

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

**October 24, 2023
1:00 P.M.**

**Regular Meeting
Newton County Water & Sewer Authority - Scott Emmons Water Reclamation Facility at
10902 Shire Parkway, Social Circle, GA 30025.**

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 October 24, 2023 at 1pm at the Newton County Water & Sewer Authority - Scott Emmons Water Reclamation Facility at 10902 Shire Parkway, Social Circle, GA 30025.

Directors Present:

Steve Jordan, Jasper County
Jerry Silvio, Newton County
Ben Riden, Morgan County
David Thompson, Walton County
Mike Owens, Walton County
Don Jernigan, Jasper County

Directors Absent:

Marcello Banes, Newton County
Bob Hughes, Morgan County

Guests Present:

Andrea Gray, Attorney
Serra Hall
Pat Malcom
Wayne Tamplin
Kevin Forbes
Ralph Forbes
Hanks Evans
Ben Sheidler

*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.

2. Invocation

Mr. Steve Jordan led the invocation and asked for special prayers for Shane Short.

3. Pledge of Allegiance

Mr. David Thompson led the pledge of allegiance.

4. Approval or Amendment to Agenda

No amendments were requested. On a motion duly made by Mr. David Thompson, seconded by Mr. Mike Owens and unanimously approved, the Agenda was approved as presented.

5. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on September 26, 2023: On a motion duly made by Mr. Steve Jordan, seconded by Mr. Ben Riden and unanimously approved, the Minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on September 26, 2023: On a motion duly made by Mr. David Thompson, seconded by Mr. Don Jernigan and unanimously approved, the Minutes were approved as presented.

6. Committee Chairman Reports:

a. Park Management Committee

Mrs. Gray presented a request from Morning Hornet for approval of a fence which request was included in the meeting packet. Morning Hornet is set to acquire 2.5 acres from Takeda for purposes of a utility installation and Takeda requested that Morning Hornet fence the 2.5 acres. The request included a survey depiction of the location of the fence and gate which will be on the north side of Shire Parkway east of Takeda's main entrance. It also included representative photographs and descriptions of the fence and gate which will be black chain link and black tube respectively. Mrs. Gray noted that the request met the design guidelines within the Declaration of Protective Covenants. Mr. Mike Owens stated on behalf of the Park Management Committee that he reviewed the request and recommends approval. On a motion duly made by Mr. Mike Owens, seconded by Mr. David Thompson and unanimously approved, the fence was approved as presented.

- i. Takeda Updates – No additional updates were reported.
- ii. Meta/Baymare/Morning Hornet Updates – No additional updates were reported.
- iii. Security – no new updates
- iv. New Matters- None

Mrs. Gray noted that the Property Owners Association for Stanton Springs will meet in November.

b. Marketing Committee

Mr. Thompson requested that Mrs. Hall report on a new program Rivian announced. Mrs. Hall reported that Rivian just announced an apprenticeship program through the technical college system where it will pay students for a 24-month training program where they will learn the skills necessary to work in the new Georgia plant. Part of the program is at the technical colleges and part will be at the Rivian plant in Normal, IL.

c. Economic Development Committee

Mr. Thompson reported that the weather has been great and projects are moving along as planned. He stated that there are no new updates from Walton County. Ms. Hall reported that Newton County just celebrated a ribbon cutting for another film studio which is the 9th largest in the U.S. and the 2nd largest in Georgia. Mr. Riden reported that in Morgan County, the Safari project is under construction and Phase I is expected to be open in 18 months. He also noted that a developer is seeking approvals to construct warehouses (no end user identified) near the truck stop on Hwy 83 and that he may try to annex into Madison. Mr. Jernigan reported that there are no updates for Jasper County at this time.

d. Finance Committee

i. Financial Report

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

ii. Invoices

11 regular invoices and a packet of legal invoices were presented for payment including the following:

1. \$7,590.00 to Andrea P. Gray, LLC for general legal services
2. \$10,000 to Cornerstone for public relations services
3. \$3,250 to Allen Smith Consulting for Rivian-related grant admin work
4. \$33,675.33 to Pellicano for project oversight services (reimbursable through grant)
5. \$62.47 to Snapping Shoals electric
6. \$29.96 to Snapping Shoals electric
7. \$28,800 to Treadwell Tamplin for accounting services (12 months)
8. \$32,575 to Thomas and Hutton for Rivian-related work (reimbursable through grant)
9. \$38,937.19 to Thomas and Hutton for Rivian-related work (reimbursable through grant)
10. \$7,429.00 to Thomas and Hutton for Rivian-related work (reimbursable through grant)
11. \$31,539.84 to Thomas and Hutton for Rivian-related work (reimbursable through grant)

Mr. Jordan also noted that the JDA was just reimbursed from the grant for approximately \$130,000 of engineering fees and the \$81,590.08 insurance premium.

On a motion duly made by Mr. David Thompson seconded by Mr. Ben Riden and unanimously approved, the invoices were approved as presented.

iii. Draft Audit

Ms. Pat Malcom presented the draft audit report. It is as clean opinion and requires JDA approval to finalize. Mr. David Thompson stated that he reviewed the report and it looks good. On a motion duly made by Mr. David Thompson, seconded by Mr. Ben Riden and unanimously approved, the draft audit report was approved.

7. Rivian Updates

a. Grading

i. Pay Request #13

Mr. Kevin Forbes presented Pay Request #13 in the amount of \$2,733,924.73 for Plateau and \$38,937.19 for Thomas and Hutton's soil testing work through Terracon. He noted that grading on the initial pad is over 99% complete and tracking with the percentage of budget spent to date. The lower pad is about 95% complete. No new change orders were requested. The Authority confirmed with Mrs. Gray that the pay request would be paid through the REBA grant. On a motion duly made by Mr. David Thompson, seconded by Mr. Mike Owens and unanimously approved, the pay request was approved for payment.

8. Quarterly Report for 3rd quarter of 2023

Mrs. Gray presented the quarterly report which was included in the meeting packet. The report includes key highlights on the progress of the Rivian project and a complete summary of the economic development agreement incentives and obligations as an attachment. A final copy of the report will be posted to the JDA's website. On a motion duly made by Mr. Mike Owens, seconded by Mr. David Thompson and unanimously approved, the draft quarterly report was approved.

9. Amendment to Cornerstone Contract

Mrs. Gray presented a letter agreement amendment to the engagement with Cornerstone. The amendment reduces the monthly fee from \$10,000 to \$5,000. The scope of services is the same and the contract is month to month. The reduction in the fee represents the anticipation that the frequency of services will be reduced as the JDA is nearing completion of grading and other obligations under the Economic Development Agreement.

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.

There were no public comments.

11. Executive Session – Land acquisition, Litigation

On a motion duly made by Mr. Steve Jordan seconded by Mr. Don Jernigan and unanimously approved, the Authority moved into executive session to discuss land acquisition and litigation matters at 1:33 pm.


On a motion duly made by Mr. Don Jernigan, seconded by Mr. Steve Jordan and unanimously approved, the Authority moved out of Executive Session at 1:59 pm.

11. Adjourn

On a motion duly made by Mr. Ben Riden, seconded by Mr. Don Jernigan, and unanimously approved, the meeting was adjourned at 2:00 pm.

Attest:


Chairman


Secretary

