all funds previously disbursed to Subgrantee.

(3) In the event of an early termination for convenience under subsection Q1, DNR's obligations under this Award Agreement are fully discharged at the time that it reimburses Subgrantee for all expenses reasonably incurred prior to the termination date in satisfactory performance of this Award Agreement, including all non-cancelable obligations; provided, however, that where Subgrantee is contractually bound by this Award Agreement to provide matching funds, DNR will reimburse Subgrantee only in the ratio established by dividing the Reimbursable Amount by the Match Funds. In no event, however, will the total payments made by DNR under this Award Agreement exceed the Reimbursable Amount.

(4) If Subgrantee is a Regional Development Commission or a nonprofit corporation either created or controlled or caused to be created by the Commission and DNR finds that Subgrantee is failing or has failed to fully cooperate with the Georgia Department of Community Affairs in its conduct of a performance audit, this Award Agreement will be cancelled pursuant to O.C.G.A. § 50-8-35(i).

R. CHOICE OF LAW AND VENUE

This Award Agreement is made in the State of Georgia and will be construed in accordance with Georgia law, without application of conflicts of law principles. The exclusive jurisdiction for contract actions against DNR is the Superior Court of Fulton County, Georgia.

S. FORCE MAJEURE

DNR and Subgrantee are not responsible for any failure or delay in the performance of any obligations under this Award Agreement caused by acts of God, flood, fire, war, natural disaster or public enemy.

T. NOTICES

Any notice given under this Award Agreement will be in writing and is effective (i) at the time of the delivery if personally delivered, or (ii) the next business day following deposit with a nationally recognized mail or courier service, if addressed to the recipient as follows:

TO SUBGRANTEE:

Name: Lee Spell
Title: City Manager
Address: P.O. Box 250
Kingsland, GA 31548
Email: lspell@kingslandgeorgia.com
Telephone: 912-729-5613
Fax: 912-729-2953

TO DNR:

Name: Beth Tasciotti
Title: Grants Coordinator
Address: GA DNR-Coastal Resources Div.
One Conservation Way, Suite 300
Brunswick, Georgia 31520-8687
Email: beth.tasciotti@dnr.ga.gov
Telephone: 912-262-3048
Fax: 912-262-3131

Either party may from time to time, by notice to the other, designate a different person or title, or both if applicable, or address to which notices to said party are to be given.

U. COMPLIANCE WITH ALL LAWS

Subgrantee will comply with all applicable federal, state and local laws, rules, regulations, ordinances or executive orders, including, without limitation, the Americans with Disabilities Act of 1990 (42 U.S.C. § 1201 *et seq*.) and all other labor, employment and anti-discrimination laws.

V. AUTHORITY

Subgrantee represents that it has full power and authority to enter into and perform this Award Agreement, and that the person signing on behalf of Subgrantee has been properly authorized and empowered to enter into this Award Agreement. Subgrantee further acknowledges that it has read this Award Agreement, understands it and agrees to be bound by it.

W. DRUG FREE WORKPLACE

(1) Subgrantee certifies that:

A. A drug-free workplace will be provided for Subgrantee’s employees and/or subcontractors during the performance of this Award Agreement; and

B. It will secure from any subcontractor hired to work in a drug-free workplace the following written certification: "As part of the subcontracting agreement with (Subgrantee’s Name), (Subcontractor's Name) certifies to (Subgrantee’s Name) that a drug-free workplace will be provided for the subcontractor's employees during the performance of this Award Agreement pursuant to paragraph 7 of subsection B of Code Section 50-24-3."

(2) Subgrantee understands and acknowledges that it may be suspended, terminated, or debarred if it is determined that:

A. Subgrantee has made false certification; or

B. Subgrantee has violated such certification by failure to carry out the requirements of O.C.G.A. § 50-24-3.

X. ASSIGNMENT

Subgrantee may assign this Award Agreement or any right or obligation to a third party only with the prior written consent of DNR or as designated in SUBGRANTEE’s Scope of Work in Exhibit A.

Y. ACKNOWLEDGEMENT

Subgrantee shall include a CRD and NOAA logo ,along with the following acknowledgement, on all work products, including without limitation any interim status reports, the final report and all information, data, materials and deliverables, published or distributed electronically or hard copy, and acknowledgement pages of websites and web pages produced as a result of this Award Agreement:

"Financial assistance provided by the Coastal Zone Management Act of 1972, as amended, administered by the Office for Coastal Management, National Oceanic and Atmospheric Administration and passed through the Coastal Management Program of the Department of Natural Resources."

Any structure completed in whole or in part with funds under this Award Agreement must include a permanent sign, acknowledging the source of funding.

Z. CONTRACT INTERPRETATION

(1) All provisions of this Award Agreement are severable, and the unenforceability, illegality or invalidity of any of the provisions will not affect the validity or enforceability of the remaining provisions.

(2) If a court of competent jurisdiction finds any provision of this Award Agreement to be ambiguous, an interpretation consistent with the purpose of this Award Agreement that would render the provision valid is favored over any interpretation that would render it invalid.

(3) In the event of a conflict, inconsistency or incongruity between this Award Agreement and Subgrantee's CIG Application, this Award Agreement controls.

(4) DNR and Subgrantee fully negotiated this Award Agreement and, consequently, the Award Agreement will be interpreted fairly and consistently in accordance with its terms.

(5) Any covenant, representation, or provision of this Award Agreement that by its nature survives the expiration or termination of this Award Agreement continues in full force and effect.

(6) No amendment to this Award Agreement is effective unless it is in writing and signed by duly authorized representatives of DNR and Subgrantee.

(7) No waiver of any of the provisions of this Award Agreement is binding unless executed in writing by the party making the waiver. No waiver of one provision constitutes a waiver of any other provision nor does it constitute a continuing waiver.

(8) The section headings are for reference purposes only and are not a part of this Award Agreement.

(9) All exhibits referenced in this Award Agreement are incorporated by reference and form an integral part of this Award Agreement.

(10) This Award Agreement constitutes the entire understanding between DNR and Subgrantee with respect to the subject matter and all prior agreements, representations, statements, negotiations and undertakings are superseded by this Award Agreement.

In witness whereof, the parties have executed this Award Agreement effective the date first written above. Electronic signatures, digital signatures, fax signatures, and scanned signatures are acceptable for this Agreement in compliance with the Uniform Electronic Transactions Act (UETA).

GEORGIA DEPARTMENT OF NATURAL RESOURCES, COASTAL RESOURCES DIVISION ("DNR")	City of Kingsland (“Subgrantee”)
______________________________	______________________________
Name & Title: Doug Haymans, Director	Name: Lee H. Spell Title: City Manager

EXHIBIT A
SUBGRANTEE SCOPE OF WORK

CIG Full Application: Scott Kimball - 24 - Enhancing Floodplain Management in the City of Kingsland through Entry into ...

Linked Pre-Application Form - DO NOT DELETE
24 - Enhancing Floodplain Management in the City of Kingsland through Entry into the CRS Program

Project Information

Project Title
24 - Enhancing Floodplain Management in the City of Kingsland through Entry into the CRS Program

Applicant (Institution)
City of Kingsland, GA

Project Manager or PI name
Scott Kimball

What type of project is this?
Non-Research

Background and Justification

Applicant may maintain the wording from the pre-application. This section may be revised based on Pre-application Review Team feedback provided.

Click here for instructions

Project Overview

The Community Rating System (CRS) is a voluntary program associated with the National Flood Insurance Program (NFIP). Under CRS, communities participating in NFIP are rewarded for doing more than regulating construction of new buildings to the minimum national standards. Program participants are rewarded with discounted flood insurance premiums for policyholders within their community. In 2019, there were 53 communities participating in CRS in Georgia, with 15 communities located in Coastal Georgia. In October 2020, Kingsland ranked 17th in the state for number of flood insurance policies with 925, which is the most policies for any coastal Georgia community NOT participating in CRS.

From disasters experienced in 2017 (tornadoes in Dougherty County and Hurricane Irma), the zip code that encompasses most of Kingsland, 31548, was identified by HUD as one of the top five most impacted and distressed. Joining and participating in CRS will help the City enhance their floodplain management, and mitigate the impact and damage from future flood events.

If financial support is awarded, the City will finally be able to allocate the resources necessary to apply for CRS by implementing the strategies outlined herein. This includes an assessment of existing floodplain management programs and policies where improvements can be made not only from a CRS perspective, but also as a means to better protect property and residents within the community. The proposed two-year project will provide financial support to the City to conduct the significant amount of background work necessary to prepare and submit the CRS application in Year #1, and then to assist and train City staff in Year #2 to implement and manage the floodplain program for the first year in the CRS Program. This project will also allow the City to provide a more consistent CRS program across the entire county by updating publicly-available tools created through a previous CIG (Cycle 21 – Camden County ‘Rise Ready’ Coastal Resilience Project) to incorporate Kingsland-specific data and by conducting a countywide ordinance review.

The specific tasks for Year #1 include: audit of existing floodplain management program, detailed GIS analysis of CRS Activity 420 – Open Space Preservation, participation in Camden County-St. Marys Program for Public Information (PPI), participation in CRS Users Group, ISO verification visit, and completion of CRS application. Tasks for Year #2 include: train City staff to implement the new floodplain management program and completion of the first-year certification, implement public education items from the joint PPI, conduct a comprehensive countywide ordinance review of floodplain management topics, and review and update online tools created as part of Camden County ‘Rise Ready’ project to ensure there are no gaps or outdated information for Kingsland, including an update to the CRS Explorer for current and future open space preservation (https://crs.tnc.org/). Each year will include an Open House/Webinar to educate and update the public on this project and outcomes.

By completing the proposed scope of work, the City will complete all necessary steps to enter into the CRS program, and the training provided in Year #2 will make the program sustainable moving forward. The ultimate goal for this project is to give the City the resources needed to explore the CRS program in a manner that provides the tools needed to maximize available credits for activities currently being completed, explore opportunities for additional credits, and to minimize the potential for flood damage to existing and future development within the community. Another goal is for Kingsland to have similar messages and information as unincorporated Camden County and St. Marys, who each have well established CRS programs. This will be achieved through the joint PPI, updating mapping information on the same web applications, and conducting a countywide ordinance review.

Coastal Management Relevance and other Federal Funding

City of Kingsland is one of the largest coastal Georgia communities that does not participate in the FEMA Community Rating System (CRS) Program. The biggest hurdle for Kingsland to participate in CRS is not having the necessary resources or staff with experience in the program. Joining the program can be a monumental undertaking. The 2017 FEMA NFIP CRS Coordinator's Manual is 641 pages, and a 2021 Addendum is another 68 pages. With over 700 pages of technical guidance, it can be overwhelming to determine for which of the 19 major activities (categories) the City is eligible to receive credits, or how the City could most efficiently expand their current practices and programs to receive credits.

The focus of this grant is to provide technical assistance for the City to apply to the CRS Program and to support establishment of their program and procedures, such that their floodplain management program is set up for success. This project will satisfy a project theme for CIG Cycle 24 to "strengthen local capacity to implement FEMA's Community Rating System." Within Camden County, unincorporated Camden County and City of St. Marys participate in a Program for Public Information (PPI). Having City of Kingsland join this PPI would further expand the message countywide, as Kingsland's population comprises about one-third of the countywide population. Through this partnership with St. Marys and unincorporated Camden County, all three will also conduct a comprehensive review of floodplain management ordinances to attempt to be more uniform countywide.

Of specific relevance to this local municipality is the Public Information Activities (300 Series), in which there are seven of the 19 activities. The flood damage caused by Hurricane Irma affected numerous properties outside of the Special Flood Hazard Area (SFHA) – floodplain delineated on the FIRM as A-Zones and V-Zones or 1% annual chance flood or 100-year floodplain. Many of the homes that flooded did not have flood insurance. Public information and education on the risk of flooding and how to acquire flood insurance are critical to the City of Kingsland and a major driver for the City to join the CRS program. Based on a preliminary individual damage assessment of several neighborhoods in Kingsland, there were 128 residential homes with damage from Hurricane Irma in 2017. This is not a complete list of all properties damaged in the City limits, but of the 128 homes assessed, all were located outside of the SFHA. They were all located in the X-Zone, which has the lowest risk according to the Flood Insurance Rate Maps (FIRMs). About half of the affected homes assessed (66 out of 128) were classified as having "Major Damage," and 47 of those homes had 3 to 4 feet of water. Photos showing flooding caused by Hurricane Irma and the resulting damage to personal property are shown in Figure 1 (additional file - attached).

The City has engaged several partners outside of the City of Kingsland who will serve on the Project Team to assist in the implementation of this project, including DNR-Coastal Resources Division (Kelly Hill and Jennifer Kline), Camden County (Scott Brazell), City of St. Marys (Kenneth Hughes), and The Nature Conservancy (TNC) (Ashby Nix Worley). Letters of support indicating contributions of Match from Camden County, City of St. Marys, and TNC are included with this application.

This project will also expand a previous CIG (Cycle 21 – Camden County 'Rise Ready' Coastal Resilience Project), where TNC, Camden County, and City of St. Marys created a Flood Awareness Tool (Flood Risk App). All three groups are supporting Kingsland in the proposed CIG to review the GIS data layers posted on this page and update any for City of Kingsland that are missing or outdated. In addition, a subcontract to TNC will allow the open space analysis conducted in Year #1 to be uploaded into the CRS Open Space Explorer Tool, that is managed by TNC - https://crs.tnc.org/. This tool displays current and proposes locations for future open space preservation, and it currently houses information for unincorporated Camden County and City of St. Marys.

Project Goals

The ultimate goal for this funding request is to give the City of Kingsland the resources needed to enter the CRS program in a manner that provides the tools needed to maximize available credits for activities currently being completed, explore opportunities for additional credits, minimize the potential for flood damage to existing and future development within the community, and to provide the tools and resources for the City to successfully implement the CRS Program, beyond the grant completion date.

A secondary goal is for Kingsland to have similar flood risk public education messages and information as unincorporated Camder County and St. Marys, who each have well established CRS programs. This will be achieved through the joint PPI, updating mapping information on the same web applications, and conducting a countywide ordinance review. Informing and engaging the public each year through either an Open House or webinar is a priority. The objective of these public information sessions is to update the community on the steps the City is taking to enhance its floodplain management program, where they can access tools to better understand their risks, and how they can utilize these tools and information sources.

This project will provide support to a few state and local plans, including the "2019 Georgia Statewide Nonpoint Source Management Plan." Two long-term goals for the section "Urban Nonpoint Source Program - Floodplains" are to (1) "Promote participation in voluntary flood management programs, such as the NFIP and CRS," and (2) "Provide community assistance in implementing floodplain management through the Community Assistance Program." As Kingsland currently lacks staff with experience in the CRS program, this grant will provide the City with the resources to hire a consultant to provide technical assistance to apply to the CRS Program and to assist the City in establishing a program and procedures that City staff can sustain over time. In addition, the City will have support from other knowledgeable resources at Camden County, City of St. Marys, and TNC.

Camden County and the Cities of Kingsland, St. Marys, and Woodbine are nearly complete with updating their Multi-Jurisdictional Hazard Mitigation Plan (HMP). A final draft was prepared in January 2021, and it includes information on the CRS program. One of the new action items in Section 3, Mitigation Strategy, targets Kingsland's participation in CRS: "Action Item #135 – Promote Kingsland's participation in the FEMA Community Rating System program, leading to discounts in flood insurance premiums." Per the HMP, this action item would address the following hazards: flood, hurricane, sea level rise, and severe weather. Completion of this proposed project will also achieve Action Item #135 of the Camden County HMP.

In the state's HMP, "2019 Georgia Hazard Mitigation Strategy," Mitigation Action #100 describes that GEMA/HS and DNR should work to increase local participation in flood hazard mitigation programs such as NFIP and CRS. In addition, there are a number of other mitigation actions that specify giving communities in the CRS program priority for funding, such as Mitigation Action #81 – "Require communities to remain in good standing in the NFIP to be eligible for hazard mitigation funding, as well as continue to give mitigation funding priority to CRS communities." Therefore, funding this Coastal Incentive Grant will help Kingsland be better suited for future hazard mitigation grant funding.

Task Description - Year 1

Two-year projects must provide separate Task Descriptions for Year 1 and Year 2. Year 1 tasks must not carry over into Year 2. Applicant should describe how the task will be completed, by whom, an anticipated completion date, and what the deliverables will be for that task.

Select number of tasks
7

1. Task Title
Schedule a Community Assistance Visit (CAV)

1. Task Description
A Community Assistance Visit (CAV) will be scheduled so that representatives from FEMA can discover any items that need to be addressed prior to submitting the letter of intent and formal application.

