

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

**July 26, 2022
1:00 P.M.**

**Regular Meeting
Walton County Historic Courthouse, Second Floor
100 N Broad Street, Monroe, Georgia 30655**

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 July 26, 2022 at 1pm at the Walton County Historic Courthouse, Second Floor, 100 N Broad Street, Monroe Georgia 30655.

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
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 1:09 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. Bob Hughes led the pledge of allegiance.

4. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on June 28, 2022: On a motion duly made by Mr. Marcello Banes, seconded by Mr. Bob Hughes and unanimously approved, the Minutes were approved as presented.

- b. Executive Session Minutes from the Regular Meeting on June 28, 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

Mr. Silvio summarized a progress report from Takeda included in the meeting packet. These reports are required to comply with the grant requirements. The report shows that Takeda has exceeded its investment and jobs commitments. Mr. Hughes noted that public funds represent 3% of the private funds invested in the project. The actual jobs created total 1,560 which is above the 1,463 jobs proposed. Actual public funds invested total \$35.35 million and private funds invested total \$1.24 billion.

ii. Meta

Mr. Thomson stated that he drove through the site and observed that the Baymare project is under full development with water lines and storm drains being installed. The NCWSA water tank site has been cleared but not graded.

iii. Baymare Update

Same as above.

iv. Security Update

None.

v. Fire/EMS/911 representatives

Mr. Thompson reported that Walton County Fire and Social Circle Fire met to discuss Stanton Springs but that he needed to setup another meeting to include Newton County Fire as Newton County Fire is the current lead responder. He noted that a call from Stanton Springs was inadvertently routed to Walton County which caused a delayed response.

vi. New Matters

None.

b. Marketing Committee

Mr. Ainslie reported that marketing materials are being put together for the Moore Property on Hwy 278. He thanked Mr. Thompson for the water tower update. He noted that the Bryan County incentive package for Hyundai is very similar to the package offered to Rivian. He also reported that Meta has had three classes graduate through the Hardhat in Hand program which is a fantastic benefit to the community.

c. Economic Development Committee

Mr. Ainslie reported that the committee had not met and there is nothing big to report. Mr. Hughes noted that Meta formed a coalition to look at improving broadband for the region which includes representatives from each JDA county and other stakeholders.

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 June financials.

ii. Invoices

7 invoices were presented for payment including the following:

1. \$180.00 from Allen Smith Consulting for grant administration services
2. \$29.96 from Snapping Shoals electric
3. \$68.05 from Snapping Shoals electric
4. \$3,525.00 from Andrea P. Gray, LLC for legal services
5. \$20,000.00 from Cornerstone for public relations services
6. \$32,515.24 from Thomas and Hutton for survey costs associated with the Rivian project (reimbursement will be sought from REBA grant)
7. \$29,992.50 from Thomas & Hutton for engineering expenses relating to Rivian (reimbursement will be sought for applicable expenses under grant)

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

iii. Updates for year end.

Mrs. Malcom presented an updated budget reflecting the actual expenditures and grant funding received during the fiscal year. On a motion duly made by Mr. David Thompson, seconded by Mr. Gerald Stunkel and unanimously approved, the budget amendments were approved as presented.

iv. Audit Proposal

Mr. Tamplin presented an engagement letter which was included in the meeting packet from McNair, McLemore, Middlebrooks & Co, LLC to complete the Authority's annual audit for an estimated cost of \$9,000 to \$11,000. On a motion duly made by Mr. Bob Hughes, seconded by Mr. Gerald Stunkel and unanimously approved, the engagement letter was approved.

6. Rivian Updates

Mrs. Gray gave the following update:

- Responses to the grading RFP were received today. There are three bids. Thomas & Hutton along with a review committee will review the proposals and report to the Authority.
- Grading is anticipated to start 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

Ms. Gray presented a summary of the grading plans and approval processes along with a map showing the grading areas. A copy of which is included in the meeting file.

Mr. Banes stated that he would like to see a clause in the contract with the grading contractor selected that requires consideration of qualified, local contractors. All Authority members concurred with this suggestion.

Mr. Hughes reported that Rivian is hosting a vendor fair for certain categories of professionals including those in the commercial real estate, design, culinary, and trade contractor industries. The local chambers of commerce will assist with the event and those interested can sign up to attend through their websites. The industries listed are specific and the event is intended to reach those in these small subsets of businesses. The event is August 9th from 12pm to 5pm at the South Walton Community Center in Social Circle, Georgia.

7. Quarterly Report

Mr. Silvio presented the quarterly update for the second quarter of 2022. A copy of which is included in the meeting packet and now posted on the JDA's website. The main updates include the status of the Rivian project and the financial updates associated with the REBA grant award, distribution of \$3.4 million in tax revenues to the counties and school districts and collection of Meta's first PILOT payment.

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 20 minutes. The following comments were made:

1. Joellen Artz- Mrs. Artz thanked the Authority for three things: 1) the microphones- she is able to hear the meeting for the first time; and 2) Mr. Bob Hughes for clarifying who should attend the vendor fair on August 9th; and 3) Mr. Banes for suggesting that the grading contractor use local subcontractors.

2. Megan Linebaugh- Mrs. Linebaugh requested the names of those who gave approval of the PILOT program for Walton County. She also asked where she could access the application for individuals to apply for a PILOT program. Mr. Hughes questioned how many jobs she would bring. Mrs. Gray requested a copy of her email address so that she can email her the Revenue Sharing Agreement which includes the signatory names she requested.

3. Nicole Wassendorf- She questioned why Mrs. Gray stated that only three of the four Counties have the Stanton Springs Business Park zoning. Mrs. Gray responded that Jasper County does not have any land adjoining the park and therefore does not need the zoning ordinance. She stated that she has concerns about Rivian beyond the money and finances. She is concerned about fire, grading,

sediment, and environmental implications. She stated that she received a letter from the U.S. Army Corps of Engineers denying her request for a public hearing regarding the 404 permit. She asked that the JDA hold the public hearing. She agreed to email the letter to Mrs. Gray.

9. Board Comments-

Mr. Ainslie asked when Meta will receive a certificate of occupancy for its third building, thereby triggering additional PILOT payments. Mrs. Gray stated that she would contact the Newton County Planning Department to find out. Mr. Thompson reported that when he drove the site, it appeared that the third building was nearing completion.

Mr. Owens stated he agrees with Mr. Banes' earlier comment and would like to add to the contract for grading that the contractor should use qualified local contractors. Mr. Thompson, Mr. Banes and Mr. Silvio all concurred with this request. Ms. Gray stated that the agreements with Rivian were already executed but that the grading contract has not yet been awarded.

10. Executive Session – Land acquisition, Litigation

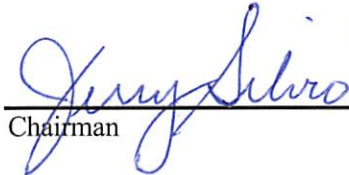
On a motion duly made by Mr. Marcello Banes, seconded by Mr. Mike Owens and unanimously approved, the Authority moved into executive session to discuss land acquisition matters at 2:03 pm.

On a motion duly made by Mr. Marcello Banes, seconded by Mr. David Thompson and unanimously approved, the Authority moved out of Executive Session at 2:47 pm.

11. Adjourn

On a motion duly made by Mr. Steve Jordan, seconded by Mr. Marcello Banes, and unanimously approved, the meeting was adjourned at 2:48 pm.

Attest:


Chairman


Secretary

