

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

**August 23, 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 August 23, 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

Directors Absent:

None

Guests Present:

Andrea Gray, Attorney
David Dyer
Shane Short
Wayne Tamplin
Pat Malcom
Ben Sheidler
Lauren Hunter
Ralph Forbes
Kevin Smith

*members of the public and media 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.

Mr. Bob Hughes requested that an amendment be made to the Agenda to add "8a. First Amendment to Intergovernmental Agreement with the Georgia Department of Economic Development" and made a motion to do the same. The motion was seconded by Mr. Gerald Stunkel and unanimously approved.

2. Invocation

Mr. Andy Ainslie 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 July 26, 2022: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Andy Ainslie and unanimously approved, the Minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on July 26, 2022: On a motion duly made by Mr. Andy Ainslie, seconded by Mr. Bob Hughes and unanimously approved, the Minutes were approved as presented.

5. Committee Chairman Reports:

a. Park Management Committee

i. Takeda Update

Mr. Thompson reported that there were no new updates from Takeda.

ii. Meta

Mr. Thomson reported that Meta continues to progress with construction on its initial campus.

iii. Baymare Update

Mr. Thompson reported that vertical construction started on the Baymare site.

iv. Security Update

Mr. Thompson stated that the Park Management Committee communicated regarding securing the Rivian site and that he is requesting that the Authority allocate \$4,000 to cover the expense of posting signs and cameras at Stanton Springs North. Mr. Thompson made a motion to allocate \$4,000 for signs and cameras at Stanton Springs North, the motion was seconded by Mr. Mike Owens. Mr. Bob Hughes noted that the grading contractor should have its own security measurers and that the JDA should be prepared in the meantime. The Chairman called for a vote, and the motion was unanimously approved.

v. Fire/EMS/911 representatives

Mr. Thompson reported that no meetings have occurred in the last 30-days.

Mr. Silvio read aloud a letter that was sent to the Walton and Morgan County Sheriffs and the City of Social Circle police chief regarding security issues at the site.

vi. New Matters

None.

b. Marketing Committee

Mr. Ainslie reported that the committee has not met and there are no new reports. The Moore property is the only piece of property being marketed by the JDA.

c. Economic Development Committee

Mr. Ainslie reported that the committee had not met as the focus continues to be on Rivian. There is a lot of activity in the four counties.

d. Finance Committee

i. Financial Report

Mr. Steve Jordan noted that updated financials from the prior budget year are included in the packet and include the land acquisition disbursements through June 2022. The acquisitions from July are in the financials for approval this month and the August acquisitions will be in the financial report at the September meeting. Mr. Jordan provided a summary of the land transactions: The JDA owns all 44 parcels which comprise the Rivian Site. It purchased the first 665.17 acres in April 2021 for \$23,946,120 (\$36,000 per acre). Over the past three months (May 17- August 10th), it has closed on the purchase of 41 parcels (1,252.98 acres) using State grant funds. The total purchase price for these 41 parcels was \$66,621,297.00. The average purchase price for all land is approximately \$47,000/acre. The 44 parcels total 1,918 acres and the road right of ways total 24.529 acres. The land acquisition financials through July are in the meeting packet and no longer blacked out since we have closed the entire parcel assemblage. There were two closings in August that will be on the financial statements next month, and those include the purchase of 354.566 acres from William Verner, Thomas Verner, and Sara Tuell for \$35,846.10 per acre or \$12,709,810.00 total and the purchase of 39.984 acres from the Albert Felton Jenkins, Jr. Trust for \$70,000 per acre or \$2,798,880.00.

