CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA ● OCTOBER 24, 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 -

A 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.

2. Public Hearing for Re-Zoning-Parcel 120 008G 004 -

Bill Gross, acting agent for VCREATZE, LLC (Nick Hanzlick & Paru Gandhi, owners)have applied for a re-zoning of parcel 120 008G 004 containing approximately 4.76 acres located on the east side of Marsh Harbour Parkway and on the south side of Golf Course Boulevard. The applicant is requesting the parcel be re-zoned to PD/C-2 (General Commercial) for the purpose of a proposed Lodge to support the Laurel Links Golf Course. Zoning is PD/R-3.

3. Public Hearing for Re-Zoning-Parcels 095 025, 095 025 002, 095 009B -

Bill Gross, with Scrubby Bluff Holdings, LLC & Gross Timber and Land, LLC has submitted an application to request that the noted parcels be re-zoned to C-PLMU (Commercial-Planned Large Multi-Use) for the purpose of adding multi-family housing to the proposed sports/entertainment complex project. The parcels are located on the east and west sides of May Creek Drive and on the north side of Scrubby Bluff Road, containing a total of approximately 327 acres. The re-zoning will allow for an affordable housing option for city residents and will act as a support mechanism for the proposed sports/entertainment complex. There is existing water and sewer available to the immediate area. Zoning is C-ED (Commercial-Entertainment District).

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. PLANNING AND ZONING

1. Approval of Re-Zoning-Parcel 120 008G 004 -

Bill Gross, acting agent for VCREATZE, LLC (Nick Hanzlick & Paru Gandhi, owners)have applied for a re-zoning of parcel 120 008G004 containing approximately 4.76 acres located on the east side of Marsh Harbour Parkway and on the south side of Golf Course Boulevard. The applicant is requesting the parcel be re-zoned to PD/C-2 (General Commercial) for the purpose of a proposed Lodge to support the Laurel Links Golf Course. Zoning is PD/R-3.

Planning Commission recommends approval.

2. Approval of Re-Zoning-Parcels 095 025, 095 025 002, 095 009B -

Bill Gross, with Scrubby Bluff Holdings, LLC & Gross Timber and Land, LLC has submitted an application to request that the noted parcels be re-zoned to C-PLMU (Commercial-Planned Large Multi-Use) for the purpose of adding multi-family housing to the proposed sports/entertainment complex project. The parcels are located on the east and west sides of May Creek Drive and on the north side of Scrubby Bluff Road, containing a total of approximately 327 acres. The re-zoning will allow for an affordable housing option for city residents and will act as a support mechanism for the proposed sports/entertainment complex. There is existing water and sewer available to the immediate area. Zoning is C-ED (Commercial-Entertainment District).

Planning Commission recommends approval.

3. Approval of Home Occupation - 214 Lake Forest South Drive - Map & Parcel 107W 042 -

Jesmar Riquelme has applied for a Home Occupation Permit for a gifts and balloon business known as "Jelme Creations". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1.

Planning Commission recommends approval.

4. Approval of Home Occupation - 102 Birch Court - Map & Parcel 082M 001 -

Jennifer Leggett has applied for a Home Occupation Permit for a nail polish business known as "Finding Feathers Lacquer, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1.

Planning Commission recommends approval.

IX. NEW BUSINESS

1. Approval Of: Camden Woods Redevelopment Plan -

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 boundaries for the Redevelopment Area contain 112 parcels totaling just over 584 acres, with a taxable real estate digest of $5.6 million.

2. Approval Of: Resolution 2022-10 to Consent Approve a Redevelopment Plan -

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

3. Approval Of: Tuition Reimbursement Policy -

Approval of the City of Kingsland Tuition Reimbursement Policy to replace the current policy in its entirety.

Staff recommends approval.

4. Approval Of: GWES Watershed Protection Plan Monitoring and Annual Reporting -

Approval of the GWES Professional Services Proposal to assist the City of Kingsland in our Long-Term Monitoring Program as outlined in the Kingsland Watershed Protection Plan and as approved by the Georgia Environmental Protection Division. Total cost for 2023-2024 activities and reporting is $12,800.00.

Staff recommends approval.

5. Approval Of: Temporary Alcohol License for Kingsland Tomorrow/Kingsland Downtown Development Authority (KDDA) -

Paul Chamberlin, acting agent for Kingsland Tomorrow/KDDA has applied for a temporary alcohol license for the sale of beer/wine by the drink for the 2022 Catfish Festival taking place November 19, 2022 in downtown Kingsland.

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. ADJOURNED

City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4035)

Meeting: 10/24/22 06:00 PM
Department: City Clerk
Category: Public Hearing
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 4035

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

A 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.

City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 10/24/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4019

AGENDA ITEM (ID # 4019)

Public Hearing for Re-Zoning-Parcel 120 008G 004

Bill Gross, acting agent for VCREATZE, LLC (Nick Hanzlick & Paru Gandhi, owners)have applied for a re-zoning of parcel 120 008G 004 containing approximately 4.76 acres located on the east side of Marsh Harbour Parkway and on the south side of Golf Course Boulevard. The applicant is requesting the parcel be re-zoned to PD/C-2 (General Commercial) for the purpose of a proposed Lodge to support the Laurel Links Golf Course. Zoning is PD/R-3.

City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 10/24/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 4015)

DOC ID: 4015

Public Hearing for Re-Zoning-Parcels 095 025, 095 025 002, 095 009B

Bill Gross, with Scrubby Bluff Holdings, LLC & Gross Timber and Land, LLC has submitted an application to request that the noted parcels be re-zoned to C-PLMU (Commercial-Planned Large Multi-Use) for the purpose of adding multi-family housing to the proposed sports/entertainment complex project. The parcels are located on the east and west sides of May Creek Drive and on the north side of Scrubby Bluff Road, containing a total of approximately 327 acres. The re-zoning will allow for an affordable housing option for city residents and will act as a support mechanism for the proposed sports/entertainment complex. There is existing water and sewer available to the immediate area. Zoning is C-ED (Commercial-Entertainment District).

City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 10/24/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4020

AGENDA ITEM (ID # 4020)

Approval of Re-Zoning-Parcel 120 008G 004

Bill Gross, acting agent for VCREATZE, LLC (Nick Hanzlick & Paru Gandhi, owners)have applied for a re-zoning of parcel 120 008G004 containing approximately 4.76 acres located on the east side of Marsh Harbour Parkway and on the south side of Golf Course Boulevard. The applicant is requesting the parcel be re-zoned to PD/C-2 (General Commercial) for the purpose of a proposed Lodge to support the Laurel Links Golf Course. Zoning is PD/R-3.

Planning Commission recommends approval.

The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: October 3, 2022

City Council Meeting Date: October 24, 2022

Agenda Item: Rezoning of Parcel- 120 008G004

Background:

Bill Gross, acting agent for VCREATZE, LLC (Nick Hanzlik & Paru Gandhi, owners) have applied for a rezoning of parcel 120 008G004 containing approx. 4.76 acres located on the east side of Marsh Harbour Parkway and on the south side of Golf Course Blvd. The applicant is requesting the parcel be rezoned to PD/C-2 (General Commercial) for the purpose of a proposed Lodge to support the Laurel Links Golf Course.

Summary:

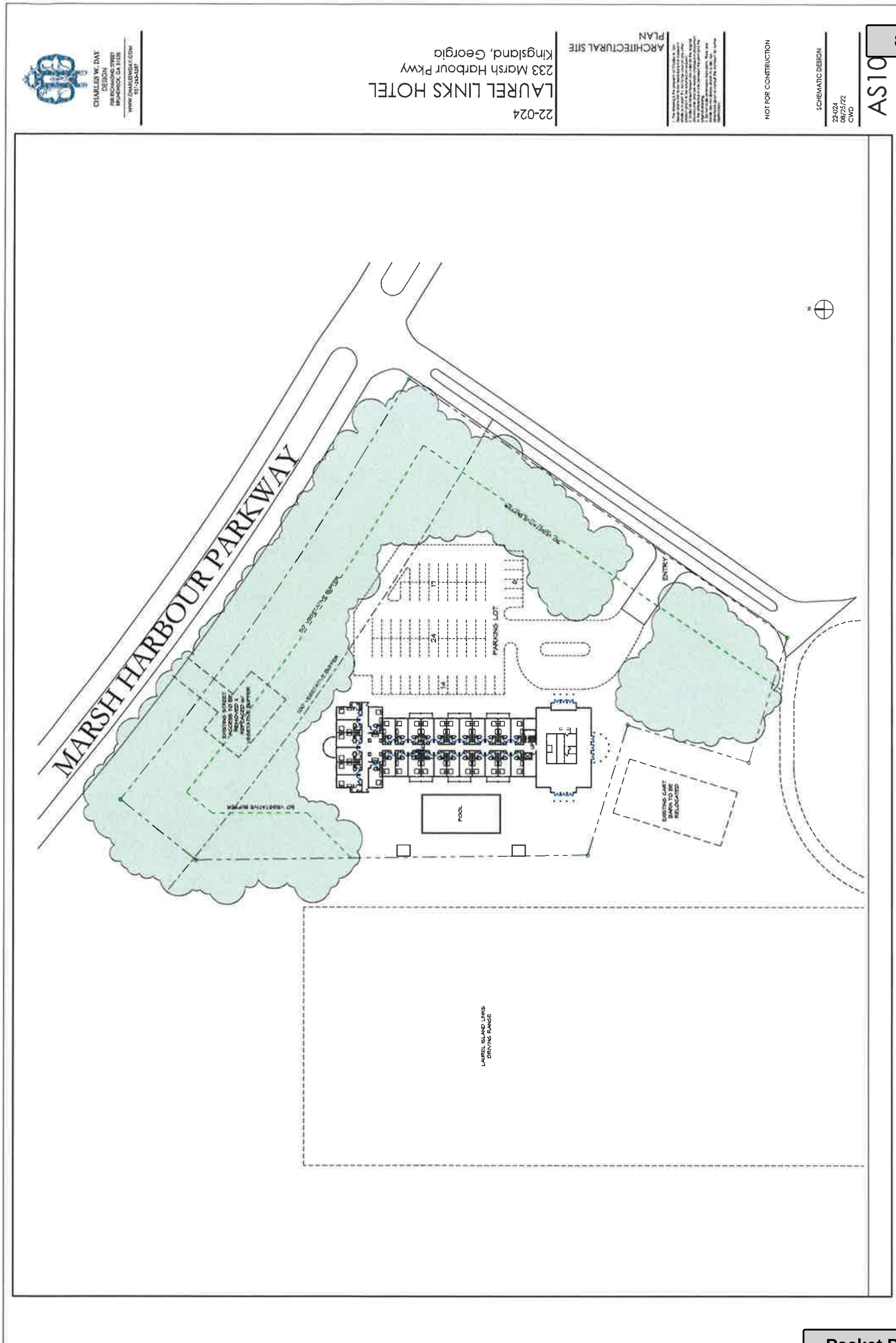
The area surrounding the parcel is mostly residential with some commercial parcels at the entrance of Mash Harbour Parkway. The applicant has stated that the proposed lodge development for this parcel would greatly support and enhance the business of the existing golf course. Presently there are no hotels located on Laurel Island Parkway and in staff's opinion this development would enhance the area and attract out of town tourists to Kingsland to an end destination for golf and entertainment. The developers plan would include a minimum 50' natural vegetative buffer from Marsh Harbour Pkwy. and the entrance to the lodge would be off of Golf Course Blvd. The parcel is adjacent to Laurel Island Links Golf Course Club House which is zoned PD/C-2. The requested zoning would be consistent with the PD and the adjacent parcel zoning. There is existing sewer and water available to immediate area. A conceptual plan has been submitted and is attached to this report.

Current Zoning: PD/R-3

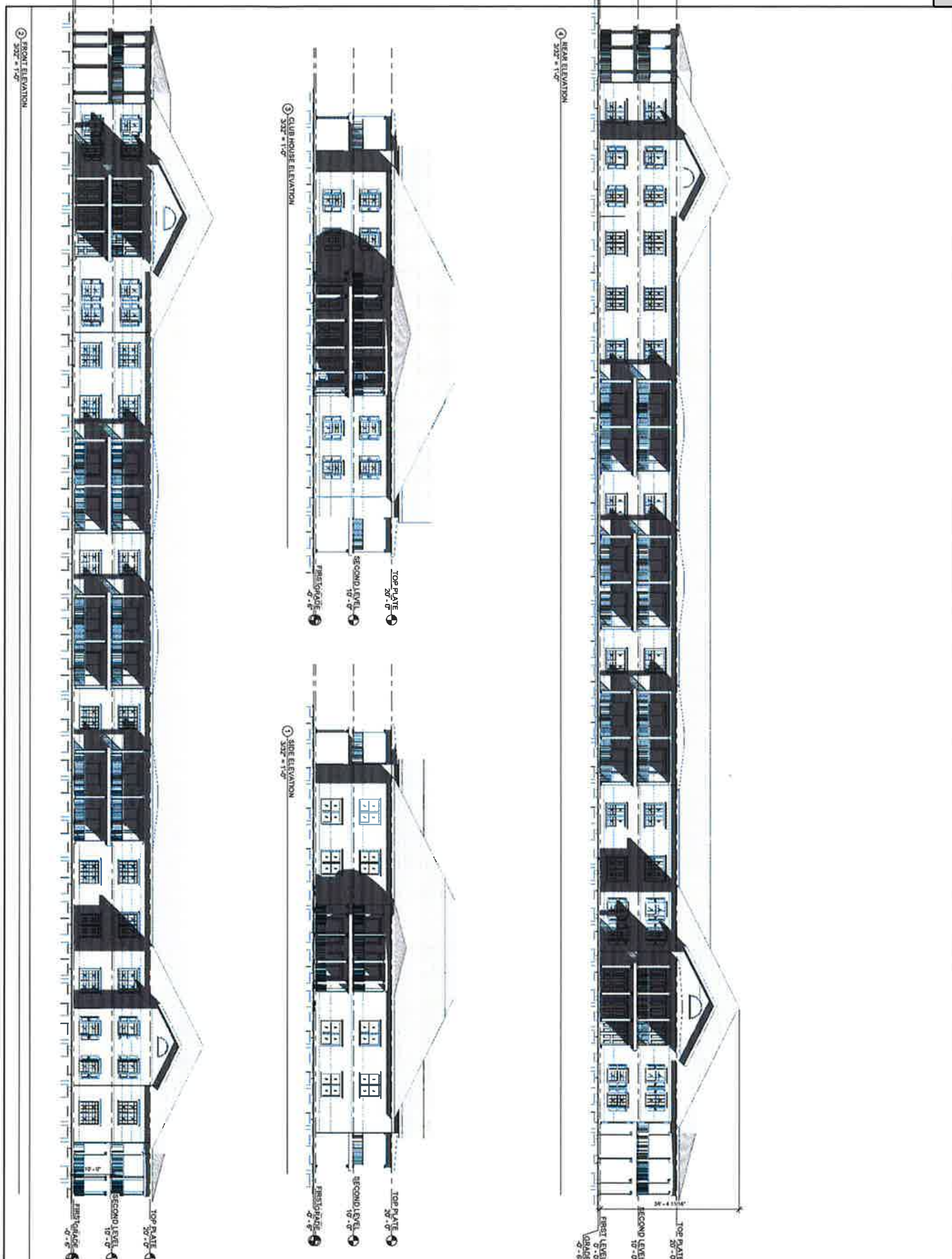
Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning Director



