



CITY of POOLER
— GEORGIA —

DEVELOPMENT AUTHORITY REGULAR MEETING – MINUTES

July 17, 2025 at 3:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

I. CALL TO ORDER

Lamar Mercer called the meeting to order at 3:01 p.m.

II. ROLL CALL

Present: Lamar Mercer, Chair
Caroline Hankins
Kevin Smith
Les Preston
Jordan McNeal (telephone call-in/left meeting at 4:10pm)
Love Patel (telephone call-in)
Ben Perkins, Development Authority Attorney
Marcy Benson, Secretary (Non-voting)
Nicole Johnson, Treasurer (Non-voting)

III. ADOPTION OF THE AGENDA

Lamar Mercer called for a motion to adopt the agenda. A motion was made by Caroline Hankins, seconded by Les Preston, and passed unanimously. (6-0-0)

IV. ANNOUNCEMENTS

No announcements.

V. APPROVAL OF MINUTES

Lamar Mercer called for a motion to approve the minutes. A motion to approve the December 19, 2024 minutes was made by Les Preston, seconded by Kevin Smith, and passed unanimously. (6-0-0)

VI. ITEMS FOR CONSIDERATION

a. Acceptance of resignation from Director Jim Rexroat

Lamar Mercer stated he accepted Director Jim Rexroat's resignation in April, 2025.

b. Filling the vacant Vice-Chair role

There was discussion on filling the vice-chair role vacated by Jim Rexroat's resignation. A motion to nominate Les Preston to fill the vice-chair role

was made by Caroline Hankins, seconded by Kevin Smith. Les Preston accepted the nomination. The motion passed unanimously. (6-0-0)

c. Status of Main Street Façade Grant Program

Nicole Johnson gave an update on the grant program stating there have been several phone and email inquiries, but no grant applications have been submitted. There was discussion on working with the Chamber of Commerce to promote the program at their meetings. Caroline Hankins will provide the Chamber of Commerce contact information. The question of in-kind services for the grant applicant required match was discussed. Going forward applicants should provide details in the application on the in-kind services.

d. Senior Living Development Assistance Request

Pete Chaison presented a development concept for senior living and there was discussion on the concept.

e. Port Infrastructure Development Grant Request

Mike Cates presented a request asking the Development Authority to partner with developers and be the lead applicant on a federal port infrastructure grant for the Stone property project. There was discussion on the project and grant requirements to meet the September 10, 2025 grant submittal deadline.

VII. OTHER ITEMS FOR DISCUSSION

a. Finance Report

Nicole Johnson presented the Finance Report.

b. Vacant Director Position

There was discussion on filling the vacant director position pending the outcome of the Downtown Development Authority director process.

c. Discussion on Types of Projects the Development Authority Can Partner With

This item to be discussed at the next meeting.

d. Review and Discuss 3-Year Plan Established in 2024

This item to be discussed at the next meeting.

e. Additional Items

The next meeting will be held on August 21, 2025.

VIII. ADJOURNMENT

A motion was made to adjourn the meeting by Les Preston, seconded by Lamar Mercer, and passed unanimously. (5-0-0) The meeting adjourned at 4:49 p.m.