1. Task Deliverables
Sign-In Sheet and Correspondence with FEMA.

1. Anticipated date of completion
10/31/2021

Attachment: AwardAgreement_C25_Kingsland_EnhancingFloodplainManagementY2 (4026 : Approval Of: Coastal Incentive Grant Year #2

2. Task Title
Floodplain Management Program Audit

2. Task Description
A Project Team of City staff, the Camden County CRS Coordinator, TNC staff, and DNR-CRD staff will be formed to provide information and review findings. A consultant will facilitate these meetings and develop a matrix to record the current status of the City and County Floodplain Management programs to develop a baseline. The matrix will include a summary of what is being completed under the current programs, program shortcomings, and recommended action items for improvement.

2. Task Deliverables
Matrix detailing and summarizing CRS categories and activities based on City's current programs (and activities they can count from the County).
Report detailing the results of the audit and recommendations.

2. Anticipated date of completion
12/31/2021

3. Task Title
CRS Quick Check

3. Task Description
The consultant in working with the City and committee will complete the "CRS Quick Check" Form (FEMA FORM 086-0-35).

3. Task Deliverables
Completed "CRS Quick Check" Form.

3. Anticipated date of completion
01/31/2022

4. Task Title
Open Space Analysis

4. Task Description
The consultant will incorporate existing data and tools from the project team to conduct a detailed review of CRS Activity 420 (Open Space Preservation). The majority of the analysis will be completed using desktop GIS digitization techniques and online resources, but field verification will be completed if needed. Once developed, the GIS database can be used to determine points based on the open space activities and the credit criteria. Maps or a GIS web application will be developed and shared with the Project Team to get feedback and share information.

4. Task Deliverables
GIS database of open space features.
Table summarizing anticipated points associated with each open space element.

4. Anticipated date of completion
04/30/2022

5. Task Title
City Engagement in Camden County PPI and CRS User's Group

5. Task Description
The City of Kingsland will join the Camden County-St. Marys Program for Public Information (PPI), and the City of Kingsland CRS Coordinator will participate in CRS User's Group meetings. Through the PPI efforts, the City of Kingsland will update the County's PPI materials to incorporate implementation within the City of Kingsland. The PPI includes staff and citizen representatives.

5. Task Deliverables
PPI meeting agendas and minutes.
List of outreach projects targeting City of Kingsland.
Updated PPI document/materials.
City attendance at CRS User's Group meetings.

5. Anticipated date of completion
06/30/2022

6. Task Title
ISO Verification / CRS Application

6. Task Description
City staff and the consultant will schedule and participate in the ISO Verification Visit to discuss activities that the City currently conducts, and they will gather all information required to complete the CRS application and submit it to the ISO/CRS Specialist and FEMA.

6. Task Deliverables
Verification Visit Letter from ISO.
Completed Application Package.
CRS Program Data Table (CC-213 Recertification Form).
Certification Letter (CC-230 Verification Letter).

6. Anticipated date of completion
09/30/2022

7. Task Title
Public Open House / Webinar

7. Task Description
The Project Team will hold an Open House in person or virtually as a webinar (depending on COVID-19 status) to educate the public on the steps and action that the City undertook during Year #1 of this project to pursue joining the CRS Program and enhance its floodplain management program.

7. Task Deliverables
Presentation materials (e.g., copy of PowerPoint file, link to recording, etc.).
Sign-In Sheet or website analytics to show number of participants.

7. Anticipated date of completion
09/30/2022

Is this a 2 year project?
Yes

2 Year Projects

Select number of tasks
7

1. Task Title
Training City Staff for Implementing Year #1 of CRS Program & First Year Certification

1. Task Description
The consultant will work closely with City staff following acceptance into the CRS Program to support and train them to continue t implement the program. The City’s CRS Coordinator, with support from the consultant, will complete the First Year Certification Letter and submit to ISO/FEMA.

1. Task Deliverables
First Year Certification Submission/Letter.
Templates for Standard Operating Procedures (SOPs) for regular reporting items.

1. Anticipated date of completion
09/30/2023

2. Task Title
Review Camden County Rise Ready Coastal Resilience Toolkit and Update GIS for City of Kingsland

2. Task Description
As part of CIG Cycle 21 Project, unincorporated Camden County and City of St. Marys created a Flood Awareness Tool (Flood Risk App) as part of the Camden County Rise Ready coastal resilience toolkit. This information is available through the County's webpage, and it is directly available at: https://maps.coastalresilience.org/georgia/. The project team will review the GIS data layers posted on this page and update any for City of Kingsland that are missing or outdated. One layer that requires addition and substantial effort is included as a separate task – Task #3 (below).

2. Task Deliverables
Updated GIS (as needed) at: https://maps.coastalresilience.org/georgia/
Link to Flood Awareness Tool on City of Kingsland webpage.

2. Anticipated date of completion
12/31/2022

3. Task Title
Open Space App

3. Task Description
The Open Space Analysis from Year #1 will be uploaded into the CRS Open Space Explorer Tool, that is managed by The Nature Conservancy (TNC) - https://crs.tnc.org/. This is the same platform that houses City of St. Marys and Camden County data, and it was created as part of the Camden County Rise Ready coastal resilience toolkit noted in Task #2. The web developer for TNC will upload the material to the portal for future open space.

3. Task Deliverables
City of Kingsland data on https://crs.tnc.org/

3. Anticipated date of completion
03/31/2023

4. Task Title
Ordinance Review

4. Task Description
In a coordinated effort for uniformed ordinances related to floodplain management topics countywide, local staff, including the CRS Coordinators from Camden County, City of Kingsland, and City of St. Marys will review and discuss these ordinances for consistency and variations across the three jurisdictions. The ordinance review and meetings will be facilitated by a consultant. Based on the outcomes of the review, the consultant will work with City of Kingsland to draft edits to existing ordinance for presentation to the City Council.

4. Task Deliverables
Summary document of variations between the three jurisdictions.
Draft ordinance for City of Kingsland.

4. Anticipated date of completion
05/31/2023

5. Task Title
Continued Participation in PPI and CRS User's Group

5. Task Description
The City of Kingsland CRS Coordinator will continue to participate in CRS User's Group meetings and the Camden County-St. Marys PPI. The CRS User's Group targets quarterly meetings, and the PPI meets on an annual basis to review information. The PP includes staff and citizen representatives.

5. Task Deliverables
PPI meeting agendas and minutes.
City attendance at CRS User's Group meetings.

5. Anticipated date of completion
09/30/2023

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6. Task Title
Public Education & Implementation of PPI

6. Task Description
The City will continue the efforts discussed in Year #1 to implement specific activities outlined in the PPI document/plan.

6. Task Deliverablesr
Outreach activities and documentation of PPI implementation.

6. Anticipated date of completion
09/30/2023

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7. Task Title
Public Open House / Webinar

7. Task Description
The Project Team will hold an Open House in person or virtually as a webinar (depending on COVID-19 status) to educate the public on how to use some of the new web-based tools and to provide an update on other activities conducted in Year #2 to enhance its floodplain management program.

7. Task Deliverables
Presentation materials (e.g., copy of PowerPoint file, link to recording, etc.).
Sign-In Sheet or website analytics to show number of participants.

7. Anticipated date of completion
09/30/2023

Communications

Applicant must describe a plan for outreach and information dissemination to convey project results, impacts and benefits to coastal managers and/or the general coastal public, and specifically describe the groups targeted and estimated numbers of people to be reached. See application instructions for more information.

What type of outreach plan is this?
Education Activities

Please describe.
The outreach plan to disseminate project results, impacts and benefits to coastal managers and the public targets “Educational Activities.” City of Kingsland will join the Camden County – St. Marys Program for Public Information (PPI). The City of Kingsland will update the County’s PPI materials to incorporate implementation within the City of Kingsland. In addition, one Public Open House/Webinar will be offered in Year #1 to educate and inform the public about the steps and action that the City undertook to pursue joining the CRS Program and enhance its floodplain management program, and a second Open House/Webinar will be offered in Year #2 to educate the public on how to use some of the new web-based tools for assessing flood risk. The Open Houses/Webinars will provide opportunities for residents to become aware of the City’s enhanced floodplain management program, the new web-based tools, and general education on flooding. The City Manager will also provide updates to City Council to further inform the Council Members and general public. It is expected that 12 people will participate in the PPI committee and that the new outreach materials will reach hundreds of residents, and it is expected that an online webinar could reach 140 people in Year #1 and 200 people in Year #2.

Project Timeline and Milestones

Develop a timeline and milestones for each year of the project. The Georgia Coastal Management Program will use this information to track project progress.

Describe your Timeline and Milestones
A timeline that describes milestones for each task is included in the attached file. As a note, in Year #2, there are three tasks that will be ongoing for the duration of the entire year (Tasks #1, 5, & 6).

If you would like to upload a table or spreadsheet of your Timeline and Milestones, please do so here.
Timeline_KingslandCRS_CIG.pdf

Project Management

Describe how the proposed project will be managed. List all persons directly employed by the applicant who will be involved in the project, along with their level of involvement. List project partners and describe any volunteer participation. Letters of support or commitment are only required for partners providing in-kind services and/or match funding, as well as for those directly listed in the Coastal Management Relevance section.

Project Management
Scott Kimball, Planning & Zoning Director with City of Kingsland, will serve as the primary project manager. He will manage the subcontract and work to provide coordination with the subcontractors and other City of Kingsland employees when meetings and transfer of information are needed. Scott will become the CRS Coordinator for the City of Kingsland during this process. Other City of Kingsland personnel who will contribute to this project include Lee Spell, William Coleman, Ron Knox, Edie Link, and Filiz Morrow. In addition to City of Kingsland personnel, the CRS Coordinators for City of St. Marys, Kenneth Hughes, and Camden County, Scott Brazell, will participate in this project, as well as the Coastal Climate Adaptation Director for The Nature Conservancy, Ashby Nix Worley. There will also be some volunteer participation from members of the Camden County Program for Public Information (PPI) Committee as well as the general public through open houses/webinars.

Letters of Support from City of St. Marys, Camden County, and TNC show their commitment to this project and that they will be contributing $2,600, $8,280, and $5,798 as In-Kind Match, respectively. The individuals who submitted Letters of Support have a wealth of knowledge and experience in the CRS Program and floodplain management.

Letters of Support can be uploaded in the Final Section of this Application.

Budget Narrative - Year 1

In the budget narrative, describe each budget category as indicated in the Application Instructions and provide enough detail to show cost relationship to project tasks. Be sure to specify if match is Cash or In-Kind.

Personnel

Personnel who will work on the grant from City of Kingsland include: Scott Kimball, Lee Spell, William Coleman, Ron Knox, Edie Link, and Filiz Morrow. Scott Brazell from Camden County will also be working on this grant during Year #1. Detailed information is provided below for each, and their salaries will be used as In-Kind Match.

Name: Scott Kimball
Title: Planning & Zoning Director
Annual Salary: $75,650 / year
Time to be spent on the grant project: 180 hours
Description of responsibilities: Scott is the Planning & Zoning Director for Kingsland and will serve as the primary project manager for this grant, including management of the subcontractors, coordination among other City departments, and administration of the grant. Scott will review and comment on the deliverables provided by the subcontractors, and he will become the CRS Coordinator for the City of Kingsland in Year #1. Scott will actively work with the contractor in Year #1 to prepare the CRS Application for submission.

Name: Lee Spell
Title: City Manager
Annual Salary: $98,262 / year
Time to be spent on the grant project: 60 hours
Description of responsibilities: Lee is the City manager for Kingsland, GA. He will provide overarching management of the various departments participating in the project. Lee will provide updates to City Council and participate in meetings with staff and the consultant.

Name: William Coleman
Title: Public Works Director
Annual Salary: $78,667.21 / year
Time to be spent on the grant project: 80 hours
Description of responsibilities: As Director of Public Works, William will assist with the CRS Application for activities related to stormwater management and drainage and maintenance of these systems. William will also provide input for the public education materials on areas prone to flooding.

Name: Ron Knox
Title: Assistant Public Works Director
Annual Salary: $65,088.44 / year
Time to be spent on the grant project: 100 hours
Description of responsibilities: Ron is the Assistant Public Works Director, so he will assist William with the CRS Application for activities related to stormwater management and drainage and maintenance of these systems, as well as review of public education materials.

Name: Edie Link
Title: GIS Technician
Hourly Rate: $15.38 / hour (with $6.15 fringe)
Time to be spent on the grant project: 180 hours
Description of responsibilities: Edie will provide GIS support and coordination for this project based on existing datasets that the City maintains. Edie will also assist the consultant in preparing documentation needed for the CRS Application.

Name: Filiz Morrow
Title: Finance Director
Annual Salary: $87,651.31 / year
Time to be spent on the grant project: 20 hours
Description of responsibilities: Filiz will assist with financial administration of the grant. She will oversee the payment of consultant invoices and help prepare the required documentation to verify matching funds

Name: Scott Brazell
Title: Camden County CRS / E&S Coordinator
Hourly Rate: $29.15 / hour (with $5.35 fringe)
Time to be spent on the grant project: 80 hours
Description of responsibilities: Scott will provide the City with connections to join the Camden County Program for Public Information (PPI) and the Coastal Georgia CRS User’s Group. Scott will serve as a technical resource to share documentation and programs that the County implements as part of their CRS Program, in case if the City is able to also count or replicate these activities for their CRS Application.

Fringe Benefits

Fringe benefits of the City of Kingsland include: annual holidays, vacation leave, sick leave, workers' compensation, group medical and hospital insurance, group life insurance, and retirement. Fringe benefits will be used as In-Kind Match, and the Fringe Rate is 40% for each City of Kingsland employee. Fringe benefits include the same types of benefits for Camden County, but this one employee has a specific hourly fringe rate of $5.35.

Equipment (Items with cost > $5,000)

N/A

Travel

N/A

Supplies (< $5,000)

N/A

Subcontracts
The City plans to issue two subcontracts as part of this grant. One will be to Goodwyn Mills Cawood for $35,000 in Year #1, and it will be charged entirely to grant funds. The other will be to TNC, in which $2,635 will be provided in In-Kind Match for Personnel, Fringe, and Indirect Cost contributions from Ashby Worley in Year #1. TNC will receive grant funds in Year #2 only.

Subcontract #1:
Name: Goodwyn Mills Cawood, LLC.
Description of Work: This subcontractor will be responsible for the following activities: lead and facilitate floodplain management program audit, complete CRS Quick Check form, conduct open space analysis, participate in Camden County PPI meeting and public Open House/webinar, participate in ISO verification visit, work with the City to submit CRS application, and provide grant administration support. GMC has previously assisted McIntosh County in joining the CRS Program and has experience assisting other communities in coastal Georgia with CRS Audits/Reviews. In several cases, GMC has helped communities improve their CRS Rating by multiple classes.
Budget: The subcontract budget will be entirely in the form of salary for staff time, and it totals $35,000 in grant funds. The subcontract budget is presented in the requested budget categories:

Category: CIG Funds / Match Funds / Total
Personnel (salary for staff time): $35,000 / $0 / $35,000
Fringe (included in salary for staff time): $0 / $0 / $0
Equipment: $0 / $0 / $0
Travel: $0 / $0 / $0
Supplies: $0 / $0 / $0
Subcontracts: $0 / $0 / $0
Construction: $0 / $0 / $0
Other: $0 / $0 / $0
Indirect: $0 / $0 / $0
Total: $35,000 / $0 / $35,000

Subcontract #2:
Name: The Nature Conservancy
Description of Work: This subcontractor will be responsible for the following activities: participate in review of the floodplain management audit, open space analysis, and Open House/webinar materials, as well as attend the PPI and CRS User's Group meetings.
Budget: This subcontract budget totals $0 in grant funds and $2,635 in match, as detailed below. TNC has a fringe rate of 43%, indirect rate of 23.5%, and Ashby Worley will spend 70 hours as Match during Year #1. A Negotiated Indirect Cost Rate Agreement (NICRA) for TNC is included with this application. The subcontract budget is presented in the requested budget categories:

Category: CIG Funds / Match Funds / Total
Personnel: $0 / $1,492 / $1,492
Fringe: $0 / $642 / $642
Equipment: $0 / $0 / $0
Travel: $0 / $0 / $0
Supplies: $0 / $0 / $0
Subcontract: $0 / $0 / $0
Construction: $0 / $0 / $0
Other: $0 / $0 / $0
Indirect: $0 / $501 / $501
TOTAL: $0 / $2,635 / $2,635

Construction
N/A

Other

All Other costs from volunteer participation in committees will be In-Kind Match. During Year #1, there will be at least one Program for Public Information (PPI) Meeting. Non-City staff meeting attendees will be counted as volunteers because they will be providing input on the project, and their time will be used as In-Kind Match. It is assumed that each meeting will have 12 non-staf participants, and each participant will spend 5 hours for each meeting. The 5 hours includes the meeting, traveling to/from the meeting, and reviewing documents. In addition, the Public Open House/Webinar is also expected to receive some input on the project, so this participation will also count towards In-Kind Match. It is assumed that a half-hour webinar will be created and 140 individuals will participate. Based on these assumptions, the stakeholder meetings and Open House/Webinar are expected to generate 130 volunteer hours. Based on the 2019 volunteer rate for the State of Georgia of $25.86, volunteer participation will contribute $3,362.
(https://www.independentsector.org/resource/the-value-of-volunteer-time/).