22-024
LAUREL LINKS HOTEL
233 Marsh Harbour Pkwy
Kingsland, Georgia
ARCHITECTURAL SITE PLAN
NOT FOR CONSTRUCTION
SCHEMATIC DESIGN
22-024
08/25/22
CWD
AS10
MARSH HARBOUR PARKWAY
ENTRY
PARKING LOT
17
24
14
POOL
50' VEGETATIVE BUFFER
100' VEGETATIVE BUFFER
EXISTING CART BARN TO BE RELOCATED
LAUREL ISLAND LINKS DRIVING RANGE



22-024
LAUREL LINKS HOTEL
233 Marsh Harbour Pkwy
Kingsland, Georgia

EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

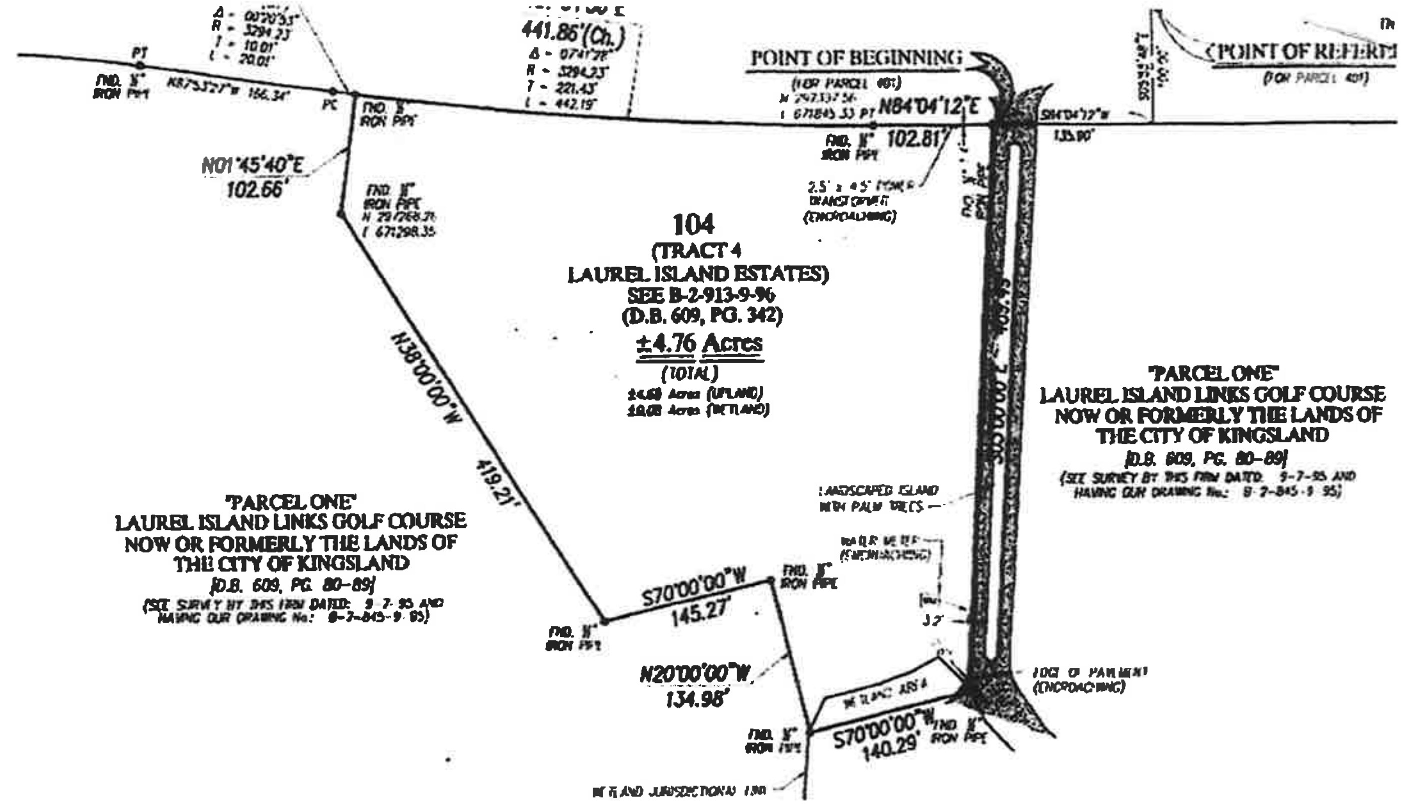
SCHEMATIC DESIGN

22-024
08/25/22
CWD

A201

CHARLES W. DAY DESIGN

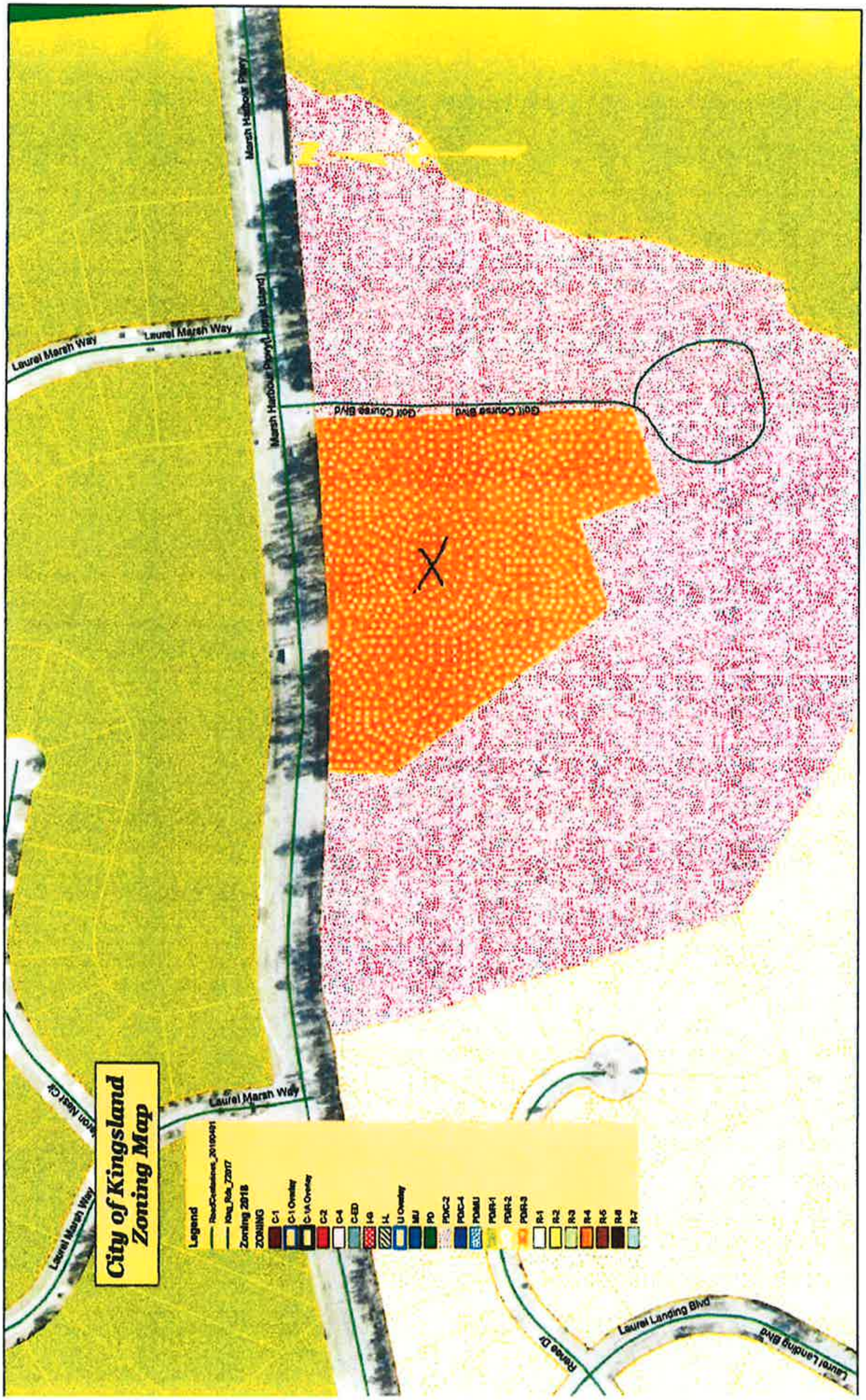
Attachment: CC-Oct 2022-Re-Zoning-Parcel 12 008G004 (4020 : Approval of Re-Zoning-Parcel 120 008G 004)



FLOOD CERTIFICATE:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONES "VE" (ELEV. 14), "AE" (ELEV. 12), "AE" (ELEV. 11), AND "X" (SHADED), AS PER F.I.R. MAPS, FOR CAMDEN COUNTY, GEORGIA, DATED: SEPT. 30, 1988, MAP No. 13039C0360C, COMMUNITY No. 130267, PANEL No. 0360, SUFFIX No. C.

FAX = 423-668
8136



Attachment: CC-Oct 2022-Re-Zoning-Parcel 12 008G004 (4020 : Approval of Re-Zoning-Parcel 120 008G 004)

qPublic.net Camden County, GA

Overview

Legend
- Parcels
- Roads
- USA Major Highways
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels

Parcel ID	120 008G004
Class Code	Residential
Taxing District	KINGSLAND KINGSLAND
Acres	4.76

(Note: Not to be used on legal documents)

Owner	TYRE RON 142 AUSTIN RYAN DRIVE KINGSLAND, GA 31548
Physical Address	MARSH HARBOUR PKWY
Assessed Value	Value $95200

Last 2 Sales

Date	Price	Reason	Qual
1/5/2021	$110000	LM	Q
4/23/2013	0	QC	U

Date created: 8/31/2021
Last Data Uploaded: 8/31/2021 3:39:51 AM

Developed by Schneider GEOSPATIAL

City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4016)

Meeting: 10/24/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4016

Approval of Re-Zoning-Parcels 095 025, 095 025 002, 095 009B

Bill Gross, with Scrubby Bluff Holdings, LLC & Gross Timber and Land, LLC has submitted an application to request that the noted parcels be re-zoned to C-PLMU (Commercial-Planned Large Multi-Use) for the purpose of adding multi-family housing to the proposed sports/entertainment complex project. The parcels are located on the east and west sides of May Creek Drive and on the north side of Scrubby Bluff Road, containing a total of approximately 327 acres. The re-zoning will allow for an affordable housing option for city residents and will act as a support mechanism for the proposed sports/entertainment complex. There is existing water and sewer available to the immediate area. Zoning is C-ED (Commercial-Entertainment District).

Planning Commission recommends approval.

The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Kingsland
GEORGIA | EST. 1908

Planning and Community Development

Staff Report

Planning Commission Meeting Date: October 3, 2022

City Council Meeting Date: October 24, 2022

Agenda Item: Rezoning of Parcels 095 025, 095 025 002, 095 009B

Summary:

Bill Gross, with Scrubby Bluff Holdings, LLC & Gross Timber and Land, LLC has submitted an application to request that the noted parcels be rezoned to C-PLMU (Commercial-Planned Large Multi-Use) for the purpose of adding multi-family housing to the proposed sports/entertainment complex project. The parcels are located on the east and west sides of May Creek Drive and on the north side of Scrubby Bluff Rd., containing a total of approx. 327 acres. The rezoning will allow for another affordable housing option for city residents and will act as a support mechanism for the proposed sports/entertainment complex. There is existing water and sewer available to the immediate area.

