



Kingsland Development Authority

Regular Meeting

~ Minutes ~

PO Box 250
Kingsland, GA 31548
<http://www.kingslandgeorgia.com>

Tonya Harvey
912-882-1809

Thursday, December 10, 2020

9:00 AM

Kingsland Welcome Center

I. Call to Order and Welcome

Chairman Sweatt called the meeting to order at 9:00 AM. Sweatt introduced the guests in attendance virtually: Lee Spell & Filiz Morrow.

Bobby Sweatt Chairman
C.B. Yadav Vice-Chairman
Trevor W Readdick Treasurer/Secretary
Steven Sainz Board Member
Harry Gilliard Jr Board Member (Absent)

II. Approval of the agenda as presented

- Motion To:** Sainz made a motion to approve the meeting agenda. Yadav seconded the motion. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Bobby Sweatt, C.B. Yadav, Trevor W Readdick, Steven Sainz
ABSENT:	Harry Gilliard Jr

III. Approve the minutes of the previous board meeting

- Motion To:** Sainz made a motion to approve the minutes as presented from the 12/12/2019 board meeting. Yadav seconded the motion. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Bobby Sweatt, C.B. Yadav, Trevor W Readdick, Steven Sainz
ABSENT:	Harry Gilliard Jr

IV. Old Business

A. Documentation of Authority Registration & GIRMA Certificate of Coverage

Documentation of the 2020 Kingsland Development Authority registration with the Georgia Department of Community Affairs was distributed to all board members. Copy of the GIRMA Certificate of Coverage was distributed to all board members. No action necessary.

B. Authority Annual Audit Presentation

The following statement was provided in writing from the City Finance Director Morrow: "The Kingsland Development Authority (KDA) is a blended component unit of the Cit. As a result, annual audits of the KDA financial activity are completed with the City's audit and presented in the City's Comprehensive Annual Financial Report. The last audit was completed on 3/31/20 for fiscal year ending 9/30/19. References to the KDA in the report can be found on pages 10, 15, 24, 25, 50, 63, 64, 68, 84 & 89. The complete audit report for FY 9/30/19 can be viewed on our website, www.KingslandGeorgia.com, or through this link: <https://www.kingslandgeorgia.com/DocumentCenter/View/8089/2019-CAFR>. The next audit will be completed by 3/31/21 for fiscal year ending 9/30/20."

Morrow reviewed the KDA finances found in the completed 2019 CAFR report via Power Point presentation for all board members to review. Discussion from the board with Morrow was made on Summer Industries on the possible refinancing and their current tax incentive with the City of Kingsland. Morrow stated that as far as she knows, if they refinance that the tax incentive will expire.

C. Bylaws Modification: Annual Meeting Schedule

- Motion To:** Sainz made a motion to modify the current Authority bylaws to change the annual meeting date to the first Thursday of November, reoccurring yearly. Readdick seconded the motion. Motion carried unanimously.

COMMENTS - Current Meeting:

Harvey will modify bylaws for a signature at the next board meeting.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Bobby Sweatt, C.B. Yadav, Trevor W Readdick, Steven Sainz
ABSENT:	Harry Gilliard Jr

V. New Business**A. Nomination and recommendation to City Council for Board member term expiring on 1/31/2021**

- Motion To:** Sainz made a motion to recommend Mr. CB Yadav to serve another term. Readdick seconded the motion. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Bobby Sweatt, C.B. Yadav, Trevor W Readdick, Steven Sainz
ABSENT:	Harry Gilliard Jr

B. Nomination and Election of the 2021 Slate of Officers

1. **Motion To:** Sainz made a motion to nominate the following as the 2021 officers for the Kingsland Development Authority. Sweatt seconded the motion to nominate the 2021 Slate of Officers. Motion carried unanimously.

COMMENTS - Current Meeting:

2021 Slate of Officers

Chair: Bobby Sweatt

Vice Chair: CB Yadav

Treasurer/Secretary: Trevor Readdick

RESULT:	APPROVED [UNANIMOUS]
AYES:	Bobby Sweatt, C.B. Yadav, Trevor W Readdick, Steven Sainz
ABSENT:	Harry Gilliard Jr

2. **Motion To:** Sainz made another motion to elect the following as the 2021 officers for the Kingsland Development Authority. Yadav seconded the motion and the motion to elect the 2021 Slate of Officers was carried unanimously.

COMMENTS - Current Meeting:

2021 Slate of Officers

Chair: Bobby Sweatt

Vice Chair: CB Yadav

Treasurer/Secretary: Trevor Readdick

RESULT:	APPROVED [UNANIMOUS]
AYES:	Bobby Sweatt, C.B. Yadav, Trevor W Readdick, Steven Sainz
ABSENT:	Harry Gilliard Jr

C. Assignment/Refinancing of Kingsland Development Authority (Summer Industries LLC Project)

Mr. Darren Harper was unable to attend the meeting due to a sickness. Harvey stated that in April of 2020 the City received an email from Summer Industries that stated they would like to refinance that month. Harvey is not sure if it got delayed due to COVID, but she will get an update from Darren and email the board. Sainz noted that we might want to look at fixing the address for Summer Industries as they currently have a Woodbine address.

