

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

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

**Regular Meeting
Jasper County Historic Courthouse
126 W Greene Street, Monticello GA 31064**

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 October 25, 2022 at 1pm at the Jasper County Historic Courthouse, 126 W. Greene Street, Monticello GA 31064.

Directors Present:

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

Guests Present:

Andrea Gray, Attorney
David Dyer
Shane Short
Serra Hall
Pat Malcom
Ralph Forbes
*members of the public and media included on the sign-in sheet attached

Directors Absent:

None

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. Invocation

Mr. Marcello Banes led the invocation.

3. Pledge of Allegiance

Mr. Steve Jordan led the pledge of allegiance.

4. Approval or Amendment to Agenda

None.

5. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on September 27, 2022: On a motion duly made by Mr. Gerald Stunkel, seconded by Mr. Steve Jordan and unanimously approved, the Minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on September 27, 2022: On a motion duly made by Mr. Marcello Banes, seconded by Mr. Andy Ainslie and unanimously approved, the Minutes were approved as presented.
- c. Regular Session Minutes from the Special Called Meeting on October 6, 2022: On a motion duly made by Mr. Gerald Stunkel, seconded by Mr. Bob Hughes and unanimously approved, the Minutes were approved as presented.
- d. Executive Session Minutes from the Special Called Meeting on October 6, 2022: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Gerald Stunkel and unanimously approved, the Minutes were approved as presented.

6. Committee Chairman Reports:

a. Park Management Committee

i. Takeda Update

Mr. Thompson reported that there were no new updates from Takeda.

ii. Meta

Mr. Thomson reported collectively on the Morning Hornet and Baymare projects. Construction at both campuses is well underway with Morning Hornet working to finish its first five buildings and Baymare continuing to go vertical.

Ms. Gray reported that the park management committee was asked to review the relocation of the guardhouse for the Baymare site. It is being moved from the southern end of the site to the northern end with no changes to the materials, footprint or design of the structure which was previously approved. Mr. Owens asked why the JDA is required to approve this. Ms. Gray responded that the JDA has approval rights for new structures under the Declaration of Protective Covenants. On a motion duly made by Mr. David Thompson, seconded by Mr. Gerald Stunkel and unanimously approved, the guardhouse relocation was approved.

iii. Baymare Update

See above.

iv. Security Update

No updates were reported.

v. Fire/EMS/911 representatives

Mr. Thompson reported that no meetings have occurred in the last 30-days.

vi. New Matters

None.

b. Marketing Committee

Mr. Ainslie reported that the committee has not met. The focus continues to be the Rivian project.

c. Economic Development Committee

Mr. Ainslie reported that he attended the Northeast Georgia Regional Commission last week and that all counties across the region are reporting a lot of activity. Mr. Banes reported that Newton County is seeing a lot of activity. Mr. Hughes reported that Morgan County continues to see a lot of commercial property activity and many ribbon cuttings for new businesses. Mr. Dyer reported that its lead industry is growing and there is a ribbon cutting in December. No new updates were reported for Walton County.

d. Finance Committee

i. Financial Report

Mr. Steve Jordan provided the financial report for September and reviewed the current account balances and monthly expenditures that were included in the meeting packet along with the September financials.

ii. Invoices

10 invoices were presented for payment including the following:

1. \$6,975.00 from Andrea P. Gray, LLC for legal services
2. \$2,000.00 from Allen Smith Consulting for grant administration services (Oct invoice)
3. \$148,031.36 from Thomas and Hutton for costs associated with the Rivian project (reimbursement will be sought through the REBA grant)
4. \$12,666.40 from Thomas and Hutton for survey associated with Rivian project (reimbursement will be sought through the REBA grant)
5. \$20,000 from Cornerstone for public relations services
6. \$29.96 from Snapping Shoals electric
7. \$66.30 from Snapping Shoals electric
8. \$25,145.29 from Morgan County Tax Commissioner (taxes prorated from SS North purchase)
9. \$34,994.00 from Walton County Tax Commissioner (taxes prorated from SS North purchase)
10. \$18,036.08 from Social Circle (taxes prorate from SS North purchase)

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

7. Agreements for Services- legal and public relations

Ms. Gray presented an agreement for services with the law firm Holland & Knight for legal services charged on an hourly basis with the ability to terminate the contract with 30-days notice. On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes and unanimously approved, the proposal was approved as presented.

