

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

**September 28, 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 September 28, 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  
Bob Hughes, Morgan County  
Andy Ainslie, Morgan County  
Mike Owens, Walton County

Guests Present:

Andrea Gray, Attorney  
Serra Hall  
Shane Short  
Wayne Tamplin  
Jimmy Garrison  
Lloyd Kerr  
James Vaughn

1. Call to Order

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

2. Appointment of Officers

Ms. Gray provided a summary of the officer roles, committee roles and the current members serving in each position in the meeting packet. Mr. Steve Jordan made a motion to appoint Jerry Silvio as Chairman, and Andy Ainslie as Vice Chairman. The motion was seconded by Mr. Bob Hughes and unanimously approved. Mr. Silvio and Mr. Ainslie expressed their appreciation for appointment to their new roles. Mr. Hughes expressed his appreciation for being appointed as the citizen representative for Morgan County.

Mr. Silvio resumed the meeting as Chairman.

3. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on August 26, 2021: On a motion duly made by Mr. Steve Jordan, seconded by Mr. Gerald Stunkel and unanimously approved, the Minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on August 26, 2021: On a motion duly made by Mr. Marcello Banes, seconded by Mr. Gerald Stunkel, the Minutes were approved by a majority vote.

4. Committee Chairman Reports:

a. Park Management Committee

i. Takeda Update

Mr. Silvio reported that the Park Management Committee met with NCWSA just prior to the Authority meeting and learned that NCWSA is working with Takeda to treat and re-use its gray water through reverse osmosis treatment.

ii. Facebook

Construction continues at the Facebook site. Ms. Hall reported that Facebook's Community Action Grant program is open to receive applications through October 15<sup>th</sup>. The program is for STEM projects and education needs in the four counties.

iii. Baymare Update – Plan Review

Ms. Gray reported that Baymare last represented that they would provide updated plans in time for the Authority to review and approve them in October.

iv. Security Update

No issues were reported. Ms. Gray inquired about access to the Moore house. Mr. Short stated that he would have it re-keyed.

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. New Matters

Mr. Stunkel reported that the Park Management Committee discussed NCWSA's plans for the water tower and that it is planned to be a 160-ft mushroom tower.

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 recently closed on 7 acres for an industrial water user and expect a closing on a commercial greenhouse soon. Ms. Hall reported that there is a lot of activity with the film industry with over 700 works on one site. Newton County is also working with NCWSA to expand service and there are two new buildings near SKC. Mr. Hughes reported that things are well in Morgan County and that it is out of warehouse space. Mr. Stunkel reported that the old

GP location is thriving and there is another 500,000sf of industrial space to fill. There continues to be a labor shortage.

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 August financials.

ii. Invoices

Eleven invoices were presented for payment including the following:

1. \$22,844.20 from Treadwell, Tamplin & Co.
2. \$29.96 from Snapping Shoals electric (power bill from Moore House property, meter #1)
3. \$61.78 from Snapping Shoals electric (power bill from Moore House property, meter #2)
4. \$14,282.50 from Thomas & Hutton for general consulting work
5. \$7,682.50 from Thomas & Hutton for the Sewell Road connector
6. \$8,835.00 from Andrea P. Gray for legal services
7. \$360 Allen Smith Consulting
8. \$13,699.88 to City of Social Circle for Pataula Property Taxes (pro rated at closing)
9. \$3,064.75 to Morgan County Tax Commissioner for Pataula Property Taxes (pro rated at closing)
10. \$5,248.99 to Walton County Tax Commissioner for Pataula Property Taxes (pro rated at closing)
11. \$12,431.07 from Newton County Industrial Development Authority for reimbursement of expenses

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

5. 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. Thus far, 9.3% of the project budget has been spent. Design work was started in September and there is now a preliminary alignment which keeps the road as close to I-20 as possible. The next step is to continue design which is projected to be complete in January 2022.

6. 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.

7. Service Delivery Strategy Amendment – Update

Ms. Gray reported that Precision Planning completed the updated maps for the Walton County SDS amendment. She is working with Adam Mestres to route the Morgan County SDS through its cities. The goal is to have the Walton and Morgan SDS updates approved by the end of the year.

8. Revenue Sharing Agreement Amendment - Update

Ms. Gray summarized the draft updated RSA which was included in the meeting packet along with a timeline, summary of revisions and flow chart of payouts. She requested permission to begin working with

the County attorneys, and to set a meeting with the attorneys as a deadline for comments in mid-October. On a motion duly made by Mr. Steve Jordan, seconded by Mr. Gerald Stunkel and unanimously approved, Ms. Gray was authorized to proceed with coordination efforts with the County attorneys. The goal is to have the RSA adopted by all 11 parties by the end of the year.

9. Public Comment – None

10. Executive Session – Land Acquisition

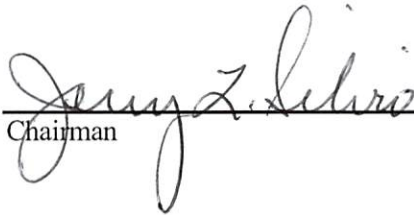
On a motion duly made by Mr. Steve Jordan, seconded by Mr. Bob Hughes, and unanimously approved, the Authority moved into Executive Session to discuss a land acquisition matter at 3:45 pm.

On a motion duly made by Mr. Gerald Stunkel seconded by Mr. Bob Hughes and unanimously approved, the Authority moved out of Executive Session at 4:56 pm.

11. Adjourn

On a motion duly made by Mr. Bob Hughes, seconded by Mr. Gerald Stunkel, and unanimously approved, the meeting was adjourned at 4:56 pm.

Attest:

  
Chairman

  
Secretary

