

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

**July 27, 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 July 27, 2021 at 3pm at the Covington Airport 14100 Hwy 142, Covington, GA 30014.

Directors Present:

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

Guests Present:

Andrea Gray, Attorney
Serra Hall
David Dyer
Philipp von Hanstein, Chairman of Morgan BOC
Wayne Tamplin
Jimmy Garrison
Asher Dozier
Tom Spigolon, Cov News
Sara Reems, Morgan County Dev Authority
Alice Queen, Newton Citizen

1. Call to Order

Mr. Verner called the meeting to order at 3:00 pm. He welcomed all guests and special introduced Philipp von Hainstein, the Chairman of the Morgan County Board of Commissioners.

2. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on June 22, 2021: On a motion duly made by Mr. Marcello Banes, seconded by Mr. Mike Owens and unanimously approved, the Minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on June 22, 2021: On a motion duly made by Mr. David Thompson, seconded by Mr. Jerry Silvio, 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

Ms. Serra Hall reported that the long-time site manager, Carlos Sodo, took a job at another company and Tom Ciesliga was appointed interim manager.

ii. Facebook

Mr. Verner reported that Facebook either received or was about to receive the Certificate of Occupancy for building 2. He also spoke to the site manager regarding a possible site visit by the JDA but was told that between COVID and site safety, tours were not yet allowed.

iii. Baymare Update – Plan Review

Mr. Thompson reported that the Park Management Committee was in the process of reviewing plans and would report back at the next meeting.

iv. Security Update

No issues were reported.

v. 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.

vi. New Matters

1. Timber

Mr. Short and Mr. Verner obtained quotes for timbering the newly acquired 600+ acres and plan to review those next month when Mr. Short is able to attend the meeting.

b. Marketing Committee

Ms. Hall reported that marketing of the new Stanton Springs North Site and the remaining properties in Stanton Springs continues. The website is updated. She thanked the JDA members able to attend a site tour of the newly acquired 600+ acre property. She also extended a special “thank you” to Walton County for helping clean and clear the site to accommodate the site tour.

c. Economic Development Committee

i. Stanton Springs activity

Ms. Hall provided the report in the Marketing Committee discussion.

ii. Activity in Four Counties

Mr. von Hanstein reported on activity in Morgan County in the absence of Bob Hughes and Andy Ainslie and reported that unemployment remains low. Mr. Dyer (Jasper County) reported that unemployment in Jasper County is at 3.6% and he continues to work to develop a career academy. Mr. Thompson reported for Walton County that there are a couple of strong prospects pending, the road through its development park connecting to Hwy 78 is complete, and unemployment remains low. He also noted that he instituted a 3.75% increase in pay for County employees based on a market study. Mr. Hall reported for Newton County that the regional job fair was successful with 350 people attending and many being hired on the spot. Newton’s unemployment is at 4.8%.

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 June financials. He noted that he will need to transfer funds from the money market account with the Bank of Madison to the operating account at BB&T to continue paying invoices. On a motion made by Mr. David Thompson, seconded by Mr. Gerald Stunkel and unanimously approved, Mr. Jordan was authorized to transfer up to \$100,000 as needed from the money market account to the operating account.

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. \$48.19 from Snapping Shoals electric (power bill from Moore House property, meter #2)
3. \$4,525.39 from Thomas & Hutton for general consulting work
4. \$21,625.00 from Thomas & Hutton for the Sewell Road connector
5. \$5,295.00 from Andrea P. Gray for legal services
6. \$6,118 from ACCG for the annual insurance policy premium
7. \$2,085.37 from Newton County Industrial Development Authority for a reimbursement of expenses

On a motion duly made by Mr. Marcello Banes, seconded by Mr. David Thompson 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. The environmental and field survey work is underway and expected to be complete in August. The wetlands are mapped, and two stream crossings have been surveyed.

5. Memorial for Past JDA Members

Ms. Hall reported that they are waiting to hear from NCWSA regarding their 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 with regard to the SDS amendments and the Revenue Sharing Agreement amendments that each county handle them individually rather than having a large meeting given the increase in COVID cases. Ms. Hall agreed and noted that she was unable to find a venue large enough to host all of the parties. Ms. Gray reported that she is working on the SDS forms and will reach out to the individual county attorneys to start the review and approval process.

7. Revenue Sharing Agreement Amendment - Update

Ms. Gray reported that just like the SDS amendments, she will work through drafts with the attorneys and then seek approvals from one government body at a time in September.

8. Quarterly Report -2021 Q2

Ms. Gray provided a draft quarterly report in the meeting packet and reviewed it during the meeting. She caught one typo and will make the necessary revisions and distribute the final version via email.

9. Public Comment – None

10. Executive Session – Land Acquisition

On a motion duly made by Mr. Mike Owens, seconded by Mr. Marcello Banes and unanimously approved, the Authority moved into Executive Session to discuss a land acquisition matter at 3:30 pm.

On a motion duly made by Mr. David Thompson seconded by Mr. Steve Jordan and unanimously approved, the Authority moved out of Executive Session at 4:20 pm.

Ms. Gray requested the Authority determine the location of the next meeting. Due to location challenges and scheduling conflicts, the Authority has not followed its normal meeting location rotation. All agreed that the JDA would meet at the Covington Airport (if available) for the remainder of the third quarter and then reassess.

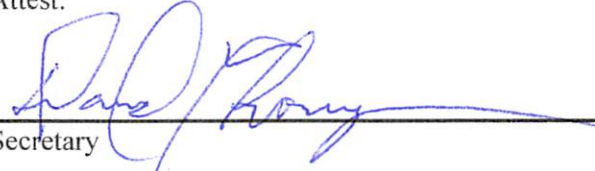
11. Adjourn

On a motion duly made by Mr. Steve Jordan, seconded by Mr. Gerald Stunkel and unanimously approved, the meeting was adjourned at 4:23 pm.

Attest:



Vice Chairman



Secretary