Indirect (Facility and Administrative) Costs

City of Kingsland does not have a federally Negotiated Indirect Cost Rate Agreement (NICRA), so the applicant will use the 10% de minimis for indirect costs as In-Kind Match. Indirect costs are calculated as 10% of salary and fringe, and indirect costs will be used as In-Kind Match.

Budget Narrative - Year 2

Personnel

Personnel who will work on the grant from City of Kingsland include: Scott Kimball, Lee Spell, William Coleman, Ron Knox, Edie Link, and Filiz Morrow. Scott Brazell from Camden County and Kenneth Hughes from City of St. Marys will also be working on this grant during Year #2. Detailed information is provided below for each, and their salaries will be used as In-Kind Match.

Name: Scott Kimball
Title: Planning & Zoning Director
Annual Salary: $75,650 / year
Time to be spent on the grant project: 180 hours
Description of responsibilities: Scott is the Planning & Zoning Director for Kingsland and will serve as the primary project manager for this grant, including selection and management of the subcontractors, coordination among other City departments, and administration of the grant. Scott will review and comment on the deliverables provided by the subcontractors. In Year #2, Scott will be trained on how to maintain the City's CRS Program for future years. Scott will also conduct a comprehensive review of floodplain management ordinances for City of Kingsland, and he will review and discuss these ordinances for consistency and variations across the three jurisdictions.

Name: Lee Spell
Title: City Manager
Annual Salary: $98,262 / year
Time to be spent on the grant project: 40 hours
Description of responsibilities: Lee will continue to provide overarching management of the various departments participating in the project. Lee will provide updates to City Council and participate in meetings with staff and the consultant.

Name: William Coleman
Title: Public Works Director
Annual Salary: $78,667.21 / year
Time to be spent on the grant project: 20 hours
Description of responsibilities: As Director of Public Works, William will assist with implementation of the CRS Program for activities related to stormwater management and drainage and maintenance of these systems, and he will participate in the ordinance review task.

Name: Ron Knox
Title: Assistant Public Works Director
Annual Salary: $65,088.44 / year
Time to be spent on the grant project: 20 hours
Description of responsibilities: Ron is the Assistant Public Works Director, so he will assist William with implementation of the CRS Program for activities related to stormwater management and drainage and maintenance of these systems, as well as review of ordinances.

Name: Edie Link
Title: GIS Technician
Hourly Rate: $15.38 / hour (with $6.15 fringe)

Time to be spent on the grant project: 160 hours
Description of responsibilities: Edie will continue to provide GIS support and coordination for this project based on existing datasets that the City maintains. Through the training in Year #2 by the consultant, Edie will implement protocols to manage and maintain documentation for regular reporting required in the CRS Program. Edie will also work with the consultant and TNC to update data created as part of Camden County ‘Rise Ready’ project, if outdated.

Name: Filiz Morrow
Title: Finance Director
Annual Salary: $87,651.31 / year
Time to be spent on the grant project: 20 hours
Description of responsibilities: Filiz will continue to assist with financial administration of the grant. She will oversee the payment of consultant invoices and help prepare the required documentation to verify matching funds

Name: Scott Brazell
Title: Camden County CRS / E&S Coordinator
Hourly Rate: $29.15 / hour (with $5.35 fringe)
Time to be spent on the grant project: 160 hours
Description of responsibilities: Scott will continue to lead and participate in the Camden County Program for Public Information (PPI) and the Coastal Georgia CRS User’s Group. In Year #2, Scott will conduct a comprehensive review of floodplain managemen ordinances countywide, and he will review and discuss these ordinances for consistency and variations across the three jurisdictions.

Name: Kenneth Hughes
Title: Community Development Director, City of St. Marys
Hourly Rate: $36.06 / hour (with $7.36 fringe)
Time to be spent on the grant project: 60 hours
Description of responsibilities: Kenneth will conduct a comprehensive review of floodplain management ordinances for City of St. Marys, and he will review and discuss these ordinances for consistency and variations across the three jurisdictions.

Fringe Benefits
Fringe benefits of the City of Kingsland include: annual holidays, vacation leave, sick leave, workers' compensation, group medica and hospital insurance, group life insurance, and retirement. Fringe benefits will be used as In-Kind Match, and the Fringe Rate is 40% for each City of Kingsland employee. Fringe benefits include the same types of benefits for Camden County and City of St. Marys. The one Camden County employee has a specific hourly fringe rate of $5.35, and the one City of St. Marys’ employee has specific hourly fringe rate of $7.36.

Equipment (Items with cost > $5,000)
N/A

Travel
N/A

Supplies (< $5,000)
N/A

Subcontracts

The City will keep the same subcontracts from Year #1 to Year #2. For the second year, GMC's subcontract will be for $27,500, and it will be charged entirely to grant funds. In Year #2, TNC will provide $3,163 in In-Kind Match for Personnel, Fringe, and Indirect Cost contributions from Ashby Worley, and they will also receive $5,000 in grant funds to update TNC's web-platform for the "Rise-Ready Tools."

Subcontract #1:
Name: Goodwyn Mills Cawood, LLC.
Description of Work: The subcontractor will be responsible for the following activities: train City staff to implement the first year o their CRS Program, assist with completion of the First Year Certification, review Camden County Rise Ready Coastal Resilience Toolkit, facilitate the comprehensive countywide floodplain management ordinance review, participate in Camden County PPI meeting and public Open House/webinar, and provide grant administration support. GMC has previously assisted McIntosh County in joining the CRS Program and has experience assisting other communities in coastal Georgia with CRS Audits/Reviews. In severa cases, GMC has helped communities improve their CRS Rating by multiple classes.
Budget: The subcontract budget will be entirely in the form of salary for staff time, and it totals $27,500 in grant funds. The subcontract budget is presented in the requested budget categories:

Category: CIG Funds / Match Funds / Total
Personnel (salary for staff time): $27,500 / $0 / $27,500
Fringe (included in salary for staff time): $0 / $0 / $0
Equipment: $0 / $0 / $0
Travel: $0 / $0 / $0
Supplies: $0 / $0 / $0
Subcontracts: $0 / $0 / $0
Construction: $0 / $0 / $0
Other: $0 / $0 / $0
Indirect: $0 / $0 / $0
Total: $27,500 / $0 / $27,500

Subcontract #2:
Name: The Nature Conservancy
Description of Work: This subcontractor will be responsible for the following activities: review Camden County Rise Ready Coastal Resilience Toolkit, review and upload open space information into the CRS Open Space Explorer Tool at (https://crs.tnc.org), and participate in countywide floodplain management ordinance review, Camden County PPI meeting, and public Open House/webinar.
Budget: This subcontract budget totals $5,000 in grant funds and $3,163 in match, as detailed below. TNC has a fringe rate of 43%, indirect rate of 23.5%, and Ashby Worley will spend 84 hours as Match during Year #2. A Negotiated Indirect Cost Rate Agreement (NICRA) for TNC is included with this application. The subcontract budget is presented in the requested budget categories:

Category: CIG Funds / Match Funds / Total
Personnel: $2,832 / $1,791 / $4,623
Fringe: $1,217 / $770 / $1,987
Equipment: $0 / $0 / $0
Travel: $0 / $0 / $0
Supplies: $0 / $0 / $0
Subcontract: $0 / $0 / $0
Construction: $0 / $0 / $0
Other: $0 / $0 / $0
Indirect: $951 / $602 / $1,553
TOTAL: $5,000 / $3,163 / $8,163

Construction

N/A

Other

All Other costs from volunteer participation in committees will be In-Kind Match. During Year #2, there will be at least one Program for Public Information (PPI) Meeting. Non-City staff meeting attendees will be counted as volunteers because they will be providing input on the project, and their time will be used as In-Kind Match. It is assumed that each meeting will have 12 non-staf participants, and each participant will spend 3 hours for each meeting. The 3 hours includes the meeting, traveling to/from the meeting, and reviewing documents. In addition, the Public Open House/Webinar is also expected to receive some input on the project, so this participation will also count towards In-Kind Match. It is assumed that a half-hour webinar will be created and 200 individuals will participate. Based on these assumptions, the stakeholder meetings and Open House/Webinar are expected to generate 136 volunteer hours. Based on the 2019 volunteer rate for the State of Georgia of $25.86, volunteer participation will contribute $3,517.
(https://www.independentsector.org/resource/the-value-of-volunteer-time/).

Indirect (Facility and Administrative) Costs

City of Kingsland does not have a federally Negotiated Indirect Cost Rate Agreement (NICRA), so the applicant will use the 10% de minimis for indirect costs as In-Kind Match. Indirect costs are calculated as 10% of salary and fringe, and indirect costs will be used as In-Kind Match.

Supplemental Information

Upload Certification Form
C24.CertificationsForm_Kingsland-CRS_Signed.pdf

Upload Match/In-kind Letter of Support
Letters of Support_Kingsland CRS_All.pdf

Upload Referenced Plans
Sections of Referenced Plans_Kingsland CRS.pdf

Upload Federally Negotiated Indirect Cost Rate Agreement
NICRA_FY21_Signed_TNC.pdf

Upload Authorizing Resolution
Resolution 2021-3_Kinglsand CRS.pdf

Upload 306A Project Questionnaire

Upload Title Opinion Or Certification of Real Property Ownership

Upload Copy of Historic Preservation Division review request letter and response

Upload copy of U.S. Fish and Wildlife Service review request letter and response

Upload Site Maps

Upload Site Plans

Additional File Upload
Figure 1_Irma Damage.pdf

Additional File Upload

Additional File Upload

Additional File Upload

Additional File Upload

I certify that the Authorizing Official has approved this submission.
Yes

Name of Authorizing Official
Lee Spell

Title of Authorizing Official
City Manager

Email of Authorizing Official
lspell@kingslandgeorgia.com

CIG Full Application: File Attachments

If you would like to upload a table or spreadsheet of your Timeline and Milestones, please do so here.
Timeline_KingslandCRS_CIG.pdf

Upload Certification Form
C24.CertificationsForm_Kingsland-CRS_Signed.pdf

Upload Match/In-kind Letter of Support
Letters of Support_Kingsland CRS_All.pdf

Upload Referenced Plans
Sections of Referenced Plans_Kingsland CRS.pdf

Upload Federally Negotiated Indirect Cost Rate Agreement
NICRA_FY21_Signed_TNC.pdf

Upload Authorizing Resolution
Resolution 2021-3_Kinglsand CRS.pdf

Additional File Upload
Figure 1_Irma Damage.pdf

CIG Budget: 24 - Enhancing Floodplain Management in the City of Kingsland through Entry into the CRS Program

Name	Attachments
24 - Enhancing Floodplain Management in the City of Kingsland through Entry into the CRS Program	No

Linked Pre-Application Form - DO NOT DELETE
24 - Enhancing Floodplain Management in the City of Kingsland through Entry into the CRS Program

Linked Full Application
Scott Kimball - 24 - Enhancing Floodplain Management in the City of Kingsland through Entry into ...

Project Title
24 - Enhancing Floodplain Management in the City of Kingsland through Entry into the CRS Program

Budget Categories - Year 1

Personnel

CIG Funds Requested (Federal)
$0.00

Match Funds Provided (Non-Federal)
$21,479.00

Total for Personnel (Federal and Non-Federal)
21479

Fringe Benefits

CIG Funds Requested (Federal)
$0.00

Match Funds Provided (Non-Federal)
$8,087.00

Total for Fringe Benefits (Federal and Non-Federal)
8087

Equipment (Items >$5,000)

CIG Funds Requested (Federal)
$0.00

Match Funds Provided (Non-Federal)
$0.00

Total for Equipment (Federal and Non-Federal)

Travel

CIG Funds Requested (Federal)
$0.00

Match Funds Provided (Non-Federal)
$0.00

Total for Travel (Federal and Non-Federal)

Supplies (Items <$5,000)

CIG Funds Requested (Federal)
$0.00

Match Funds Provided (Non-Federal)
$0.00

Total for Supplies (Federal and Non-Federal)

Subcontract

CIG Funds Requested (Federal)
$35,000.00

Match Funds Provided (Non-Federal)
$2,635.00

Total for Subcontract (Federal and Non-Federal)
37635

Construction

CIG Funds Requested (Federal)
$0.00

Match Funds Provided (Non-Federal)
$0.00

Total for Construction (Federal and Non-Federal)

Other

CIG Funds Requested (Federal)
$0.00

Match Funds Provided (Non-Federal)
$3,362.00

Total for Other (Federal and Non-Federal)
3362

Indirect

CIG Funds Requested (Federal)
$0.00

Match Funds Provided (Non-Federal)
$2,957.00

Total for Indirect (Federal and Non-Federal)
2957

Total CIG Funds Requested (Federal) - Year 1
35000

Total Match Funds Provided (Non-Federal) - Year 1
38520

Total (Federal and Non-Federal) - Year 1
73520

Is this a 2 Year Project?
Yes

Budget Categories - Year 2

Personnel

CIG Funds Requested (Federal)
$0.00

Match Funds Provided (Non-Federal)
$19,951.00

Total for Personnel (Federal and Non-Federal)
19951

Fringe Benefits

CIG Funds Requested (Federal)
$0.00

Match Funds Provided (Non-Federal)
$6,546.00

Total for Fringe Benefits (Federal and Non-Federal)
6546

Equipment (Items >$5,000)

CIG Funds Requested (Federal)
$0.00

Match Funds Provided (Non-Federal)
$0.00

Total for Equipment (Federal and Non-Federal)

Travel

CIG Funds Requested (Federal)
$0.00

Match Funds Provided (Non-Federal)
$0.00

Total for Travel (Federal and Non-Federal)

Supplies (Items <$5,000)

CIG Funds Requested (Federal)
$0.00

Match Funds Provided (Non-Federal)
$0.00

Total for Supplies (Federal and Non-Federal)

Subcontract

CIG Funds Requested (Federal)
$32,500.00

Match Funds Provided (Non-Federal)
$3,163.00

Total for Subcontract (Federal and Non-Federal)
35663

Construction

CIG Funds Requested (Federal)
$0.00

Match Funds Provided (Non-Federal)
$0.00

Total for Construction (Federal and Non-Federal)

Other

CIG Funds Requested (Federal)
$0.00

Match Funds Provided (Non-Federal)
$3,517.00

Total for Other (Federal and Non-Federal)
3517

Indirect

CIG Funds Requested (Federal)
$0.00

Match Funds Provided (Non-Federal)
$2,650.00

Total for Indirect (Federal and Non-Federal)
2650

Total CIG Funds Requested (Federal) - Year 2
32500

Total Match Funds Provided (Non-Federal) - Year 2
35827

Total (Federal and Non-Federal) - Year 2
68327

I certify that the Authorizing Official has approved this submission.
Yes

Name of Fiscal Agent
Filiz Morrow

Title of Fiscal Agent
Finance Director

Email of Fiscal Agent
fmorrow@kingslandgeorgia.com

TASK/MILESTONE- YEAR 1	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	March-22	April-22	May-22	June-22	July-22	Aug-22	Sep-22
Award Subcontract	▨											
Task 1: Schedule a Community Assistance Visit (CAV)	▨											
Task 2: Floodplain Management Program Audit		▨	▨									
Task 3: CRS Quick Check			▨	▨								
Task 4: Open Space Analysis					▨	▨	▨					
Task 5: City Engagement in Camden County PPI and CRS User's Group					▨	▨	▨	▨	▨			
Task 6: ISO Verification Visit / CRS Application										▨	▨	▨
Task 7: Public Open House/Webinar											▨	▨

TASK/MILESTONE- YEAR 2	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	March-23	April-23	May-23	June-23	July-23	Aug-23	Sep-23
Task 1: Training City Staff for Implementing Year #1 of CRS Program & First Year Certification	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨
Task 2: Review Camden County Rise Ready Coastal Resilience Toolkit and Update GIS for City of Kingsland	▨	▨	▨									
Task 3: Open Space App				▨	▨	▨						
Task 4: Ordinance Review				▨	▨	▨	▨	▨				
Task 5: Continued Participation in PPI and CRS User's Group	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨
Task 6: Public Education & Implementation of PPI	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨
Task 7: Public Open House / Webinar											▨	▨

GEORGIA COASTAL INCENTIVE GRANT 2021-2022 FY CYCLE 24
CIG CERTIFICATIONS FORM

On behalf of **City of Kingsland**

(Applicant)

and in support of I certify that: **Enhancing Floodplain Management in the City of Kingsland through Entry into the CRS Program**

(Project Name)

1. no person shall be discriminated against based on race, color, sex, religion, national origin, age, or physical or mental handicap for any program, activity, or facility sponsored, operated, or constructed under the grant project;
2. all project activities will be conducted in a manner that is consistent with the mission, goals, and policies of the Georgia Coastal Management Program;
3. any user fees charged to the public for use or participation in any program, activity, or facility sponsored, operated, or constructed under the grant project will not be so large as to be exclusionary;
4. any facility or on-going service or program included as a component of this proposed project will be maintained as part of the community's infrastructure for a reasonable length of time after grant money is no longer available;
5. no protected or endangered species or historic or cultural resource will be adversely impacted;
6. all necessary local, state, and federal permits will be obtained before commencing work;
7. Applicant will not hold the State of Georgia liable for any injuries or damage that may result from activities conducted under projects funded by Coastal Incentive Grants;
8. Applicant (governmental organization) will comply with 2 CFR 200 Uniform Guidance: *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards*; and 48 CFR 31.2 (as applicable);
9. Applicant (educational institution) will comply with 2 CFR 200 Uniform Guidance: *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards*; and 48 CFR 31.2 (as applicable);
10. Applicant will comply with any other provisions of statuary law that apply to receiving funds;
11. Applicant has reported all sources of funding for completing this project and certifies that completion is not dependent on future funding from another source;
12. All other sources for funding for the project have been disclosed, and that Applicant will notify the Georgia Coastal Management Program of any awards of additional funding from other sources during the duration of this project;
13. Applicant will adhere to the reporting requirements outlined in the RFP and will submit required status reports in a timely manner, to the Georgia Coastal Management Program. Failure to comply with the reporting requirements of the Coastal Incentive Grants Program may result in revocation of the Applicant's funding.

