

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

**December 28, 2021
1:00 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 December 28, 2021 at 1pm 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

Directors Absent:

David Thompson, Walton County

Guests Present:

Andrea Gray, Attorney
Serra Hall
Shane Short
David Dyer
Wayne Tamplin
Pat Malcom
Alice Queen
Tom Spiglon
Bruce Altnauer, Mayor of Rutledge
*members of the public included on the sign-in
sheet attached

1. Call to Order

Mr. Silvio called the meeting to order at 1:00 pm.

2. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on November 23, 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 November 23, 2021: On a motion duly made by Mr. Steve Jordan, seconded by Mr. Bob Hughes and unanimously approved, the Minutes were approved as presented.
- c. Regular Session Minutes from the Special Called Meeting on November 29, 2021: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Gerald Stunkel and unanimously approved, the Minutes were approved as presented.

- d. Executive Session Minutes from the Special Called Meeting on November 29, 2021: On a motion duly made by Mr. Marcello Banes, seconded by Mr. Andy Ainslie and unanimously approved, the Minutes were approved as presented.

3. 2022 Meeting Schedule

Ms. Gray presented the 2021 meeting scheduled and requested the Authority determine the time and location for its 2022 meetings which will occur the fourth Tuesday of each month. Locations were discussed including the Bioscience Training Center, the County BOC meeting rooms and the Newton County Water & Sewer Authority meeting room at the new reclamation facility in Stanton Springs. The Authority decided to keep the rotating schedule (three months at each County) from 2021 but to swap Jasper and Newton such that Jasper County would host meetings during the fourth quarter. The hope is to permanently switch to the NCWSA meeting space once available. The Authority discussed the timing of meetings and opted to meet at 1pm. On a motion made by Mr. Steve Jordan, seconded by Mr. Bob Hughes and unanimously approved, the Authority approved meeting at 1pm on the fourth Tuesday of each month in Morgan County for the first quarter, Newton County for the second quarter, Walton County for the third quarter and Jasper County for the fourth quarter unless and until the NCWSA meeting space becomes available.

4. Committee Chairman Reports:

a. Park Management Committee

i. Takeda Update

Mr. Silvio summarized a request from Takeda to approve the addition of stability chambers on the roof. Takeda provided drawings (included in the meeting packet) showing the line of sight between the parkway and the improvements which show minimal visibility. The Park Management Committee recommended approval of the plans. On a motion duly made by Mr. Mike Owens, seconded by Mr. Gerald Stunkel and unanimously approved, the plans were approved as presented and Ms. Gray was instructed to prepare a letter to Takeda.

ii. Facebook

No new updates from Facebook were reported.

iii. Baymare Update

No new updates from Morning Hornet on the Baymare project were reported.

iv. Security Update

No issues were reported.

v. Fire/EMS/911 representatives

Mr. Banes reported that there are no new updates and the County departments continue to coordinate.

vi. New Matters

No new matters were discussed.

b. Marketing Committee

Mr. Short noted that he removed the property marketing material from the website due to the low inventory of property remaining.

c. Economic Development Committee

i. Stanton Springs activity

Mr. Short reported that there are no new projects to report on for Stanton Springs. The Rivian project has its own Agenda item.

ii. Activity in Four Counties

Mr. Short reported that activity continues to be good in Walton and they expect to make a small announcement in January. Ms. Hall reported that Newton had a great year and many of its projects are under construction. She also noted that there is increased activity in film production. Mr. Hughes reported for Morgan County that vertical construction started on the Sheriff's Association and that a rezoning was approved for a medical complex next to the hospital. He also reported that there is a new career pathway being developed through the technical college system for auto manufacturing jobs. Mr. Dyer reported for Jasper County that the Profile Products expansion will bring a \$30 million investment with a new 100,000sf building and that there is going to be a new ACE Hardware in Jasper County.

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 November financials.

ii. Invoices

Six invoices were presented for payment including the following:

1. \$29.96 from Snapping Shoals electric (power bill from Moore House property, meter #1)
2. \$60.92 from Snapping Shoals electric (power bill from Moore House property, meter #2)
3. \$22,200.74 from Thomas & Hutton for general consulting work - Adventure
4. \$307.50 from Thomas & Hutton for work associated with the frontage road
5. \$4,826.82 from Thomas & Hutton for general consulting work
6. \$12,945.00 from Andrea P. Gray for legal services

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

Mr. Tamplin introduced Pat Malcom who has been handling the JDA books behind the scenes for years and will start attending the JDA meetings with Mr. Tamplin.

5. Rivian Announcement

Mr. Shane Short reported that on December 16, 2021, Governor Brian Kemp announced that Rivian Automotive selected Georgia, and more specifically, Stanton Springs North, as the location for its electric adventure vehicle manufacturing plant. It plans to located on 2,000 acres north of I-20 which includes property in Morgan and Walton Counties and the City of Social Circle. Mr. Short reported that the project will bring 7,500 jobs and a \$5 billion investment to the communities. Construction is estimated to start in 2022 with production slated for 2024. Once fully operational, the facility will produce up to 400,000 vehicles per year.

6. Quarterly Update

Ms. Gray reviewed the quarterly update which was in the meeting packet. It includes the Rivian announcement. On a motion duly made by Mr. Bob Hughes, seconded by Mr. Gerald Stunkel and unanimously approved, the quarterly report was approved. Ms. Gray was instructed to email it out to the JDA members and the City of Social Circle Mayor and City Manager.

7. 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.

8. Service Delivery Strategy Amendment – Update

Ms. Gray reported that several cities in Walton County requested that additions be made to the amending Resolution to address their individual sewer issues that are completely unrelated to Stanton Springs. A revised resolution is being presented to the County and each City at their January meetings for approval. Once received, Ms. Gray will file the Resolutions and appropriate forms with DCA.

