

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

**August 26, 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 August 26, 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
Andy Ainslie, Morgan County
David Thompson, Walton County
Mike Owens, Walton County

Guests Present:

Andrea Gray, Attorney
Serra Hall
David Dyer
Bob Hughes
Shane Short
Kathy Morgan
Wayne Tamplin
Jimmy Garrison
Tom Spigolon, Cov News
Scott Simpkins
Rickey Cantera

1. Call to Order

Mr. Verner called the meeting to order at 3:00 pm.

2. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on July 27, 2021: On a motion duly made by Mr. Gerald Stunkel, seconded by Mr. Andy Ainslie and unanimously approved, the Minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on July 27, 2021: On a motion duly made by Mr. Mike Owens, 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

There were no updates from Takeda.

ii. Facebook

Construction continues at the Facebook site. No other updates were reported.

iii. Baymare Update – Plan Review

Baymare submitted two separate plans for Park Management Committee review and the Committee met twice to discuss both. One plan is for the overall site including the data hall buildings. The second is for the PEMB building that will serve as a base of operations for construction crews. Mr. Thompson reported that the Park Management Committee continues to work with Baymare on the PEMB design and has made several recommendations for revisions to its plans. Mr. Stunkel reported that the committee recommends approval of the overall site plan for Baymare. On a motion duly made by Mr. Gerald Stunkel, seconded by Mr. Marcello Banes and unanimously approved, the Baymare overall site plans (specifically excluding the PEMB) were approved as presented. Ms. Gray was instructed to write an approval letter to Baymare and to carbon copy Judy Johnson.

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. He hopes to have his Fire Chief attend the next meeting to provide more information.

vi. Timber Updates

Mr. Short reported that timbering needs to be put on hold for the time being.

vii. New Matters

No new matters were reported.

b. Marketing Committee

Mr. Short reported that there is no new activity to report outside of executive session.

c. Economic Development Committee

i. Stanton Springs activity

Mr. Short reported that his updates relate to land acquisition and will be discussed in executive session.

ii. Activity in Four Counties

Mr. Short reported that there is good activity in Walton County, and they expect to make an announcement in early September. Mr. Dyer reported that activity in Jasper County is also good and that there are two new companies locating there including one bringing 150 jobs and a second bringing 275 jobs and a \$350 million investment. Mr. Hughes reported that there is a lot of activity in Morgan County including heavy industrial demand, new concept restaurants in Madison, workforce housing development (60 townhomes), securing funding for the Georgia Sheriff's complex and securing funding for the Safari Park. Ms. Hall reported that there is a lot of activity in Newton County, and they continue to work with NCWSA on

infrastructure in Stanton Grove. Mr. Dyer announced that the road through Jasper County's industrial park is going to be named for Carl Pennamon and there is a ceremony on Saturday at 2pm.

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 July financials.

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. \$59.21 from Snapping Shoals electric (power bill from Moore House property, meter #2)
3. \$14,172.50 from Thomas & Hutton for general consulting work
4. \$13,670.00 from Thomas & Hutton for the Sewell Road connector
5. \$5,655.00 from Andrea P. Gray for legal services

On a motion duly made by Mr. Mike Owens, seconded by Mr. Jerry Silvio and unanimously approved, the invoices were approved for payment.

On a motion duly made by Mr. Mike Owens, seconded by Mr. Marcello Banes and unanimously approved, the financial report was approved.

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 survey is in the processing of being finalized. Next month they will start geotech on the road and work on the alignment. Thus far, 7.7% of the project budget has been spent.

5. 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.

6. Service Delivery Strategy Amendment – Update

Ms. Gray reported that Precision Planning is working on updated maps for the Walton County SDS amendment. She is working with Adam Mestres on the updates to the Morgan County SDS maps. The hope is to have Cities and Counties begin approving the SDS updates in September/October.

7. Revenue Sharing Agreement Amendment - Update

Ms. Gray reported that she will present a draft of the updated RSA to the Authority in August with hopes of working through the County, City and School Board attorneys in September and having the RSA adopted by the parties before the end of the year.

8. Public Comment – None

Mr. Alan Verner announced his retirement from the JDA after 22 years of service. He expressed his gratitude to the current and past board members and recounted how proud he is of all the JDA's accomplishments which far exceeded anyone's expectations when the Authority formed 22 years ago. Mr. Steve Jordan spoke on behalf of the Authority to express its gratitude for Mr. Verner's service, and he presented and read aloud a Resolution honoring Mr. Verner which was duly adopted on a motion by Mr. Jordan, seconded by Mr. Ainslie and unanimously approved. Mr. Verner was also presented a bulldog signed by the JDA members and team.

The Authority took a short break. Mr. Verner left the meeting.

9. Executive Session – Land Acquisition

On a motion duly made by Mr. David Thompson, seconded by Mr. Gerald Stunkel, and unanimously approved, the Authority moved into Executive Session to discuss a land acquisition matter at 4:06 pm.

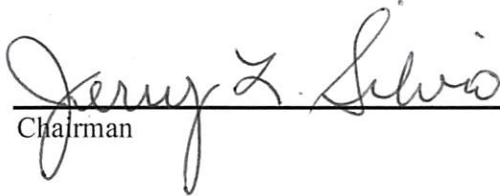
On a motion duly made by Mr. Mike Owens seconded by Mr. Andy Ainslie and unanimously approved, the Authority moved out of Executive Session at 4:56 pm.

On a motion duly made by Mr. Steve Jordan, seconded by Mr. Gerald Stunkel, and unanimously approved, the Authority approved the Chairman and Secretary to execute a Purchase and Sale Agreement with the Newton County Water & Sewer Authority for the sale of 326.97 acres.

10. Adjourn

On a motion duly made by Mr. Andy Ainslie, seconded by Mr. David Thompson, and unanimously approved, the meeting was adjourned at 4:58 pm.

Attest:


Chairman


Secretary