Lee Spell	City Manager
Typed Name	Title
Lee Spell	9/8/2021
Signature	Date

The Nature Conservancy
Protecting nature. Preserving life.

The Nature Conservancy
100 Peachtree St
Suite 2250
Atlanta, GA 30303

Tel (404) 873-6946
Fax (404) 873-6984

Nature.org/Georgia

February 1, 2021

Scott Kimball
Planning & Zoning Director
City of Kingsland
P.O. Box 250
Kingsland, GA 31548

RE: Letter of Support for "Enhancing Floodplain Management in the City of Kingsland through Entry into the CRS Program"

Dear Mr. Kimball:

I am writing this letter to express my support of City of Kingsland's Coastal Incentive Grant (CIG) Application – "Enhancing Floodplain Management in the City of Kingsland through Entry into the CRS Program." This project will help to enhance the City's floodplain management program and resiliency, thereby reducing the impact and damage from future flood events. This project supports the key priorities of The Nature Conservancy (TNC), which includes Tackling Climate Change with Climate Adaptation and Protecting Resilient Land and Waters.

TNC worked with Camden County on a previous CIG – Camden County 'Rise Ready' Coastal Resilience Project. Through this project, publicly-available and user-friendly tools were created for residents to identify flood hazard information that can assist in future land use planning and prioritize floodprone open space for protection. I am excited to hear that City of Kingsland is pursuing entry into the CRS Program and that they are planning to utilize and update the tools developed for Camden County to also include City of Kingsland data through this grant.

For my part, I pledge to serve as a stakeholder to ensure that there are no gaps for Kingsland in the 'Rise Ready' tools, and TNC will assist with the update to the CRS Open Space Explorer App for current and future open space preservation that is housed on our web-platform (https://crs.tnc.org). Through my participation in the project TNC will provide $5,798 in In-Kind Match through my salary, fringe benefits and indirect costs.

Sincerely,

Ashby Nix Worley

Ashby Nix Worley, CFM
Coastal Climate Adaptation Director
The Nature Conservancy

City of St. Marys
Community Development

418 Osborne Street
St. Marys, Georgia 31558
(912) 510-4032

January 21, 2021

Scott Kimball
Planning & Zoning Director
City of Kingsland
P.O. Box 250
Kingsland, GA 31548

RE: Letter of Support for "Enhancing Floodplain Management in the City of Kingsland through Entry into the CRS Program"

Dear Mr. Kimball:

I am the CRS Coordinator in City of St. Marys, and I have found that this program has numerous benefits to the residents and City as a whole. I am excited to hear that the City of Kingsland ("City") is pursuing a grant to achieve the tremendous undertaking of joining CRS. I strongly support the City of Kingsland's Coastal Incentive Grant application to enhance their floodplain management program, and I pledge to serve as a technical resource to the City as they pursue their application.

Scott Brazell and I run the Camden County – St. Marys Program for Public Information (PPI), and I am looking forward to the City joining us in this effort to further expand the message countywide, as Kingsland's population comprises about one-third of the countywide population. The City of St. Marys will also join your planned effort to conduct a comprehensive review of floodplain management ordinances in an attempt to make these more uniform countywide. Through my participation in the tasks described above, City of St. Marys will contribute $2,600 of In-Kind Match through my salary and fringe benefits.

Sincerely,

Kenneth Hughes, AICP & CFM
Community Development Director
City of St. Marys

Board of County Commissioners
P.O. Box 99/200 East 4th Street • Woodbine, GA 31569
Phone: (912) 510.0464 • Fax: (912) 576.5647 • www.camdencountyga.gov

Community Rating Service, E&S Coordinator

January 19, 2021

Scott Kimball
Planning & Zoning Director
City of Kingsland
P.O. Box 250
Kingsland, GA 31548

RE: Letter of Support for "Enhancing Floodplain Management in the City of Kingsland through Entry into the CRS Program"

Dear Mr. Kimball:

I am happy to write a letter of support for City of Kingsland's Coastal Incentive Grant application to enhance their floodplain management program. Flooding is a priority issue in Kingsland, as the zip code that encompasses most of Kingsland, 31548, was identified by HUD as one of the top five most impacted and distressed from disasters in 2017.

Through my experience as CRS Coordinator in Camden County, co-chair of the Coastal Georgia CRS User's Group, and co-chair for the Camden County – St. Marys Program for Public Information (PPI), I can serve as a technical resource as the City pursues entry into the CRS program. I will share several programs and resources the County implements for floodplain management that the City might be able to include in their CRS application. I will also introduce City staff to join and participate in the Coastal Georgia CRS User's Group and Camden County PPI. It will be great to add City of Kingsland in the PPI, such that they will convey similar messages and information as unincorporated Camden County and St. Marys. Kingsland joining the PPI will offer an opportunity for this group to review and update our public information materials. Through this partnership with St. Marys and unincorporated Camden County as part of this grant, all three will also conduct a comprehensive review of floodplain management ordinances to attempt to be more uniform countywide. A comprehensive review of floodplain management ordinances has been a long-term goal of mine, so I am looking forward to this grant to pull it together for all three communities in the upcoming year.

Through my participation in the tasks described above, Camden County will contribute $8,280 of In-Kind Match through my salary and fringe benefits.

Sincerely,

Scott Brazell
CRS / E&S Coordinator
Camden County

GEORGIA'S STATEWIDE NONPOINT SOURCE MANAGEMENT PLAN

Georgia Department of Natural Resources
Environmental Protection Division
2019 Update

Prepared by the Georgia Department of Natural Resources
Environmental Protection Division
Watershed Protection Branch
2 Martin Luther King, Jr. Drive SW Atlanta, GA 30334
September 2019

For further information contact:
The Nonpoint Source Program
Georgia Department of Natural Resources
Environmental Protection Division
Watershed Protection Branch
(404)651-8548

*** Long-Term Goal 1:* Improve communication with stakeholders and the public about stream buffer protections and variances.

Activity 1: Improve the accessibility of buffer variance public notices posted on the GAEPD website.
Timeframe: Ongoing.
Cost and funding: Staff time.
Performance measure: Improvements to the public notices archive section, increased organization for ease of use.
Results: By providing more accessible information, relevant stakeholders can be more informed about public noticed buffer variance applications.
Deliverables: Updated website.

Activity 2: Annual website review to ensure existing guidance documents are up-to-date and to provide new guidance documents as needed.
Timeframe: Ongoing, annual review to be completed before June 30 each year.
Cost and funding: Staff time.
Performance measure: Completion of annual review and update of materials as necessary.
Results: Accurate information is critical for the timely processing of applications and improves communication with stakeholders.
Deliverables: Website update log with date of review and summary of any updates.

Activity 3: Provide additional technical support to Local Issuing Authorities and the development community in stream assessments and buffer protections.
Timeframe: Ongoing.
Cost and funding: Staff time.
Performance measure: Development and implementation of one training project (updated guidance, workshop, roundtable, etc.) for LIAs and/or the development community.
Results: Increased understanding of buffer protections will lead to better implementation of the Georgia Erosion and Sedimentation Act and improvements in water quality.
Deliverables: Training materials.

Urban Nonpoint Source Program – Floodplains

Finding the delicate balance between development in areas prone to flooding and environmental sustainability is a difficult undertaking. Successful, sustainable flood hazard reduction solutions need to be based on the forces at work in floodplains and coastal zones and on the natural functions that these flood-prone areas provide.

Critical to flood risk management is participation in the National Flood Insurance Program (NFIP). The NFIP was established with the passage of the National Flood Insurance Act of 1968. The NFIP is a federal program enabling property owners in participating communities to purchase flood insurance as protection against flood losses, while requiring state and local governments to enforce floodplain management ordinances that aim to reduce future flood damage. Participation in the NFIP is voluntary. As of 2019, there are 561 participating communities in all of the State's 159 counties. There are 86 communities with mapped Special Flood Hazard Areas (SFHAs) that are not participating.

GAEPD, as a Cooperative Technical Partner (CTP) with the Federal Emergency Management Agency (FEMA), is tasked with managing the preparation of updated regulatory and non-regulatory flood risk products to help communities better identify, assess, and communicate their vulnerability to flood hazards. GAEPD maintains the Georgia DFirm website, which provides technical and outreach information for community officials and the public, including a "look up" tool that allows the public to enter their address and determine their flood risk. GAEPD also provides community outreach and assistance through a structured Community Assistance Program State Support Services Element (CAP SSSE) funded by FEMA.

The NFIP has a voluntary program known as the Community Rating System (CRS). The CRS program encourages community floodplain management activities that exceed the minimum NFIP requirements and in exchange, insurance premium discounts are offered to residents and businesses in the community. GAEPD coordinates with FEMA and the International Organization for Standardization (ISO) to undertake community CRS reviews and provide any assistance that may be needed in satisfying the program requirements. GAEPD supports Georgia Emergency Management and Homeland Security Agency (GEMHSA) Mitigation staff in promoting the CRS program at mitigation workshops. In an effort to increase the number of CRS participating communities and improve classification, GEMHSA incorporates CRS information in the overall ranking of mitigation projects. Currently, there are 53 communities participating in the CRS, of which 15 are coastal communities.

The Georgia coastal communities continue to actively participate in a Coastal CRS User's Group. The group meets every two months and efforts are currently underway to encourage other coastal communities. GAEPD, working with the Georgia Association of Floodplain Managers, is currently working to establish a CRS User's Group for communities in metropolitan Atlanta.

Long-Term Goals and Strategic Plan

Long-Term Goal 1: Promote participation in voluntary flood management programs, such as the NFIP and CRS.

Activity 1: Conduct at least 15 presentations to government and elected officials about the NFIP and CRS.
Timeframe: Through 2024.
Funding: FEMA
Performance measure: GAEPD will make presentations at meetings hosted by state, county and local associations to promote support for the NFIP and CRS.
Results: Adoption and implementation of ordinances and practices for the NFIP and CRS is critical for improving floodplain management. Decision-makers must be informed.
Deliverables: Meeting agendas, attendance lists, presentation materials.

Activity 2: Currently there are 86 communities with mapped Special Flood Hazard Areas that are not participating in the NFIP. Although NFIP participation is voluntary, GAEPD will continue to actively work with these communities to encourage participation.

Timeframe: Through 2024.
Funding: FEMA
Performance measure: Increase participation in the NFIP by adding 20 new communities.
Results: Participation in the NFIP can provide multiple benefits to a community and its citizens.
Deliverables: List of NFIP communities.

Long-Term Goal 2: Conduct reviews of Flood Damage Prevention Ordinances.

Activity 1: GAEPD will review at least 130 Flood Damage Prevention Ordinances.
Timeframe: Through 2024.
Funding: FEMA
Performance measure: It is anticipated that over the next 5 years Preliminary Maps will be issued for 130 communities in the Lower Savannah, Upper Oconee, Withlacoochee, Little (Withlacoochee River) and Lower Flint watersheds. Ordinances for these communities will be reviewed.
Results: Prior to adoption of new maps, GAEPD will review each community's flood damage prevention ordinance and work with local floodplain administrators to ensure that their ordinance is compliant with the NFIP.
Deliverables: Ordinance reviews.

Long-Term Goal 3: Provide community assistance in implementing floodplain management through the Community Assistance Program.

Activity 1: Conduct at least 50 Community Assistance Visits.
Timeframe: Through 2024.
Funding: FEMA
Performance measure: Conduct 50 visits, including of visits to all 26 communities classified by FEMA as Tier I.
Results: The Community Assistance Visit serves the dual purpose of providing technical assistance to the community and assuring that the community is adequately enforcing its floodplain management regulations.
Deliverables: Log of visits.

Activity 2: Provide training to Floodplain Managers in Georgia.
Timeframe: Through 2024.
Funding: FEMA
Performance measure: Provide specific training courses throughout Georgia for Floodplain Managers, including a course about managing Floodplain Development through the NFIP.
Results: Training is critical for appropriate floodplain management. Routine and regular trainings with up-to-date information will allow floodplain managers to more effectively implement their floodplain management ordinances.
Deliverables: Training materials, attendance lists.

Urban Nonpoint Source Program – Safe Dams

Attachment: AwardAgreement_C25_Kingsland_EnhancingFloodplainManagementY2 (4026 : Approval Of: Coastal Incentive Grant Year #2

DRAFT
Camden County, Georgia
Multi-Jurisdictional Hazard Mitigation Plan


Meredith Rizzo, NPR

Camden County
City of Kingsland
City of St. Marys
City of Woodbine

Action #	Description	Goal & Objective Addressed	Hazard Addressed	Priority	Jurisdiction	Mitigation Category	Responsible Department	Potential Funding Source	Estimated Cost	Timeline	Status	Implementation Progress
135	Promote Kingsland's participation in the FEMA Community Rating System program, leading to discounts in flood insurance premiums	1.2	Flood, Hurricane, Sea Level Rise, Severe Weather	H	Kingsland	Preventive	City Administration	General fund	Staff time	2021-2026	New	Apply for Coastal Incentive Grant to fund participation in the CRS. Pre-Application submitted.
136	Support Colerain Road Widening Phase II from I-95 to Hwy 40	1.1	Flood, Hurricane, Sea Level Rise, Severe Weather	M	Kingsland	Structural Projects	City Administration	General Funds, PDM	Variable; staff time	2021-2026	New	Currently in Planning and R-O-W acquisition phase
137	Force sewer main enhancement: The single 14" sewer line serving Kingsland east of I-95 could potentially break from undue stress on the sewer pipes due to flooding. To remedy this, the City will install an 18" sewer force main to run parallel to the existing pipe to provide redundancy and increased capacity	1.1	Flood, Hurricane	H	Kingsland	Structural Projects	City Administration, Department of Public Works	Grant Funds, BRIC, HMPG		2021-2025	New	City is working with an outside entity to apply for grant funding.
138	Lift station rehabilitation: Creekwood (neighborhood bordered by Little Catfish Creek, impacted by Irma) lift station - raise the walls of the wet well and adjust top plate, change pumps and hardware as needed. Greentree Lift Station (surrounded on three sides by wetlands, inaccessible during Irma because the drainage system was overburdened) - raise the wet well and change out pumps and hardware. Project would require more fill and moving or replacing fence	1.1	Flood, Hurricane, Sea Level Rise	H	Kingsland	Structural Projects	City Administration, Department of Public Works	Grant Funds, BRIC, HMPG		2021-2025	New	City is working with an outside entity to apply for grant funding.
139	Manhole and sewer pipe lining: Upgrade liner (insert or spray liner in manholes); Slip line pipes in old section of the city that still utilizes terracotta pipes	1.1	Flood, Hurricane, Sea Level Rise	H	Kingsland	Structural Projects	City Administration, Department of Public Works	Grant Funds, BRIC, HMPG		2021-2025	New	City is working with an outside entity to apply for grant funding.
140	The City of St. Marys to adopt an ordinance requiring the use of the Coastal Stormwater Supplement for design and post construction Stormwater management systems.	1.2	Flood, Hurricane, Sea Level Rise, Severe Weather	High	St. Marys	Preventive	City Administration	General fund	Staff time	2021-2026	Carry Forward	City has been working to establish a City Stormwater Utility to address ongoing stormwater management issues which will include use of the Coastal Stormwater Supplement.
141	Promote St. Marys participation in the FEMA Community Rating System program, leading to discounts in flood insurance premiums	1.2	Flood, Hurricane, Sea Level Rise, Severe Weather	Medium	St. Marys	Preventive	City Administration	General fund	Staff time	2021-2026	Carry Forward	Ongoing. City is a CRS Class 6 community and has improved since it entered the program in 2015.
142	Review and update ordinances and codes to incorporate design guidelines, landscaping, use-based restrictions and performance-based regulations	1.2	Flood, Sea Level Rise	High	St. Marys	Preventive	City Administration	General fund	Staff time	2021-2026	Carry Forward	City is beginning work to determine what new ordinance measure are necessary.

