

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

**November 23, 2021
3:00 P.M.**

**Regular Meeting
State Bioscience Training Center
320 Shire Parkway, Social Circle, Georgia 30025**

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 November 23, 2021 at 3pm at the State Bioscience Training Center, 320 Shire Parkway, Social Circle, Georgia 30025

Directors Present:

Gerald Stunkel, Jasper County
Steve Jordan, 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
Alice Queen
Bruce Batton

Directors Absent:

None

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 October 26, 2021: On a motion duly made by Mr. Marcello Banes, seconded by Mr. Bob Hughes and unanimously approved, the Minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on October 26 2021: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Marcello Banes and unanimously approved, the Minutes were approved as presented.

3. Committee Chairman Reports:

- a. Park Management Committee
 - i. Takeda Update

Takeda reported to the JDA that all is going well. It has over 1,500 employees across the state with approximately 1,100 at the Stanton Springs site. They continue to add plasma collection centers across the state. It hopes to open up to larger group visitors once the pandemic subsides.

ii. Facebook

No new updates from Facebook were reported.

iii. Baymare Update – Plan Review

Ms. Gray reported that Baymare submitted updated plans for its warehouse which she included in the meeting packet. The Park Management Committee conveyed that the new plans comply with the façade requirements within the Design Guidelines of the Declaration of Protective Covenants and comply with the JDA’s letter request to Baymare of November 1, 2021. Mr. Gerald Stunkel made a motion to approve the updated plans as presented. The motion was seconded by Mr. David Thompson and unanimously approved.

iv. Security Update

No issues were reported.

v. Fire/EMS/911 representatives

Mr. Banes reported that there are no new updates since Newton County Fire Chief Conners’ report last month.

vi. New Matters

1. Property Owners Association Meeting

Mr. Thompson reported that the Property Owners Association met prior to the JDA meeting and set the budget for the next year. The main expense is landscaping maintenance on the parkway. The JDA will own 1 acre within the POA boundaries after its sale of land to NCWSA which will keep its dues low.

b. Marketing Committee

Ms. Hall noted that the Facebook education grants will be announced by the end of the year. Takeda is at full employment and she introduced the representative from QuickStart, Bruce Batton, who attended the meeting. Mr. Ainslie thanked Mr. Bruce Batton for allowing the JDA to meet at the training center and asked if it would be possible for it to host its monthly meetings here going forward. Mr. Batton responded “yes”.

c. Economic Development Committee

i. Stanton Springs activity

Ms. Hall acknowledged that retired Chairman Alan Verner received the Volunteer of the Year award at the GEDA conference which many of the JDA members were able to attend.

Other matters relating to current activities relate to land acquisition and will be discussed in executive session.

ii. Activity in Four Counties

Mr. Hughes reported that not much has changed since last month. Mr. Thompson reported that Walton County has been busy and that it is issuing a \$100 mill bond to build a new jail and is trying to obtain grants to get the Hard Labor Creek Reservoir treatment plant built. Mr. Dyer reported that he is seeing a lot of activity from the state and that the movie filming went extremely well.

d. Finance Committee

i. Financial Report

Mr. Steve Jordan gave the financial report and reviewed the current account balances and monthly expenditures that were included in the meeting packet along with the October financials. He asked for approval for Mr. Silvio, Mr. Ainslie, Mr. Thompson and himself be signatories on the bank accounts given that they are officers. On a motion duly made by Mr. Mike Owens, seconded by Mr. Andy Ainslie and unanimously approved, the above-listed were approved to be added as signatories to the bank accounts.

ii. Invoices

Six invoices were presented for payment including the following:

1. \$133.85 from Snapping Shoals electric (power bill from Moore House property, meter #1)
2. \$69.92 from Snapping Shoals electric (power bill from Moore House property, meter #2)
3. \$11,987.50 from Thomas & Hutton for general consulting work
4. \$10,635.00 from Andrea P. Gray for legal services
5. \$19,706.10 from Newton County for property tax payments which were prorated at closings on TPA properties in February
6. \$3,307.12 to James Vaughn for legal services

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

Mr. Tamplin reported that a draft audit report was included in the meeting packet. He noted that nothing was out of the ordinary. Once formally adopted, the audit will be sent out to the counties. On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes and unanimously approved, the audit was approved as presented.

4. Quarterly Update

Ms. Gray reviewed the quarterly update which was in the meeting packet. Mr. Silvio noted that the Newton County Board of Education requested more regular updates and he intended to send the quarterly reports to the superintendent going forward. On a motion duly made by Mr. Steve Jordan, seconded by Mr. Mike Owens and unanimously approved, the quarterly report was approved. Ms. Gray was instructed to email it out to the JDA members.

5. Frontage Road Project – Update

Ms. Gray reported that a written update from Thomas and Hutton was in the report but Mr. Garrison was not able to attend. Further work on the frontage road project is on hold pending coordination with other project activity.

6. 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.

7. Service Delivery Strategy Amendment – Update

Ms. Gray reported that in Morgan County, she is lacking approval from Rutledge but plans to attend their meeting on December 21st. In Walton County she is waiting for Good Hope to adopt the amendment at its first meeting in December and she is also waiting to receive signature pages from several cities.

8. Revenue Sharing Agreement Amendment - Update

Ms. Gray reported that the Revenue Sharing Agreement was approved by all parties and has an effective date of November 16, 2021. She is still collecting original signatures and will circulate a complete copy of the agreement once assembled.

9. Resolution re Assignment of Baymare Project

Ms. Gray stated that Baymare was assigning all of its rights and obligations to the Baymare project to Morning Hornet, LLC. The Resolution approving the assignment was included in the meeting packet. The assignment does not impact any of the commitments Baymare made to the JDA, the PILOT payments or any other contractual obligation of the parties. On a motion duly made by Mr. Marcello Banes, seconded by Mr. Andy Ainslie and unanimously approved, the Resolution authorizing the assignment was approved.

10. Waterline Easement to NCWSA

Ms. Gray stated that the map included in the meeting packet depicts a waterline easement necessary for NCWSA to complete its site improvement plans to serve Baymare water. On a motion duly made by Mr. David Thompson, seconded by Mr. Gerald Stunkel and unanimously approved, the easement was approved subject to legal counsel's final approval of the easement document form.

11. Public Comment

None

12. Executive Session – Land Acquisition

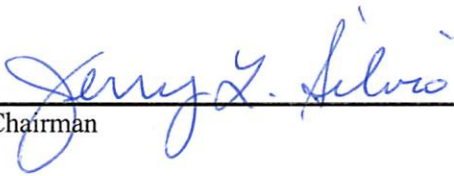
On a motion duly made by Mr. Bob Hughes, seconded by Mr. Andy Ainslie, and unanimously approved, the Authority moved into Executive Session to discuss a land acquisition matter at 3:48 pm.

On a motion duly made by Mr. Mike Owens seconded by Mr. Andy Ainslie and unanimously approved, the Authority moved out of Executive Session at 5:38 pm.

13. Adjourn

On a motion duly made by Mr. Andy Ainslie, seconded by Mr. Steve Jordan, and unanimously approved, the meeting was adjourned at 5:38 pm.

Attest:


Chairman


Secretary
TREASURER



