

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

**January 25, 2022
1:00 P.M.**

**Regular Meeting
Board of Commissioners Meeting Room, 2nd Floor
150 East Washington Street, Madison GA 30650**

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 January 25, 2022 at 1pm at the Morgan County Board of Commissioners Meeting Room, 150 East Washington Street, Madison, GA 30650.

Directors Present:

Gerald Stunkel, Jasper County
Jerry Silvio, Newton County
Marcello Banes, Newton County
Bob Hughes, Morgan County
Andy Ainslie, Morgan County
Mike Owens, Walton County
David Thompson, Walton County

Guests Present:

Andrea Gray, Attorney
Serra Hall
Wayne Tamplin
Pat Malcom
*members of the public included on the sign-in sheet attached

Directors Absent:

Steve Jordan, Jasper County

1. Call to Order

Mr. Silvio called the meeting to order at 1:00 pm. He recited the Authority's rules of decorum to the attendees.

2. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on December 28, 2021: On a motion duly made by Mr. Gerald Stunkel, seconded by Mr. Bob Hughes and unanimously approved, the Minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on December 28, 2021: On a motion duly made by Mr. Marcello Banes, seconded by Mr. Gerald Stunkel and unanimously approved, the Minutes were approved as presented.

3. Election of Officers

a. Chairman

On a motion duly made by Mr. Andy Ainslie, seconded by Mr. David Thompson and unanimously approved, Mr. Jerry Silvio was appointed Chairman.

b. Vice Chairman

On a motion duly made by Mr. Bob Hughes, seconded by Mr. Gerald Stunkel and unanimously approved, Mr. Andy Ainslie was appointed Vice Chairman.

c. Treasurer

On a motion duly made by Mr. Mike Owens, seconded by Mr. Bob Hughes and unanimously approved, Mr. Steve Jordan was appointed Treasurer.

d. Secretary

On a motion duly made by Mr. Bob Hughes, seconded by Mr. Mike Owens and unanimously approved, Mr. David Thompson was appointed Secretary.

4. Committee Appointments

a. Finance Committee

On a motion duly made by Mr. Bob Hughes, seconded by Mr. Gerald Stunkel and unanimously approved, Mr. Andy Ainslie and Mr. Mike Owens were appointed to serve on the Finance Committee. The Treasurer, Mr. Steve Jordan, is the Chairman of the committee and the JDA Chairman, Mr. Jerry Silvio, serves as an ex-officio member.

b. Park Management Committee

On a motion duly made by Mr. Andy Ainslie, seconded by Mr. David Thompson and unanimously approved, Mr. Bob Hughes and Mr. Gerald Stunkel were appointed to serve on the Park Management Committee. The Secretary, Mr. David Thompson, is the Chairman of the committee and the JDA Chairman, Mr. Jerry Silvio, serves as an ex-officio member.

5. Committee Chairman Reports:

a. Park Management Committee

i. Takeda Update

Mr. Thompson reported that Takeda continues to operate under COVID restrictions but is slowly opening up for more community involvement. Ms. Gray reported that Takeda's progress report, which is submitted each quarter in connection with the 2012 EDGE grant, is in the meeting packet and shows that Takeda has met its job and investment requirements. The report also provides an overview of Takeda's charitable and community efforts over the past year.

ii. Facebook

Mr. Thompson reported that construction continues to progress and buildings 1 and 2 are complete.

iii. Baymare Update

Mr. Thompson reported that grading is underway and the company is working with the local utilities to install the require infrastructure. Ms. Gray reported that Baymare, along with the NCWSA, requested that the Authority formally abandon old sewer infrastructure that runs through the Baymare property. The lines are not in service and not large enough to serve the Baymare project. NCWSA confirmed that the line is not needed. A map showing the location of the lines was included in the meeting packet. On a motion duly

made by Mr. David Thompson, seconded by Mr. Bob Hughes and unanimously approved, the Authority authorized abandonment of the sewer lines depicted on the map in the packet.

iv. Security Update

No issues were reported.

v. Fire/EMS/911 representatives

Mr. Banes reported that there are no new updates and the County departments continue to coordinate. The fire departments are coordinating with NCWSA for a potential fire station under the new water tank.

vi. New Matters

No new matters were discussed.

b. Marketing Committee

No updates were reported.

c. Economic Development Committee

i. Stanton Springs activity

No updates were reported.

ii. Activity in Four Counties

Mr. Thompson reported that activity continues to be good in Walton and they expect to make announcements soon. Mr. Marcello Banes reported that the new battery resource operation will bring 400 jobs and a \$456 million investment to Newton County. No updates were reported for Morgan or Jasper County.

d. Finance Committee

i. Financial Report

Mr. Wayne Tamplin provided the financial report in Mr. Jordan's absence. He reviewed the current account balances and monthly expenditures that were included in the meeting packet along with the December financials. Mr. Tamplin conveyed a request from Mr. Jordan to move \$100,000 from the money market account to the operating account to cover expenses. On a motion duly made by Mr. David Thompson, seconded by Mr. Andy Ainslie and unanimously approved, the Authority authorized the transfer.