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

ii. Invoices

8 invoices were presented for payment including the following:

1. \$3,015.00 from Andrea P. Gray, LLC for legal services
2. \$2,000.00 from Allen Smith Consulting for grant administration services (July invoice)
3. \$2,200.00 from Allen Smith Consulting for grant administration services (August invoice)
4. \$55,064.94 from Thomas and Hutton for costs associated with the Rivian project (reimbursement will be sought through the REBA grant)
5. \$9,135.00 from Thomas and Hutton for survey associated with Rivian project (reimbursement will be sought through the REBA grant)
6. \$20,000 from Cornerstone for public relations services
7. \$29.96 from Snapping Shoals electric
8. \$68.28 from Snapping Shoals electric

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

6. Rivian Updates

Mrs. Gray gave the following update:

- Mr. Ralph Forbes will walk through the grading status.
- Land acquisition by the JDA is complete.

- The following roads were acquired and abandoned by GDOT and will be barricaded on 8/26
 - o Davis Academy Road from Darel Drive to Old Mill Road
 - o Lynch Road/Sewell Church Road to termination at I-20. South of I-20 was abandoned last year for Baymare project
 - o Retreat Lane
- Section 404 Permit continues to move through the USACE permitting process as planned. The JDA and State responded to 404 permit comments which are posted on JDA and State website
- Coordination with GDOT continues.

7. Stormwater Master Plan (Hydrology Study)

Mrs. Gray stated that as a requirement under the Economic Development Agreement, Rivian prepared a Stormwater Master Plan (Hydrology Study) and provided it to the JDA on August 15th. Walton County Planning Department reviewed the study and on August 18th notified the JDA that it found the report satisfactory and that it would review an updated report once detailed design is complete. Ms. Gray introduced Mr. Kevin Smith with Thomas & Hutton to provide a summary of the report. Mr. Smith stated that the report is based on an analysis of pre and post development conditions which conditions would be updated after detailed design is complete. The report focuses on management of water quantity through detention ponds. The current design shows eight ponds with five outfalls. The ponds and overall plan is designed to handle a 100-year flood which exceeds the requirements in both the Morgan and Walton County regulations. The results of the study show that the post project runoff flows are less than the pre project runoff flows. Mr. Hughes asked to confirm that the conditions post-construction will be better than they are now. Mr. Smith responded that the answer is yes with regarding to water quantities but that water quality would be evaluated more carefully once the final design is available to determine the best treatment methods. Mr. Silvio summarized that the identified existing runoff is the baseline of the study and that the designed drainage, ponds and stormwater systems will improve the runoff. Mr. David Thompson made a motion to accept the Stormwater Master Plan (Hydrology Study). Mr. Bob Hughes seconded the motion. Mr. Mike Owens asked whether the SWMP applies during construction. Mr. Smith responded that it did not. The E&S permit controls during construction. Mr. Silvio called for a vote. The motion was passed unanimously.

8. Grading

8a. First Amendment to Intergovernmental Agreement with the Georgia Department of Economic Development

Mrs. Gray presented an amendment to an IGA with GDED regarding costs associated with grading and mitigation credit purchases. Pursuant to the amendment, GDED acknowledges that the cost of grading and mitigation credits exceeds the budgeted amounts in the Economic Development Agreement and GDED agrees to ensure that the funds necessary to pay for the increases is available in the JDA's REBA grant account prior to said amounts coming due. The JDA also restated its agreement to pay \$3 million towards the mitigation credit purchase. On a motion duly made by Mr. David Thompson, seconded by Mr. Steve Jordan and unanimously approved, the First Amendment to Intergovernmental Agreement was approved.

8b. Award of Grading Bid

Mrs. Gray requested that Mr. Ralph Forbes with Thomas & Hutton present the grading bids and recommendations. Mr. Forbes stated that there were three responsive bidders who provided proposals on July 25, 2022 as follows: Brent Scarbrough at \$64,007,081.98, Morgan Corp at \$60,340,900.00, and

