

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

**February 22, 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 February 22, 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
Steve Jordan, 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
Shane Short
Wayne Tamplin
Pat Malcom
*members of the public included on the sign-in sheet attached

Directors Absent:

None

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. Mr. Marcello Banes led the attendees in a prayer. Mr. Andy Ainslie led the pledge of allegiance.

2. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on January 25, 2022: On a motion duly made by Mr. Marcello Banes, seconded by Mr. David Thompson and unanimously approved, the Minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on January 25, 2022: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Mike Owens and unanimously approved, the Minutes were approved as presented.

- c. Regular Session Minutes from the Special Called Meeting on February 11, 2022: On a motion duly made by Mr. Andy Ainslie, seconded by Mr. Bob Hughes and unanimously approved, the Minutes were approved as presented.
- d. Executive Session Minutes from the Special Called Meeting on February 11, 2022: On a motion duly made by Mr. David Thompson, seconded by Mr. Gerald Stunkel and unanimously approved, the Minutes were approved as presented.

3. Groundwater Recharge Presentation by David Huff

The presentation was delayed allowing Mr. Huff additional time to arrive. His presentation commenced after completion of the Finance Committee Report.

Mr. Silvio introduced Mr. Huff with Nutter and Associates. Mr. Huff assisted in the preparation of the "Technical Memorandum regarding the Assessment of potential Impacts to Groundwater Availability Associated with the Development and Operation of the Stanton Springs North Industrial Facility, Newton, Walton and Morgan Counties, Georgia." Mr. Huff presented slides showing exhibits from the report which was a desktop evaluation of the potential impacts to groundwater quantity. He described the geology of the Piedmont Region of Georgia as having small, limited groundwater systems and not large aquifers which are found in South Georgia. Because of the small systems, the impacts to groundwater would be limited to the localized area of each sub hydrologic unit code area. Mr. Ainslie asked whether the development would impact the water at Lake Oconee or Lake Sinclair. Mr. Huff responded that impacts would be unlikely and the only potential source of impact would be from runoff into nearby streams but not through groundwater. Mr. Hughes questioned whether the JDA should conduct baseline water quality studies of the groundwater in the area to determine if the project does impact the water quality in the future. Mr. Huff responded that a baseline study could be useful to address complaints in the future, but that the Georgia Environmental Protection Division stormwater permitting program will enforce the regulations which would prevent issues with groundwater quality. Mr. Hughes requested clarification on the meaning of a "HUC". Mr Huff responded that it means "Hydrologic Unit Code" and it is a measurement tool for identifying basins promulgated by the USGS. Mr. Hughes asked whether there is an aquifer on the site. Mr. Huff responded that technically the water under the site is considered an aquifer but it is very small with very low flows. Mr. Thompson asked whether groundwater flows in the same direction as surface water? Mr. Huff responded yes, but groundwater does not travel from great distances and the average contribution area for a well in this area is 650 feet. Mr. Huff confirmed that high flow wells in the Piedmont Region are rare.

4. Committee Chairman Reports:

a. Park Management Committee

i. Takeda Update

No new updates were reported.

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 well underway on the Baymare project.

iv. Security Update

No issues were reported. Facebook hired additional security for its construction areas.

v. Fire/EMS/911 representatives

Mr. Thompson reported that the NCWSA water tower may house a new fire station. Discussions are ongoing.

vi. New Matters

No new matters were discussed.

b. Marketing Committee

No updates were reported.

c. Economic Development Committee

i. Stanton Springs activity

No new activity was reported.

ii. Activity in Four Counties

No new activity was reported.

d. Finance Committee

i. Financial Report

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

ii. Invoices

6 invoices were presented for payment including the following:

1. \$69.92 from Snapping Shoals electric (power bill from Moore House property, meter #1)
2. \$131.60 from Snapping Shoals electric (power bill from Moore House property, meter #2)
3. \$36,065.00 from Thomas & Hutton dated Dec 31st for work on the Rivian project
4. \$189,512.27 from Thomas and Hutton dated Feb 18th for work on the Rivian project
5. \$270.00 from Allen Smith Consulting for grant admin services
6. \$4,290.00 from Andrea P. Gray, LLC for legal services

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

Mr. Jordan requested authorization to move \$400,000 from the money market account to the operating account to cover expenses. On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes and unanimously approved, the Authority authorized the transfer.

5. Rivian Update

Mr. Silvio provided a public statement regarding the leadership role the State will be taking with the project and the plan for creating committees for public input and involvement in the process. He noted that the JDA website continues to be updated with studies and relevant information about the project.

