

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

**June 22, 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 at Southern Crescent Technical College, 125 Industrial Park Drive, Monticello, GA 31064.

Directors Present:

Gerald Stunkel, Jasper County
Jerry Silvio, Newton County
Marcello Banes, Newton County
Alan Verner, Morgan County (via Zoom)
Andy Ainslie, Morgan County
David Thompson, Walton County

Guests Present:

Andrea Gray, Attorney
Shane Short
Serra Hall
David Dyer
Bob Hughes
Wayne Tamplin
Jimmy Garrison (via Zoom)
Alice Queen
Asher Dozier
Susan Jacobs

1. Call to Order

Vice Chairman Marcello Banes presided over the meeting. He called the meeting to order at 3:07 pm.

2. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on May 25, 2021: On a motion duly made by Mr. Jerry Silvio, seconded by Mr. Gerald Stunkel and unanimously approved, the Minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on May 25, 2021: On a motion duly made by Mr. Andy Ainslie, seconded by Mr. Gerald Stunkel 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

No new items to report.

ii. Facebook

No new items to report.

iii. Security Update

Mr. Silvio provided a summary of the hunting leases. The Authority leases hunting rights from the Pollard Lumber Company on approximately 207 acres, and then the Authority subleases the hunting rights to the Harmon family. The benefits to this structure are that the Authority controls who is using the land adjacent to Stanton Springs, and the Harmon family helps police and protect the property from trespassers and poachers. The Authority charges the Harmons the same price it pays for the lease. All agreed that the arrangement is beneficial and should be extended another year which runs August 1, 2021, through July 31, 2022, at a lease amount of \$4,243.50. On a motion duly made by Mr. Jerry Silvio, seconded by Mr. Mike Owens, and unanimously approved, the annual lease of hunting rights from the Pollard Lumber Company was approved. On a motion duly made by Mr. Jerry Silvio, seconded by Mr. Mike Owens, and unanimously approved, the annual lease of hunting rights from the Authority to the Harmon family was approved.

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. He also reported that a new communications system will improve communications inside of Takeda and that he hopes to have his Fire Chief attend the next meeting to provide more information.

v. New Matters

1. Baymare Plan Review

Mr. Silvio reported that the Park Management Committee is working through the plan review process with Baymare and that the Committee is waiting on additional information to proceed with a recommendation to the Board.

b. Marketing Committee

Mr. Short reported that the marketing team is working to update the website to remove the Baymare property and add Stanton Springs North. They are also evaluating potential options for marketing the Moore Property.

c. Economic Development Committee

i. Stanton Springs activity

Mr. Short reported that there is some activity that relates to Executive Session matters.

ii. Activity in Four Counties

Mr. Hughes (Morgan County) reported that the Georgia Sheriff's Association headquarters secured funding and is moving along. He also reported that the workforce development externship with the County teachers was a great success, and they are hosting a job fair this week with 20 companies participating. Mr. Dyer (Jasper County) reported that unemployment in Jasper County is down to 2.9% and there are 152 jobs that need to be filled. He noted that affordable housing is critical. Jasper County is preparing to announce the arrival of a new international company that is investing in a 200,000 sf space and generating 25 new jobs. Ms. Hall (Newton County) introduced Asher Dozier who is the new Vice President of Economic

Development. Newton County also hosted an externship with its teachers and is planning for the July 22nd regional job fair. It is also hoping to make a new announcement in July. Mr. Short reported that he hired Aida Roberts as part of his economic development team. He also noted that Walton County is working to close out two new projects which it hopes to announce soon.

d. Finance Committee

i. Financial Report

Mr. Wayne Tamplin gave the financial report in the absence of Steve Jordan and reviewed the current account balances and monthly expenditures that were included in the meeting packet along with the May 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. \$48.95 from Snapping Shoals electric (power bill from Moore House property, meter #2)
3. \$3,177.60 from Thomas & Hutton for general consulting work
4. \$1,223.50 from Thomas & Hutton for the Sewell Road connector
5. \$5,935.00 from Andrea P. Gray for legal services
6. \$13,125.00 from Georgia Civil for Survey work

