

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

**June 28, 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 June 28, 2022 at 1pm at the Newton County Historic Courthouse, Second Floor, 1124 Clark Street SW, Covington GA 30014.

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
Serra Hall
David Dyer
Wayne Tamplin
Pat Malcom
Ben Sheidler
*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 1:07 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. Andy Ainslie led the pledge of allegiance.

4. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on May 24, 2022: On a motion duly made by Mr. Marcello Banes, seconded by Mr. David Thompson and unanimously approved, the Minutes were approved with two revisions- move Mr. Mike Owens to list of directors present and to correct the county designation for Mr. Stunkel to Jasper County.

- b. Executive Session Minutes from the Regular Meeting on May 24, 2022: On a motion duly made by Mr. Mike Owens, seconded by Mr. Gerald Stunkel and unanimously approved, the Minutes were approved subject to the same corrections approved for the regular minutes.

5. Committee Chairman Reports:

a. Park Management Committee

i. Takeda Update

None.

ii. Meta

Mr. Thomson stated: We would like to acknowledge the occurrence last week regarding a dust cloud caused by dry conditions and strong storm winds in the area. We maintain regular communication with all our partners in the park. We affirm our partners are on top of any concerns and we are confident in the steps they are taking or may take to mitigate this issue going forward.

iii. Baymare Update

None.

iv. Security Update

None.

v. Fire/EMS/911 representatives

Mr. Thompson reported that he had not had an opportunity to hold the meetings with Walton County, Social Circle and Newton County regarding fire service and infrastructure but will in the coming months and report back to the JDA.

vi. Hunting Lease

Mr. Thompson stated that the Park Management Committee reviewed the lease with Pollard Land Co. and recommend that the JDA not move forward with it given that the JDA sold all but one acre in Stanton Springs South. Mr. Hughes stated that he spoke to Mr. Harmon who subleased the hunting rights to let him know and suggested that Mr. Harmon work directly with Pollard. Ms. Gray clarified that the hunting lease was on property that was not owned by the JDA. On a motion duly made by Mr. Thompson, seconded by Mr. Bob Hughes and unanimously approved, the Authority voted to let the hunting lease expire.

vii. New Matters

None.

b. Marketing Committee

None.

c. Economic Development Committee

Mr. Ainslie reported that there were no updates since the last meeting.

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 May financials.

ii. Invoices

7 invoices were presented for payment including the following:

1. \$4,785.00 from Andrea P. Gray, LLC for legal services
2. \$20,015.84 from Cornerstone for public relations services
3. \$6,002.00 from ACCG for annual insurance premium
4. \$4,000.00 from Allen-Smith Consulting, Inc. for grant admin services (dated June 27th)
5. \$29.96 from Snapping Shoals electric
6. \$67.09 from Snapping Shoals electric
7. \$46,043.15 from Thomas and Hutton for engineering expenses relating to Rivian (reimbursement will be sought for applicable expenses under grant)

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

iii. Updates for year end.

Mr. Jordan duly made a motion to table the year end updates to be able to incorporate all expenses through June, the motion was seconded by Mr. Stunkel and unanimously approved.

6. Proposal from Allen Smith Consulting- Grant Writing and Administration

Mrs. Gray reported that there is a second REBA grant for the Rivian project in the amount of \$20 mill per the Economic Development Agreement approved in May. The grant requires a separate application and administrative process. Allen-Smith's proposal to provide these services is for \$21,000.00. Mr. Owens asked what Allen-Smith is charging for handling the first REBA grant. Mrs. Gray responded \$40,000. On a motion of duly made by Mr. David Thompson, seconded by Mr. Marcello Banes and unanimously approved, the proposal was approved.

7. Resolution to Amend GTC Right of Entry

Mrs. Gray presented a Resolution to Amend the GTC Right of Entry. She reported that the Right of Entry was approved at the Authority's May meeting. After the meeting GTC requested that it be extended to cover four additional parcels. On a motion duly made by Mr. Gerald Stunkel, seconded by Mr. Bob Hughes and unanimously approved, the Resolution was approved.

8. Rivian Updates

Mrs. Gray gave the following update:

- The grading request for proposals was published on June 10th

- Responses are due July 11th at 2pm
- A Pre-bid meeting was held on June 23rd
- The request for proposals is posted on the JDA website and the Georgia Procurement Registry website as required by law
- In addition to the legal requirements, we also published it in the newspapers of all four counties
- Based on feedback at the pre-bid meeting and tweaks to the plans, an addendum may be issued soon
- The goal continues to be to start grading in late summer
- Land acquisition continues with hopes of wrapping up the remaining properties in the next couple of weeks.
- Section 404 Permit continues to move through the USACE permitting process as planned
- Coordination with GDOT continues

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. Nicole Wassendorf- She lives two miles from the site. She requested access to the grading plans and specs. Mr. Silvio asked her to request this information from Mrs. Gray after the meeting. She stated that she recently visited Cumming, Georgia and that it had terrible traffic and that taxpayer funding cannot keep up with the demand for improvements due to the pace of growth. She asked that the board take into consideration this example and not repeat it.

2. Jeff McKenzie- Mr. McKenzie requested to show a video of the dust storm on June 17th near the Facebook site. He questioned what impacts will be to nearby homes when the Rivian plant is constructed. He said that in the video, the homeowner cannot see 20-feet in front of her due to the dust. Mr. Silvio noted that the board had seen the video and that the matter was addressed by Mr. Thompson in his report. Mr. McKenzie also stated that there were impacts to Rollins Branch from an unrelated incident involving a stockpile of dirt on property outside Stanton Springs.

3. Carolyn Fitzgerald- She questioned who she should sue if the wells go dry or become contaminated. She asked that the JDA bring an industry that doesn't pollute the water if Rivian leaves.

10. Board Comments-

None.

11. Executive Session – Land acquisition, Litigation

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


On a motion duly made by Mr. Bob Hughes, seconded by Mr. Mike Owens and unanimously approved, the Authority moved out of Executive Session at 2:48 pm.

On a motion duly made by Mr. Gerald Stunkel, seconded by Mr. Marcello Banes and approved by a vote of seven to one with seven voting in favor and Mr. Thompson voting against, an amendment to the Option Contract with William Verner, Thomas Verner and Sara Verner Tuell which was approved in executive session was ratified in open session.

12. Adjourn

On a motion duly made by Mr. Steve Jordan, seconded by Mr. Bob Hughes, and unanimously approved, the meeting was adjourned at 2:51 pm.

Attest:


Chairman


Secretary