Ms. Gray reported that in Morgan County, she met with the City of Rutledge on December 21st and that the City agreed to approve the SDS revisions contingent on entering a separate intergovernmental agreement with the JDA. The IGA requires the JDA to use reasonable efforts to consult with the City of Rutledge for availability of water service for any expansions of Stanton Springs North to the east of Old Mill Road that is within Rutledge's water service area. With all resolutions in hand and forms complete, Ms. Gray is coordinating with Adam Mestres to file with DCA.

9. Intergovernmental Agreement with Rutledge

A copy of the IGA was included in the meeting packet. Based on the discussions under Agenda item 8 above, the IGA with Rutledge was approved by a motion made by Mr. Mike Owens, seconded by Mr. Gerald Stunkel and unanimously approved.

10. Takeda Bond Draw

Ms. Gray stated that Takeda is making its annual bond drawdown to transfer real and personal property into the name of the JDA per the tax abatement structure. A summary of the transaction was in the meeting packet. On a motion duly made by Mr. Andy Ainslie, seconded by Mr. Bob Hughes an unanimously approved, the bond draw was approved.

11. Public Comment

Mr. Jerry Silvio stated: We value public opinion and are appreciative of those of you who took the time to attend today. All of our meetings are open to the public. Each speaker must state their name and address. Each speaker has 2 minutes. This is not a question and answer session and no response from the JDA is required. We will take your comments into consideration and may reach out to you individually to discuss them further. We plan to host a community meeting on the Rivian project when more information is available to share. The following comments were made:

James Evans – 1845 Darrell Drive, Social Circle: Mr. Evans stated that the project was a surprise and questioned the timing of the announcement. He noted that the project is large at 2,000 acres and was concerned that information about it was not provided sooner. He questioned what type of impact studies would be conducted, economic, environmental, wells, etc?

Sims Sergiaeis- Rutledge: How will the public be notified of information about the project? Website? Newspapers? Information is scarce.

Jo Ellen Artz- Rutledge, 1 mile from site: Secrecy has been an issue since 1998. In 2000 TPA offered to join with the JDA to work with the community. Since the mid-2000s Morgan County has been upset because of the loss of farmland. This area is supposed to be rural. Rivian will not be successful and will eventually abandon the plant.

John Strickland- Old Mill Road: Why was a non-disclosure agreement necessary? When does it expire? Who requested it?

Kristina- Darrell Drive, Social Circle: She just moved from Atlanta because of the rural charm of the area. She is upset that the area is becoming industrial and will have to move. Upset about lack of transparency.

Jeanne Sutagak- 1791 Sewell Road: Is upset about potential impacts to her home and changes to the area. She just made improvements to her home. “Will I be eminent domained out of my home?”

Chuck Patterson- Estes Road, Social Circle: What will Rivian do with the lithium batteries? He is already cleaning dirt and mud out of his pool and off cars from Facebook construction. Requested more information about the project.

John Watson- Rutledge: Requested that the JDA move its meeting time to the evenings so that more public can attend and have an opportunity to speak.

Rachel Belcher- Morgan County: What will happen to the observatory at Hard Labor Creek State Park as a result of the light pollution? What will the traffic impacts be to the park? What are the traffic plans? Is there a 5-mile zoning moratorium?

Mr. Fitzgerald- Verner Lane, Rutledge: When will infrastructure start? What traffic improvements are planned?

Mr. Shane Short collectively addressed the comments as follows: There will be local townhalls meetings to provide more information about the project in the next couple of weeks in addition to a Rivian-sponsored meeting and a meeting with Darrell Drive residents. The public meetings will be advertised on the JDA website and on social media. The JDA meets on the 4th Tuesday of each month and its meetings are public. Mr. Short described the economic development process and the reason companies require NDAs. Companies do not want their competitors to know what they are doing, they may not want their employees to know they are considering a move, and they don't want to announce until agreements are reached.

Stanton Springs North is one of a few megasites in Georgia and the State Economic Development department marketed it to Rivian who ultimately selected Georgia for its new plant. Mr. Short stated that the JDA and State are working with the Georgia Department of Transportation on the road improvement plans. He also stated that the Kia plant in West Point did not spur significant development in the town in which it located because most of its workers commute in from other, larger towns with adequate housing. He predicted that the same would be true for the Rivian plant.

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 2:37 pm.

On a motion duly made by Mr. Bob Hughes seconded by Mr. Steve Jordan and unanimously approved, the Authority moved out of Executive Session at 3:33 pm.

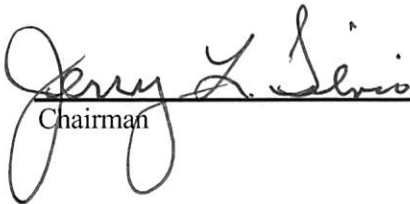
On a motion duly made by Mr. Bob Hughes, seconded by Mr. Steve Jordan and unanimously approved, the Authority adopted a Resolution to ratify the Purchase and Sale Agreement with the NCWSA and to authorize the Chairman and Secretary to execute the documents necessary to close the transaction.

On a motion duly made by Mr. Bob Hughes, seconded by Mr. Marcello Banes and unanimously approved, the Authority adopted a Resolution to ratify the Purchase and Sale Agreement with the Grizzards and authorized the Chairman and Secretary to execute the documents necessary to close the transaction.

13. Adjourn

On a motion duly made by Mr. Steve Jordan, seconded by Mr. Bob Hughes, and unanimously approved, the meeting was adjourned at 3:34 pm.

Attest:


Chairman


Secretary

