

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

**November 22, 2022
1:00 P.M.**

**Regular Meeting
Jasper County Historic Courthouse, Second Floor
126 W Greene Street, Monticello, Georgia 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 November 22, 2022 at 1pm at the Jasper County Historic Courthouse, Second Floor, 126 W. Greene Street, Monticello, Georgia 31064.

Directors Present:

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

Directors Absent:

David Thompson, Walton County
Marcello Banes, Newton County

Guests Present:

Andrea Gray, Attorney
David Dyer
Shane Short
Serra Hall
Wayne Tamplin
Pat Malcom
Alice Queen

*members of the public and media included on the sign-in sheet attached

1. Call to Order

Mr. Silvio called the meeting to order at 1:01 pm. He recited the Authority's rules of decorum to the attendees.

2. Invocation

Mr. Andy Ainslie led the invocation.

3. Pledge of Allegiance

Mr. Steve Jordan led the pledge of allegiance.

4. Approval or Amendment to Agenda

No amendments were requested.

5. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on October 25, 2022: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Andy Ainslie and unanimously approved, the Minutes were

approved with one amendment which is to correct the error that the dates on the regular minutes from October 25 and October 21 are reversed on the first page of each.

- b. Executive Session Minutes from the Regular Meeting on October 25, 2022: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Steve Jordan and unanimously approved, the Minutes were approved as presented.
- c. Regular Session Minutes from the Special Called Meeting on October 21, 2022: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Andy Ainslie, and unanimously approved, the Minutes were approved as presented.
- d. Executive Session Minutes from the Special Called Meeting on October 21, 2022: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Steve Jordan and unanimously approved, the Minutes were approved as presented.

6. Committee Chairman Reports:

a. Park Management Committee

- i. Takeda Update
- ii. Meta
- iii. Baymare Update
- iv. Security Update
 - v. Fire/EMS/911 representatives
 - vi. New Matters

Mr. David Thompson was not in attendance to provide an update.

Mr. Hughes reported that the Park Management Committee is planning the annual Stanton Springs Property Owners Association Meeting for December. Ms. Gray stated that she would follow-up on dates.

b. Marketing Committee

Mr. Ainslie reported that the committee has not met. The Moore house property continues to be marketed.

c. Economic Development Committee

Mr. Ainslie asked Mr. Shane Short to make a report. Mr. Short reported that the JDA won the “Deal of the Year” award for large projects for the Rivian project through the Georgia Economic Developer’s Association which held its annual awards luncheon in November. This is the third time the JDA has received this award. It shares the award this year with the Hyundai project in Bryan County. Mr. Ainslie stated that he drove past the Hyundai project and noted that its development looks different than the Rivian site in that it is 3,000 acres and there is mass grading. Mr. Ainslie asked for reports from each County. Mr. Short reported that there are two active projects and Walton and they hope to make an announcement soon. Ms. Serra Hall reported that Archer Aviation announced its new location next to the Covington Airport for development of an electric aircraft manufacturing facility. She also reported that the 4-county job fair in October attracted over 400 attendees and they are planning another fair for March. Mr. Hughes reported that he hopes to have an announcement for a new company for Morgan County next week. Mr. David Dyer reported that the local technical college and charter schools continue to work together to develop a skilled labor pool. He noted that Jasper County currently lacks industrial property to market.

d. Finance Committee

i. Financial Report

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

ii. Invoices

12 invoices were presented for payment including the following:

1. \$52,069.55 from Thomas and Hutton for costs associated with the Rivian project (reimbursement will be sought through the REBA grant)
2. \$34,126.25 from Thomas and Hutton for the survey associated with the Rivian project (reimbursement will be sought through the REBA grant)
3. \$125,379.69 from Thomas and Hutton for work associated with grading the Rivian site (reimbursement will be sought through the REBA grant)
4. \$10,000 from Cornerstone for public relations services
5. \$31,015.00 in total invoices from Andrea P. Gray, LLC which are broken into five separate invoices
 - o \$8,650.00- reimbursable Rivian project expenses
 - o \$11,310.00- Rivian zoning litigation
 - o \$4,110.00- Project Adventure Bonds
 - o \$1,200- Bond Appeal
 - o \$5,745.00- General legal representation
6. \$29.96 from Snapping Shoals electric
7. \$64.90 from Snapping Shoals electric
8. \$877.50 from Precision Planning for mapping relating to Walton County SDS

On a motion duly made by Mr. Bob Hughes seconded by Mr. Andy Ainslie and unanimously approved, the invoices were approved for payment.