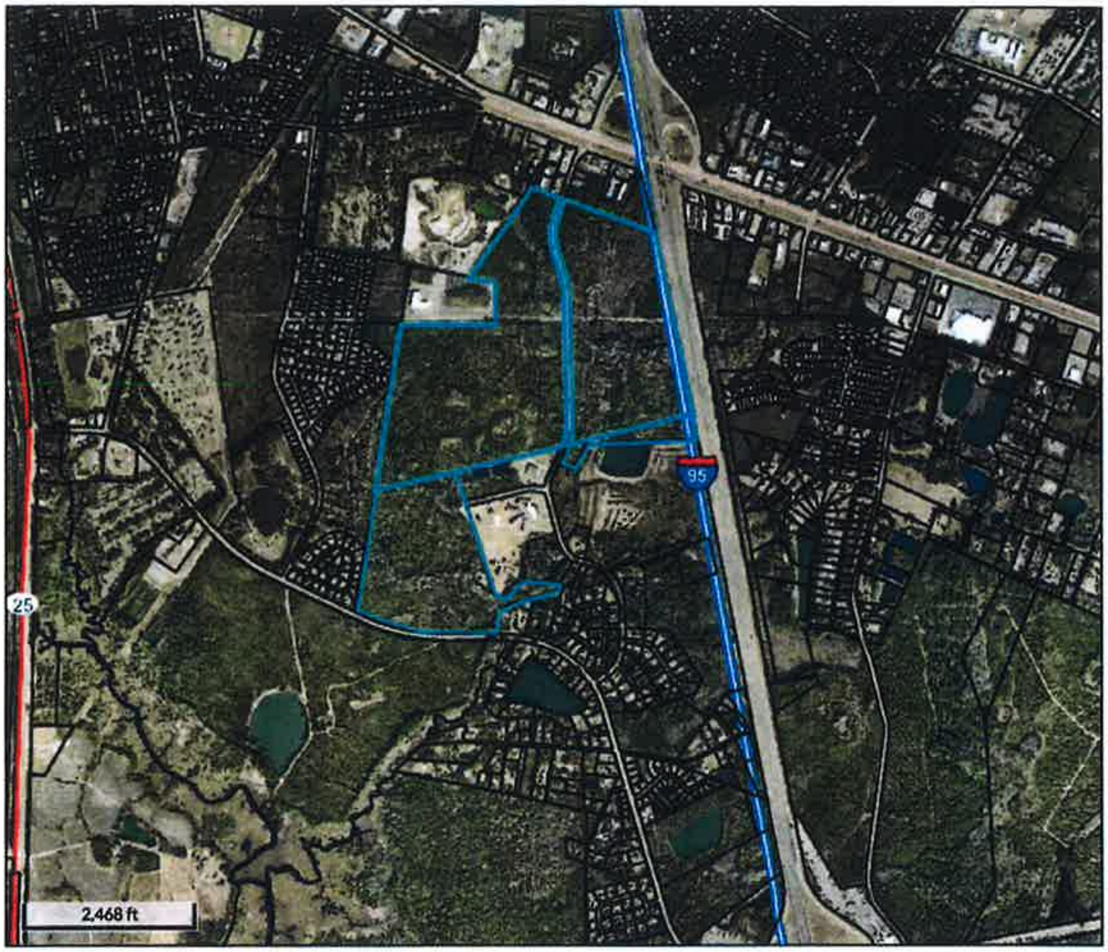
Current Zoning: C-ED (Commercial- Entertainment District)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning Director

qPublic.net™ Camden County, GA



Overview

Legend

- Parcels
- Roads
- USA Major Highways
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels

Parcel ID	095 009B
Class Code	Commercial
Taxing District	KINGSLAND EXIT 3 C-E TAD1 KINGSLAND EXIT 3 C-E TAD1
Acres	238.22

(Note: Not to be used on legal documents)

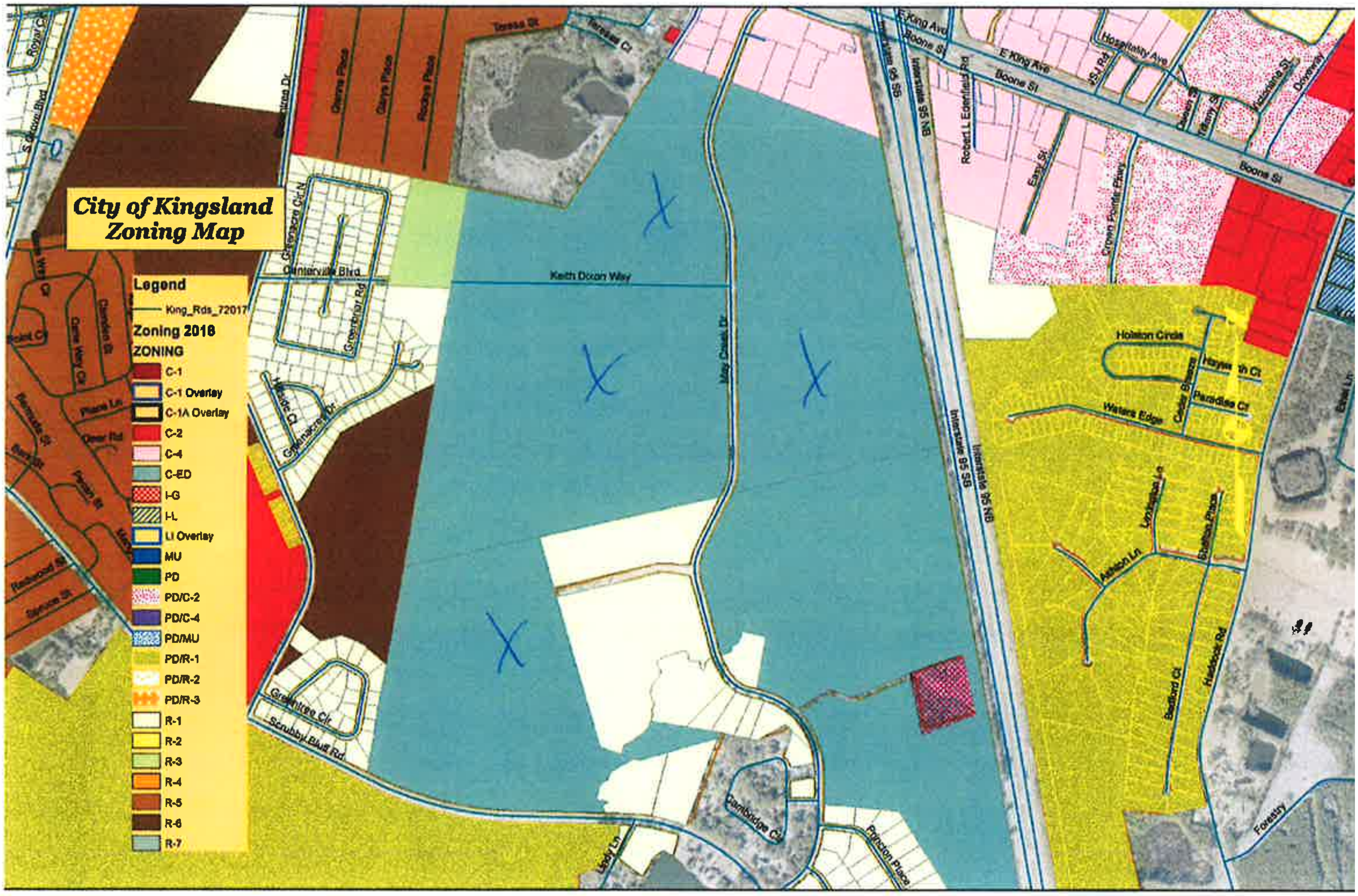
Owner	GROSS TIMBER & LAND LLC POST OFFICE BOX 365 KINGSLAND, GA 31548
Physical Address	n/a
Assessed Value	Value $1085490

Last 2 Sales

Date	Net Price	Reason	Qual
2/21/2008	$6020000	FY	U
3/9/2000	0	FY	U

Date created: 9/8/2022
Last Data Uploaded: 9/8/2022 7:46:26 AM

Developed by Schneider GEOSPATIAL


City of Kingsland
Zoning Map
Legend
King_Rds_72017
Zoning 2018
ZONING
C-1
C-1 Overlay
C-1A Overlay
C-2
C-4
C-ED
I-G
I-L
LI Overlay
MU
PD
PD/C-2
PD/C-4
PD/MU
PD/R-1
PD/R-2
PD/R-3
R-1
R-2
R-3
R-4
R-5
R-6
R-7
Keith Dixon Way
Interstate 95 SB
Interstate 95 NB
Boone St
E King Ave
Holston Circle
Waters Edge
Paradise Ct

City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 10/24/22 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4013

AGENDA ITEM (ID # 4013)

Approval of Home Occupation - 214 Lake Forest South Drive - Map & Parcel 107W 042

Jesmar Riquelme has applied for a Home Occupation Permit for a gifts and balloon business known as "Jelme Creations". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1.

Planning Commission recommends approval.

City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 10/24/22 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 4014)

DOC ID: 4014

Approval of Home Occupation - 102 Birch Court - Map & Parcel 082M 001

Jennifer Leggett has applied for a Home Occupation Permit for a nail polish business known as "Finding Feathers Lacquer, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1.

Planning Commission recommends approval.

Kingsland
GEORGIA | EST 1908

The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: October 3, 2022

City Council Meeting Date: October 24, 2022

Agenda Item: Home Occupation for 102 Birch Ct., Map & Parcel 082M 001

Summary:
Jennifer Leggett has applied for a Home Occupation Permit for a nail polish business known as "Finding Feathers Lacquer, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

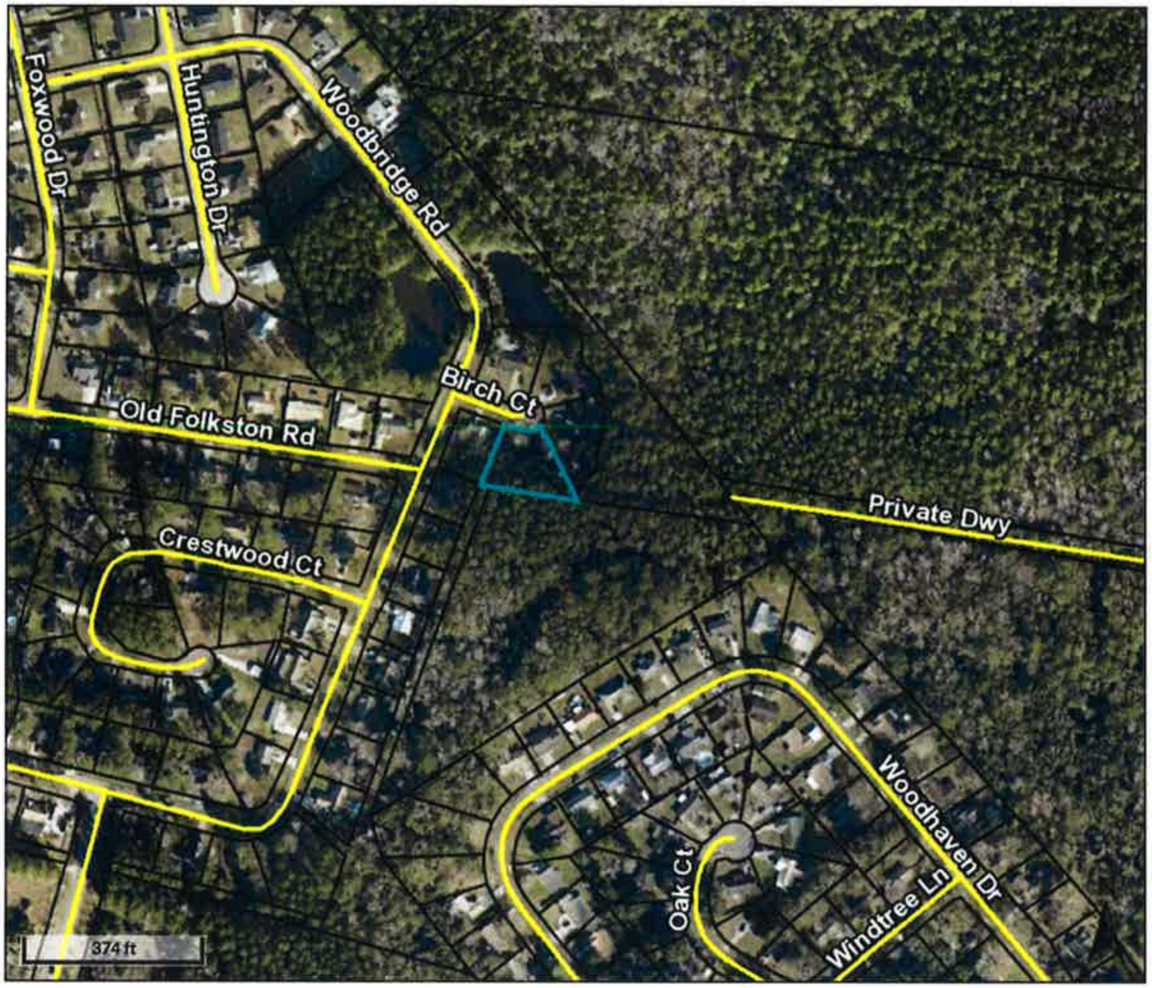
Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director


City of Kingsland
Zoning Map
Legend
King_Add_4112018
Catagory
Imp
LS
Vac
King_Rds_72017
Zoning 2018
ZONING
C-1
C-1 Overlay
C-1A Overlay
C-2
C-4
C-ED
I-G
I-L
LI Overlay
MU
PD
PD/C-2
PD/C-4
PD/MU
PD/R-1
PD/R-2
PD/R-3
R-1
R-2
R-3
R-4
R-5
R-6
R-7
Old Folkston Rd
Woodbridge Rd
Laurel Oak Dr
Birch Ct
Crestwood Ct
Huntington Dr

qPublic.net™ Camden County, GA



Overview

Legend

- Parcels
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- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels

Parcel ID	082M 001		**Owner**	LEGGETT JACOB A & JENNIFER A 102 BIRCH COURT KINGSLAND, GA 31548
Class Code	Residential		**Physical Address**	102 BIRCH CT
Taxing District	KINGSLAND KINGSLAND		**Assessed Value**	Value $137676
Acres	0.21			

(Note: Not to be used on legal documents)

Last 2 Sales

Date	Net Price	Reason	Qual
7/20/2012	$78700	AL	U
11/16/2006	$139000	FM	Q

Date created: 8/17/2022
Last Data Uploaded: 8/17/2022 7:57:38 AM

Developed by Schneider GEOSPATIAL

Attachment: CC-Oct 2022-Home Occ-102 Birch Ct (4014 : Approval of Home Occupation - 102 Birch Court - Map & Parcel 082M 001)

City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 10/24/22 06:00 PM
Department: City Manager
Category: Miscellaneous
Prepared By: Lee Spell
Initiator: Lee Spell
Sponsors:

AGENDA ITEM (ID # 4034)

DOC ID: 4034

Approval Of: Camden Woods Redevelopment Plan

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 boundaries for the Redevelopment Area contain 112 parcels totaling just over 584 acres, with a taxable real estate digest of $5.6 million.

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

DRAFT

OCTOBER 19, 2022

Prepared for the
City of Kingsland, Georgia

Prepared by:

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.

