

**JOINT DEVELOPMENT AUTHORITY OF
JASPER, MORGAN, NEWTON AND WALTON COUNTIES**

**October 26, 2021
3:00 P.M.**

Regular Meeting

A regular meeting of the Board of Directors of the Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County (the "Authority") was held on October 26, 2021 at 3pm at the Covington Airport, 14100 Hwy 142, Covington, GA 30014.

Directors Present:

Gerald Stunkel, Jasper County
Jerry Silvio, Newton County
Marcello Banes, Newton County
Bob Hughes, Morgan County
Andy Ainslie, Morgan County
Mike Owens, Walton County
David Thompson, Walton County

Guests Present:

Andrea Gray, Attorney
Serra Hall
Shane Short
David Dyer
Wayne Tamplin
Jimmy Garrison
Mike Wiser
Fire Chief Conners

Directors Absent:

Steve Jordan, Jasper County

1. Call to Order

Mr. Silvio called the meeting to order at 3:02 pm.

2. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on September 28, 2021: On a motion duly made by Mr. Gerald Stunkel, seconded by Mr. Bob Hughes and unanimously approved, the Minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on September 28, 2021: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Gerald Stunkel, the Minutes were approved by a majority vote.

3. Committee Chairman Reports:

a. Park Management Committee

i. Takeda Update

Mr. Short reported that he met with company representatives last week. They have a new plant manager and are evaluating their COVID policies as far as allowing scheduled visits. Overall operations are going well.

ii. Facebook

Mr. Short reported that he and Ms. Hall are participating in periodic update calls with Facebook and all is going well with construction.

iii. Baymare Update – Plan Review

Mr. Owens gave an update from the Park Management Committee meeting where the plans for the PEMB building and a new warehouse building were reviewed. The Committee recommended the JDA approve the PEMB plans with the following conditions: 1. The front façade and the first 20-feet of the sides of the building connecting thereto shall be covered with flat, cement-like material which is not corrugated and is light gray in color; and 2. the existing berm along Shire Parkway shall be elevated and landscaped with privacy trees/bushes to insure the PEMB is not visible from Shire Parkway. The building will not be visible from Shire Parkway and the roof color proposed (white) is in compliance with the Design Guidelines. On a motion duly made by Mr. Gerald Stunkel, seconded by Mr. Mike Owens and unanimously approved, the PEMB plans were approved subject to the conditions recommended by the Committee and Ms. Gray was instructed to write a letter to Baymare conveying the same.

The Committee reported that the amended warehouse plans would be discussed at the next meeting. At the Committee meeting, Baymare was instructed to update their plans to comply with the Design Guidelines and the decision rendered regarding the PEMB.

iv. Security Update

No issues were reported. Mr. Short will replace the locks at the Moore house property.

v. Fire/EMS/911 representatives

Newton County Fire Chief Connors reported that Newton County continues to make improvements to its overall system , infrastructure and personnel which supports Stanton Springs. Recently, it upgraded its radio system which is being tested now. It may or may not improve signal inside of Takeda. Takeda may need to purchase a portable repeater to resolve issues inside the building due to the concrete walls. He reported that adding a station closer to Stanton Springs would be ideal. For now, Station 15 is the primary responder. He also noted that coordination with Walton County is going well.

vi. New Matters

1. Property Owners Association Members

Ms. Gray reported that the annual Stanton Springs Business Park Owners Association meeting was scheduled for November 23rd and due to the updates to property ownership and changes in JDA members, the JDA appointees need to be established. A summary was provided in the meeting packet. The JDA has five appointees to the board and can delegate up to two of its seats to other tenants. On a motion duly made by Mr. David Thompson, seconded by Mr. Ainslie and unanimously approved, the Authority approved delegating one seat on the association to the Newton County Water & Sewerage Authority and filling the remaining as follows: David Thompson, Gerald Stunkel, Marcello Banes, Mike Owens.

b. Marketing Committee

Mr. Short reported that Stanton Springs North is up on the website. Otherwise, there is no new activity to report outside of executive session.

c. Economic Development Committee

i. Stanton Springs activity

Mr. Short reported that his updates relate to land acquisition and will be discussed in Executive Session.