Plateau Excavation at \$47,851,445.00. A scoring committee including Rivian, JDA and State representatives reviewed the proposals and met to rank the proposals based on price, skills, schedule, capacity, etc. The scorecard is in the meeting packet. The highest scorer and recommended bidder is Plateau. Plateau has significant experience with projects in Stanton Springs South as it completed the grading for Baxter (now Takeda) and the Morning Hornet projects. Mr. Forbes stated that he is confident in Plateau's record of performance. He stated that once the bid is awarded, the contract will need to be finalized and that the scope will include Rivian's requests to not burn on the site and to save several areas of trees. Mr. Bob Hughes made a motion to adopt the Resolution regarding the "Contract Award for 500-acre Pad Site for Rivian Project" which Resolution awards the bid to Plateau Excavation, Inc. Mr. Gerald Stunkel seconded the motion. Mr. Owens asked Mr. Forbes why there is such a big difference in the original grading estimates and the bids. Mr. Forbes responded with a number of reasons including: that the original estimate was put together in January and since that time we have a lot more information about the site as a result of due diligence studies, general inflation which is across all markets, increase in fuel prices, original cost didn't include chipping and tree save areas, additional structures have to be moved and additional fencing required to accommodate the tree save area and phased approach. Mr. Andy Ainslie questioned why there is such a big difference between the three bids. Mr. Forbes responded that Plateau has worked in Stanton Springs and has knowledge of the site conditions. Mr. Banes stated that the JDA would like Plateau to use local subs. Mr. Forbes stated that he already spoke about this at the pre-bid meeting and again to Plateau. Mr. Silvio suggested that a meet and greet with Plateau and local subs may be useful in making local connections. Mr. Forbes stated that he would ask Plateau for a list of the work they are going to sub out and provide it to the JDA. Mr. Silvio called for a vote on the pending motion. The motion was approved unanimously.

9. Easements requested- Morning Hornet, NCWSA, Takeda

Mrs. Gray presented a Resolution to approve easements granted to NCWSA over the Takeda property for purposes of due diligence in locating water lines. The JDA's consent is required because it has fee simple ownership of the Takeda property as a part of the bond structure. On a motion duly made by Mr. David Thompson, seconded by Mr. Marcello Banes and unanimously approved, the Resolution was approved.

10. 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 accused Mr. Silvio of giving her address to the Walton County Sheriff who visited her home. She claimed that the JDA gave her name and Tonya Bechtler's name to the Sheriff and that they were accused of trespassing and dumping and vandalizing. She asked whether the JDA filed a police report. She stated that she was very offended. Mr. Silvio responded that he did not give her name or any name to the Sheriff and that he did not even talk to the Walton County Sheriff. He referred back to the letter he read earlier in the meeting which is his only communication to the Sheriffs and which letter does not accuse any person or group in particular.

2. Matt Bray- Mr. Bray asked how the discharge runoff discussed with regard to the hydrology study would impact the water recharge areas. He expressed a desire for more information on absorption of water and noted that there are many wells in the area that are only 30-40 feet deep board wells. He has concerns about them going *dry*. He would also like more information on the spillage plan for after construction. He also noted concerns regarding fires at EV facilities and how water used to put out those fires becomes polluted. He asked how the water will be collected and treated. He asked what controls are in place to make sure that soils brought on to the site will not be contaminated.

3. Christina Wertz- She lives across Darel Drive from the project. She asked where the construction entrance will be. She heard rumors that it is on Lynch Road instead of Hwy 278. She is concerned regarding noise and traffic and trucks coming down Darel Drive. She is worried about the security of her home and her children.

11. Board Comments-

There were no board comments.

12. Executive Session – Land acquisition, Litigation

On a motion duly made by Mr. Bob Hughes, seconded by Mr. Gerald Stunkel and unanimously approved, the Authority moved into executive session to discuss land acquisition and litigation matters at 2:17 pm.

On a motion duly made by Mr. Steve Jordan, seconded by Mr. Gerald Stunkel and unanimously approved, the Authority moved out of Executive Session at 2:44 pm.

13. Adjourn

On a motion duly made by Mr. Steve Jordan, seconded by Mr. Mike Owens, and unanimously approved, the meeting was adjourned at 2:44 pm.

Attest:

Jerry Silver
Chairman

Paul [Signature]
Secretary