Georgia Hazard Mitigation Strategy

Standard and Enhanced Plan

Effective March 18, 2019-March 17, 2024

Prepared by the Georgia Emergency Management and Homeland Security Agency
(GEMA/HS)

Attachment: AwardAgreement_C25_Kingsland_EnhancingFloodplainManagementY2 (4026 : Approval Of: Coastal Incentive Grant Year #2

2019 MITIGATION ACTIONS

2019 Item #	Mitigation Actions	Timeline	Status	Priority	State Goal	Hazard	Lead Agency	Support Agency	Resources	Previous Item #	Contribution to Mitigation	FEMA Category
78	Develop and maintain matrix of all local capabilities for next state strategy update	2019 - 2024	Deferred due to staffing and time constraints	Low	1 - 3	All Hazards	GEMA/HS	GEMA/HS	HMA & Agency Budget	62	Helps improve integration of local plan information into the State Plan.	Planning & Regulation
79	Research feasibility and practicality of additional high priority projects identified in mitigation strategy workshop.	2019 – 2024	New	Medium	1-3	All Hazards	GEMA/HS	Various	HMA and Agency Budget	New	Will help reduce future damages and losses from multiple hazards.	Planning and Regulation
80	Integrate hazard mitigation into other state and local processes such as THIRA, Long-Term Recovery Plan, local comprehensive plans, CWPPs, and capital improvement plans	2019 - 2024	Ongoing as various plans are updated	High	1 - 3	All Hazards	GEMA/HS	DCA, GFC, Local Communities	HMA & Agency Budget	76	Helps improve the full integration of hazard mitigation into other operations.	Planning & Regulation
81	Require communities to remain in good standing in the NFIP to be eligible for hazard mitigation funding, as well as continue to give mitigation funding priority to CRS communities	2019 - 2024	Ongoing continually	High	1 - 3	All Hazards	GEMA/HS	GEMA/HS	HMA & Agency Budget	78	Help reduce damages to flood prone properties and to improve access to flood insurance.	Planning and Regulation
82	Assist local communities with eligible acquisition/elevation, floodproofing, and storm water projects	2019 - 2024	Ongoing continually	High	1 - 3	Inland Flooding	GEMA/HS	GEMA/HS	HMA & Agency Budget	91	Help reduce damages resulting from flooding.	Structure & Infrastructure
83	Promote the development of safe areas in public and private schools	2019 - 2024	Ongoing as opportunities allow	High	1 - 3	Tornadoes	GEMA/HS	BOR, DOE & Local Communities	HMA & Agency Budget	92	Protect people from tornadoes.	Structure & Infrastructure
84	Expand the use of safe rooms throughout Georgia communities	2019 - 2024	Ongoing as funding and opportunities allow	High	1 - 3	Tornadoes	GEMA/HS	GEMA/HS & GFC	HMA & Agency Budget	93	Protect people from tornadoes	Structure & Infrastructure
85	Identify state assets at highest risk and list appropriate mitigation actions to reduce these risk and identify opportunities for structural protections (ie. safe rooms) in buildings	2019 - 2024	Ongoing continually	High	1 - 3	All Hazards	GEMA/HS	GEMA/HS	HMA & Agency Budget	94	Reduce damages to state owned and operated facilities.	Structure & Infrastructure
86	Coordinate with local emergency management agencies to predesignate safe areas for at-risk population	2019 - 2024	Ongoing continually	High	1 - 3	Tornadoes	GEMA/HS	GEMA/HS	EMPG & Agency Budget	95	Protect people from tornadoes and severe weather.	Structure & Infrastructure

2019 MITIGATION ACTIONS

2019 Item #	Mitigation Actions	Timeline	Status	Priority	State Goal	Hazard	Lead Agency	Support Agency	Resources	Previous Item #	Contribution to Mitigation	FEMA Category
87	Identify historic sites that may be vulnerable to natural hazards	2019 - 2024	Ongoing continually	Medium	1 - 3	All Hazards	GEMA/HS	SHPO	HMA & Agency Budget	101	Improve understanding of risks to historic sites.	Natural & Cultural Protection
88	Ensure there are no adverse effects of any proposed mitigation projects on Georgia's natural resources and/or threatened or endangered species	2019 - 2024	Ongoing with each mitigation project	Low	1 - 3	All Hazards	GEMA/HS	FEMA, US Fish Wildlife	HMA & Agency Budget	102	Protect natural resources and endangered or threatened species.	Natural & Cultural Protection
89	Educate and promote the prevention of development in places such as flood plains, steep ravines, lands with underground caves, through news letters and workshops	2019 - 2024	Ongoing continually	Low	1 - 3	All Hazards	GEMA/HS	DCA	HMA & Agency Budget	103	Protect natural resources and endangered or threatened species.	Natural & Cultural Protection
90	Develop a list of public and private sector incentives such as CRS & NFIP, that encourage the implementation of hazard mitigation measures for publication on GEMA/HS's website.	2019 - 2024	Ongoing continually	Medium	1 - 3	All Hazards	GEMA/HS	GEMA/HS	HMA, Agency Budget	106	Improve public awareness of and encourage practices that help improve resilience to natural hazards.	Public Awareness
91	Support the use of state of the art warning technology and local warning projects with available initiative funds	2019 - 2024	Ongoing as funding allows	Medium	1 - 3	All Hazards	GEMA/HS	GEMA/HS	HMA, Agency Budget	107	Help protect people by warning of incoming severe weather.	Public Awareness
92	Expand NOAA weather alert system by applying for grants to distribute radios to local communities	2019 - 2024	Ongoing as funding allows	Medium	1 - 3	All Hazards	GEMA/HS	Local Communities	HMA, Agency Budget	108	Help reduce loss of life by warning of incoming severe weather.	Public Awareness
93	Determine percentage of population coverage by current alert systems	2019 - 2024	Deferred due to time and staffing resources	Medium	1 - 3	All Hazards	GEMA/HS	GEMA/HS	Agency Budget	110	Help reduce loss of life by warning of incoming severe weather.	Public Awareness

2019 MITIGATION ACTIONS

2019 Item #	Mitigation Actions	Timeline	Status	Priority	State Goal	Hazard	Lead Agency	Support Agency	Resources	Previous Item #	Contribution to Mitigation	FEMA Category
94	Support the StormReady Program in Georgia in partnership with the National Weather Service, promoting the increase in the number of StormReady counties, communities, governments, universities and commercial sites from the current number of 113 as of 8/2018	2019 - 2024	Ongoing continually	Medium	1 - 3	All Hazards	GEMA/HS	GEMA/HS, NWS	Agency Budget	111	Improve public awareness of and encourage practices that help improve resilience to natural hazards.	Public Awareness
95	Promote and share Mitigation Ideas Guide (Jan 2013) with local communities and planners	2019 - 2024	Ongoing continually and as local plan updates are started.	High	1 - 3	All Hazards	GEMA/HS	FEMA	Agency Budget	112	Help improve mitigation throughout the State	Public Awareness
96	Make Georgia hazard data available on GEMA/HS webpage	2019 - 2024	Ongoing continually	High	1 - 3	All Hazards	GEMA/HS	GEMA/HS	HMA, Agency Budget	113	Help improve awareness of natural hazards.	Public Awareness
97	Conduct post-disaster workshops for affected local communities	2019 - 2024	Ongoing after major disasters	High	1 - 3	All Hazards	GEMA/HS	NRCS	HMA, Agency Budget	115	Help encourage effective use of mitigation opportunities.	Public Awareness
98	Share mitigation project/plan success stories via media such as websites and newsletters	2019 - 2024	Ongoing as opportunities allow	Medium	1 - 3	All Hazards	GEMA/HS	GEMA/HS	HMA, Agency Budget	116	Help improve awareness of the benefits of mitigation.	Public Awareness
99	Develop workshops and webinars to facilitate the update of the state plan risk assessment	2019 - 2024	Ongoing prior to the beginning of the State Plan major update process.	High	1 - 3	All Hazards	GEMA/HS	FEMA	HMA, Agency Budget	120	Help obtain the best available information for future updates to the State Plan.	Public Awareness
100	Increase local participation in flood hazard mitigation programs such as NFIP and CRS, through workshops and posted information on GEMA/HS and DNR websites	2019 - 2024	Ongoing as opportunities arise	High	1 - 3	Flood	GEMA/HS	DNR & FEMA	Agency Budget	121	Improve public awareness of and encourage practices that help improve resilience to natural hazards	Public Awareness
101	Increase local participation in hazard mitigation programs such as Firewise and Storm Ready Communities, through workshops and posted information on GEMA/HS website	2019 - 2024	Ongoing as opportunities arise.	High	1 - 3	All Hazards	GEMA/HS	FEMA & NWS	Agency Budget	122	Improve public awareness of and encourage practices that help improve resilience to natural hazards	Public Awareness

2019 MITIGATION ACTIONS

2019 Item #	Mitigation Actions	Timeline	Status	Priority	State Goal	Hazard	Lead Agency	Support Agency	Resources	Previous Item #	Contribution to Mitigation	FEMA Category
102	Distribute information via brochures, websites, webinars and workshops on community and household saferooms to Georgia communities	2019 - 2024	Ongoing as opportunities arise.	Medium	1 - 3	Tornadoes	GEMA/HS	GEMA/HS	Agency Budget	124	Help protect people from tornadoes.	Public Awareness
103	Support the Severe Weather Awareness Week and the Prescribed Fire Awareness Week campaigns in partnership with the Office of the Governor	2019 - 2024	Ongoing as applicable	High	1 - 3	Severe Weather, Wildfire	GEMA/HS	GEMA/HS	HMA, Agency Budget	133	Improve public awareness of and encourage practices that help improve resilience to natural hazards	Public Awareness
104	Increase community awareness of the negative impacts of repetitive loss properties and the benefits of mitigation actions	2019 - 2024	Ongoing continually	High	1 - 3	All Hazards	GEMA/HS	DNR	HMA, Agency Budget	135	Improve public awareness of and encourage practices that help improve resilience to flooding	Public Awareness
105	Lead and direct the Georgia Silver Jackets Team to promote flood risk management programs throughout the state.	2019 - 2024	Ongoing continually	High	1 - 3	Flood	GEMA/HS	USGS, NWS, USACE, FEMA, EPA, NRCS, FHA, USEDA	HMA, Agency Budgets	136	Bring together multiple agencies and funding sources to reduce the potential for losses from flooding	Planning & Regulation
106	Promote and support mitigation allied programs, such as the Community Rating System (CRS) and Storm Ready by giving application incentive points for communities applying for HMA assistance.	2019 - 2024	Ongoing as HMA assistance opportunities become available	Low	1 - 3	All Hazards	GEMA/HS	GEMA/HS	Agency Budget	137	Encourage practices that help improve resilience to natural hazards	Planning & Regulation
107	Promote safe room construction at all levels i.e. (individual residents, local governments and local school districts, and private industry).	2019 - 2024	Ongoing continually as opportunities arise	Low	1 - 3	Tornadoes	GEMA/HS	GEMA/HS	Agency Budget	138	Protect people from tornadoes.	Planning & Regulation
108	Continue education of local emergency managers on various mitigation activities and funding opportunities	2019 - 2024	Ongoing continually	Low	1 - 3	All Hazards	GEMA/HS	GEMA/HS	Agency Budget	139	Encourage practices that help improve resilience to natural hazards	Planning & Regulation

MARCH 3, 1849

United States Department of the Interior

OFFICE OF THE SECRETARY
Washington, DC 20240

May 18, 2020

Leonard Williams, Chief Financial Officer
The Nature Conservancy
4245 N. Fairfax Drive, Suite 100
Arlington, VA 22203-1606

Dear Leonard Williams:

Enclosed is the signed Negotiated Indirect Cost Rate Agreement that was processed by our office. If you have any questions concerning this agreement, please refer to the signature page for the name and contact number of the negotiator.

As a recipient of federal funds, the regulations require you to maintain a current indirect cost rate agreement. For provisional/final indirect cost rates, Indirect Cost Proposals should be submitted on an annual basis, and they are due within six (6) months after the close of your fiscal year. For predetermined rates and approved rate extensions, proposals are due in our office six (6) months prior to the expiration of your current rate agreement. Please note that proposals are processed on a first-in, first-out basis.

Common fiscal year end dates and proposal due dates are listed below:

Fiscal Year End Date	Proposal Due Date
September 30th	March 31st
December 31st	June 30th
June 30th	December 31st

Please visit our website for guidance and updates on submitting future indirect cost proposals. The website includes helpful tools such as a completeness checklist, indirect cost and lobbying certificates, sample proposals, Excel worksheet templates, and links to other websites.

Sincerely,

Craig A. Wills

Craig A. Wills
Office Chief

Enclosure
Ref: J:\IDC-DOI\Other (Non-Profit, For Profit)\Nonprofit\Nature Conservancy (Nacoh629)\FY 21C\A. Admin Folder\Naco-Issue.ltr.21C.docx

Phone: (916) 930-3803
Fax: (916) 930-3804
Email: ICS@ibc.doi.gov
Website: http://www.doi.gov/ibc/services/finance/Indirect-Cost-Services

United States Department of the Interior

OFFICE OF THE SECRETARY
Washington, DC 20240

Nonprofit Organization
Indirect Cost Negotiation Agreement

EIN: 53-0242652

Date: May 18, 2020

Organization:

Report No(s).: 20-A-0969(21C)

The Nature Conservancy
4245 N. Fairfax Drive, Suite 100
Arlington, VA 22203-1606

Filing Ref.:
Last Negotiation Agreement
dated July 23, 2019

The indirect cost rates contained herein are for use on grants, contracts, and other agreements with the Federal Government to which 2 CFR Part 200 apply subject to the limitations contained in Section II.A. of this agreement. The rates were negotiated by the U.S. Department of the Interior, Interior Business Center, and the subject organization in accordance with the authority contained in applicable regulations.

Section I: Rates

Page 1 of 2

	Effective Period			Applicable	
Type	From	To	Rate	Locations	To
		Indirect Cost Rate			
Fixed Carryforward	07/01/20	06/30/21	23.50% 1/	All	All Programs
		Fringe Benefit Rates			
Fixed Carryforward	07/01/20	06/30/21	43.00% 2/	All	Regular Salaries
Fixed Carryforward	07/01/20	06/30/21	12.00% 3/	All	Short-Term Salaries
Fixed Carryforward	07/01/20	06/30/21	15.00% 4/	All	Foreign Salaries

1/Base: Total direct costs, less external transfers and the value of land sold or donated to government agencies and other conservation organizations. Equipment costs valued between $5,000 and $50,000 are included in the base limited to the first year of capitalization. **All subawards, regardless of dollar amount, are included in the direct cost base for purposes of computing the indirect cost rate.**

2/Base: Total salaries and wages for regular employees.

3/Base: Total salaries and wages for short-term employees.

4/Base: Total salaries and wages for foreign employees.

Note: The foreign salaries fringe benefit rates refer to benefits that are paid centrally by The Nature Conservancy's (TNC) headquarters. Additional benefits are paid locally by TNC's foreign locations which are charged directly to government awards

Treatment of fringe benefits: Fringe benefits applicable to direct salaries and wages are treated as direct costs; fringe benefits applicable to indirect salaries and wages are treated as indirect costs.

Section I: Rates (continued) Page 2 of 2

Treatment of Paid Absences: (a) For employees paid on TNC's U.S. payroll, the costs of vacation, holiday and sick leave pay are included in the organization's fringe benefit rate and are not included in the direct costs of salaries and wages. Claims for direct salaries and wages must exclude those amounts paid or accrued to employees for periods when they are on vacation, holiday or sick leave. Other paid absences are billed directly. (b) For employees paid on local payrolls in other country programs, paid absences are billed directly.

Section II: General Page 1 of 2

A. **Limitations:** Use of the rate(s) contained in this agreement is subject to any applicable statutory limitations. Acceptance of the rate(s) agreed to herein is predicated upon these conditions: (1) no costs other than those incurred by the subject organization were included in its indirect cost rate proposal, (2) all such costs are the legal obligations of the grantee/contractor, (3) similar types of costs have been accorded consistent treatment, and (4) the same costs that have been treated as indirect costs have not been claimed as direct costs (for example, supplies can be charged directly to a program or activity as long as these costs are not part of the supply costs included in the indirect cost pool for central administration).

B. **Audit:** All costs (direct and indirect, federal and non-federal) are subject to audit. Adjustments to amounts resulting from audit of the cost allocation plan or indirect cost rate proposal upon which the negotiation of this agreement was based will be compensated for in a subsequent negotiation.