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. \$61.12 from Snapping Shoals electric (power bill from Moore House property, meter #2)
3. \$1,310.97 from the Stanton Springs Business Park Owners Assoc for annual dues

4. \$23,596.31 from Thomas & Hutton for general consulting work - Adventure
5. \$9,500.00 from McNair, McLemore, Middlebrooks for the annual audit
6. \$3,7800.00 from Andrea P .Gray, LLC for legal services

Ms. Gray reported that there was an adjustment to the tax proration amounts associated with the TPA land transaction in 2021 and that both the Authority and TPA owe additional funds. A summary of the adjustment was included in the packet. The JDA's portion is \$40,011.82 and TPA's total portion is \$6,204.37. The JDA will send a check to the Newton County Tax Assessor for the full \$46,216.19 and TPA will send its portion directly to the JDA.

On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes and unanimously approved, the invoices and the tax proration amount were approved for payment.

6. Memorial for Past JDA Members

Mr. Owens stated that there are no updates at this time.

7. Service Delivery Strategy Amendment Update

Ms. Gray reported that all forms and maps were submitted to DCA for the Morgan County amendment. The Walton County forms and maps will be submitted to DCA upon adoption of the resolution by the City of Monroe at its next meeting.

8. Rivian Update

A brief summary update was included in the meeting packet which Ms. Gray reviewed. The DRI is in process. Zoning applications were filed in Walton County, Morgan County and the City of Social Circle. She provided the dates of the Planning Commission and Board of Commissioners meetings. Site studies are still underway and formal agreements are still being negotiated.

9. Public Comment

Mr. Jerry Silvio stated: We value public opinion and are appreciative of those of you who took the time to attend today. All of our meetings are open to the public. Each speaker must state their name and address. Each speaker has 2 minutes. This is not a question and answer session and no response from the JDA is required. We will take your comments into consideration and may reach out to you individually to discuss them further. The total time for comments will be limited to approximately 40 minutes or 20 speakers. The following comments were made:

1. Alan Wood- 3150 Spears Road, Madison GA: He expressed concerns regarding small business who are already struggling to find employees and who cannot offer the same incentives as a large company. He also expressed concerns regarding spills from a battery plant and the overall impact on wells.
2. Alan Jenkins- 4430 Davis Academy Road: Would like to partner with Rivian on an organic farm co-op. He expressed concerns that the project threatens the rural way of life the community desires. He also expressed concerns regarding groundwater. Suggests land conservation conditions.

3. Kay Argroves- 2201 Nolan Stone Road: Stated that she supports electric vehicles and owns a Tesla. She is concerned regarding transparency, Alan Verner's land sale, zoning, political loyalty of Governor and lack of information provided by Andy Ainslie.
4. Joellen Artz- Rutledge: She handed out a map of the project site showing the properties on Darrell Drive which are on the northwest end of the property. She suggested that Rivian purchase these properties and all properties up to Hwy 278 to assist the owners who are less financially fortunate.
5. Alan McKay- 1980 Cedar Grove Road, Buckhead: He moved from Atlanta. He requested information on the project financials including how much money will go to each county and school district. He deemed the project a "bureaucratic boondoggle" and referred to the JDA as "roaches."
6. Brian Hyde- Rutledge: He expressed concerns regarding the financial viability of Rivian and stated that its CEO stepped down, its stock price was down and the Amazon contract is gone.
7. Kenneth Morris- Rutledge: He stated that he lived in DeKalb and Henry Counties and the traffic was bad. He lives near the plan and doesn't want it to degrade his quality of life.
8. Emily Jenkins Followill - Old Mill/Davis Academy Roads: She completed her brother, Alan Jenkins', speech. She urged consideration of land conservation conditions and of how the project will impact the 7th generation. She referenced a Social License that Coca-Cola obtained to operate in Africa. She quoted bible verses.
9. Mike Helpert- Madison GA: He questioned what happens to the community if Rivian fails. What is the contingency plan?
10. Mike Burdete- Rutledge: He recently moved from Conyers and is upset about the project and whether Rivian will be a good neighbor. He made disparaging comments about Rivian and the JDA.
11. Miriam Shattery- Davis Academy Road: She was surprised about the Rivian announcement and is upset with the JDA. She stated that the area is peaceful and that this deal is all about money which is the root of all evil.
12. Casey McClurr- Rutledge: She runs a non-profit with a mission to prevent sex trafficking. She questioned how will the JDA protect the area from sex trafficking and referenced the problems on Fulton Industrial Blvd.
13. Steve Shepherd- Rutledge: He is upset about the moratorium on subdivisions in Morgan County as a result of this project. He stated that the project is half the size of the airport. He stated that the deal was done in secret and the JDA is not an elected board.
14. Valarie Walhart- Social Circle: She serves on the Social Circle Planning Commission. She stated that there was no transparency regarding the project and that there was no mention of Rivian when the zoning on 500 acres of the project was approved in April 2021. She stated that Walton County is waiving permitting fees and will have a dedicated liaison. She questioned what happens if the project fails.
15. Candice Mock- Morgan County: She stated that she is a 5th generation dairy/beef cattle farmer. There are 5 wells on her property and natural springs. She is concerned about the environmental impacts of the project and requested more information.