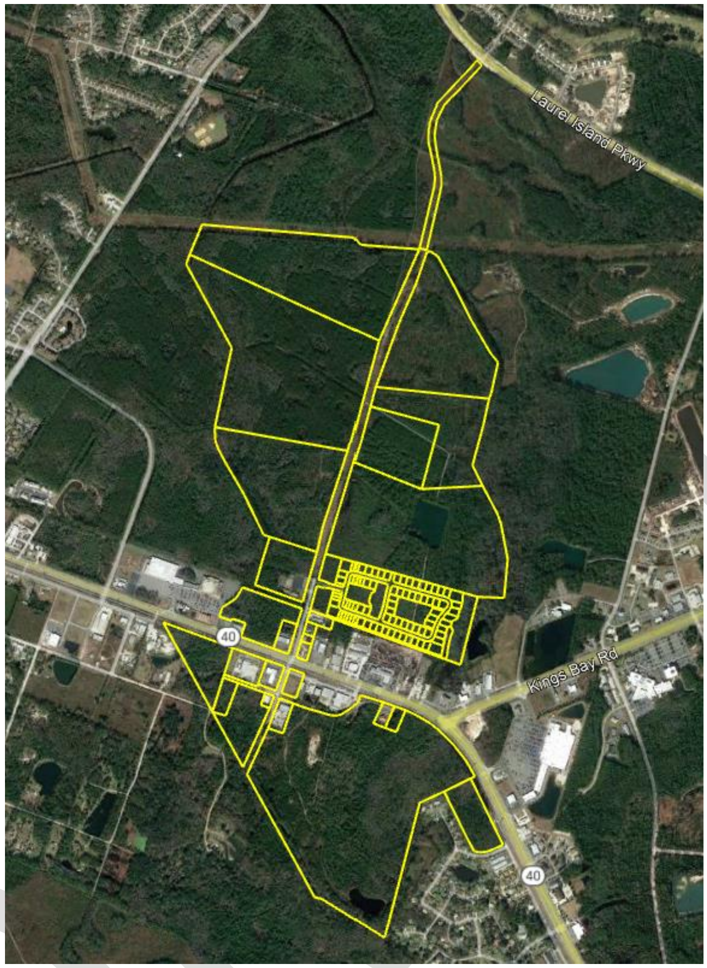
Together, the value of the properties in the TAD represents approximately 1% of the City's tax digest, well under the 10% maximum limit for all TADs in the City, as required by Georgia's Redevelopment Powers Law. This leaves substantial room for potential future TADs in Kingsland.

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 $17 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 $17 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, $9.4 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;

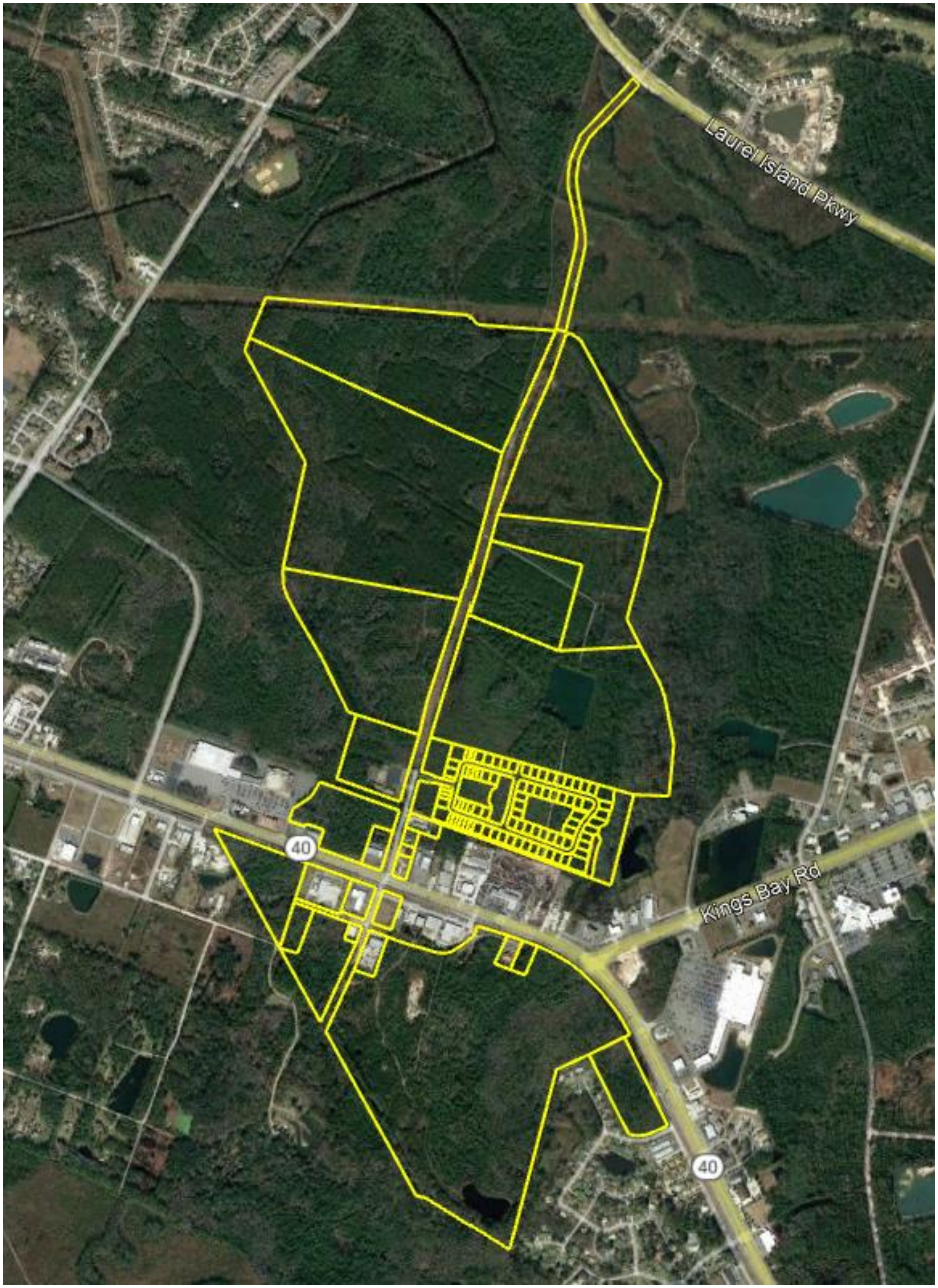
- Use the tool of tax increment financing to achieve higher-quality, higher-valued development within the redevelopment area.

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 Kingsland's 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 63% 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	$729,647,000	62.90%

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

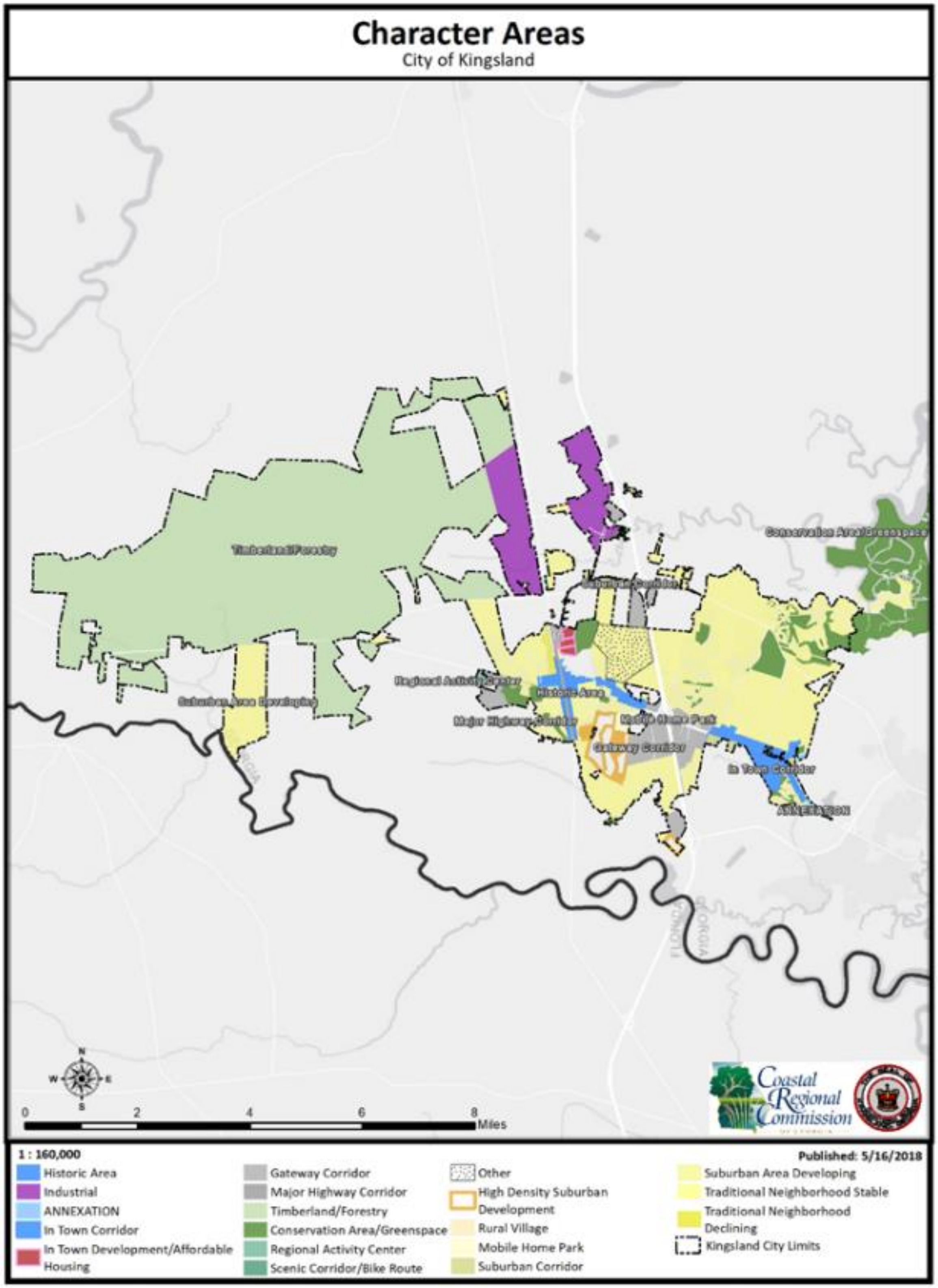
To meet the definition of an “area with inadequate infrastructure”, there must be evidence of one of the following conditions: (i) deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into 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.

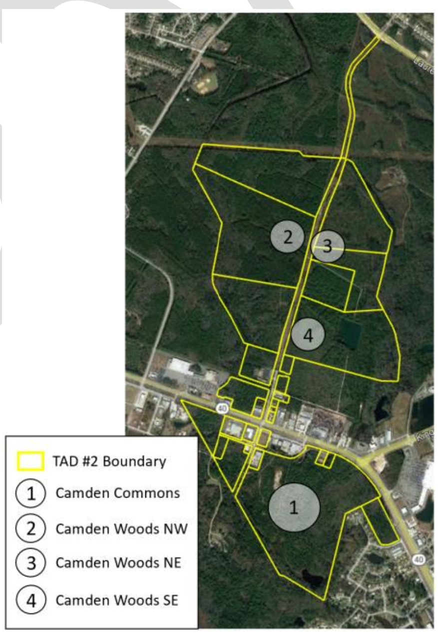
PROPOSED REDEVELOPMENT PROJECTS AND METHOD OF FINANCING (D)

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**	**Tota**
Camden Commons												
Neighborhood Commercial	300,000											
Retail	170,000		35,000	35,000	35,000	35,000	30,000					170
Restaurants	80,000		15,000	15,000	15,000	15,000	10,000	10,000				80
Car Dealership	50,000			50,000								50
National Retailers	450,000		100,000		100,000		125,000		125,000		-	450
Rental Apartment Units	500		250			250						
Camden Woods Northwest												
Neighborhood Commercial	150,000					40,000	40,000	40,000	30,000			150
Rental Apartment Units	330						330					
Camden Woods Northeast												
Neighborhood Commercial	60,000					30,000	30,000					60
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 $17 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)

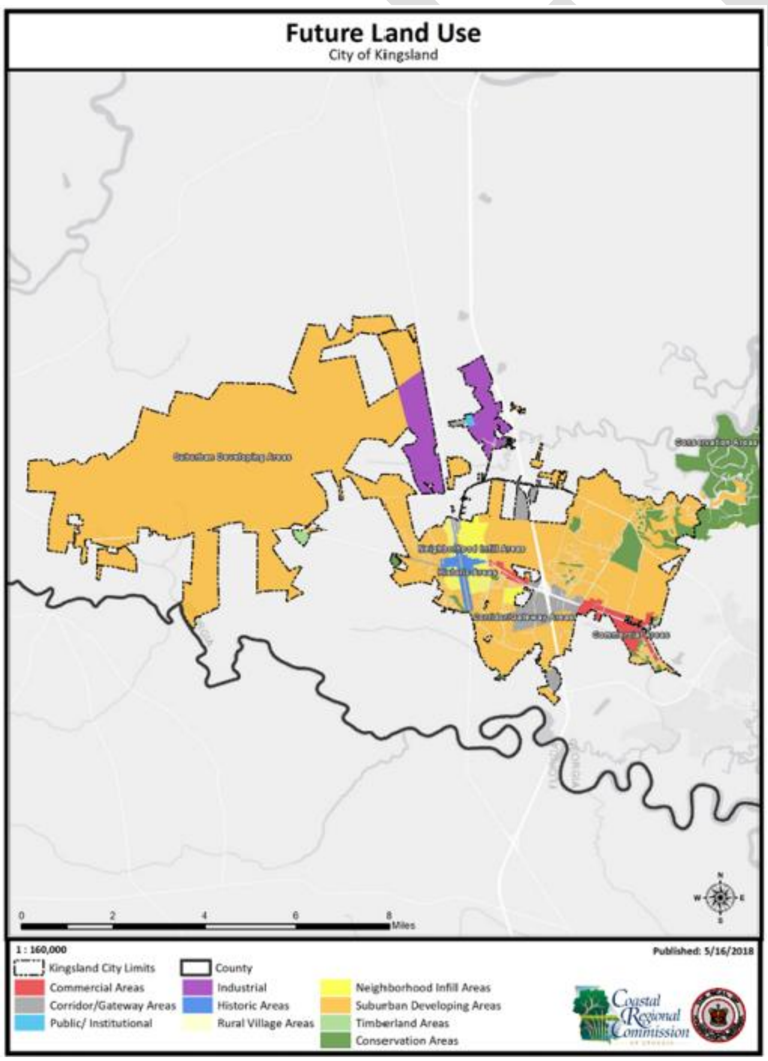
Currently, 90.3% of the parcel acreage in the proposed Camden Woods Redevelopment Area TAD are zoned for Planned Unit Development of various types (PD), with the majority of those sites located along Camden Woods Parkway. Commercially zoned properties comprise 6.3% of the total parcel acreage in the 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 2022 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
2022 Kingsland Tax Digest	$729,647,000
Taxable Value of all Kingsland TADs as % of Tax Digest	**0.9%**

The taxable digest within the combined digest of the Camden Woods TAD and the already-existing Kingsland TAD #1 represents only about 0.9% of the total digest of $729 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	$34,160
Camden County Collections	$78,080
Camden County School Collections	$85,052
Total	**$197,292**

The total tax allocation increment base for the TAD in the Camden Woods Redevelopment TAD will be $34,160 annually for City of Kingsland, $78,080 for Camden County, and $85,052 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	6.50
Camden County Millage	14.00
Camden County School Millage	15.25
Total Millage Rate	**35.75**

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.