C. **Changes:** The rate(s) contained in this agreement are based on the accounting system in effect at the time the proposal was submitted. Changes in the method of accounting for costs which affect the amount of reimbursement resulting from use of the rate(s) in this agreement may require the prior approval of the cognizant agency. Failure to obtain such approval may result in subsequent audit disallowance.

D. **Rate Type:**

1. Fixed Carryforward Rate: The fixed carryforward rate is based on an estimate of the costs that will be incurred during the period for which the rate applies. When the actual costs for such period have been determined, an adjustment will be made to the rate for a future period, if necessary, to compensate for the difference between the costs used to establish the fixed rate and the actual costs.

2. Provisional/Final Rate: Within six (6) months after year end, a final indirect cost rate proposal must be submitted based on actual costs. Billings and charges to contracts and grants must be adjusted if the final rate varies from the provisional rate. If the final rate is greater than the provisional rate and there are no funds available to cover the additional indirect costs, the organization may not recover all indirect costs. Conversely, if the final rate is less than the provisional rate, the organization will be required to pay back the difference to the funding agency.

3. Predetermined Rate: A predetermined rate is an indirect cost rate applicable to a specified current or future period, usually the organization's fiscal year. The rate is based on an estimate of the costs to be incurred during the period. A predetermined rate is not subject to adjustment. (Because of legal constraints, predetermined rates are not permitted for Federal contracts; they may, however, be used for grants or cooperative agreements.)

E. **Rate Extension:** Only final and predetermined rates may be eligible for consideration of rate extensions. Requests for rate extensions of a <u>current</u> rate will be reviewed on a case-by-case basis. If an extension is granted, the non-Federal entity may not request a rate review until the extension period ends. In the last year of a rate extension period, the non-Federal entity must submit a new rate proposal for the next fiscal period.

F. **Agency Notification:** Copies of this document may be provided to other federal offices as a means of notifying them of the agreement contained herein.

G. **Record Keeping:** Organizations must maintain accounting records that demonstrate that each type of cost has been treated consistently either as a direct cost or an indirect cost. Records pertaining to the costs of program administration, such as salaries, travel, and related costs, should be kept on an annual basis.

Section II: General (continued)

H. **Reimbursement Ceilings:** Grantee/contractor program agreements providing for ceilings on indirect cost rates or reimbursement amounts are subject to the ceilings stipulated in the contract or grant agreements. If the ceiling rate is higher than the negotiated rate in Section I of this agreement, the negotiated rate will be used to determine the maximum allowable indirect cost.

I. **Use of Other Rates:** If any federal programs are reimbursing indirect costs to this grantee/contractor by a measure other than the approved rate(s) in this agreement, the grantee/contractor should credit such costs to the affected programs, and the approved rate(s) should be used to identify the maximum amount of indirect cost allocable to these programs.

J. **Other:**

1. The purpose of an indirect cost rate is to facilitate the allocation and billing of indirect costs. Approval of the indirect cost rate does not mean that an organization can recover more than the actual costs of a particular program or activity.

2. Programs received or initiated by the organization subsequent to the negotiation of this agreement are subject to the approved indirect cost rate(s) if the programs receive administrative support from the indirect cost pool. It should be noted that this could result in an adjustment to a future rate.

3. This Negotiation Agreement is entered into under the terms of an Interagency Agreement between the U.S. Department of the Interior and the cognizant agency. No presumption of federal cognizance over audits or indirect cost negotiations arises as a result of this Agreement.

4. Organizations that have previously established indirect cost rates—exclusive of the 10% *de minimis* rate—must submit a new indirect cost proposal to the cognizant agency for indirect costs within six (6) months after the close of each fiscal year.

Section III: Acceptance

Listed below are the signatures of acceptance for this agreement:

By the Nonprofit Organization:

The Nature Conservancy
Grantee/Contractor

/s/
Signature

Leonard Williams
Name (Type or Print)

Chief Finance officer
Title

May 14, 2020
Date

By the Cognizant Federal Government Agency:

U.S. Department of the Interior
Cognizant Agency

CRAIG WILLS Digitally signed by CRAIG WILLS
Date: 2020.05.18 10:21:43 -07'00' /s/
Signature

Craig A. Wills
Name

Division Chief
Indirect Cost Services Division
Title

Negotiated by Elena Chan
Telephone (916) 930-3824

State of Georgia

The City of Kingsland

RESOLUTION# 2021-3 OF THE CITY OF KINGSLAND CITY COUNCIL TO APPLY FOR A COASTAL INCENTIVE GRANT AND COMMIT UPON AWARDED OF THE GRANT TO ENTER INTO A PROJECT AGREEMENT WITH THE GEORGIA DEPARTMENT OF NATURAL RESOURCES COASTAL RESOURCES DIVISION

WHEREAS, the mission of the Coastal Incentive Grant as part of the Georgia Coastal Management Program is consistent with goals of City of Kingsland's Floodplain Management Program, and

WHEREAS, the City is desirous of obtaining a Georgia Department of Natural Resources Coastal Incentive Grant to enhance the City's Floodplain Management Program by Entering into the Community Rating System Program, and

WHEREAS, the City is committed to minimize the potential for flood damage to existing and future development within the community, and

WHEREAS, the City is committed to enhancing its public education and outreach on flood risk by joining the Camden County-St. Marys Program for Public Information (PPI), and

WHEREAS, the City is an eligible applicant under the rules of the Coastal Inventive Grant Cycle 24 Request for Proposals.

NOW, THEREFORE, BE IT RESOLVED that the City of Kingsland City Council,

> Does hereby authorize staff to apply for a Coastal Incentive Grant through the Georgia Department of Natural Resources Coastal Resources Division. Upon award of the grant, the City Council shall enter into a Project Agreement between the City Council and Georgia Department of Natural Resources Coastal Resources Division.

Adopted, the 8th day of February, 2021

CITY COUNCIL
CITY OF KINGSLAND

Dr. C. Grayson Day, Mayor

Attest: ________________
Jean Seigler, Clerk

Figure 1. Neighborhood flooding caused by Irma (Left) and damaged personal property (Right).

GEORGIA
DEPARTMENT OF NATURAL RESOURCES

NATHAN DEAL
GOVERNOR

MARK WILLIAMS
COMMISSIONER

Dear Sub-Awardee,

In 2006, the Federal Funding Accountability and Transparency Act (FFATA) was signed into law. This legislation requires information disclosure concerning entities receiving Federal financial assistance through Federal grants. As a result, our organization is required to report on each of the grants that we award (i.e., subawards, subcontracts). By answering the questions below, your organization will provide us the data needed to meet FFATA reporting requirements. **This form is to be returned within 15 days of the contract signature date.** Please don't hesitate to contact us if your organization has difficulty completing the questionnaire. Please contact:

Name: Denise Bowen Telephone Number: 404-463-2881

To be completed by Organization Receiving the Award

Subawardee Doing Business as Name: City of Kingsland, Georgia **DUNS #:** UEI-R4LJC81U2R57
Address: City: PO Box 250/107 S Lee Street, Kingsland **State** GA **Zip code** 31548 **+ 4**
Primary Place of Grant Performance: City: Kingsland **State** GA **Zip code** 31548 **+ 4**

Highly Compensated Officers: Please list below your top 5 compensated officers if **all three** of the following conditions apply:

Yes No
☐ ☐ Your organization received 80% or more of its annual gross revenues from federal contracts, subcontracts, loans, grants, subgrants and cooperative agreements in the preceding fiscal year.
☐ ☐ Your organization received $25,000,000 or more in annual gross revenue from federal contracts, subcontracts, loans, grants, subgrants and cooperative agreements in the preceding fiscal year.
☐ ☐ The public does not have access to information about the compensation of the senior executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 USC 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986.

Officer 1 Name: **Compensation: $**
Officer 2 Name: **Compensation: $**
Officer 3 Name: **Compensation: $**
Officer 4 Name: **Compensation: $**
Officer 5 Name: **Compensation: $**

To be completed by Awarding Agency: Georgia Department of Natural Resources **Division: Coastal Resources**

Federal Funding Agency Name: Department of Commerce
Federal Award Number (case, space and character sensitive): NA22NOS4190152
Prime Recipient DUNS number (9 digits): 146985544
Subaward Amount: $ 32,500.00
Subaward Date: October 1, 2022
Subaward Number: 306-8.3
Subaward Project Title (Description): Y2 - Enhancing Floodplain Management in the City of Kingsland through Entry into the CRS Program

INVESTMENT SUMMARY

Tyler Software	$ 6,310
Services	$ 13,000
Third-Party Products	$ 14,080
Travel	$ 1,385
Total One-Time Cost	$ 34,775
Annual Recurring Fees/SaaS	$ 466
Tyler Software Maintenance	$ 1,397

Quoted By:	Bridget Vuolo
Quote Expiration:	3/14/23
Quote Name:	eCitation

Sales Quotation For:
Camden County
PO Box 699
Woodbine GA 31569-0699
Phone: +1 (912) 510-5100

Bill to:
City of Kingsland
P.O. Box 250
105 W. William Ave
Kingsland, GA 31548

Tyler Software

Description		License	Discount	License Total	Year One Maintenance
Enforcement Mobile					
License					
REF License - PDA [4]		$ 3,400	$ 340	$ 3,060	$ 714
	Total	$ 3,400	$ 340	$ 3,060	$ 714
Interface					
Interface: CMS - Courtware		$ 3,250	$ 0	$ 3,250	$ 683
	Total	$ 3,250	$ 0	$ 3,250	$ 683
	Sub-Total	*$ 6,650*		*$ 6,310*	*$ 1,397*
	Less Discount	*$ 340*			*$ 0*
	TOTAL	**$ 6,310**		**$ 6,310**	**$ 1,397**

Annual / SaaS

Description	Fee	Discount	Annual
Enforcement Mobile			
Hosting Fee			

Hosting Fee	$ 466	$ 0	$ 466
TOTAL			**$ 466**

Services

Description	Quantity	Unit Price	Discount	Total	Maintenance
Enforcement Mobile					
Project Management	1	$ 1,000	$ 0	$ 1,000	$ 0
Set Up & Config	1	$ 10,000	$ 0	$ 10,000	$ 0
Training	1	$ 2,000	$ 0	$ 2,000	$ 0
TOTAL				**$ 13,000**	**$ 0**

Third-Party Hardware, Software and Services

Description	Quantity	Unit Price	Total	Unit Maintenance	Year One Maintenance
Enforcement Mobile					
CBL-TC7X-USB1-01 / Zebra EVM, TC70, USB/Charge Cable-(req. addl. cables)	4	$ 115	$ 460	$ 0	$ 0
50-16000-182R / Zebra EVM, US AC Line Cord, ungrounded	4	$ 8	$ 32	$ 0	$ 0
PWR-BUA5V16W0WW / Zebra EVM, TC7X, Power Supply for Charging Cables	4	$ 39	$ 156	$ 0	$ 0
TC77HL-5ME24BG-FT / Zebra EVM, HH, TC77, TAA Compliant, supports GSM + Verizon	4	$ 1,615	$ 6,460	$ 0	$ 0
Z1AE-TC77XX-5C00 / Zebra EVM, Warranty, TC77, 5 year	4	$ 515	$ 2,060	$ 0	$ 0
Enforcement Mobile					
LB3691 / Brother, PocketJet, Rugged Jet, Car Adapter, 10 ft.	4	$ 32	$ 128	$ 0	$ 0
RDM02U5 / Brother, Rugged Jet, Paper, Thermal, premium, 36 rolls per case	4	$ 159	$ 636	$ 0	$ 0
207803-001 / Brother, Warranty, Rugged Jet, 3 year (Assure Premier Service; initial service plus three additional years).	4	$ 149	$ 596	$ 0	$ 0
RJ4250WBL / Brother, Printer, Rugged Jet 4, WiFi, Bluetooth	4	$ 710	$ 2,840	$ 0	$ 0
PA-CR-002A / Brother, Acc-Printer, RJ4200 Series, Docking/Mounting Station w Power and USB connectivity	4	$ 178	$ 712	$ 0	$ 0

TOTAL	**$ 14,080**	**$ 0**

Summary	**One Time Fees**	**Recurring Fees**
Total Tyler Software	$ 6,310	$ 1,397
Total Annual	$ 0	$ 466
Total Tyler Services	$ 13,000	$ 0
Total Third-Party Hardware, Software, Services	$ 14,080	$ 0
Estimated Travel Expenses	$ 1,385	$ 0
Summary Total	**$ 34,775**	**$ 1,863**

Customer Approval: ______________________ Date: ______________________

Print Name: ______________________ P.O.#: ______________________

The Software, Maintenance, Services and Third-Party Products, as applicable, that are itemized above, are hereby added to your existing agreement with Tyler. Fees for Software, if applicable, will be invoiced to you in full upon receipt of your signed quote. Unless otherwise stated in the Assumptions, associated maintenance and support fees shall be invoiced on a prorated basis through the end of your current term, and thereafter in a lump sum amount together with your then-current maintenance and support fees for previously licensed software. Fees for Services, Third-Party Products and/or travel, as applicable, will be invoiced as rendered or delivered. The terms and conditions of your agreement will otherwise control.

Assumptions

Personal Computers must meet the minimum hardware requirements for Enterprise Public Safety products. Microsoft Windows 7 64-bit with Extended Security Updates and Windows 10 64-bit is required for all client machines. Windows Server 2012/2012 R2/2016/2019 and SQL Server 2012 SP4/2014 SP2/2016 SP2/2017/2019 are required for the Application and Database Server(s).

Enterprise Public Safety product requires Microsoft Windows Server 2012/2012 R2/2016/2019 and SQL Server 2012 SP4/2014 SP2/2016 SP2/2017/2019, including required User or Device Client Access Licenses (CALs) for applicable Microsoft products. Servers must meet minimum hardware requirements provided by Tyler. The supported Microsoft operating system and SQL versions are specific to Tyler’s release versions.

Enterprise Public Safety product requires Microsoft Excel or Windows Search 4.0 for document searching functionality; Microsoft Word is required on the application server for report formatting.

Tyler recommends a 100 Mbps/1 Gbps Ethernet network for the local area network. Wide area network requirements vary based on system configuration, Tyler will provide further consultation for this environment.

Does not include servers, workstations, or any required third-party hardware or software unless specified in this Investment Summary. Client is responsible for any third-party support.

Licensed Software, and third-party software embedded therein, if any, will be delivered in a machine readable form to Client via an agreed upon network connection. Any taxes or fees imposed are the responsibility of the purchaser and will be remitted when imposed.

Tyler's GIS implementation services are to assist the Client in preparing the required GIS data for use with the Licensed Enterprise Public Safety Software. Depending upon the Licensed Software the Client at a minimum will be required to provide an accurate street centerline layer and the appropriate polygon layers needed for Unit Recommendations and Run Cards in an industry standard Esri file format (Personal Geodatabase, File Geodatabase, Shape Files). Client is responsible for having clearly defined boundaries for Police Beats, EMS Districts and Fire Quadrants. If necessary, Tyler will assist Client in creating the necessary polygon layers (Police Beats, EMS Districts and Fire Quadrants) for Unit Recommendations and Run Cards. Tyler is not responsible for the accuracy of or any ongoing maintenance of the GIS data used within the Licensed Enterprise Public Safety Software.

Client is responsible for any ongoing annual maintenance on third-party products and is advised to contact the third-party vendor to ensure understanding of and compliance with all maintenance requirements.

All Tyler Clients are required to use Esri's ArcGIS Suite to maintain GIS data. All maintenance, training and ongoing support of this product will be contracted with and conducted by Esri. Maintenance for Esri's ArcGIS suite of products that are used for maintaining Client's GIS data will be contracted by Client separately with Esri.

When Custom interface is included, Custom interface will be operational with existing third-party software. Any subsequent changes to third-party applications may require additional services.

When State/NCIC is included, Client is responsible for obtaining the necessary State approval and any non-Tyler hardware and software. Includes state-specific standard forms developed by Tyler. Additional forms can be provided for an additional fee.

The amount of converted data entering the new system can drastically impact storage utilization. Additional drive space may be required on the production and test SQL and file storage servers to accommodate the converted data based on the quantity of source data. During the conversion process, additional drive space on the production and test SQL servers will also be required temporarily. Does not apply to Data Archive

Travel expenses will be billed as incurred according to Tyler's standard business travel policy.

Setup & configuration of 4 eCitation licenses to be used on 4 Tyler supplied TC77 Android Handheld devices (connectivity of devices is the responsibility of the client). Includes 4 Brother 4" W output RuggedJet printers.

Includes interface to Courtware CMS.
Integration in Tyler Public Safety Mobile CAD - Shieldforce.
Integration with Tyler RMS

Maintenance and Hosting waived for Year 1.

