

# KDA

*Kingsland Development Authority*

**Board of Directors Annual Meeting**  
**Thursday, November 3, 2022 | 9:00 AM**

## AGENDA

### I. Call to Order and Welcome

Chairman Sweatt called the meeting to order at 9:02 AM. Guests present: Tonya Harvey (City of Kingsland), James Coughlin (JDA), Lee Spell (City Manager), Amy Pafford (City of Kingsland) & Filiz Morrow (City of Kingsland)

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

### II. Approval of the agenda as presented

1. **Motion to:** Motion to Approve Agenda **Approved**

### III. Approve the minutes of the previous board meeting

1. **Motion to:** Motion to Approve Minutes **Approved**

### IV. Old Business

None presented.

A. None

### V. New Business

#### A. Nomination and Election of the 2023 Slate of Officers

1. **Motion to:** Motion for Nomination & Election of the 2023 Slate of Officers **Approved**

#### B. GIRMA Certificate of Coverage & Georgia DCA Authority Registration

Documentation of the 2022 Kingsland Development Authority registration with the Georgia Department of Community Affairs was distributed to all board members. A copy of the GIRMA Certificate of Coverage was distributed to all board members. No action necessary.

#### C. Annual Audit Information

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 City of Kingsland. 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 by 3/31/22 for fiscal year ending 9/30/2021.

#### Fiscal Year Ending 9/30/21 Summary

Cash balance \$698

Revenues \$31,275

Expenditures \$31,273

Revenue and expenditure transactions relate to Summer Industries PILOT payment.

The complete audit report for FY 9/30/21 can be viewed on our website, [www.KingslandGeorgia.com](http://www.KingslandGeorgia.com), or through this link: <https://www.kingslandgeorgia.com/DocumentCenter/View/9352/2021-ACFR>

References to the KDA in the report can be found on pages 10, 24, 54, 91, 92, 94 & 98

The next audit will be completed by 3/31/23 for fiscal year ending 9/30/22."

No action necessary.

## VI. Other business and announcements

A. Coughlin updated the KDA on the Camden County JDA's current projects:

a. TAD #1: Epic Project is in completion stages.

b. TAD #2: Spans from Southside of HWY 40 at Camden Woods Parkway to Laurel Island Parkway.

i. Mixed-Use development of commercial and residential properties.

ii. City approved the development 1 week ago and are in discussion with the county and school board.

iii. Looking to start this TAD the 1st quarter of FY '23.

iv. Developer is funding the initial costs with an 8.5-year reimbursement plan.

- c. Summer Industries:
  - i. One more Pilot payment remaining
  - ii. FY '23 begin paying taxes
- d. Plug Power - Industrial Park
- e. Project Unicorn: Harriett's Bluff Distribution Center
  - i. 2.5 million sq. ft. of distribution space
  - ii. Large increase in jobs for the area

B. Readdick presented ideas for a solution of pedestrians on Boone Ave near the Welcome Center location.

a. Suggested pathway beside the existing Railroad, "rails to trails", to redirect foot and bicycle traffic away from the main drive.

b. There is a current GDOT TAP grant in place to begin construction in '25. Will develop a multi-use pathway along the Southside of Boone St. towards Haddock Road and from Boone St. to the Technical College.

No action necessary.

## VII. Adjourn

1. **Motion to:** Motion to Adjourn **Approved**