7. 2023 Meeting Schedule/Locations

Ms. Gray provided a draft meeting schedule for 2023 which shows the meeting date as the fourth Tuesday of the month (JDA's meeting date for past 20 years) and the location rotating based on the 2022 schedule. The Authority discussed several options including keeping the location rotation the same or in some modified version or moving the meetings to the Newton County Water & Sewer Authority's office within Stanton Springs at the Scott Emmons plant. All agreed that they would like the input of Mr. Thompson and Mr. Banes before making a decision. On a motion duly made by Mr. Mike Owens, seconded by Mr. Bob Hughes and unanimously approved, the matter was tabled until the December meeting.

8. Resolution re Stanton Springs North/Rivian boundary

Ms. Gray presented a Resolution to include the approximately 1,943-acre Rivian site in the boundaries of Stanton Springs North. This is a formality required by the Revenue Sharing Intergovernmental Agreement. The JDA adopted a similar resolution in 2021 to define the 665-acre tract as being in Stanton Springs North. Once this Resolution is adopted by the JDA, she will distribute a copy to all Counties, School Districts and the City of Social Circle and its School District. On a motion fully made by Mr. Mike Owens, seconded by Mr. Andy Ainslie and unanimously approved, the Resolution was approved as presented.

9. Resolution re Morning Hornet/Walton EMC Easement Amendment

Ms. Gray presented a Resolution regarding an amendment to an easement between Walton EMC and Morning Hornet which the JDA approved in April. On a motion duly made by Mr. Steve Jordan, seconded by Mr. Bob Hughes and unanimously approved, the Resolution was approved.

10. Rivian Updates

Mrs. Gray reported that since the last meeting, the JDA/State received the 401-water quality certification and Stream Buffer Variance from EPD and the USACE 404 permit is expected soon.

a. Grading- Pay Request #2

Ms. Gray reviewed the pay request in the meeting packet from Plateau in the amount of \$3,220,085.83. On a motion duly made by Mr. Mike Owens, seconded by Mr. Andy Ainslie and unanimously approved, Pay Request #2 was approved for payment.

11. 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. Nicole Wasendorf- Mrs. Wasendorf requested a total of three minutes to speak which the Authority allowed. She stated that the opposition group is offended at being called “small” and “selfish” in a recent news article and that it is a large and diverse group with 3,600 Facebook followers. She accused the JDA of not being a diverse group.

12. Board Comments-

Mr. Bob Hughes stated that even if the opposition group is 2,000 people, that only represents 1% of the population in the four-county region which is a small number. He noted that the JDA is made up of four elected officials (which are voted into office by their respective counties) and four appointed officials.

Mr. Owens stated that he has listened to a lot of public comments at JDA meetings and been called a lot of names. He grew up in Waynesboro, Georgia and had to move three hours away to find a job. He thanked the JDA for standing up for jobs and noted what a rare opportunity it is to have such strong state support in a project.

Mr. Ainslie recognized Blake McCormick who will be replacing Andy’s seat on the Morgan County Board of Commissioners. Mr. Ainslie’s retirement commences December 31st.

13. Executive Session – Land acquisition, Litigation

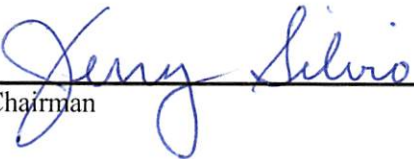
On a motion duly made by Mr. Andy Ainslie seconded by Mr. Mike Owens and unanimously approved, the Authority moved into executive session to discuss land acquisition and litigation matters at 1:42 pm.

On a motion duly made by Mr. Mike Owens, seconded by Mr. Bob Hughes and unanimously approved, the Authority moved out of Executive Session at 2:52 pm.

14. Adjourn

On a motion duly made by Mr. Steve Jordan, seconded by Mr. Bob Hughes, and unanimously approved, the meeting was adjourned at 2:53 pm.

Attest:


Chairman


Secretary

