

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

**March 22, 2022
9:00 A.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 March 22, 2022 at 9am 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
David Dyer
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 9 am. He recited the Authority's rules of decorum to the attendees.

2. Invocation

Pastor Terrell led the invocation.

3. Pledge of Allegiance

Andy Ainslie led the pledge of allegiance.

4. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on February 22, 2022: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Andy Ainslie and unanimously approved, the Minutes were approved as presented.

5. Committee Chairman Reports:

a. Park Management Committee

i. Takeda Update

No new updates were reported.

ii. Meta

Mr. Silvio reported on the Open House and Hard Hat in Hand ceremony that Meta hosted on February 17th which he and other JDA representatives were able to attend. The Hard Hat in Hand apprenticeship program is an eight week program sponsored by Holder Construction and several of its subs during which the participants are exposed to different trades including plumbing, electrical, construction, etc. At the end of the program, the participants earn basic certifications and most are offered a job. Mr. Silvio was honored to speak at the graduation ceremony.

iii. Baymare Update

Ms. Gray presented a request by Georgia Transmission to amend a Right of Entry required to continue construction on the Baymare site. Revisions to the location of its lines were necessitated by a number of considerations including the Rivian project and it needs additional time. On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes and unanimously approved, the amended Right of Entry was approved.

iv. Security Update

No issues were reported.

v. Fire/EMS/911 representatives

No updates were reported.

vi. New Matters

No new matters were discussed.

b. Marketing Committee

Mr. Ainslie reported that the Northeast Georgia Regional Development Council met last week and looked at local statistics on current land uses and intends to meet again on March 30th. He also reported that during the Meta site tour, he learned that there are 800-1,300 workers a day onsite for construction and the completed data centers are close to 100% employment.

c. Economic Development Committee

i. Stanton Springs activity

No new activity was reported.

ii. Activity in Four Counties

Mr. Thompson reported that Walton County hopes to announce a new project within the next 30 days. Mr. Hughes reported that Morgan County is seeing a lot of interest in its industrial properties and noted that a solar cell construction company is moving its headquarters to Morgan County (not in Stanton Springs or Stanton Spring North). Mr. Dyer stated that there were no new updates from Jasper County other than that the residential and light commercial markets are very active. Mr. Banes reported that 3-Ring studios is braking ground on a new phase and that a new project should be announced soon.

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 February financials.

ii. Invoices

5 invoices were presented for payment including the following:

1. \$80.56 from Snapping Shoals electric (power bill from Moore House property, meter #1)
2. \$133.95 from Snapping Shoals electric (power bill from Moore House property, meter #2)
3. \$150,591.75 from Thomas & Hutton dated March 17th for work on the Rivian project
4. \$133,720.08 from Thomas and Hutton dated March 7th for work on the Rivian project
5. \$4,305.00 from Andrea P. Gray, LLC for legal services

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

Mr. Jordan noted that the Snapping Shoals bills will not be paid by automatic payment. He also noted that the Finance Committee would meet prior to the next JDA meeting to prepare a budget for adoption at the April 26th meeting.

6. Rivian Update

Ms. Gray stated that due diligence efforts continue and that the JDA's website continues to be updated with new information. She also spoke in response to recent accusations against the JDA and of its former Chairman, Alan Verner. She stated "We would like to set the record straight regarding some of the recent inaccurate information and speculation questioning the ethics of the JDA and Rivian site. It goes without question that the JDA follows the law and is committed to operating with the highest ethical standards in its mission to grow economic opportunities for the people of Jasper, Morgan, Newton and Walton Counties. First, Mr. Verner was not present during any portion of any JDA meeting that involved the Rivian project or sale of property owned by his family. He was not involved in any decisions regarding the project had no inside knowledge or influence on this situation. Georgia law allows development authorities to engage in transactions with directors pursuant to O.C.G.A. § 36-62A-1(2). The JDA followed the requirements of this law. Mr. Verner hired his own legal counsel and the JDA hired outside legal counsel to handle land acquisition matters between the two. Mr. Verner resigned from the board in August 2021, which was prior to Rivian choosing the JDA's site as a finalist. Given his decades of service to the JDA and deep

passion for his community, he was willing to resign in advance of Rivian's decision. Additionally, the JDA has never marketed the East Atlanta Megasite. To be clear, it was the Development Authority of Walton County that marketed the EAMS starting in 2018. The JDA created and began marketing Stanton Springs North, which is 665 acres in May 2021. The 665 acres owned by the JDA does not abut property owned by Alan Verner. The JDA purchased the 665 acres to build a frontage road per a contractual obligation to Baymare, LLC (now Morning Hornet, LLC) and for future economic development. Rivian's interest in the site was not the main reason the JDA purchased the 665 acres. At that time, Georgia was only one of many sites on Rivian's list of potential choices. Without Rivian, the JDA would have constructed the frontage road and marketed it for industrial tenants. Finally, continued accusations of a "cloak of secrecy" or unethical behavior or corruption are completely without merit. The JDA followed the Development Authorities laws and Open Meetings laws as any development authority would. It is no secret that the JDA has been working to recruit industrial development in this area for 20 years. Nondisclosure agreements have no bearing on how the process was carried out. Land acquisition matters are discussed in executive session and matters discussed in executive session are confidential with or without an NDA."