6. Allen Smith Proposal

Ms. Gray presented a proposal from Allen Smith Consulting for preparation of grant applications and administration of funds for the Rivian project. On a motion duly made by Mr. Marcello Banes, seconded by Mr. Gerald Stunkel and unanimously approved, the proposal was approved.

7. Cornerstone Proposal

Ms. Gray presented the proposal which expense had previously been approved by the Chairman and Secretary per their authority under the Bylaws to approve expenses up to \$25,000. On a motion duly made by Mr. David Thompson, seconded by Mr. Gerald Stunkel and unanimously approved, the expenditure and proposal were ratified.

8. 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. Blake McCormick- He expressed concerns regarding the plan to address groundwater recharge, sediment pollutants, and the proposal for work to start on the site prior to receipt of the wetland permit. He also asked whether zoning would be set by the JDA or Pat Wilson?

2. Brannon Hunts- He does not want the rural way of life in Rutledge to change. He moved here from Atlanta. His neighbor is Andy Ainslie.

3. Edwin Snell- He stated that the project will destroy the Apalachee River in Oconee County and that 60 mgd will be pumped from the River. He is upset about the project in general. He stated that Mr. Silvio is a developer and Mr. Thompson tried to sell his well water to Walton County. He threw his hat on the floor and kicked it.

4. Kathy Ward- HD Atha Road in Walton County: She expressed concern regarding development in general and for widening of HD Atha Road. She has a family history of moving to avoid development. She requested that all studies be complete before decisions are made and that she is not opposed to development that is done in the right way.

5. Retired Bank President (did not provide name)- He expressed concerns regarding the world economy and predicts that the next great recession is imminent. He stated that this project is too big for this area and he has concerns regarding Rivian's stock.
6. Steve Shepard- Rutledge: He questioned why the JDA or County is needed if the State is taking over the project.
7. Sandy McKay- She questioned how much money the taxpayers were giving to Rivian and stated that grants come from taxpayers. She expressed concerns regarding government spending.
8. Nicole Lasendar- Rutledge resident for 22 years- she wants to maintain the rural way of life. She has a friend on Darel Drive with a farm that she wants to protect.
9. Chas Moore- Doster Drive- He stated that Mr. Short said that conversations about the project started in January of 2021 but that the Morgan BOC denies this timeline. He asked why the rezoning process is being bypassed. He is upset about non responsiveness to emails, the non-disclosure agreements, and the JDA "skirting" its responsibilities and turning the project over to the State.
10. Jeanne Ford- She is upset about the State's "friendly takeover" and about removing the local zoning requirements. She questioned whether the creation of committees would be meaningful.
11. Alan Jenkins- He quoted Lev 25 passage. He express concerned regarding what happens if the company fails. "Can we restore this property to the way it was"? He requested that everyone close their eyes and meditate on the beauty of the property.
12. Michele McCullough- Prospect Road- He does not support the project and is concerned regarding groundwater and preserving the rural way of life. He questioned who is making a dollar or investing in Rivian?
13. Chas Moore- Mr. Moore demanded to speak again despite being told that he could not. He stated concerns regarding impacts to groundwater and on Lake Oconee and Lake Sinclair.
14. Gary Holliday- His daughter and grandkids live and Rutledge and he is concerned for them. He didn't understand the groundwater report.
15. Don Stack- attorney for the opposition. He expressed concerns regarding the State asserting more control and stated that he has never seen local officials give up control and accountability. He sent an open records request to the JDA and expects to get 1,300 pages of documents by the end of the week. He asked why and when the decision was made for Rivian to come?
16. Marsha Stephens- Madison/Rutledge- She expressed that she wants to preserve the rural way of life in Rutledge and that growth should be controlled.
17. Matthew Bray- Social Circle resident- He stated that the project will have a detrimental impact to his life and questioned why taxpayers pay for the needs of large companies. He stated that the growth studies were disregarded and the constituents are not represented.
18. Nicole Lindsey- She stated concerns regarding whether taxes would increase because of the project and stated that there are more than enough jobs in a 25-mile radius that pay \$25-hour plus.

19. Bob McCauley- Dixon Highway- He stated concerns about who has the technical expertise to review the technical studies and vet the reports. He suggested that the JDA and Rivian contribute funds to assist the Morgan County BOC in reviewing the reports.

20. Peggy Allen- Social Circle resident- She expressed concerns regarding impacts to wells, the railroad crossing and impacts to her daughter who lives two miles away. She also raised political concerns.

9. Executive Session – None

10. Adjourn

On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes, and unanimously approved, the meeting was adjourned at 2:42 pm.

Attest:

Jerry L. Silvio
Chairman

Bob Hughes
Secretary