ii. Activity in Four Counties

Mr. Short reported that there is good activity in Walton County, and he hopes to have two announcements before the end of the year. There is also good activity in Social Circle where he anticipates closing on a large tract soon. Ms. Hall reported that Newton closed on a hotel site in Stanton Grove and sold another parcel for a mixed use development. She also reported that over 1,300 students experienced the Be Pro Be Proud program in Newton County in the past week. The program teaches youth about trades. Mr. Dyer reported that Jasper County is looking for more industrial property after finding a new tenant for the old GP plant that is investing \$30 mill and bringing 80 jobs. He also reported that a new movie will be filmed on the Monticello square during the annual deer festival. Mr. Hughes reported that in Morgan County the Sheriff's Association broke ground on its building, a medical complex is in the works, and movie production is increasing.

d. Finance Committee

i. Financial Report

Mr. Wayne Tamplin gave the financial report and reviewed the current account balances and monthly expenditures that were included in the meeting packet along with the September financials.

ii. Invoices

Seven invoices were presented for payment including the following:

1. \$29.96 from Snapping Shoals electric (power bill from Moore House property, meter #1)
2. \$62.85 from Snapping Shoals electric (power bill from Moore House property, meter #2)
3. \$7,852.50 from Thomas & Hutton for general consulting work
4. \$455.00 from Thomas & Hutton for the Sewell Road connector
5. \$8,740.00 from Andrea P. Gray for legal services
6. \$3,012.05 from Newton County Industrial Development Authority for reimbursement of expenses
7. \$986.25 from Precision Planning for preparation of the Walton County Service Delivery maps

On a motion duly made by Mr. David Thompson, seconded by Mr. Gerald Stunkel and unanimously approved, the invoices were approved for payment.

4. Frontage Road Project – Update

Mr. Jimmy Garrison with Thomas and Hutton reported on the road project status. A summary was included in the meeting packet. Thus far, 9.4% of the project budget has been spent. Design work was started in September and there is now a preliminary alignment which keeps the road as close to I-20 as possible. The next step is to continue design which is projected to be complete in January 2022.

5. Memorial for Past JDA Members

Ms. Hall reported that they are waiting to hear from NCWSA regarding its site plans for the water tank before identifying the needed acreage for the memorial area.

6. Service Delivery Strategy Amendment – Update

Ms. Gray reported that she is working with the attorneys for the Counties and Cities in Morgan and Walton Counties to place the SDS amendment on their Agendas for approval in November.

7. Revenue Sharing Agreement Amendment - Update

Ms. Gray reported that she met with the County, City and BOE attorneys via zoom in October and has gone back and forth on minor amendments to her initial draft. The latest draft with a Resolution is included in the meeting packet and is consistent with the terms previously discussed with the JDA. She requested the JDA be the first to approve the agreement subject to minor revisions. On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes and unanimously approved, the Resolution to Approve the Amended and Restated Intergovernmental Contract Re: Revenue Sharing Agreement for Stanton Springs and Stanton Springs North was approved.

8. Resolution re Water Tower Site

Ms. Gray presented a Resolution approving the transfer of 6.89 acres from the JDA to the Newton County Water & Sewerage Authority for use as the water tower site which is required as a part of the Baymare transaction. On a motion duly made by Mr. Gerald Stunkel, seconded by Mr. David Thompson and unanimously approved, the Resolution to Convey Property to the NCWSA was approved.

9. Bond Attorney

Ms. Gray reported that the Authority needs to retain new bond counsel and presented a proposal from Ben Brooks with Smith, Gambrell and Russell to provide those services. On a motion duly made by Mr. Marcello Banes, seconded by Mr. Bob Hughes and unanimously approved, Mr. Brook's agreement for services was approved as presented.

10. Public Comment –

Mr. Mike Wiser questioned whether the Baymare projected used all remaining land in Stanton Springs. The Authority responded that there are still 88 acres that front on Hwy 278 which is part of Stanton Springs and being actively marketed.

11. Executive Session – Land Acquisition

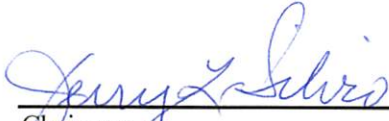
On a motion duly made by Mr. Andy Ainslie, seconded by Mr. Gerald Stunkel, and unanimously approved, the Authority moved into Executive Session to discuss a land acquisition matter at 3:56 pm.

On a motion duly made by Mr. Bob Hughes seconded by Mr. David Thompson and unanimously approved, the Authority moved out of Executive Session at 4:51 pm.

12. Adjourn

On a motion duly made by Mr. Bob Hughes, seconded by Mr. Gerald Stunkel, and unanimously approved, the meeting was adjourned at 4:51 pm.

Attest:


Chairman


Secretary