16. Gina Bordeaux- 2851 Middle River Rd, Madison: She moved from California six months ago to pursue her dream of owning a farm. She is speaking to support her new community and neighbors who are upset about the project.
17. Jacob Schlipf- Hwy 278: He purchased his house one year ago and is upset about the project. He is a local firefighter. He questioned how the County will work with all first responders to keep citizens protected.
18. Debbie Crowe- Morgan County: She owns houses on Hwy 278 and two other properties in Morgan County and is very upset about the project. She stated that the plant will poison the wells and questioned who was going to test for well contamination? "plant is going to poison wells".
19. Rickey Haynes- He stated that he is shocked by the forum and wants more answers and transparency. Would like more answers.
20. Did not provide his name- He stated that he wants responses to the questions he emailed and for the JDA to listen to the community. He also requested that the JDA meeting not be at 1pm.
21. Sandy McKay- Buckhead: She addressed her comments to the crowd stating that they need to be involved, put in the effort and take back the government.
22. Jeanne Sutyak- Sewell Lane: She stated that dust and debris from the Facebook project impacts her home that she has owned since the 1990s. She is upset about transparency, and about the statement made by Mr. Short.
23. Carol Spencer: She stated that she speaks on behalf of the little simple people who want the area to remain rural.
24. Marcia Stephens- Hwy 278, 5 miles from plant: She provided a copy of the book "Lorax" to Mr. Ainslie. She is a 6th generation Morgan County citizen and does not want this project. She has concerns regarding the watershed, impacts to livestock and being Fulton Industrial Blvd.
25. Heather Wallace- Vernon Jones chief of staff- She requested financial information including the incentives offered to Rivian and the tax abatement numbers.
26. Carolyn Fitzgerald: She stated there are problems with Bard emissions in Newton County and her daughter has cancer. She questioned if emissions will be released from the Rivian plant.
27. Tonya Bechtler- Rutledge: She questioned whether the Stanton Springs Business Park Zoning, Tier 1 fit the Rivian project.
28. Nancy Clark: She is from California. She stated that she never heard of the JDA until three days ago. She expressed concerns regarding water.
29. Chas Moore: He stated that he wants his questions answered and wants to see the environmental studies posted. He questioned what body into which is the sewer being pumped. He expressed concerns about the viability of Rivian.
30. Ulrice Ackerman- Knight Road, Madison: She stated her concerns regarding the project and rezoning and stated that it is not consistent with the Comp Plan. She stated that she is shocked and unhappy.

31. Janet Thomas- Rutledge: She moved to Rutledge from South Dakota. She is upset about the project and asked that the citizens be considered.

32. Did not provide name- She stated that she loves this county and community, and she believes this project will ruin it.

10. Executive Session – Land Acquisition

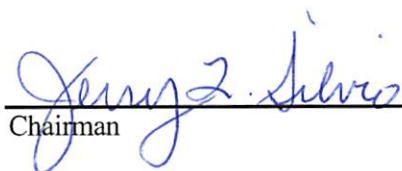
On a motion duly made by Mr. Bob Hughes, seconded by Mr. Gerald Stunkel and unanimously approved, the Authority moved into Executive Session to discuss a land acquisition matter at 2:33 pm.

On a motion duly made by Mr. David Thompson seconded by Mr. Bob Hughes and unanimously approved, the Authority moved out of Executive Session at 3:57 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 3:59 pm.

Attest:


Chairman


Secretary