7. NCWSA Service Provider IGA and 8. Stanton Springs Municipal Gas IGA

Mrs. Gray requested authorization to coordinate with the Newton County Water & Sewer Authority's attorney to prepare an Intergovernmental Agreement regarding water and sewer service for Stanton Springs North. She also requested authorization to coordinate with the attorney for the Stanton Springs Municipal Gas IGA to prepare an Intergovernmental Agreement regarding gas service for Stanton Springs North. On a motion duly made by Mr. David Thompson, seconded by Mr. Gerald Stunkel and unanimously approved, Mrs. Gray was authorized to proceed with both recommendations.

9. Cornerstone proposal

Mrs. Gray presented a proposal from Cornerstone for ongoing public relations consulting services. The contract is month to month at a cost of \$20,000 per month. On a motion duly made by Mr. Bob Hughes, seconded by Mr. Gerald Stunkel and unanimously approved, the proposal was approved.

10. Morning Hornet Post-Closing Agreement Amendments

Mrs. Gray reported that the Post-Closing Agreement with Morning Hornet needed to be updated to extend the time allotted to close on the purchase of the Grizzard property. On a motion duly made by Mr. Gerald Stunkel, seconded by Mr. David Thompson and unanimously approved, the amended Agreement was approved.

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. Pastor Robert Terrell, Jr. of Union Springs Baptist Church- Pastor Terrell is a life-long resident of Morgan County and is the pastor of Union Springs Baptist Church in Rutledge, Georgia. He has a long history of involvement with economic development dating back 40-years. The community has tried to recruit economic development for years that would help all segments of Morgan County and the Rivian project answered that.

2. Debbie Crowe- lives in Loganville and owns two properties in Morgan County near the Rivian project. Mrs. Crowe made two requests of the JDA: 1) make name plates so that she can identify the members of the board during meetings; 2) notice of the next JDA meeting and communication if it is moved.

3. Alan McKay- Mr. McKay questioned what the JDA will do after Rivian and if it will look to develop more and more land. Morgan County is only 20,000 people and they want to keep it that way. He expressed frustration and that he felt the project was pushed on the community.

4. Steve Shephard- Mr. Shephard stated that the JDA should meet during hours when working people can come and that time changes were not acceptable. He is concerned that this area will become like I-85 where there is plant after plant. He stated that he had rented a house from Alan Verner. He requested more transparency.

5. Chas Moore- Doster Road- Mr. Moore spoke against the project and made accusations regarding Pat Wilson, lack of transparency, and stated that the zoning for Stanton Springs Business Park does not fit Rivian which characterizes as heavy industrial. He requested a copy of the JDA's Bylaws and Charter.

6. Pam Jones- Mrs. Jones is a 42-year resident of Morgan County and owns the Rutledge hardware store. She supports sustainable growth. She wishes that she paid more attention to the industrial developments. She is researching the JDA's Charter and Bylaws and she read a passage from the handbook for County Commissioners regarding constituent input in land use. She questioned whether the best interest of the citizens was at the heart of the "secret vote".

7. Sandy McKay- She provided statistics on growth in Newton County from 1920 to 1990 (ie population doubled over 80 years) and stated that she was worried about growth in Morgan County. She accused the JDA of making decisions behind closed doors.

8. John Strickland- He lives outside Rutledge and is retired from the Gwinnett County Police Department. He stated that Gwinnett County is a terrible place to be and that the JDA will regret its decisions. He questioned the motives and characterized Rivian as a "secret project".

9. Jannie Fitzgerald- Mrs. Fitzgerald reported that she suffers from cancer that hit her unexpectedly three years ago. She expressed concerns about the link between cancer and the Bard plant in Covington where she lives. She opposes the Rivian project.

10. Pastor Terrell- He requested that he be allowed to finish his thought from his earlier comment since the opposition was allowed additional time. He stated that he represents 100 parishioners from his church in Rutledge and they are all in support of the project. Several of the parishioners live on Old Mill Road.

12. Executive Session – Land acquisition

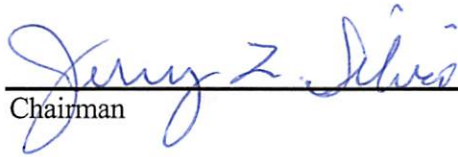
On a motion duly made by Mr. Andy Ainslie, seconded by Mr. Bob Hughes and unanimously approved, the Authority moved into executive session to discuss land acquisition matters at 9:52am.

On a motion duly made by Mr. Bob Hughes, seconded by Mr. Gerald Stunkel and unanimously approved, the Authority moved out of Executive Session at 12:11 pm.

13. Adjourn

On a motion duly made by Mr. Gerald Stunkel, seconded by Mr. Bob Hughes, and unanimously approved, the meeting was adjourned at 12:11 pm.

Attest:


Chairman


Secretary