1. **Motion To:** Sainz made a motion to table this agenda item until we receive the formal request for action. Seconded by Readdick. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Bobby Sweatt, C.B. Yadav, Trevor W Readdick, Steven Sainz
ABSENT:	Harry Gilliard Jr

VI. Other business and announcements

A. CCJDA Intergovernmental Agreement

Sainz stated he would like to see a copy of the written agreement of the Intergovernmental Agreement between the City of Kingsland and the Camden County Joint Development Authority.

- Motion To:** Sainz made a motion that the KDA would like to understand if there was a written agreement with the JDA to be the administrative over the KDA and that we would like to request a clarification from JDA. Readdick seconded the motion. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Bobby Sweatt, C.B. Yadav, Trevor W Readdick, Steven Sainz
ABSENT:	Harry Gilliard Jr

B. Laurel Island Development

Readdick discussed the Chip Drury development of Laurel Island. The plans would be to have a hotel and restaurant with additional phases to follow. Harvey stated that her and Lee met with Chip Drury. Chip talked about maybe pursuing a TAD and has a meeting with James Coughlin Friday. Sainz asked what are the parameters the KDA do legally to help. Harvey stated that the Authority Legislation granted "The powers of the authority shall include but not be limited to, the power:

- To buy, acquire, develop, improve, own, operate, maintain, sell, lease as lessee, and mortgage land, buildings and property of all kinds within the City of Kingsland and also without the City of Kingsland, but not beyond the limits of Camden County;
- To receive and administer gifts, grants and donations and to administer trusts;
- To grant, loan and lease without adequate consideration or without any consideration and with and without security, any of its funds and property to private persons and corporations operating or proposing to operate any industrial plant or establishment within the City of Kingsland or at any place within Camden County sufficiently close to the City of Kingsland to be of benefit to the people of the city in the judgment of the authority. The provisions of this clause shall not be construed to limit any other power of the authority;
- To borrow money and to issue notes, bonds and revenue certificates therefor and to sell, convey, mortgage, pledge and assign any and all of its funds, property and income as security therefor;

- e. To contract with the City of Kingsland and other political subdivisions and with private persons and corporations and to sue and be sued in its corporate name;
- f. To have and exercise usual powers of private corporations except such as are inconsistent with this amendment, including the power to appoint and hire officers, agents, and employees and to provide their compensation and duties, which officers and agents may or may not be members of the authority, and the power to adopt and amend a corporate seal and bylaws and regulations for the conduct and management of the authority;
- g. To engage and promote the expansion of industry, agriculture, trade, commerce and recreation in the City of Kingsland and in Camden County, and to make long range plans therefor;
- h. To exercise such other powers and duties as may be delegated to it by the mayor and council of the City of Kingsland;
- i. To accumulate its funds from year to year and to invest accumulated funds in any manner that public funds of the State of Georgia or any of its political subdivisions may be invested;"

C. **Airport Relocation**

Readdick discussed FFA \$14 Million funding for relocating the St Marys Airport. Readdick disclosed that the FFA/Camden had a certain amount of time to relocate the airport but they did not meet that obligation. Therefore, there has been an extension given until April 2021 for funds utilization. Readdick asked Sainz what are the chances of getting that money reallocated to utilize for transportation improvements within Department of Transportation (GDOT). Sainz suggested a possible hardship request from the County for another extension. Sainz stated all governments need to come together and decide what they would like the funds used for and all be in agreement with the decision.

- Motion To:** Sainz made a motion to make an information request regarding additional details on the FFA funding and include a statement in favor of insuring that those funds are not lost for Camden County. Yadav seconded the motion. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Bobby Sweatt, C.B. Yadav, Trevor W Readdick, Steven Sainz
ABSENT:	Harry Gilliard Jr

- Motion To:** Another motion was made by Sainz for Tonya to finalize a letter of information request to the appropriate entity. Motion seconded by Yadav. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Bobby Sweatt, C.B. Yadav, Trevor W Readdick, Steven Sainz
ABSENT:	Harry Gilliard Jr

VII. **Adjourn**

- Motion To:** Sainz made a motion to adjourn the meeting at 9:54 AM. The motion was seconded by Readdick and motion carried unanimously.

RESULT: **APPROVED [UNANIMOUS]**
AYES: Bobby Sweatt, C.B. Yadav, Trevor W Readdick, Steven Sainz
ABSENT: Harry Gilliard Jr