

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

**May 25, 2021  
2:00 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 at Southern Crescent Technical College, 125 Industrial Park Drive, Monticello, GA 31064.

Directors Present:

Steve Jordan, Jasper County  
Gerald Stunkel, Jasper County  
Jerry Silvio, Newton County  
Marcello Banes, Newton County  
Alan Verner, Morgan County  
Andy Ainslie, Morgan County  
David Thompson, Walton County

Guests Present:

Andrea Gray, Attorney  
Shane Short  
Serra Hall  
David Dyer  
Wayne Tamplin  
Ralph Forbes (via Zoom)

1. Call to Order

Chairman Alan Verner called the meeting to order at 2:01 pm.

2. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on April 27, 2021: On a motion duly made by Mr. Jerry Silvio, seconded by Mr. Marcello Banes and unanimously approved, the Minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on April 27, 2021: On a motion duly made by Mr. Marcello Banes, seconded by Mr. David Thompson the Minutes were approved by a majority vote. Mr. Alan Verner abstained from the vote. All other members present voted in favor.

3. Committee Chairman Reports:

a. Park Management Committee

i. Takeda Update

1. Fire pump house

Mr. Verner summarized the request from Takeda for approval by the JDA pursuant to the Declaration of Protective Covenants and the Stanton Springs Business Park zoning requirements for a new fire pump house located on the interior of the Takeda campus and next to a pump house approved by the JDA in 2020. Drawings and email correspondence were included in the meeting packet. On a motion duly made by Mr. David Thompson, seconded by Mr. Marcello Banes and unanimously approved, the fire pump house was approved, and Ms. Gray was instructed to write a letter evidencing the same.

No new items to report.

ii. Facebook

No new items to report.

iii. Security Update

Mr. Verner reported that he received the annual renewal for the hunting lease on the Pollard property. There was discussion regarding whether the JDA should continue to lease and sublease the property. Currently the JDA subleases the property to the Harmon family for the same price it pays to Pollard. There continue to be hunters, primarily construction works, who are illegally entering the property. The Newton County Water & Sewer Authority is interested in solutions to the trespassing issue as well. The decision deadline is July 1<sup>st</sup> and the JDA decided to discuss it at its June meeting. Mr. Verner agreed to reach out to the Harmon family.

iv. Fire/EMS/911 representatives

Mr. Banes reported that no issues have been reported and that Newton County continues to provide fire services which is going well.

v. New Matters

None.

b. Marketing Committee

Mr. Short reported that he delivered the land sale payouts from Baymare to the Counties which were well-received. The marketing team is working to update the website to remove the Baymare property and add the Patuala property (once purchased). They are also evaluating potential options for marketing the Moore Property which may include substantial grading, a change in use or a change in zoning, depending on the assessment of viable uses. Ms. Hall noted that warehouses are in high demand in this market.

c. Economic Development Committee

i. Stanton Springs activity

Mr. Short provided his report within the Marketing Committee Agenda item.

ii. Activity in Four Counties

Mr. Dyer reported that Jasper County is seeing explosive growth and it is the busiest he has ever seen. Mr. Ainslie reported on behalf of Morgan County that it is also seeing a lot of activity and growth. He noted that industries are starting to implement robots due to inability to find workers. Mr. Short reported that Walton County should have two announcements coming soon and that its access road through its industrial park is going well. Ms. Hall reported that Newton County hopes to have a big announcement in July. It also held a job fair for high school seniors and had success in placing some with fulltime employment with local industries. Newton County and its IDA met with Rope Roberts regarding future growth in the area and Newton County is project to have a population of 120,000 within the next six years. The next regional job fair is scheduled for July 22, 2021, and all four counties are invited to participate.

### iii. Regional Job Market

Mr. Dyer spoke on his growing concern about a shortage of workforce in the region. Jasper County's industries have 152 vacancies that need to be filled immediately. He circulated a handout showing unemployment statistics for the four counties and Elbert County. All have historic low rates. He is seeking ideas on how to incentivize people to work and fill the vacancies. Ms. Hall reported that the July 22<sup>nd</sup> job fair was timed such that the unemployment bonus ends in Georgia on June 26<sup>th</sup> and the hope is that by July, people will be looking for employment again. All agreed to think about potential solutions to the labor shortage.

#### d. Finance Committee

##### i. Financial Report

Mr. Jordan gave the financial report and reviewed the current account balances and monthly expenditures that were included in the meeting packet. The April statements reflect the Baymare transaction and the timber sales.

##### ii. Invoices

Five invoices were presented for payment including the following:

1. \$29.96 from Snapping Shoals electric (power bill from Moore House property, meter #1)
2. \$52.41 from Snapping Shoals electric (power bill from Moore House property, meter #2)
3. \$2,983.81 from Thomas & Hutton for general consulting work
4. \$7,650.00 from Andrea P. Gray for legal services
5. \$5,625.00 from Georgia Civil for Survey work

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

##### iii. Budgets

Mr. Tamplin presented an amended budget for Fiscal Year 2021 and a proposed budget for Fiscal Year 2022. The Finance Committee met prior to the meeting.

The Amended 2021 Budget was included in the meeting packet and reflects an operational surplus to carry into 2022. On a motion duly made by Mr. Andy Ainslie, seconded by Mr. Gerald Stunkel and unanimously approved, the amended budget for fiscal year 2021 was approved as presented.

Discussion continued regarding the 2022 Budget, which shows a shortfall. Mr. Tamplin stated that there are many unknowns, including the final cost of the frontage road, now projected at \$7 million. Mr. Jordan noted that if the JDA must use PILOT payments from the Morning Hornet project to cover its 2022 Budget, they need to inform the Counties and include it in the Budget. Mr. Silvio questioned whether the parkway expenses would all fall in 2022. Mr. Ralph Forbes agreed to provide a spreadsheet showing when expenses for the frontage road are expected to be due. He stated that the bulk of expenses would be in the calendar year 2022, but would be spread between the JDA's fiscal years 2022 and 2023. All agreed to review the spreadsheet and then adopt a Budget accordingly at the June meeting.

#### 4. Memorial for Past JDA Members

Mr. Hall reported that now that the Baymare transaction is over, she wanted to add this topic back to the Agendas. She agreed to work with Mike Owens to assess opportunities for a memorial given the recent change in land ownership.

5. Intergovernmental Agreement with Social Circle

Ms. Gray reported that Social Circle approved the IGA at its May meeting, and that she and Mr. Short attended on the JDA's behalf. She stated that the real work now begins with the amendments required of the Revenue Sharing Agreement (11 parties) and the Service Delivery Strategies for Morgan and Walton Counties. The Board indicated that August/September would be the best time to start working with the Counties and School Boards. Ms. Gray stated that she would start working on the amendments and report back to the JDA at the June meeting.

6. Public Comment – None

7. Executive Session – Land Acquisition

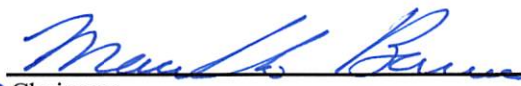
On a motion duly made by Mr. Andy Ainslie, seconded by Mr. Gerald Stunkel and unanimously approved, the Authority moved into Executive Session to discuss a land acquisition matter at 3:31 pm.

On a motion duly made by Mr. Gerald Stunkel seconded by Mr. Andy Ainslie and unanimously approved, the Authority moved out of Executive Session at 4:07 pm.

8. Adjourn

On a motion duly made by Mr. David Thompson, seconded by Mr. Andy Ainslie and unanimously approved, the meeting was adjourned at 4:07 pm.

Attest:

  
Chairman

  
Secretary

