

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

**May 24, 2022  
1:00 P.M.**

**Regular Meeting  
Newton County Historic Courthouse, Second Floor  
1124 Clark Street SW, Covington GA 30014**

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 May 24, 2022 at 1pm at the Newton County Historic Courthouse, Second Floor, 1124 Clark Street SW, Covington GA 30014.

**Directors Present:**

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

**Directors Absent:**

Bob Hughes, Morgan County  
Gerald Stunkel, Jasper County

**Guests Present:**

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

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

**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. Mike Owens led the pledge of allegiance.

**4. Approval of Minutes**

- a. Regular Session Minutes from the Regular Meeting on April 26, 2022: On a motion duly made by Mr. Steve Jordan, seconded by Mr. Marcello Banes and unanimously approved, the Minutes were approved as presented.

- b. Executive Session Minutes from the Regular Meeting on April 26, 2022: On a motion duly made by Mr. Marcello Banes, seconded by Mr. David Thompson and unanimously approved, the Minutes were approved as presented.

5. Committee Chairman Reports:

a. Park Management Committee

i. Takeda Update  
None.

ii. Meta  
None.

iii. Baymare Update  
None.

iv. Security Update  
None.

v. Fire/EMS/911 representatives

Mr. Thompson reported that he will initiate meetings with Walton County, Social Circle and Newton County regarding fire service and infrastructure for Stanton Springs and Stanton Springs North and will report back to the JDA.

vi. New Matters

Mr. Thompson asked Mr. Silvio to report on the ribbon cutting for the Newton County Water Authority's new facility in Stanton Springs. Mr. Silvio reported that the facility is great and that the dedication ceremony was moving. The plant is named after the late Scott Emmons who worked the NCWSA for many years. He noted that the NCWSA has been awarded the title of "cleanest water in the State" for three years running.

Mr. Thompson and Mr. Banes noted that there are signs for TPA at the entrance of the park which are in their counties and they will remove them.

b. Marketing Committee

None.

c. Economic Development Committee

i. Stanton Springs activity

No new activity was reported in the park. Mr. Ainslie noted that at a meeting of the Northeast Georgia Regional Council, several county representatives in the region expressed that they are hopeful that suppliers for Rivian will locate in their county.

ii. Activity in Four Counties

Mr. Dyer reported that Jasper County continues to work with its Charter School System to prepare for the expanding job market and with the Southern Crescent Technical College on workforce development. Mr. Short reported that Walton County recently welcomed an organic farm business, Gotham Greens. Ms. Hall and Mr. Hughes did not have any updates from their respective counties.

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 April financials.

ii. Invoices

10 invoices were presented for payment including the following:

1. \$7,724.00 from Andrea P. Gray, LLC for legal services
2. \$2,500.00 from Georgia Civil for a survey
3. \$20,044.00 from Cornerstone for public relations services
4. \$8,000.00 from Allen-Smith Consulting, Inc. for grant development and writing services
5. \$5,000.00 from Allen-Smith Consulting, Inc. for grant admin services (dated April 28<sup>th</sup>)
6. \$6,000.00 from Allen-Smith Consulting, Inc. for grant admin services (dated May 19<sup>th</sup>)
7. \$29.96 from Snapping Shoals electric
8. \$66.49 from Snapping Shoals electric
9. \$81,530.43 from Thomas and Hutton for grant reimbursable/engineering expenses relating to Rivian
10. \$70,818.75 from Thomas and Hutton for engineering expenses related to Rivian (\$54,263.75 of which is reimbursable through the grant)

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

Mrs. Gray provided a summary of the \$53,508.75 due to Social Circle pursuant to a May 18, 2021 Intergovernmental Agreement. A summary was also included in the meeting packet.

On a motion duly made by Mr. Mike Owens, seconded by Mr. Marcello Banes and unanimously approved, the payment to Social Circle was approved. Mrs. Gray was instructed to prepare a cover letter and to send it to Mike Owens for hand delivery of the letter and check to the City.