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

iii. Budgets

Mr. Tamplin presented an amended budget for Fiscal Year 2022, which incorporates an expense projection schedule for the frontage road project provided by Thomas and Hutton. Mr. Jimmy Garrison reviewed the schedule which was included in the meeting packet. The schedule shows the first large expenditure in December 2021 and a project completion date in 2023. The current estimated cost is \$6.622 million. Based on the schedule of expenditures, the 2022 budget year will end with a surplus to carry in to 2023. Mr. Tamplin also provided a projection for budget year 2023 which shows a deficit leading to the Authority's inability to finish the frontage road project without other sources of income. Mr. Thompson recommended that the Authority hold the PILOT payments in 2022 to cover the projected expenses for the frontage road. If the Authority ends up not needing the PILOT money, they can send it back to the Counties/School Boards. All agreed this is a sound strategy. Mr. Owens noted that there are no funds allocated to the memorial project. All agreed that amendments could be made once a budget is established for the project. On a motion duly made by Mr. Gerald Stunkel, seconded by Mr. Jerry Silvio and unanimously approved, the 2022 budget was approved with one amendment reflecting the Authority holding the \$2 mill PILOT payments. Mr. Tamplin agreed to make the revision and Ms. Gray agreed to distribute the budgets to the Counties and School Boards as required by the Revenue Sharing Agreement.

Mr. Tamplin reviewed the auditor proposal which was included in the meeting packet. On a motion duly made by Mr. David Thompson, seconded by Mr. Jerry Silvio and unanimously approved, the engagement letter with McNair, McLemore, Middlebrooks and Co., LLC to complete the audit was approved.

4. Sewell Road Connector Project

Mr. Jimmy Garrison with Thomas and Hutton reported on the road project status. A summary was included in the meeting packet. The environmental and field survey work is underway and expected to be complete in August.

5. Memorial for Past JDA Members

Mr. Owens presented a PowerPoint presentation with ideas for the memorial garden/commemorative park. There was discussion regarding the location, design, and maintenance of the park. Ms. Hall stated that the NCWSA will work with the JDA on location. Ms. Gray noted that the JDA still owns 1-acre on the parkway between the Walton EMC easement and the land purchased by Baymare. Mr. Short suggested that a food truck area be added to the park. All agreed to allow the committee led by Mr. Owens to continue to explore options, costs, and the exact location.

6. Service Delivery Strategy Amendments

Ms. Gray included a summary of the SDS amendments required and the process for obtaining approvals in the meeting packet. The Morgan County and Walton County SDSs will require amendments to accommodate Stanton Springs North. She requested the Authority's assistance in identifying the service categories to include with the amendment(s). She reviewed a list which was included in the meeting packet. For Walton County, the Authority requested she proceed with nine categories including: building inspections, code enforcement, economic development, emergency medical services, fire protection, natural gas, planning and zoning, wastewater collection and treatment, and water supply and distribution. For Morgan County, the Authority requested she proceed with ten categories including: building inspections, code enforcement, economic development, emergency management services, fire protection, property tax assessment and collection, wastewater, water supply, treatment and distribution, zoning administration and zoning enforcement. On a motion duly made by Mr. David Thompson, seconded by Mr. Gerald Stunkel and unanimously approved, Ms. Gray was authorized to proceed with drafting the amendments and initiating the SDS amendment process.

7. Resolution Creating Stanton Springs North

Ms. Gray presented a Resolution deeming the 665.17 acres the JDA purchased north of I-20 "Stanton Springs North." This step is a requirement pursuant to the Intergovernmental Agreement the JDA entered into with Social Circle. The Resolution was included in the meeting packet. On a motion duly made by Mr. Gerald Stunkel, seconded by Mr. Andy Ainslie and unanimously approved, the Resolution was adopted.

8. Revenue Sharing Agreement Amendments

Ms. Gray provided talking points for the required amendments to the RSA, which were included in the meeting packet. Timing for coordinating approval of the amendments was discussed as was the possibility of holding a joint meeting with all four counties, school boards, Social Circle, the JDA and possibly the tax assessors and tax commissioners. All agreed to continue to evaluate this in July.

9. Public Comment – None

10. Executive Session – Land Acquisition


On a motion duly made by Mr. Gerald Stunkel, seconded by Mr. Andy Ainslie and unanimously approved, the Authority moved into Executive Session to discuss a land acquisition matter at 4:31 pm.

On a motion duly made by Mr. Gerald Stunkel seconded by Mr. Jerry Silvio and unanimously approved, the Authority moved out of Executive Session at 5:33 pm.

11. Adjourn

On a motion duly made by Mr. Gerald Stunkel, seconded by Mr. Mike Owens and unanimously approved, the meeting was adjourned at 5:33 pm.

Attest:



Chairman



Secretary