[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 Collections With TADs ($1,996,3334/2 times 8 years)	$7,984,536
Total Revenue Increase from TADs	**$9,426,569**

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 at buildout. This represents $7.9 million in ESPLOST revenue over the eight year buildout period. 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 $9.4 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 $9.2 million in additional revenues to Camden County Schools 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
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108 050C	AVATAR GA LLC	0.58	$451,835	$180,734
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108 050G	HAPNEY INVESTMENTS LLC	1.61	$149,457	$59,783
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108 050N	OPTICAL INVESTMENTS LLC	1.15	$853,558	$341,423
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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
Cumulative New Assessed Value		$12,850,000	$19,853,500	$28,227,035	$45,621,680
Existing Assessed Value		$230,352	$355,899	$506,005	$817,825
Incremental Assessed Value		$12,619,648	$19,497,601	$27,721,030	$44,803,855
Property Taxes					
City of Kingsland @ .00650		$82,028	$126,734	$180,187	$291,225
Camden County @ .01400		$176,675	$272,966	$388,094	$627,254
Camden Co, Schools @ .01525		$192,450	$297,338	$422,746	$683,259
Total Property Tax		**$451,152**	**$697,039**	**$991,027**	**$1,601,738**
Potential 10 Year Property Taxes					

Year 6	Year 7	Year 8	Year 9	Year 10
$65,167,897	$73,643,576	$79,270,012	$80,062,712	$80,863,339
$1,168,215	$1,320,152	$1,421,013	$1,421,013	$1,421,013
$63,999,682	$72,323,424	$77,848,999	$78,641,699	$79,442,326
$415,998	$470,102	$506,018	$511,171	$516,375
$895,996	$1,012,528	$1,089,886	$1,100,984	$1,112,193
$975,995	$1,102,932	$1,187,197	$1,199,286	$1,211,495
$2,287,989	**$2,585,562**	**$2,783,102**	**$2,811,441**	**$2,840,063**
				$17,049,113

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:	912576900
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):

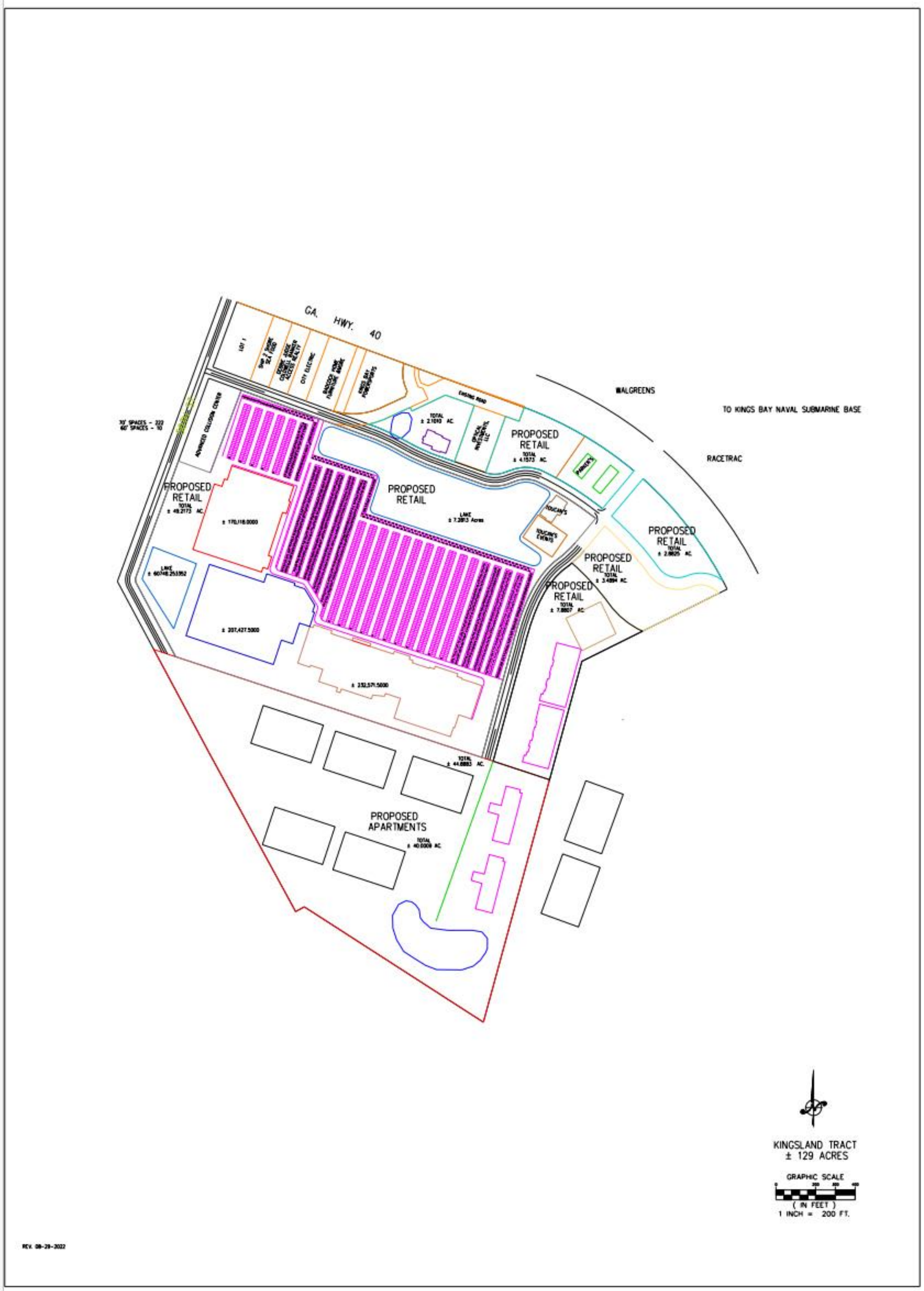
____

Signature Date:

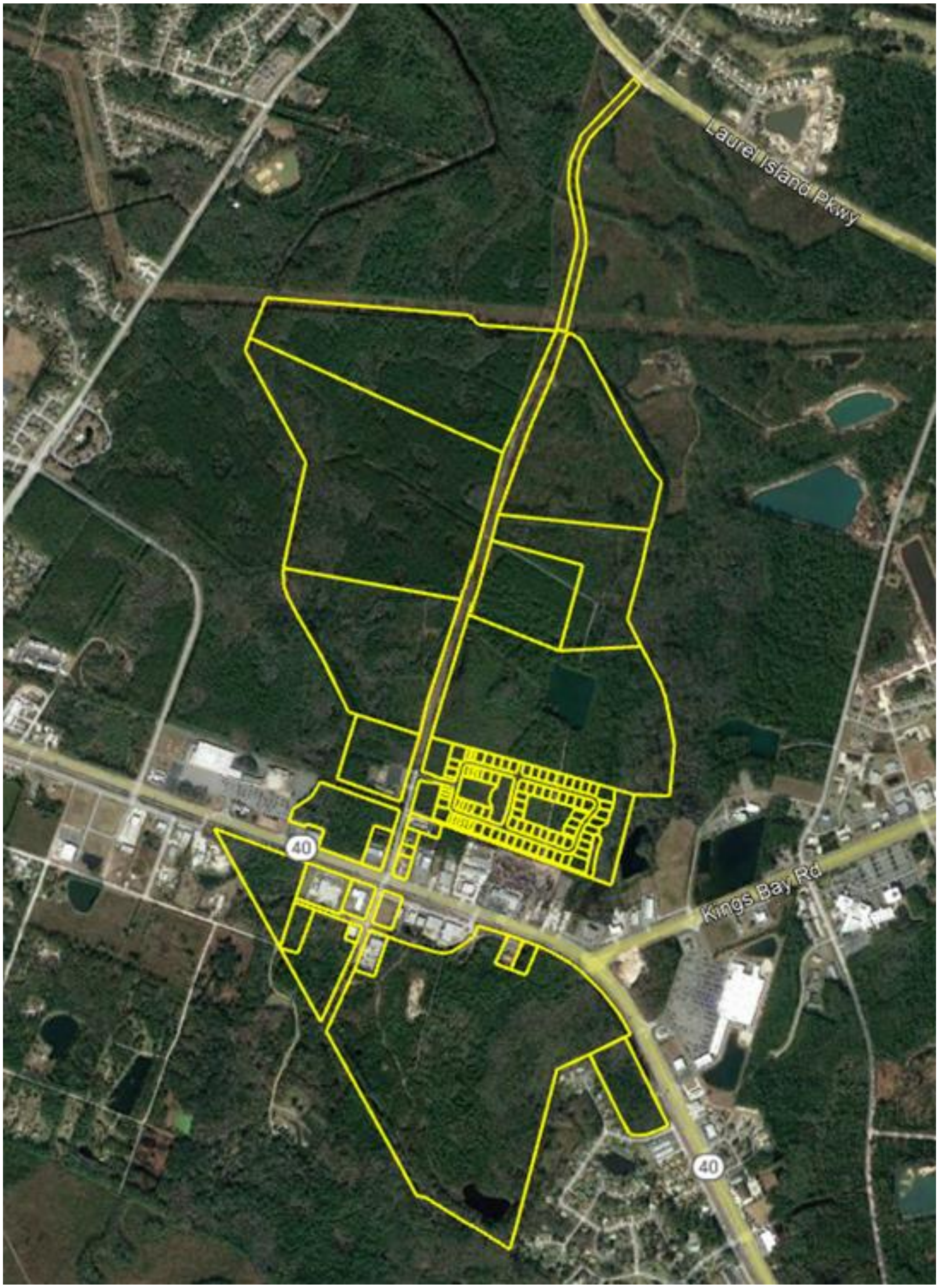
Page 8 of 8

City of Kingsland
Application for Approval of Redevelopment Areas, Redevelopment Plans and TAD Districts
Attachments for Sawyer & Associates Application for TAD Funding

__Concept Plan for Camden Commons Mixed Use Development__



Map of Proposed TAD #2 Redevelopment Area



Current Property Values for Parcels within the Proposed TAD #2

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 WOOD	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
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Grand Total		**584.27**	**$15,207,096**	**$5,577,194**

Projected Employment and Payroll from Proposed Development in Kingsland TAD #2:

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

Source: Sawyer Development /KBA Group, Inc.

Kingsland TAD #2: Total Permanent Jobs and Wages

Total Jobs and Wages	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Retail/Commercial		168	317	556	862	1,174	1,353	1,510	1,510	1,510
Payroll at $31,300/job		$ 5,251,444	$ 9,921,603	$ 17,408,762	$ 26,981,345	$ 36,753,901	$ 42,353,123	$ 47,256,790	$ 47,256,790	$ 47,256,790
Restaurant		60	120	180	240	280	320	320	320	320
Payroll at $19,700/job		$ 1,182,000	$ 2,364,000	$ 3,546,000	$ 4,728,000	$ 5,516,000	$ 6,304,000	$ 6,304,000	$ 6,304,000	$ 6,304,000
Car Dealership		-	50	50	50	50	50	50	50	50
Payroll at $31,200/job			$ 1,560,000	$ 1,560,000	$ 1,560,000	$ 1,560,000	$ 1,560,000	$ 1,560,000	$ 1,560,000	$ 1,560,000
Office		-	-	-	-	-	88	88	88	88
Payroll at $62,608/job							5,508,800	5,508,800	5,508,800	5,508,800
Rental Apartments		5	5	5	10	17	17	17	17	17
Payroll at $38,800/job		$ 194,000	$ 194,000	$ 194,000	$ 388,000	$ 644,080	$ 644,080	$ 644,080	$ 644,080	$ 644,080
Total Jobs		**233**	**492**	**791**	**1,162**	**1,521**	**1,828**	**1,984**	**1,984**	**1,984**
Total Payroll		**$ 6,627,444**	**$ 14,039,603**	**$ 22,708,762**	**$ 33,657,345**	**$ 44,473,981**	**$ 56,370,003**	**$ 61,273,670**	**$ 61,273,670**	**$ 61,273,670**

Source: KBA Group

Kingsland TAD #2: Construction and Permanent Employment and Payroll from Future Development

	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Construction										
Annual Jobs (FTE)	0	169	85	109	203	255	119	83	0	0
Annual Payroll	$ -	$ 11,154,375	$ 5,594,063	$ 7,214,063	$ 13,399,973	$ 16,827,750	$ 7,879,275	$ 5,497,875	$ -	$ -
Permanent										
Annual Jobs (FTE)		233	492	791	1,162	1,521	1,828	1,984	1,984	1,984
Annual Payroll		$ 6,627,444	$ 14,039,603	$ 22,708,762	$ 33,657,345	$ 44,473,981	$ 56,370,003	$ 61,273,670	$ 61,273,670	$ 61,273,670
Total										
Annual Jobs (FTE)	0	402	577	900	1,365	1,776	1,947	2,068	1,984	1,984
Annual Payroll		$ 17,781,819	$ 19,633,666	$ 29,922,824	$ 47,057,319	$ 61,301,731	$ 64,249,278	$ 66,771,545	$ 61,273,670	$ 61,273,670

Source: KBA Group

Sawyer & Associates. Inc. development in Kingsland TAD #2 over ten years would result in a total of 402 construction and permanent jobs in Year 2 increasing to 1,984 permanent jobs by Year 10. The combined construction and permanent payroll would increase from $17.8 million in Year 2 to $61.3 million by Year 10.