Agency is responsible for paying any applicable state taxes. Contract total does not include tax.
Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms:
• License fees for Tyler and third party software are invoiced 100% net due 30 days from quote approval.
•Fees for hardware are invoiced upon delivery;
• SaaS fees and Subscription fees are first payable when Tyler makes the software available for download by the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the Agreement, with renewals invoiced annually thereafter in accord with the Agreement.
• Fees for services included in this sales quotation shall be invoiced as indicated below.
- Implementation and other professional services fees shall be invoiced as delivered.
- Fixed-fee Business Process Consulting services, if applicable, shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the
Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
- If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
• Expenses associated with onsite services are invoiced as incurred.

Comprehensive Public Safety Software Solution

Single/Multi-Jurisdictional Dispatch Software

CAD Mapping
Call Entry
Call Control Panel
Unit Recommendations
Unit Status/Control Panel
Call Stacking
CAD Messaging
Call Scheduling

Dispatch Questionnaire
Fire Equipment Search
GIS/Geo-File Verification
Hazard and Location Alerts
Hazmat Search
Hydrant Inventory
Note Pads
Proximity Dispatch

Rip-N-Run Printing
Run Cards/Response Plans
Rapid SOS

Additional Modules
BOLOS
CAD Auto Routing
CAD AVL

Service Vehicle Rotation
Unit Management
Web CAD Monitor

Available Interfaces
Alarm
CAD to CAD
CAD Paging

E-911
NG911
CAD NCIC
Pictometry
ASAP
Pre-Arrival Questionnaire
Encoder
CAD CFS Export

ePCR
Fire Records
Out-of-Band AVL
Telestaff
PulsePoint
Twitter
PEMA Knowledge Center
Radio Location

Records Management Software for Single/Multi-Jurisdictional Law Enforcement

Arrests
Buildings
Businesses
Case Management
Case Processing
Citations
Dynamic Reporting
Field Interviews
IBR/Clery Reporting

Impounded Vehicles
Incidents
Investigations
Order of Protection
Personnel
Property and Evidence
Records Request
Registered Offenders
Standard Reporting

Training
Wants and Warrant

Additional Modules
Alarms
Bookings
Briefing Notes
Crash
Stop Data

Equipment and Inventory
Gangs
Hazardous Materials
Narcotics
Pawn Shops
Permits (Guns)
Scheduling
Content Manager
Use of Force

Available Interfaces
Livescan
Ticket Writer
Citizen Reporting
COPLINK
Accurint Crime Analysis
LINX
Evidence
SECTOR

MiDEx
LACRIS
NCIC

Records Management for Fire Departments

Activity Reporting and Scheduling
Investigations
Business Registry

Hazardous Materials
Hydrant Inventory and Inspections
Incident Tracking

Personnel/Education
Pre-Plans
Station Activity Log
BLS/ALS

NFIRS/NEMSIS 5.0 Reporting

Additional Modules
Data Analysis/Management
Equipment Tracking

Fire Permits
Inventory
LOSAP Tracking and Reporting
Vehicle Tracking and Maintenance

Corrections Management Software

Tyler Corrections
eSignatures
Mugshots

NorthPoint Classification
Mobility – Inmate Tracking
Jail Data Export

Biometric Identification
Biometric Hyperpliance

Available *Interfaces*
Livescan
VINE

TDEx
Jail Manager Integration Toolkit
Enterprise Custom Reports

Mobile Computing

Dispatch/Messaging/ State/NCIC
Fire Dispatch/Messaging

DL Swipe Mugshot Download
In-Car Mapping/AVL

In-Car Routing
Stop Data
Use of Force

LE Field Reporting
LE Accident Field Reporting
Field Investigations

Ticket Writer

Mobility Software

Law Enforcement Field Mobile

Fire Field Mobile

Data Collect Mobile

Analytics

Data Marts

Public Safety Analytics

Agency Intelligence

tyler
technologies

One Tyler Drive
Yarmouth, ME 04096

P: 800.772.2260
F: 207.781.2459

www.tylertech.com

September 26, 2022

City of Kingsland
P.O. Box 250
105 W. William Ave.
Kingsland, GA 31548

RE: Sole Source for Procurement

Dear Sir or Madam:

Please accept this letter to confirm that Enforcement Mobile is a product of Tyler Technologies, which we develop and license to our customers. Tyler is the sole source of the development, implementation, maintenance and support of the Enforcement Mobile software.

Tyler Technologies, Inc. is the only party authorized to integrate Tyler's Enforcement Mobile product with MSP LERMS and Enterprise Mobile.

Tyler appreciates the trust that City of Kingsland has placed in our company and products, and we will continue to work diligently to ensure your complete satisfaction with our software, service and support throughout the life of this partnership.

Please do not hesitate to contact me with any questions regarding the foregoing.

Regards,

Sherry Clark

Sherry Clark
Group General Counsel

Attachment: Tyler-Sole Source (4021 : Approval Of: Tyler Technology Traffic Team Solution)

Stingray CHEVROLET

2002 N. Frontage Rd
Plant City, FL 33563

Page(s) : 1/1

VEHICLE QUOTE

Attention: Chief Rick Evans
Agency: Kingsland Police Dept
Phone # : 912-729-8254 -
revans@kingslandga.gov
Fax # :

Date : 9/20/22

	Option Code	Description	Unit Price
	CC15706/1LS	**2023** Model Chevrolet Tahoe LS Utility Vehicle	$ 54,595.00 MSRP
		5.3L V8 eng.; 10-speed Auto Trans.; A/C;	
		keyless push button start & keyless entry;	
		remote start+ front bucket seats w/ console+	
		tilt/telescopic steering wheel; cruise control;	
		Power steering; Daytime running lights;	
		automatic emergency braking+ leather wrapped	
		steering wheel+ 2 usb ports+ 8" Chevy infotainment 3	
		8" diag touchscreen display+ floor console+ color-keyed	
		carpeting w/ mats+ audio upgrade+ LED daytime	
Options:		running lights; 2x 120v power outlets+ 1 12v front aux outlet	
	RD4	20" machined aluminum wheels	INCLD
	GBA	Black exterior color	NC
	HOU	Jet Black cloth interior	NC
	DISCOUNT	Government Discount	**$ (5,100.00)**

Options Total: $ (5,100.00)
Sub-Total Unit Cost: $ 49,500.00
Extended 2 Unit Grand Total **$ 99,000.00**

Comments:

THIS QUOTE IS FOR two 2023 MODEL TAHOE LS ....available and in stock now at dealership

available in Black; Dark Ash; Sterling Gray; Midnight Blue

Quoted By "Magic" Peter Popiel
Phone # : (407)221-7600
Office # (813)359-5016
E-mail : MAGICPETERFLEET@GMAIL.COM

Attachment: 2023 Tahoe LS 2wd w_o Alert Quote 20220920 (4023 : Approval Of: Purchase of 2 2023 Chevrolet Tahoes for KPD)

Stingray CHEVROLET

2002 N. Frontage Rd
Plant City, FL 33563

Page(s) : 1/1

VEHICLE QUOTE

Attention: Chief Rick Evans
Agency: Kingsland Police Dept
Phone # : 912-729-8254
Fax # :
revans@kingslandga.gov

Date : 9/20/22

Option Code	Description	Unit Price	
CC15706/1LS	**2023** Model Chevrolet Tahoe LS Utility Vehicle	$ 55,090.00	MSRP
	5.3L V8 eng.; 10-speed Auto Trans.; A/C;		
	keyless push button start & keyless entry;		
	remote start+ front bucket seats w/ console+		
	tilt/telescopic steering wheel; cruise control;		
	Power steering; Daytime running lights;		
	automatic emergency braking+ leather wrapped		
	steering wheel+ 2 usb ports+ 8" Chevy infotainment 3		
	8" diag touchscreen display+ floor console+ color-keyed		
	carpeting w/ mats+ audio upgrade+ LED daytime		
Options:	running lights; 2x 120v power outlets+ 1 12v front aux outlet		
WPD	Driver Alert pkg.: rear cross traffic alert+ lane	INCLD	
	change alert w/ side blind zone alert		
RD4	20" machined aluminum wheels	INCLD	
GBA	Black exterior color	NC	
HOU	Jet Black cloth interior	NC	
DISCOUNT	Government Discount	**$ (5,100.00)**	

Options Total: $ (5,100.00)

Sub-Total Unit Cost: $ 49,990.00

Extended 2 Unit Grand Total **$ 99,980.00**

Comments:

THIS QUOTE IS FOR two 2023 MODEL TAHOE LS ....available and in stock now at dealership

Quoted By "Magic" Peter Popiel
Phone # : (407)221-7600
Office # (813)359-5016
E-mail : MAGICPETERFLEET@GMAIL.COM

1908

CITY OF KINGSLAND
P.O. BOX 250
105 W. WILLIAM AVE
KINGSLAND, GA 31548
Phone: (912) 729-5613
Fax: (912) 729-8827
www.kingslandgeorgia.com

PURCHASE ORDER

PO Number: 22-27832

Date: 09/27/2022

Vendor # : 10-STR008

ISSUED TO:
STINGRAY CHEVOLET
2002 N. FRONTAGE RD.
PLANT CITY, FL 33563

SHIP TO:
POLICE DEPARTMENT
111 S SEABOARD ST
KINGSLAND, GA 31548

UNITS	DESCRIPTION	G/L ACCOUNT #	REQUEST	PROJ	PRICE	AMOUNT
1.00	2023 CHEV. TAHOE'S COSTS PER VEHICLE $49,990.00 $49,500.00 ADMIN VEHICLES	100-50-3210-542200	22R31498		99,490.00	99,490.00

SUBTOTAL	99,490.00
SHIPPING	0.00
TOTAL TAX	0.00
TOTAL	99,490.00

BILL TO:
CITY OF KINGSLAND
P.O. BOX 250
105 W. WILLIAM AVE
KINGSLAND, GA 31548

Instructions to vendors:

1. Purchase Order Number MUST appear on all invoices, packages and documents related to this order.
2. Payment will be made by VENDOR INVOICE ONLY showing Purchase Order Number, Separate invoice must be submitted for each PO.
3. Shipping memo showing Purchase Order Number must accompany all deliveries. Only PREPAID INSIDE SHIPMENTS will be accepted.
4. Deliveries must be made between 8:00 A.M. and 5:00 P.M., F.O.B. to location listed on Purchase Order.
5. Deliveries will be received subject to examinations and approval of purchaser to accuracy of order, damage to goods, and compliance with specifications. Defective or inaccurate shipments will be returned at VENDOR'S EXPENSE.
6. Acceptance of this Purchase Order constitutes a Contract between the Purchaser and Vendor and these instructions are made a part and condition of the contract.

K Johnson

Authorized Signature

IMPORTANT: NO PURCHASES ARE VALID UNLESS COVERED BY THIS FORM SIGNE BY THE PURCHASING OFFICER. ADDRESS ALL INQUIRIES TO PURCHASING OFFICE.

Stephens Inc.
Municipal Advisor Agreement

This Municipal Advisor Agreement (the "*Agreement*") is entered into this 19th day of September, 2022, between the City of Kingsland (the "*Client*") and Stephens Inc. ("*Stephens*") and sets forth the terms and conditions under which Stephens will provide services to the Client. Stephens and the Client are referred to herein individually as a "*Party*" and collectively as the "*Parties*."

WHEREAS, the Client desires to obtain the services of a municipal advisor to assist with the development and implementation of strategies to meet its capital financing needs and render assistance in connection with the municipal finance transaction described on **Schedule A** attached hereto (the "Transaction"); and

WHEREAS, Stephens is registered as a Municipal Advisor with the U.S. Securities and Exchange Commission (SEC) and Municipal Securities Rulemaking Board (MSRB) and Stephens is capable of providing the necessary municipal advisory services;

NOW, THEREFORE, in consideration of the above mentioned premises and intending to be legally bound hereby, the Client and Stephens agree as follows:

1. Scope of Services. Stephens will provide, upon request of the Client, the municipal advisory and/or consultant services described in **Schedule A** attached hereto and incorporated herein by reference. The Client and Stephens intend and agree that, to the extent the performance of services by Stephens with respect to the Transaction constitutes municipal advisory activities within the meaning of the Securities Exchange Act of 1934 (the "Exchange Act") or otherwise creates a duty of Stephens under the Exchange Act or the Rules of the Municipal Securities Rulemaking Board and applicable state and local laws, Stephens' duties do not extend beyond the services to be provided with respect to the Transaction.

2. Client Responsibilities. The Client shall:

a. Take all usual and customary steps necessary to complete the issuance of the bonds or notes (the "Securities"), as applicable, including but not limited to: directing the preparation and execution of all documents reasonably requested supporting the Securities, and participation by Client staff and third parties in a due diligence process in connection with the issuance of the Securities.

b. Furnish information, data, reports, and records in the possession of the Client necessary for carrying out the work to be performed under this Agreement;

c. Review disclosure documentation and confirm the accuracy of the information presented therein;

d. Allow Stephens to rely on the Client's representations that the disclosure provided with respect to the Securities is not misleading, and, if necessary, direct bond and local counsel to include Stephens as addressee on all certifications and communications therein;

e. Approve the disclosure documentation and direct its dissemination;

f. If applicable, participate in all calls, discussions and requests for information necessary to complete the credit rating process; and

g. Comply in all respects with state and federal securities laws, including but not limited to the Securities Act of 1933 and Rules 10b-5 (anti-fraud) and 15c2-12 (continuing disclosure) promulgated under the Securities Exchange Act of 1933 relating to disclosure in connection with municipal securities.

3. Stephens Compensation and Expenses. The fees due to Stephens hereunder shall be as set forth in **Schedule B** attached hereto. In addition, Stephens shall be entitled to reimbursement of expenses incurred in connection with any services provided hereunder as set forth in **Schedule B**.

4. Client Expenses. The Client will be responsible, to the extent required for the issuance of the Securities, for the payment of all fees and expenses commonly known as Costs of Issuance, including but not limited to: publication expenses, local legal counsel, bond counsel, ratings, credit enhancement, travel associated with securing any rating or credit enhancement, printing and distribution of required documents, trustee fees, paying agent fees, CUSIP identifiers, and the like.

5. Required Disclosures. MSRB Rule G-42 requires that Stephens provide you with disclosures of material conflicts of interest and of information regarding certain legal events and disciplinary history. Such disclosures are provided in Schedule C and Schedule D attached hereto.

6. Advice of Third Parties. The Client agrees that, to the extent the Client seeks to have Stephens provide advice with regard to any recommendation made by third party financial service providers, bankers, underwriters, accountants, legal advisors or others providing guidance similar in scope to that contemplated herein, the Client will provide to Stephens written direction to do so as well as any information it has received from such third party relating to its recommendation. In connection with advice to be provided by Stephens with regard to a recommendation made by a third party, Stephens may communicate with such third party as necessary or appropriate to allow Stephens to provide informed advice to the Client with regard to the recommendation. No recommendation by a third party shall be deemed to be a recommendation by Stephens unless Stephens otherwise provides. In particular, a determination that a third party's recommendation is suitable shall not be deemed to constitute a recommendation by Stephens unless otherwise expressly provided by Stephens.

7. Entire Agreement/Amendments. This Agreement, including any Schedules and amendments hereto which are expressly incorporated herein, constitute the entire Agreement between the Parties hereto and sets forth the rights, duties, and obligations of each to the other as of this date. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect. This Agreement may not be modified except by a writing executed by both Stephens and the Client.

8. Term of Agreement. The term of this Agreement begins on the date set forth above and ends at the close of business on the settlement date for the Transaction or as otherwise set forth on **Schedule A**.

9. No Third Party Beneficiary. This Agreement is made solely for the benefit of the parties and their respective successors and permitted assigns. Nothing in this Agreement, express or implied, is intended to confer on any person, other than the parties and their respective successors and permitted assigns, any rights, remedies, obligations or liabilities under or by reason of this Agreement.

10. Counterparts. This Agreement may be executed in counterparts, each of which shall be an original, but which taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date first written above. By the signature of its representative below, each Party affirms (a) that it has taken all actions necessary to authorize said representative to execute this Agreement, and (b) that it has read in its entirety this Agreement, including the attached Schedules, and has had the opportunity to ask any questions or seek any clarification about any aspect of this Agreement, including specifically any disclosures of conflicts of interest.

City of Kingsland

By: ____________________ Signature: ____________________

Title: ____________________

Stephens Inc.

By: William A. Johnston **Signature:** ____________________

Title: Senior Vice President

Schedule A
Term and Scope of Municipal Advisory Services

Description of Municipal Advisory Engagement

Work related to the City of Kingsland: Sports Complex Development ("Project").

In addition, the City of Kingsland, the Project or a related Authority may serve as an issuer of Revenue Bonds to finance the Project.

Term of Agreement

From September 19, 2022 through closing of the Project financing.

Scope of Services

The Scope of Services to be provided under this Agreement shall consist of the activities described below with respect to the planned issuance of the Securities.