Ms. Gray presented a proposed amendment to the contract with Cornerstone for public relations services which reduces the scope of work yet maintains Cornerstone's role as the direct media contact. The new fee

is \$10,000 per month with a 30-day termination clause. On a motion duly made by Mr. Marcello Banes, seconded by Mr. Gerald Stunkel and unanimously approved, the amendment was approved.

8. Quarterly Report

Mr. Silvio noted that the quarterly report was in the meeting packet. No revisions were requested. On a motion duly made by Mr. David Thompson, seconded by Mr. Steve Jordan and unanimously approved, the report was approved as presented. Ms. Gray stated that she would post it to the JDA website.

9. Rivian Updates

Mrs. Gray reported that permitting for site work is on schedule and grading work commenced.

a. Grading: Pay Request 1, Change Order 2

Mr. Ralph Forbes presented Change Order 2 which shows adjustments to the costs and schedule based on the revised plans. The revised plans reduced the overall cost to better fit within the State's budget. On a motion duly made by Mr. Marcello Banes, seconded by Mr. Bob Hughes and unanimously approved, Change Order 2 was approved as presented.

Mr. Ralph Forbes also presented Pay Request #1 from Plateau Excavation, Inc. for work performed to date in the amount of \$3,836,673.00. On a motion duly made by Mr. Marcello Banes, seconded by Mr. Gerald Stunkel and unanimously approved, Pay Request #1 was approved for payment from REBA grant funds.

10. 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 20 minutes. The following comments were made:

1. Representative Susan Holmes- Representative Holmes has been the representative for Jasper, Jones, Butts and Monroe Counties for 12 years. She expressed her sincerest gratitude to the Authority for its time and effort in bringing Rivian to Georgia. She stated that she only has two regrets. One is that Andy Ainslie and Alan Verner were exposed to negative publicity when they are both fine leaders. The second is that Carl Pennamon did not live to see the greatest economic development project in the State come to Stanton Springs. She recalled that she went to the very first JDA meeting with Carl and spoke to Davis Morgan about his vision. She stated that the majority of people in the region are proud and excited to welcome Rivian. She wants to own a Rivian. Finally, she thanked Steve Jordan for his leadership and service on behalf of Jasper County.

2. Ray Worth- lives on Darel Drive. Mr. Worth expressed concern with dust and diesel fumes from the construction of the project. He is concerned about his kids.

3. Pam Jones- Ms. Jones opposes the project and what it will do to Rutledge. She has operated a business in Rutledge for 42 years and doesn't want the town to change. She stated that the opposition group has

3,500 people and she is tired of the group being called small. She has concerns regarding water, dusty swimming pool filters, UGA observatory telescope, and impacts to camp twin lakes.

4. Edwin Snell- Mr. Snell was dressed in costume (cowboy hat, possible wig and “Dutton Ranch” shirt). He lives in Oconee County and is most concerned about the water required for the project. He referred to the television show “Yellowstone” and stated that the Rivian project is like the issues going on in the show with the Dutton Ranch. He stated that John Dutton re-routed the river using dynamite at night and that he (Mr. Snell) might consider doing the same here. He stated that he believes the water for the Rivian project will come out of the Hard Labor Creek Reservoir.

11. Board Comments-

Mr. Bob Hughes stated that having 3,500 Facebook followers does not equate to a 3,500-member opposition group. He also questioned Mr. Snell’s threat to use dynamite at night and asked if Mr. Snell is from the same family that developed Snellville. Mr. Snell replied that he is and stated that he didn’t throw his hat this time because his hat is too nice. Following a verbal exchange with Mr. Snell, a Sheriff’s deputy asked Mr. Snell to take his seat.

12. Executive Session – Land acquisition, Litigation

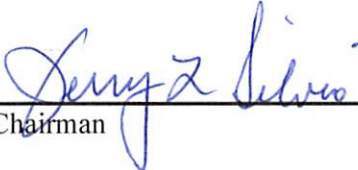
On a motion duly made by Mr. Marcello Banes, seconded by Mr. Gerald Stunkel and unanimously approved, the Authority moved into executive session to discuss land acquisition and litigation matters at 1:38 pm.

On a motion duly made by Mr. Steve Jordan, seconded by Mr. Mike Owens and unanimously approved, the Authority moved out of Executive Session at 2:47 pm.

13. Adjourn

On a motion duly made by Mr. David Thompson, seconded by Mr. Mike Owens, and unanimously approved, the meeting was adjourned at 2:52 pm.

Attest:


Chairman


Secretary