Ten Year Trend Analysis of Assessed Values Under Three Development Scenarios

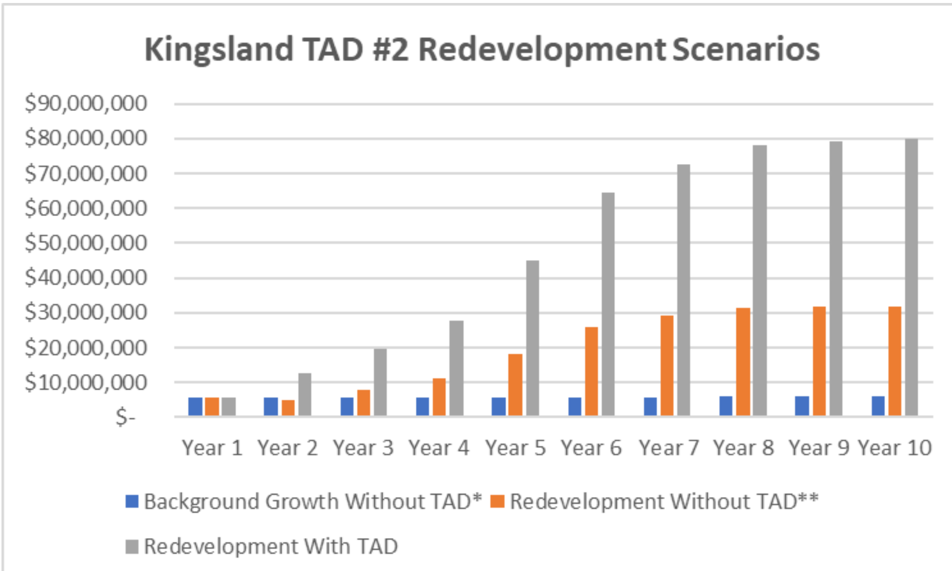
Kingsland TAD #2: Assessed Values Under Three Future Development Scenarios With/Without TAD

Development Scenarios	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Background Growth Without TAD*	$ 5,577,194	$ 5,619,023	$ 5,661,166	$ 5,703,624	$ 5,746,402	$ 5,789,500	$ 5,832,921	$ 5,876,668	$ 5,920,743	$ 5,965,148
Redevelopment Without TAD**	$ 5,577,194	$ 5,075,047	$ 7,841,047	$ 11,148,135	$ 18,018,069	$ 25,737,755	$ 29,085,185	$ 31,307,320	$ 31,624,400	$ 31,944,650
Redevelopment With TAD	$ 5,577,194	$ 12,687,618	$ 19,602,617	$ 27,870,338	$ 45,045,172	$ 64,344,389	$ 72,712,963	$ 78,268,299	$ 79,060,999	$ 79,861,626

* assumes assessed value growth at Kingsland's historic tax digest ten year growth rate of 1.075 compounded.

** lower level and intensity of development with more SF residential due to lack of improvements to Camden Woods, slower growth rate

Source: KB Advisory Group



Under three development scenarios the assessed value of TAD #2 would increase at dramatically different levels depending on the pace of development and whether TAD funding is provided for needed infrastructure which could accelerate the pace of development in the TAD. As shown above, in the first scenario, with no TAD created growth in the assessed value of parcels in the proposed TAD area is assumed to increase at the same background rate that Kingsland's tax digest has increased over the past ten years—1.075 percent compounded annually, reaching $5.9 million by Year 10.

The second scenario assumes that Sawyer develops its property in the TAD without the benefit of the planned public improvements. It is likely the development will be significantly slower and at a lower intensity, with more single-family development over time and less commercial. At the end of ten years the assessed value of the property is estimated to be $31.9 million.

Under the third scenario, with TAD support for creation of the needed infrastructure, Sawyer will be able to attract more commercial development to is properties and will result in a total assessed value of $79.8 million—more than 13 times greater than the assessed value in the initial scenario, and 2.5 times the second scenario. Thus, TAD would have a major impact on assessed value growth over the next ten years.

Three Representative Projects by the Developer

The three projects all located in Kingsland are:

Fiddlers Cove - gated single family residential subdivision with amenities situated on the marsh in Kingsland Ga. Lots sizes range from 60 foot to 90 foot with semi-custom homes from 2,200 to 5,000 square feet.

Ryan's Cove - Single family attached/duplex community with amenities situated on the marsh in Kingsland, Ga.

The Villas - Single family attached/duplex community with amenities in Kingsland, Ga.

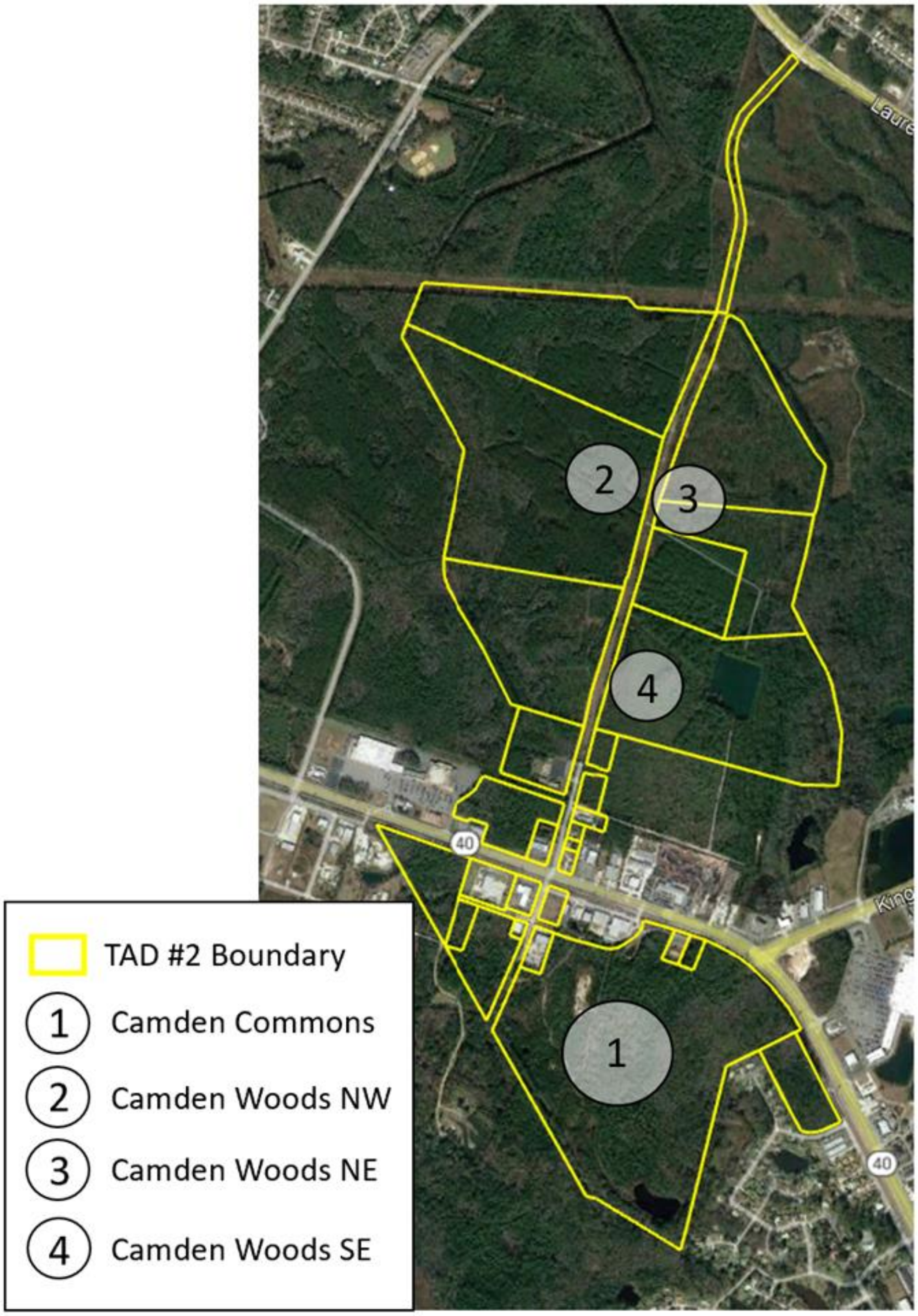
The above represent a wide range of sizing and price-point options of residential homes that Sawyer has provided to the residents of Kingsland, Ga. for the past several years, with the Villas being the newest addition.

Estimated TAD Funding Assistance

Sawyer & Associates, Inc. is seeking $9.5 million in TAD funding to support the proposed development in TAD #2. The TAD funds will be utilized to accomplish numerous infrastructure improvements. 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 patterns/flows.

The project, plans on working with the St. Marys Railroad to eliminate two failing railroad crossings to create one signalized and gated crossing at the intersection of Kings Bay Road and Ga Highway 40, re-align, signalize and improve the intersection of S 50th Street/Camden Woods Parkway, develop and construct Camden Woods Parkway from Ga Highway 40 to Laurel Island Parkway with associated stormwater, and improve, develop and construct Commerce Drive through Camden Commons with sections running both to the east and to the west.

Sawyer Development Locations within Proposed TAD #2



Proposed Development Plan for Sawyer & Associates, Inc. Development Sites

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

Source: Sawyer Development/KBA Group, Inc.

The proposed development by Sawyer & Associates, Inc. will take an estimated eight years to complete over the four development sites. At its completion their will be in excess of one million SF of new commercial development and 830 multifamily residential units.

Estimated Incremental Assessed Value of New Development by Sawyer & Associates in TAD #2

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	Total
Camden Commons												
Neighborhood Commercial	300,000											-
Retail SF	170,000		35,000	35,000	35,000	35,000	30,000					170,000
Assessed Value @ $40 PSF			$ 1,400,000	$ 1,400,000	$ 1,400,000	$ 1,400,000	$ 1,200,000					$ 6,800,000
Restaurant SF	80,000		15,000	15,000	15,000	15,000	10,000	10,000				80,000
Assessed Value @$150 PSF			$ 2,250,000	$ 2,250,000	$ 2,250,000	$ 2,250,000	$ 1,500,000	$ 1,500,000				$ 12,000,000
Car Dealership	50,000			50,000								50,000
Assessed Value @ $1,400,000				$ 1,400,000								$ 1,400,000
National Retailers	450,000		90,000		90,000		90,000	90,000	90,000		-	450,000
Assessed Value @$30 PSF			$ 2,700,000		$ 2,700,000		$ 2,700,000	$ 2,700,000	$ 2,700,000			$ 13,500,000
Rental Apartment Units	500		250			250						500
Assessed Value @ $26,000			$ 6,500,000			$ 6,500,000						$ 13,000,000
Annual Assessed Value		-	**$ 12,850,000**	**$ 5,050,000**	**$ 6,350,000**	**$ 10,150,000**	**$ 5,400,000**	**$ 4,200,000**	**$ 2,700,000**	-	-	**$ 46,700,000**
Camden Woods Northwest												-
Neighborhood Commercial	150,000					40,000	40,000	40,000	30,000			150,000
Assessed Value @$73 PSF						$ 2,920,000	$ 2,920,000	$ 2,920,000	$ 2,190,000			$ 10,950,000
Rental Apartment Units	330						330					330
Assessed Value $26,000							$ 8,580,000					$ 8,580,000
Annual Assessed Value			**$ -**	**$ -**	**$ -**	**$ 2,920,000**	**$ 11,500,000**	**$ 2,920,000**	**$ 2,190,000**	**$ -**	**$ -**	**$ 19,530,000**
Camden Woods Northeast												-
Neighborhood Commercial	60,000					30,000	30,000					60,000
Assessed Value @ $73 PSF						$ 2,190,000	$ 2,190,000					$ 4,380,000
Office	22,000							22,000				22,000
Assessed Value @ @$32 PSF								$ 704,000				$ 704,000
Annual Assessed Value			-	**$ -**	**$ -**	**$ 2,190,000**	**$ 2,190,000**	**$ 704,000**	**$ -**	**$ -**	**$ -**	**$ 5,084,000**
Camden Woods Southeast												-
Neighborhood Commercial	75,375			25,000	25,000	25,375						75,375
Assessed Value @ $73 PSF				$ 1,825,000	$ 1,825,000	$ 1,852,375						$ 5,502,375
Annual Assessed Value				**$ 1,825,000**	**$ 1,825,000**	**$ 1,852,375**						**$ 5,502,375**
Total Annual Assessed Value			**$ 12,850,000**	**$ 6,875,000**	**$ 8,175,000**	**$ 17,112,375**	**$ 19,090,000**	**$ 7,824,000**	**$ 4,890,000**	**$ -**	**$ -**	**$ 76,816,375**
Cummulative 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**	**$ 80,863,339**

* Assumes a 1% annual appreciation on exisiting assessed value

Source: Sawyer Development / KBA Group, Inc.

Estimated Incremental TAD Revenues from Sawyer Developments in TAD #2

Camden Commons and Related Developments Estimated TAD Increment from New Development										
	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**

Source: KBA Group, Inc.

Based on the estimated TAD incremental revenues from the proposed Sawyer Developments, it appears that $9,500,000 in total TAD proceeds can be achieved between the seventh and eighth year of TAD #2. This is based on the projected level of new development and the participation of the City, Camden County and Camden County Schools in the TAD. TAD #2 would generate 150% of the required $9,500,000 in requested funding by the ninth year of its operation.