6. Memorandum of Understanding with JDA, State, and GDOT

Mrs. Gray presented a Resolution which authorizes the JDA to enter into a MOU with GDOT and the State contingent on it being consistent with the terms in the Resolution (included in the meeting packet) which are:

- a. The JDA will be a co-applicant on the Section 404 Permit application along with Georgia Department of Economic Development (“GDED”).
- b. The JDA will fund a maximum of \$3 million of the cost to purchase the required stream and wetland mitigation credits for the project with the balance

- being funded through the REBA Grant and GDOT as appropriate.
- c. The JDA, GDOT and GDED will coordinate and cooperate with regard to any cultural resource mitigation that may be required with the payment for any mitigation necessary coming from the REBA grant.
  - d. GDOT will design and construct the Frontage Road and the JDA will assume ownership and maintenance thereof or assign its rights and obligations to another local entity.
  - e. GDOT will install streetlights along the Frontage Road and the JDA or local entity which has the rights and obligations associated with the Frontage Road will pay the electric usage charges.
  - f. GDOT and the JDA will work with Rivian to define the location and limitations on utilities located in the right-of-way of the Frontage Road.

On a motion duly made by Mr. David Thompson seconded by Mr. Andy Ainslie and unanimously approved, the Resolution was approved authorizing the JDA to execute the MOU.

#### 7. Georgia Transmission Corporation Access

Mrs. Gray presented a Resolution regarding granting rights of access to certain parcels in Stanton Springs North to Georgia Transmission Corporation for purposes of conducting due diligence. The Resolution was included in the meeting packet.

On a motion duly made by Mr. Andy Ainslie, seconded by Mr. David Thompson and unanimously approved, the Resolution was approved.

#### 8. Rivian Updates

Mrs. Gray gave the following update:

All JDA-required preliminary due diligence is substantially complete. The JDA approved the Economic Development Agreement (EDA) at its April meeting and on May 2, 2022, the State and Rivian signed the agreement. This EDA is the milestone agreement for the project and lays out the incentives and responsibilities of each party.

After finalizing the EDA, the JDA and State filed a joint 404 Permit application, which is being processed by the U.S. Army Corps of Engineers now.

Currently, we are closing on all properties and expect to complete the remaining land acquisition by the end of June. This means we are on track to break ground on the site in late summer.

Grading work will be bid out in the coming months and notices will be posted on the JDA website and the Georgia Procurement Registry.

GDOT is moving forward on its plans and will be hosting meetings seeking public input soon.

All our utility partners are making progress as they continue preparing to meet the expected demand from Rivian.

Rivian affirmed its commitment to creating an environmentally friendly campus at a special thank-you event they hosted earlier this month.

Tomorrow we will go before the Morgan County Board of Tax Assessors to seek approval of a PILOT Agreement as we have routinely done on all our projects.  
We are on schedule and look forward to the groundbreaking in the late summer!

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 20 minutes. The following comments were made:

1. Chas Moore- Mr. Moore questioned why GDOT is going to build the frontage road and then turn over ownership and maintenance to the counties. How much will each county pay?

2. Nicole Wasendorf- She lives two miles from the site. She asked that the JDA please consider the citizens that the project impacts and she conveyed that she and others do not feel heard. She expressed concern that some of the committee meetings had been cancelled. She conveyed that Rivian needs to connect with the community and not just through invitation only events.

3. Tonya Bechtler- She moved from Newton County to Morgan County recently and had no idea that Rivian was coming. She worked alongside leaders in Newton County to get the landfill cleaned up. She stated that she is not being heard and expressed concern that Bob Hughes was not present. She stated that the committees were cancelled and that we don't need the jobs. She requested that the JDA minutes be posted on its website. The JDA board agreed to post approved minutes.

10. Executive Session – Land acquisition

On a motion duly made by Mr. Marcello Banes, seconded by Mr. Mike Owens and unanimously approved, the Authority moved into executive session to discuss land acquisition matters at 1:43 pm.

On a motion duly made by Mr. Steve Jordan, seconded by Mr. Marcello Banes and unanimously approved, the Authority moved out of Executive Session at 2:23 pm.

11. Adjourn

On a motion duly made by Mr. Mike Owens, seconded by Mr. Marcello Banes, and unanimously approved, the meeting was adjourned at 2:26 pm.

Attest:

  
Chairman

  
Secretary