1. Evaluate Client options or alternatives with respect to the Project
2. Review recommendations made by other parties to the Client with respect to the Project
3. Review financial and other information regarding the Client, the Project and any source of repayment of or security for the Issue
4. Consult with and/or advise the Client on actual or potential changes in market place practices, market conditions, regulatory requirements or other matters that may have an impact on the Client and its financing plans
5. Assist the Client in establishing a plan of financing
6. Assist the Client in establishing the structure, timing, terms and other similar matters concerning the Project
7. Prepare the financing schedule as necessary
8. Consult and meet with representatives of the Client and its agents or consultants with respect to the Project
9. Attend meetings of the Client's governing body, as requested
10. Advise the Client on the manner of financing of the Project
11. Assist in the gathering of information with respect to financial and other statistical and factual information relating to the Client in connection with the bidding of the financing to qualified banking institutions
12. In a competitive bid sale, assist the Client in collecting and analyzing bids submitted by qualified banks in connection with the Client's selection of a winning bidder
13. Assist the Client in selecting legal and other professionals
14. Respond to questions from bidders or potential investors
15. Arrange and facilitate a financing with the Client and a related Development Authority.
16. Work with bond counsel and other transaction participants to prepare and/or review necessary authorizing documentation of the Client and other documents necessary to finalize and close any financing related to the Project

Attachment: Kingsland Municipal Advisor Agreement 2022 9.19.22 (4025 : Approval Of: Municipal Advisor Agreement)

17. Coordinate working group sessions, closing, delivery of any new financing and transfer of funds
18. Prepare a closing memorandum or transaction summary, together with general guidance for the Client with respect to post-closing requirements relating to the use and investment of bond proceeds and the payment of debt service
19. Provide such other usual and customary financial advisory services as may be requested by the Client

Limitations on Scope of Services

The Scope of Services are subject to the following limitations:

The Scope of Services with respect to Stephens' engagement as municipal advisor shall be limited solely to the services set forth in this Schedule as they relate to the Transaction, and shall not encompass (i) the services described herein with respect to any other offering or potential offering of the Client or (ii) any services not described herein with respect to the Transaction.

Other than with respect to the receipt and same day return or forwarding of good faith deposits, if applicable, this engagement does not contemplate that Stephens will receive deposits of or maintain custody of any Client funds, or will provide fiduciary or agency services offered by Stephens or any of its affiliates.

Unless otherwise provided in Schedule A, Stephens is not responsible for preparing any preliminary or final official statement or other disclosure documents, or for certifying as to the accuracy or completeness of any preliminary or final official statement or other disclosure documents, other than with respect to any information about Stephens provided by Stephens for inclusion in such documents.

The Scope of Services does not include tax, legal, accounting or engineering advice with respect to any Transaction or in connection with any opinion or certificate rendered by counsel or any other person at closing, and does not include review or advice on any feasibility study.

The Scope of Services may be changed only by written amendment to this Schedule, and the parties agree to amend this Schedule promptly to reflect any material changes or additions to the Scope of Services.

Schedule B
Compensation and Expenses

Fees for the services provided by Stephens to the Client under this Agreement and the manner for payment of expenses incurred by Stephens in the course of performing its services are as set forth below:

Fee for services is $325 per hour for Senior Vice Presidents and $150 per hour for other Stephens professional personnel for a total amount not to exceed $5,000.00. The Client will not be billed for Stephens administrative personnel costs. In addition, out of pocket expenses will be billed at costs.

Schedule C
Conflicts of Interest

MSRB Rule G-42 requires that municipal advisors provide to their clients disclosures relating to any actual or potential material conflicts of interest, including certain categories of potential conflicts of interest identified in Rule G-42, if applicable. If no such material conflicts of interest are known to exist based on the exercise of reasonable diligence by the municipal advisor, municipal advisors are required to provide a written statement to that effect.

Accordingly, Stephens makes the following disclosures with respect to material conflicts of interest in connection with the Scope of Services under this Agreement, together with explanations of how Stephens addresses or intends to manage or mitigate each conflict. To that end, with respect to all of the conflicts disclosed below, Stephens mitigates such conflicts through its adherence to its fiduciary duty to the Client, which includes a duty of loyalty to the Client in performing all municipal advisory activities for the Client. This duty of loyalty obligates Stephens to deal honestly and with the utmost good faith with the Client and to act in the Client's best interests without regard to Stephens' financial or other interests. In addition, because Stephens is a broker-dealer with significant capital due to the nature of its overall business, the success and profitability of Stephens is not dependent on maximizing short-term revenue generated from individualized recommendations to its clients but instead is dependent on long-term profitably built on a foundation of integrity, quality of service and strict adherence to its fiduciary duty. Furthermore, Stephens' municipal advisory supervisory structure, leveraging our long-standing and comprehensive broker-dealer supervisory processes and practices, provides strong safeguards against individual representatives of Stephens potentially departing from their fiduciary duties due to personal interests. The disclosures below describe, as applicable, any additional mitigations that may be relevant with respect to any specific conflict disclosed below.

Forms of Compensation; Potential Conflicts.

The forms of compensation for municipal advisors vary according to the nature of the engagement and requirements of the client, among other factors. Various forms of compensation present actual or potential conflicts of interest because they may create an incentive for an advisor to recommend one course of action over another if it is more beneficial to the advisor to do so. The information below discusses various forms of compensation and the timing of payments to a municipal advisor.

- **Fixed fee.** Under a fixed fee form of compensation, the municipal advisor is paid a fixed amount established at the outset of the transaction. The amount is usually based upon an analysis by the client and the advisor of, among other things, the expected duration and complexity of the transaction and the agreed-upon scope of work that the advisor will perform. This form of compensation presents a potential conflict of interest because, if the transaction requires more work than originally contemplated, the advisor may suffer a loss. Thus, the advisor may recommend less time-consuming alternatives, or fail to do a thorough analysis of alternatives. There may be additional conflicts of interest if the municipal advisor's fee is contingent upon the successful completion of a financing, as described below.

- **Hourly fee.** Under an hourly fee form of compensation, the municipal advisor is paid an amount equal to the number of hours worked by the advisor times an agreed-upon hourly billing rate. This form of compensation presents a potential conflict of interest if the client and the advisor do not agree on a reasonable maximum amount at the outset of the engagement, because the advisor does not have a financial incentive to recommend alternatives that would result in fewer hours worked. In some cases, an hourly fee may be applied against a retainer (e.g., a retainer payable monthly), in which case it is payable whether or not a financing closes. Alternatively, it may be contingent upon the successful completion of a financing, in which case there may be additional conflicts of interest, as described below.

- **Fee contingent upon the completion of a financing or other transaction.** Under a contingent fee form of compensation, payment of an advisor's fee is dependent upon the successful completion of a financing or other transaction. Although this form of compensation may be customary for the client, it presents a conflict because the advisor may have an incentive to recommend unnecessary financings or financings that are disadvantageous to the client. For example, when facts or circumstances arise that could cause the financing or other transaction to be delayed or fail to close, an advisor may have an incentive to discourage a full consideration of such facts and circumstances, or to discourage consideration of alternatives that may result in the cancellation of the financing or other transaction.

- **Fee paid under a retainer agreement.** Under a retainer agreement, fees are paid to a municipal advisor periodically (e.g., monthly) and are not contingent upon the completion of a financing or other transaction. Fees paid under a retainer agreement may be calculated on a fixed fee basis (e.g., a fixed fee per month regardless of the number of hours worked) or an hourly basis (e.g., a minimum monthly payment, with additional amounts payable if a certain number of hours worked is exceeded). A retainer agreement does not present the conflicts associated with a contingent fee arrangement (described above).

- **Fee based upon principal or notional amount and term of transaction.** Under this form of compensation, the municipal advisor's fee is based upon a percentage of the principal amount of an issue of securities (e.g., bonds) or, in the case of a derivative, the present value of or notional amount and term of the derivative. This form of compensation presents a conflict of interest because the advisor may have an incentive to advise the client to increase the size of the securities issue or modify the derivative for the purpose of increasing the advisor's compensation.

As a fiduciary to the Client, Stephens will work closely with the Client in terms of the conflicts that may exist with respect to compensation and based on the services provided to establish a fair and reasonable fee associated with the municipal advisory services for the Client.

Other Potential Conflicts.

Other Municipal Advisor or Underwriting Relationships. Stephens serves a wide variety of other clients that may from time to time have interests that could have a direct or indirect impact on the interests of the Client. For example, Stephens serves as municipal advisor to other municipal entities and, in such cases, owes a fiduciary duty to such other clients just as it does to the Client under this Agreement. These other clients may, from time to time and depending on the specific circumstances, have competing interests, such as accessing the new issue market with the most advantageous timing and with limited competition at the time of the offering. In acting in the interests of its various clients, Stephens could potentially face a conflict of interest arising from these competing client interests. In other cases, as a broker-dealer that engages in underwritings of new issuances of municipal securities by other municipal entities, the interests of Stephens to achieve a successful and profitable underwriting for its municipal entity underwriting clients could potentially constitute a conflict of interest if, as in the example above, the municipal entities that Stephens serves as underwriter or municipal advisor have competing interests in seeking to access the new issue market with the most advantageous timing and with limited competition at the time of the offering. None of these other engagements or relationships would impair Stephens' ability to fulfill its fiduciary duty to the Client.

Broker-Dealer and Investment Advisory Business. Stephens is a broker-dealer and investment advisory firm that engages in a broad range of securities-related activities to service its clients, in addition to serving as a municipal advisor or underwriter. Such securities-related activities, which may include but are not limited to the buying and selling of new issue and outstanding securities and investment advice in connection with such securities, including securities of the Client, may be undertaken on behalf of, or as counterparty to, the Client, personnel of the Client, and current or potential investors in the securities of the Client. These other clients may, from time to time and depending on the specific circumstances, have interests in conflict with those of the Client, such as when their buying or selling of the Client's securities may have an adverse effect on the market for the Client's securities, and the interests of such other clients could create the incentive for Stephens to make recommendations to the Client that could result in more advantageous pricing for the other clients. Any potential conflict arising from Stephens effecting or otherwise assisting such other clients in connection with such transactions is mitigated by means of such activities being engaged in customary terms through units of Stephens that operate independently from Stephens' municipal advisory business, thereby reducing the likelihood that the interests of such other clients would have an impact on the services provided by Stephens to the Client under this Agreement.

Other than the potential material conflicts of interest described above, Stephens, based on the exercise of reasonable diligence, does not believe that it has any other material conflicts of interest related to this Agreement.

Attachment: Kingsland Municipal Advisor Agreement 2022 9.19.22 (4025 : Approval Of: Municipal Advisor Agreement)

Schedule D
Disclosure of Information Regarding Legal Events and Disciplinary History

MSRB Rule G-42 requires that municipal advisors provide to their clients certain disclosures of legal or disciplinary events material to its client's evaluation of the municipal advisor or the integrity of the municipal advisor's management or advisory personnel.

Accordingly, Stephens sets out below required disclosures and related information in connection with such disclosures.

I. Material Legal or Disciplinary Event. We do not believe that there are any legal or disciplinary events that are material to the Client's evaluation of Stephens or the integrity of Stephens' management or advisory personnel disclosed, or that should be disclosed, on any Form MA or Form MA-I filed with the SEC involving our firm's municipal advisory business. As a full service broker dealer and investment banking firm, Stephens is and has been involved in regulatory and civil actions involving other areas of the firm's business, none of which are expected to have any impact on the firm's ability to perform the services which are the subject of this Agreement. The details of all such regulatory and civil actions are available in Item 9 and the accompanying Regulatory Action DRPs on Form MA filed with the SEC.

II. How to Access Form MA and Form MA-I Filings. Stephens' most recent Form MA and each most recent Form MA-I filed with the SEC are available on the SEC's EDGAR system at https://www.sec.gov/cgi-bin/browse-edgar?action=getcompany&CIK=0000757657&owner=include&count=40&hidefilings=0. The SEC permits certain items of information required on Form MA or MA-I to be provided by reference to information already filed by Stephens in its capacity as a broker-dealer on Form BD or Form U4 or as an investment adviser on Form ADV, as applicable. Information provided by Stephens on Form BD or Form U4 is publicly accessible through reports generated by BrokerCheck at http://brokercheck.finra.org, and Stephens' most recent Form ADV is publicly accessible at the Investment Adviser Public Disclosure website at http://www.adviserinfo.sec.gov. For purposes of accessing such BrokerCheck reports or Form ADV, Stephens' CRD number is 3496.

III. Most Recent Change in Legal or Disciplinary Event Disclosure. Stephens has not made any material legal or disciplinary event disclosures with respect to its municipal advisory business on Form MA or any Form MA-I filed with the SEC.

Agreement for Reimbursement of Fees and Expenses of Municipal Advisor

This Agreement for Reimbursement of Fees and Expenses of Municipal Advisor (referred to hereinafter as “Reimbursement Agreement”) is made and entered into on the ____ day of October, 2022, by and between the City of Kingsland (referred to hereinafter as “City”), a Georgia municipal corporation, and W.H. Gross Construction Company (referred to hereinafter as “Developer”).

WHEREAS Developer wishes to explore the possibility of developing (or partnering with other persons to develop) a sports park facility within the city of Kingsland;

WHEREAS Developer and the City have discussed the possible need for additional infrastructure to serve the potential sports park facility;

WHEREAS Developer and the City wish to consider and evaluate funding sources for the construction of such infrastructure and related improvements;

WHEREAS Developer has proposed that the City consult with a municipal advisor in order to further evaluate possible funding sources;

WHEREAS, the City wishes to retain Stephens Inc. to provide those municipal advisory services;

WHEREAS, the City wishes to enter into the “Stephens Inc. Municipal Advisor Agreement” (referred to hereinafter as “Advisor Agreement”) attached hereto as Exhibit A, which sets forth the fees and expenses to be charged to the City by Stephens Inc. for municipal advisory services; and

WHEREAS the City and Developer wish to enter into this Reimbursement Agreement, pursuant to which Developer shall be obligated to reimburse the City for fees and expenses incurred pursuant to the Advisor Agreement;

NOW THEREFORE, in consideration of the mutual promises made herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged by each party, the City and Developer hereby agree as follows:

1. Developer and the City understand and agree that Stephens Inc. shall directly invoice the City for all fees and expenses charged by Stephens Inc. pursuant to the Advisor Agreement. Within 30 days of the receipt of any such invoice from

Stephens Inc., the City shall provide a copy of same to Developer. Developer shall thereafter have 30 days to remit payment to the City for reimbursement of said invoice.

2. Unless terminated pursuant to Section 3 below, this Reimbursement Agreement shall remain in full force and effect throughout the term of the Advisor Agreement attached hereto as Exhibit A.

3. Either party may terminate this Reimbursement Agreement with or without cause by giving written notice of termination to the other party. Said termination shall be effective 30 days from the date on which the same is transmitted to the other party. Such written notice shall be sent via first-class mail to:

If sent to the City:
Lee Spell
PO Box 250
Kingsland, Georgia 31548

If sent to Developer:
William Gross
PO Box 365
Kingsland, GA 31548

4. If Developer exercises the right to terminate this Reimbursement Agreement pursuant to section 3 above, Developer shall still be obligated to reimburse City for all fees and expenses incurred up to and including the effective date of the termination. For purposes of this section, fees and expenses for services performed by Stephens Inc. shall be considered to have been incurred by the City on the date when said services are performed rather than on the date when the City is invoiced by Stephens Inc. for such services.

5. Nothing contained herein shall be construed or interpreted as requiring or obligating the City to construct any infrastructure, pursue any funding or financing options, or to take any other actions relating to the potential sports park project. The sole purpose of this agreement is to provide reimbursement for fees and expenses that may be incurred by the City with respect to obtaining municipal advisory services.

6. Nothing contained herein shall be construed or interpreted as creating a joint venture, partnership, or principal-agent relationship between the City and Developer.

7. Nothing contained herein shall prohibit the City from terminating the Advisor Agreement. If City terminates the Advisor Agreement, Developer shall still be obligated to reimburse the City for fees and expenses incurred pursuant to same.

8. The validity of this Reimbursement Agreement, the construction of its terms, and the interpretation of the rights and duties of the parties will be governed by and construed in accordance with the laws of the State of Georgia.

9. Any provision or part thereof of this Reimbursement Agreement held to be void or unenforceable under any law shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the parties. The parties agree that this Reimbursement Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision which comes as close as possible to expressing the intention of the stricken provision.

10. This Reimbursement Agreement is made solely for the benefit of the parties hereto. Nothing in this Agreement, express or implied, is intended to confer on any person, other than the parties, any rights, remedies, obligations or liabilities under or by reason of this Agreement.

11. This Reimbursement Agreement may be executed in counterparts.

12. This Reimbursement Agreement contains the parties' entire agreement concerning reimbursement of fees and expenses that may be incurred by the City pursuant to the Advisor Agreement.

By: ______________________________________
Dr. C. Grayson Day, Mayor
CITY OF KINGSLAND, GEORGIA

ATTESTED BY:

____
City Clerk

By: ______________________________

William Gross, by and on behalf
of W.H. Gross Construction Company

ATTESTED BY:

____