Company:	IME Civil & Surveying	Project #:	42920.1	EOR:	BS
Project:	Kinglsand Roadway Improvements	Date:	10/20/2022	QC:	BB

Engineers Opinion of Probable Cost

Phase 1 Estimate - See Attached Map

Item Number	Item Desc.	Units	QTY	Cost/Unit	Total
Miscellaneous					
1	Mobilization, 5% Overall Estimate	LS	1	$ 37,175.52	$ 37,175.52
2	Clearing & Grubbing	AC	2.77	$ 19,418.44	$ 53,832.23
Pavement Design					
3	Optional Base Group 6 (8" Limerock)	SY	15818	$ 23.66	$ 374,248.62
4	Type B Stabilization	SY	15818	$ 5.13	$ 81,145.20
5	1.5" SP-9.5 (Superpave) Traffic D	TN	1107	$ 110.00	$ 121,764.32
6	1.5" FC-12.5 (Friction Course) Traffic D	TN	1107	$ 150.28	$ 166,352.20
7	Curb & Gutter, Type F	LF	5657	$ 45.77	$ 258,920.89
Pavement Markings, Striping and Signage					
8	Signs (Lump Sum)	LS	1	$ 20,000.00	$ 20,000.00
9	Prestessed Concrete Signal Pole	EA	6	$ 13,758.00	$ 82,548.00
10	Vehicular Traffic Signal (Average Cost)	EA	15	$ 1,987.50	$ 29,812.50
11	Electrical (LS for all)	LS	1	$ 30,000.00	$ 30,000.00
12	24" Stop Bar White Paint	LF	132	$ 2.59	$ 341.88
13	24" Stop Bar Thermoplastic Reflective	LF	132	$ 5.68	$ 749.76
14	6" White Thermoplastic Reflective	GM	0.74	$ 7,248.70	$ 5,395.34
15	6" White Painted	GM	0.74	$ 1,180.53	$ 878.69
16	6" Yellow Thermoplastic Reflective	GM	0.74	$ 7,355.14	$ 5,474.56
17	6" Yellow Paint	GM	0.74	$ 1,177.67	$ 876.56
18	6" 10-30 Skip Thermoplastic, White	GM	0.54	$ 1,757.67	$ 953.07
19	6" 10-30 Skip Paint, White	GM	0.54	$ 1,200.00	$ 650.68
20	Reflective Pavement Markings	EA	100	$ 2.87	$ 287.00
21	Thermoplastic, White Arrow	EA	12	$ 80.00	$ 960.00
22	Thermoplastic, White Yield Line	LF	30	$ 12.00	$ 360.00
23	Railroad Safety Crossing (Lump Sum) New	LS	1	$ 150,000.00	$ 150,000.00
24	Railroad Safety Crossing Retrofit	LS	1	$ 45,000.00	$ 45,000.00
Drainage					
25	Piping, Structures, Etc.	LS	1	$ 312,500.00	$ 312,500.00
Landscape					
26	Excavation (Roadside Swales)	CY	1700	$ 10.37	$ 17,629.00
27	Fill (Assumed 1 ft Everywhere)	CY	5273	$ 24.61	$ 129,758.50
28	Sod	SY	1760	$ 2.22	$ 3,907.20
Miscellaneous					
29	2.5" Gray Sch40 Conduit	LF	2700	$ 15.40	$ 41,580.00
30	Light Pole Complete	EA	40	$ 16,606.00	$ 664,240.00
Utilities					
31	16" Water Main, PVC or HDPE	LF	2700	$ 215.00	$ 580,500.00
32	Fire Hydrants (Every 500 ft)	EA	5	$ 8,528.00	$ 42,640.00
33	12" Gravity Sewer, PVC	LF	2500	$ 211.31	$ 528,275.00
34	Manholes < 10', 48" Dia.	EA	14	$ 7,341.00	$ 102,774.00
Total with 5% Contingency					

Enigineers Opinion of Probable Cost for Phase 1 Roadway =	$ 2,769,208.81
Enigineers Opinion of Probable Cost for Utilities =	$ 1,316,898.45

Phase 2 Estimate - See Attached Map

Item Number	Item Desc.	Units	QTY	Cost/Unit	Total
Miscellaneous					
1	Mobilization, 5% Overall Estimate	LS	1	$ 6,685.49	$ 6,685.49
2	Clearing & Grubbing	AC	1.24	$ 19,418.44	$ 24,161.60
Pavement Design					
3	Optional Base Group 6 (8" Limerock)	SY	2708	$ 23.66	$ 64,063.39
4	Type B Stabilization	SY	2708	$ 5.13	$ 13,890.33
5	1.5" SP-9.5 (Superpave) Traffic D	TN	214	$ 110.00	$ 23,563.74
6	1.5" FC-12.5 (Friction Course) Traffic D	TN	214	$ 150.28	$ 32,192.36
Pavement Markings, Striping and Signage					
7	Signs (Lump Sum)	LS	1	$ 3,483.00	$ 3,483.00
8	6" White Thermoplastic Reflective	GM	0.37	$ 7,248.70	$ 2,674.33
9	6" White Painted	GM	0.37	$ 1,180.53	$ 435.54
10	6" Yellow Thermoplastic Reflective	GM	0.37	$ 7,355.14	$ 2,713.60
11	6" Yellow Paint	GM	0.37	$ 1,177.67	$ 434.49
Landscape					
12	Excavation (Roadside Swales)	CY	2164	$ 10.37	$ 22,445.29
13	Fill (Assumed 1 ft Everywhere)	CY	903	$ 24.61	$ 22,211.89
14	Sod	SY	889	$ 2.22	$ 1,973.33
Miscellaneous					
15	Light Pole Complete	EA	6	$ 16,606.00	$ 99,636.00
Total with 5% Contingency					
				Enigineers Opinion of Probable Cost for Phase 2 =	**$ 336,592.61**

Phase 3 Estimate - See Attached Map

Item Number	Item Desc.	Units	QTY	Cost/Unit	Total
Miscellaneous					
1	Mobilization	LS	1	$ 13,590.03	$ 13,590.03
2	Clearing & Grubbing	AC	2.73	$ 19,418.44	$ 52,962.50
Pavement Design					
3	Optional Base Group 6 (8" Limerock)	SY	5503	$ 23.66	$ 130,195.72
4	Type B Stabilization	SY	5503	$ 5.13	$ 28,229.25
5	1.5" SP-9.5 (Superpave) Traffic D	TN	436	$ 110.00	$ 47,914.99
6	1.5" FC-12.5 (Friction Course) Traffic D	TN	436	$ 150.28	$ 65,460.59
Pavement Markings, Striping and Signage					
7	Signs (Lump Sum)	LS	1	$ 5,902.50	$ 5,902.50
8	6" White Thermoplastic Reflective	GM	0.75	$ 7,248.70	$ 5,436.53
9	6" White Painted	GM	0.75	$ 1,180.53	$ 885.40
10	6" Yellow Thermoplastic Reflective	GM	0.75	$ 7,355.14	$ 5,516.36
11	6" Yellow Paint	GM	0.75	$ 1,177.67	$ 883.25
Landscape					
12	Excavation (Roadside Swales)	CY	4400	$ 10.37	$ 45,628.00
13	Fill (Assumed 1 ft Everywhere)	CY	1834	$ 24.61	$ 45,141.12
14	Sod	SY	1778	$ 2.22	$ 3,946.67
Miscellaneous					
15	Light Pole Complete	EA	20	$ 16,606.00	$ 332,120.00
Total with 5% Contingency					
				Enigineers Opinion of Probable Cost for Phase 3 =	**$ 823,003.55**

Phase 4 Estimate - See Attached Map

Item Number	Item Desc.	Units	QTY	Cost/Unit	Total
Miscellaneous					
1	Mobilization	LS	1	$ 42,623.65	$ 42,623.65
2	Clearing & Grubbing	AC	9.28	$ 19,418.44	$ 180,111.83
Pavement Design					
3	Optional Base Group 6 (8" Limerock)	SY	20056	$ 23.66	$ 474,517.07
4	Type B Stabilization	SY	20056	$ 5.13	$ 102,885.57
5	1.5" SP-9.5 (Superpave) Traffic D	TN	1057	$ 110.00	$ 116,250.75
6	1.5" FC-12.5 (Friction Course) Traffic D	TN	1057	$ 150.28	$ 158,819.66
Pavement Markings, Striping and Signage					
7	Signs (Lump Sum)	LS	1	$ 25,776.00	$ 25,776.00
8	6" White Thermoplastic Reflective	GM	2.83	$ 7,248.70	$ 20,529.75
9	6" White Painted	GM	2.83	$ 1,180.53	$ 3,343.49
10	6" Yellow Thermoplastic Reflective	GM	2.83	$ 7,355.14	$ 20,831.21
11	6" Yellow Paint	GM	2.83	$ 1,177.67	$ 3,335.39
Landscape					
12	Excavation (Roadside Swales)	CY	16616	$ 10.37	$ 172,303.31
13	Fill (Assumed 1 ft Everywhere)	CY	6685	$ 24.61	$ 164,523.32
14	Sod	SY	6667	$ 2.22	$ 14,800.00
Miscellaneous					
15	Light Pole Complete	EA	80	$ 16,606.00	$ 1,328,480.00
Total with 5% Contingency					
				Enigineers Opinion of Probable Cost for Phase 4 =	**$ 2,970,587.55**
				Opinion of Probable Cost for All Phases =	**$ 8,216,290.97**

City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4033)

Meeting: 10/24/22 06:00 PM
Department: City Manager
Category: Resolution
Prepared By: Lee Spell
Initiator: Lee Spell
Sponsors:
DOC ID: 4033

Approval Of: Resolution 2022-10 to Consent Approve a Redevelopment Plan

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

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; 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 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 9. 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 10. 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 11. 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 ____________, 2022

THE CITY OF KINGSLAND GEORGIA

By: _________________________

Dr. C. Grayson Day, Jr.
Mayor

Attest:

By: ______________________
Jean O. Seigler
City Clerk

City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4032)

Meeting: 10/24/22 06:00 PM
Department: City Manager
Category: Policy
Prepared By: Lee Spell
Initiator: Lee Spell
Sponsors:
DOC ID: 4032

Approval Of: Tuition Reimbursement Policy

Approval of the City of Kingsland Tuition Reimbursement Policy to replace the current policy in its entirety.

Staff recommends approval.

CITY OF KINGSLAND EDUCATIONAL TUITION ASSISTANCE PROGRAM PROCEDURES

In effort to assist City of Kingsland employees in meeting educational goals, the City of Kingsland will provide tuition assistance. This policy replaces the current tuition reimbursement policy as described in the City of Kingsland Employee Handbook.

The city provides tuition assistance for undergraduate and graduate classes associated with either a college or university that is accredited with the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC) located in Georgia or satellite locations in Georgia. The City will also provide tuition assistance for undergraduate and graduate classes associated with The University System of Georgia, or a technical or career training that is part of the Technical College system of Georgia. In addition, tuition assistance will be provided as outlined in the policy for undergraduate and graduate ***online courses*** via the internet and on campus for institutions under these accreditations guidelines.

In order to qualify for tuition assistance, the employee must meet the following guidelines:

1. The employee must have achieved full time status with the City, have been employed by the City at least one (1) year and have not been denied a merit increase during the last eligibility period.

2. The employee must complete and submit Educational Tuition Assistance Program application to his/her supervisor. The application must be reviewed and approved by the:

a. The Supervisor

The supervisor gives initial approval of the application to ensure that the training requested will be job related and that funds are available in the departmental budget.

b. The Human Resources Department

The Human Resource Department will review the application for completion and verify that the institution the employee is attending meets the City's guidelines for approval. The HR department will further handle providing the Accounting department with the necessary paperwork to release payment to the educational institution.

c. The City Manager's Office

Final signature and approval of the application will be given by the City Manager's Office.

3. The employee must exhaust all efforts of receiving scholarships (i.e. Hope Scholarship, etc., federal/state grants (i.e. Pell Grant) and/or military tuition assistance. The Financial Aid Office of the proposed institution can provide the information needed to apply for these assistance programs.

4. After response is received from the federal and/or state agency in regard to how much, if any, assistance will be provided by them, a copy of the student's completed registration, financial statement from the institution, and the supervisor approved Educational Tuition Assistance Program application must be submitted to the Human Resources Department to assess the amount of tuition assistance needed from the City.

5. The Human Resource Department will review the application for final approval. Once the application has been approved, a letter of approval will be submitted to the educational institution, and a copy will be given to the employee for their records. (***A copy will be placed in the employees benefit file.)***

6. After tuition assistance has been approved, the employee will sign the City of Kingsland Transcript Agreement and Promissory Note.

7. Tuition Assistance from the City will not exceed the following amounts during the academic year:

   a. Undergraduate Degree $3000.00
   b. Graduate Degree $3500.00

   Full tuition assistance will be provided to the institution upon application approval.
   The employee must maintain a ***B*** average in order for the for ***100% (percent)*** tuition to remain in effect at the end of the academic term. If the employee maintains a ***C*** average, then ***50% (percent)*** of the tuition paid must be reimbursed to the City by the employee. Guidelines for repayment are described in the promissory note.

The City of Kingsland will follow IRS and State guidelines regarding the taxability associated with tuition reimbursement.

- *Up to $5,250 per year for Undergraduate courses are not considered taxable income for the employee.*
- *Graduate course reimbursement leading to a master's degree or MBA is considered taxable income for the employee.*

****The City of Kingsland reserves the right to suspend the Tuition Reimbursement Program if funds are not available, or for any other reason as the City determines appropriate.**

TRANSCRIPTS AGREEMENT

I, the undersigned recipient of the City of Kingsland Educational Tuition Assistance benefit understand that my employer, the City of Kingsland, has agreed to provide tuition assistance for the coursework in which I plan to enroll during _____________ Quarter/ Semester, 20___. I hereby agree to provide the City of Kingsland Human Resources Department a copy of my transcript of grades for all courses at the end of this quarter/semester in which I am enrolled.

I understand that if the transcript is not submitted to Human Resources within 30 days of the end of the semester I will not be eligible for any further tuition assistance, and will be required to reimburse the City of Kingsland for assistance provided during the above listed quarter/semester.

I further understand that if I do not successfully complete the course(s) or obtain at least a ***C*** average, then I will be required to reimburse the City ***50% (percent)*** or greater of any and all tuition assistance received during this quarter/semester.

________________________ ________________

Employee Signature Date

PROMISSORY NOTE

I, the undersigned recipient of the City of Kingsland Educational Tuition Assistance benefit understand that the City of Kingsland will make prepayment of tuition and/or laboratory fees for the job-related course(s) in which I plan to enroll for ___________ Quarter/ Semester, 20___.

I promise that if I fail to complete the coursework, fail to maintain the required cumulative grade point average of ***C*** or higher, or withdraw from the course (s) or terminate employment with the City of Kingsland prior to the completion of the quarter/semester, or terminate employment within the 12-month period of completing the quarter/semester, I will allow the City of Kingsland to deduct from my salary any monies advanced by the City of Kingsland for tuition and/or laboratory fees as may be due pursuant to this policy.

Furthermore, I promise that if I complete the course (s) in this quarter/semester with less than a ***C*** average, I will allow the City of Kingsland to deduct from my salary ***50% (percent)*** of the tuition assistance advanced by the City for tuition and/or laboratory fees.

I understand that I will not be eligible for further advanced payments as long as full reimbursement has not been made. If terminated, the total amount of debt will be deducted from my final paycheck.

EXECUTED AND WITNESSED:

______________________________ ____________________
Signature of Employee Date

______________________________ ____________________
Witness Date

EDUCATIONAL TUITION ASSISTANCE PROGRAM
APPLICATION FORM

Directions: Complete the top portion of the form upon registration to the degree program and submit to Department Head or Chief for approval.

DEGREE PROGRAM REGISTRATION

Employee Name: ___________________________________ Last 4 Digits of SS#: __________________

Employee Position: ____________________ DOH: _______________ Department: ________________________

Major Course of Study: __________________________________ Educational Institution: _______________________________

Directly Related to Job: ( ) Yes ( ) No Required for Degree/Certification ( ) Yes ( ) No

Degree/Certification/Annual Tuition Assistance Amount: ( ) Associates/Bachelors-$3,000 ( ) Masters-$3,500

Dates of Degree Program: From____________ To ______________ Projected Date of Graduation/Completion: _____________

Is this degree eligible for assistance under any other program: ( )Yes ( )No If yes, please explain. ________________________________

____
Employee Signature/Date

Recommended: ( )Yes ( )No Available Funds: ( )Yes ( )No

Budget Account to be charged ____

Approved by: ______________________________
Department Head/Date

PLEASE NOTE: VERIFICATION OF COST MUST BE ATTACHED/ASSISTANCE WILL BE CONSIDERED UPON RECEIPT OF PROPER DOCUMENTATION.

Directions: Retain a copy of the original completed application. Make a copy and complete the information below and submit to HR for processing for the tuition assistance.

INDIVIDUAL COURSE REGISTRATION

Course Name: ____ Course ID Number: _______________________________

Cost of Course Tuition and Registration: ______________________ Other Fees/Costs: _______________________________

Is the course eligible for assistance under any other program: ( )Yes ( )No

If yes, what program and how much? ____

____
Employee Signature/Date

Attach a copy of the financial statement from the institution along with a copy of registration for the classes you are requesting assistance. Once you receive the approval letter, submit to HR the signed transcript release form and promissory note in order for the funds to be release to the institution.

Office Use Only/Payment Authorization:

Date Requested: ___________ Budget Account #: _______________________________

Amount of Assistance Paid $__________________ Course Letter Grade ________ Eligible Percentage _________%

Remaining Balance due from student after course completion: $ ______________

Processed by: ________________________________

October 2022

City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4030)

Meeting: 10/24/22 06:00 PM
Department: City Manager
Category: Agreement
Prepared By: Lee Spell
Initiator: Lee Spell
Sponsors:
DOC ID: 4030

Approval Of: GWES Watershed Protection Plan Monitoring and Annual Reporting

Approval of the GWES Professional Services Proposal to assist the City of Kingsland in our Long-Term Monitoring Program as outlined in the Kingsland Watershed Protection Plan and as approved by the Georgia Environmental Protection Division. Total cost for 2023-2024 activities and reporting is $12,800.00.

Staff recommends approval.

October 7, 2022

Mr. Lee Spell
107 S. Lee Street
Kingsland, GA 31548

Re: City of Kingsland Watershed Protection Plan Long-Term Monitoring and Annual Reporting
Professional Services Proposal

Dear Mr. Spell,

Please accept GWES's Professional Services Proposal to assist the City of Kingsland (City) in their Long-Term Monitoring Program as outlined in the Kingsland Watershed Protection Plan (WPP) as approved by the Georgia Environmental Protection Division (GA EPD). We have extensive experience to provide environmental consulting services for completion of the City's water quality assessment, habitat and biological assessment, targeted watershed assessment, and annual report preparation and submission to the GA EPD. We thank you for the opportunity to assist with this important project.

SCOPE

GWES is prepared to implement the City's Watershed Protection Plan Long-Term Monitoring requirements as follows:

Task 1a: Water Quality Monitoring

- GWES will provide project oversight, data analysis, and data management to ensure monitoring and reporting requirements are met.

Overview of the City's Water Quality Monitoring Responsibilities:

The City is responsible for conducting sampling and coordinating laboratory testing for three (3) dry-weather events, one (1) wet weather event, and two (2) geometric mean bacteriological sampling events as stated in the GA EPDs Guidance Documents.

The City's water quality monitoring stations are identified in Table 1. Three (3) dry-weather events are to occur each year. Two (2) dry-weather events are to occur between May and October, and one (1) is to coincide with biological monitoring in November, December, or February.


WATERSHED ASSESSMENT AND PROTECTION PLAN GUIDANCE:
Watershed Assessments

Georgia Department of Natural Resources
Environmental Protection Division
Watershed Protection Branch

The suggested dry-weather criterion is a period of at least 72 hours since the last rainfall of 0.1 inches or greater. Ideally, one of the dry-weather events will be conducted during critical conditions (i.e., low flow, high temperature) to determine if water quality standards are being met. Dry-weather samples should be taken as grab samples, and each event should occur at least 60 days apart, if feasible.

GA EPD criteria states that wet-weather sampling should occur as a composite sample that covers the complete hydrograph. The composite sample can be from grab samples or from an automated composite sampler. The suggested wet-weather criteria are at least 0.2 inches of rainfall and at least 72 hours since the last storm event.

In streams with tidal influence, it is important to take samples during ebb flow to determine impacts from the upstream watershed. Dry and wet-weather sampling parameters, including *in situ* measurements, are identified in the GA EPDs Guidance Documents.

Two bacteriological geometric means are two be calculated for the period from May through October. Each mean will be calculated from four (4) samples collected at intervals not less than 24 hours, distributed evenly over a 30-day period. Tidally influenced stations are to be samples for *Enterococcus*, whereas others are to be sampled for *E. coli*. *In-situ* measurements should be conducted with each bacteriological sampling event.

Table 1: City of Kingsland Water Quality Monitoring Stations		
Station ID	**Monitoring Parameters**	**Coordinates (DD)**
HC01	Water Quality	30.795038, -81.794442
UT01	Water Quality	30.821480, -81.712889
CB01	Biological and Water Quality	30.823588, -81.688355
GB01	Biological and Water Quality	30.812440, -81.627004
LCC01	Water Quality	30.780554, -81.685373
MC01	Water Quality	30.772543, -81.666078

Task 1b: Annual Reporting

- GWES will report to the GA EPD each year to satisfy WPP annual reporting requirements, as identified in the GA EPD's Guidance Documents.
- GWES will provide the GA EPD with electronic and hard copies of the previous year's report no later than June 30th of each year.
- GWES will also provide the City with an electronic and hard copy of the annual report submitted to GA EPD.
- The annual report will include:
    - Annual Certification of WPP Implementation
    - A progress report detailing WPP activities over the last year
        - Summary of BMPs
        - Summary of Water Quality and Biological Monitoring
        - Summary of Changes in the WPP
    - Water Quality monitoring data using the GA EPD's Excel Watershed Assessment and Protection Plan Data Submittal Form
    - Macroinvertebrate Bioassessment Data including:
        - Field and Laboratory Sheets
        - Taxa Lists
        - Excel MMI workbook used to calculate MMI scores
        - Sample Site Photos
    - WRD Scientific Collecting Permit for Macroinvertebrate Collection

Task 2: Biological Monitoring

GA EPD requires that biological monitoring take place twice every five (5) years. Biological monitoring last occurred during the 2021 sampling season. It is GWES' understanding that the City may chose to conduct biological monitoring in the 2023 or 2024 sampling season. GWES will coordinate with City staff to determine which season biological samples will be taken.

Upon request the scope of biological monitoring will be as follows:

- Biological sampling will include benthic macroinvertebrate assessments, following the GA EPD's most recent *Standard Operating Procedures for Macroinvertebrate Biological Assessment of Wadeable Streams in Georgia.*
- GWES will conduct benthic macroinvertebrate sampling in November or December at the two stations identified in the City's WPP for biological monitoring:
    - Caney Branch at Colerain Road (CB01) – 30.823588, -81.688355
    - Gum Branch at Colerain Road (GB01) – 30.812440, -81.627004

- Biological assessment at each site will include:
  - Field reconnaissance
  - *In situ* water chemistry
  - Water chemistry sample collection
  - Macroinvertebrate collection
  - Sorting and identification
  - Physical characterization
  - Habitat assessment
  - Substrate particle count
  - Channel cross-section measurements
  - Discharge measurements
  - Photographs

- GWES will coordinate with City personnel to schedule biological monitoring to coincide with a dry-weather sampling event for water chemistry data collection.
- GWES will calculate the Macroinvertebrate Multimetric Index (MMI) for each site.
- GWES will manage and analyze data and include in annual reporting to GA EPD.

PROJECT SCHEDULE

GWES will begin this work immediately upon execution of a professional services agreement. GWES proposed the following schedule for 2023 and 2024:

Water quality monitoring will occur between May and October of each year. Biological monitoring will occur in either November or December of 2023 or 2024. Annual reporting for the previous sampling year will be complete before June 30th of each year. Table 2 details the project schedule for the years of 2023 and 2024.

Table 2: Watershed Protection Plan Implementation: 2023 – 2024

Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Dry-weather Events (3)												
Wet-weather Event												
Bacteria Sampling Events (2)												
Biological Monitoring											'23 or '24	
Annual Reporting												

*One dry weather event in will coincide with the biological monitoring event; the remaining two (2) dry weather events will occur between May and October.

ASSUMPTIONS

- A kickoff meeting with City staff will be held, as needed, to determine expectations, answer questions, and discuss schedule.
- Access to each sampling site will be maintained by the City.
- All standard operating procedures will be followed during sample collection.
- The City will provide GWES all necessary data and information to complete the annual reports, due by June 30th of each following year.
- Any necessary information for meeting GA EPD requirements, regarding historical implementation of the City's WPP, will be available to GWES.
- All water quality sampling and laboratory fees are the responsibility of the City.
- All biological sampling and laboratory fees will be paid by GWES.
- Fish sampling is not required by the City's WPP.

PROPOSAL FEE

We propose to provide the below engineering services on a time and materials basis, including expenses, with a not to exceed limit as follows:

Task	Proposed Fee
Task 1: Water Quality Monitoring and Annual Reporting	**$3,500**
Task 2: Biological Monitoring	**$9,300**
Total	**$12,800**

GWES shall submit an invoice each month for services rendered during the previous month. Payment is expected within net 30 days from receipt of invoice.

We are prepared to begin these services within ten business days upon Notice To Proceed (NTP). We greatly appreciate the opportunity to provide this proposal. If you have any questions, please contact me.

With Highest Regards,

GWES, LLC

Ben Pierce, PE, PTOE
Director of Transportation
(502) 640-8252
ben.pierce@gwesllc.com

Cohen Carpenter
Project Scientist
(478) 320-6104
cohen.carpenter@gwesllc.com

City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4036)

Meeting: 10/24/22 06:00 PM
Department: City Clerk
Category: License
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 4036

Approval Of: Temporary Alcohol License for Kingsland Tomorrow/Kingsland Downtown Development Authority (KDDA)

Paul Chamberlin, acting agent for Kingsland Tomorrow/KDDA has applied for a temporary alcohol license for the sale of beer/wine by the drink for the 2022 Catfish Festival taking place November 19, 2022 in downtown Kingsland.

The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

City Council Meeting Date: October 24, 2022

Agenda Item: Temporary Alcohol License for Kingsland Tomorrow/ Kingsland DDA,

Summary: Paul Chamberlin, acting agent has applied for a temporary alcohol license for Kingsland Tomorrow/ Kingsland DDA. The purpose of the temporary license will be for the sale of beer/wine by the drink at the 2022 Kingsland Catfish Festival.

Zoning: C-1 (Central Business District)

Staff Recommendation: **Chief of Police and the Planning Department Staff recommends approval of the Alcohol License.**

Scott L. Kimball

Planning & Zoning Director

Permit Reference #: 5674

CITY OF KINGSLAND

Temporary/Special Event Alcohol Beverage For Sale By Nonprofit Civic Organizations

Permit Application

Request For the Sale of: (X) Beer (X) Wine ◯ Distilled Spirits

Organization Name: Kingsland Tomorrow / Kingsland Downtown Development Authority

Non-Profit Type: ☒ Non-Profit: 501(c) ☐ Non-Profit: 501(d) ☐ Non-Profit: 501(e)

Location of Event: Kingsland Catfish Festival, Intersection of Hwy17/William Ave

Date(s) of Event: Start Date: 11 / 19 / 2022 End Date: 11 / 19 / 2022

Event Start-time: 9AM Event End-time: 6PM

Applicant's Name: Paul Chamberlin

Mailing Address: 103 E. Lilly St Kingsland, GA 31548

Physical Address: 103 E. Lilly St Kingsland, GA 31548

Federal Tax ID #: 20-3489351

Applicant's Phone #: 912-674-8470 Applicant's Email: paul.e.chamberlin@gmail.com

Alcohol Provided By: Savannah Distributing

How will alcohol be dispensed? (X) For Sale/Sold ◯ Give-away

Will there be entertainment at the event? (X) Yes ◯ No

Business catering food: Various food vendors will be on-site

Estimated # of Attendees: 8,000+

Will the event be open to the public? (X) Yes ◯ No

Will there be security at the event? (X) Yes ◯ No

Copy of 501 designation attached? (X) Yes ◯ No ◯ Not Applicable

- Please sign and date this application acknowledging your responsibilities as the license holder to ensure all state and local laws governing the dispensing of alcohol, including the prohibition against serving to minors, are strictly enforced.
- A Georgia Special Event Alcohol License is required. State Special Event Permitting information can be found here: https://dor.georgia.gov/alcohol-tobacco/alcohol-licenses-permits/alcohol-licensing/special-event
- By signing below, you agree that you have read, understand & acknowledge your responsibilities as outlined in ~~City of~~ *Kingsland Ord. No. 2012-06, 8-27-2012 / Sec. 3-19.1. - Issuance Of Temporary Permit For Sale By Nonprofit Civic Organizations.*

Paul E Chamberlin Jr — Print Name

[signature] — Signature

9 / 12 / 22 — Date

Office Use

Permitting Office:	*Approved* ☑	*Disapproved* ☐	Scott Kimbrell Planning Director
Police Department:	*Approved* ☑	*Disapproved* ☐	[signature] Chief
City Manager Office:	*Approved* ☑	*Disapproved* ☐	[signature]
Comments:			

Rev. 07072022

Attachment: Staff Report- Application Kingsland Catfish (4036 : Approval Of: Temporary Alcohol License for Kingsland Tomorrow/Kingsland