

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

**February 28, 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 February 28, 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  
Gerald Stunkel, Jasper County  
Jerry Silvio, Newton County  
Ben Riden, Morgan County  
Bob Hughes, Morgan County  
Mike Owens, Walton County  
David Thompson, Walton County  
Marcello Banes, Newton County

Guests Present:

Andrea Gray, Attorney  
David Dyer  
Shane Short  
Serra Hall  
Wayne Tamplin  
Pat Malcom  
Ralph Forbes  
\*members of the public and media included on the  
sign-in sheet attached

Directors Absent:

None

1. Call to Order

Mr. Silvio called the meeting to order at 1:01 pm. He noted that this meeting is being recorded and requested that the public be patient as the JDA enacts this new procedure.

2. Invocation

Mr. Ben Riden led the invocation.

3. Pledge of Allegiance

Mr. Gerald Stunkel led the pledge of allegiance.

4. Approval or Amendment to Agenda

No amendments were requested. On a motion duly made by Mr. Ben Riden, seconded by Mr. Bob Hughes and unanimously approved, the Agenda was approved as presented.

## 5. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on January 24, 2023: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Gerald Stunkel and unanimously approved, the Minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on January 24, 2023: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Steve Jordan and unanimously approved, the Minutes were approved as presented.
- c. Regular Session Minutes from the Special Called Meeting on February 8, 2023: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Gerald Stunkel and unanimously approved, the Minutes were approved as presented.
- d. Executive Session Minutes from the Special Called Meeting on February 8, 2023: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Ben Riden and unanimously approved, the Minutes were approved as presented.

## 6. Committee Chairman Reports:

### a. Park Management Committee

- i. Takeda Update - Mr. Hughes reported that Takeda was planning an expansion where they would introduce a new product to their manufacturing facility. They ran into issues with FDA approvals of a new concept delivery device (bag) that will prevent them from expanding at this time although there is potential for expansion in the future. Until then, they will continue producing their current product.
- ii. Meta- Mr. Hughes reported that he, Morgan County Chairman Riden, Morgan County Commissioner Blake McCormack, and Director of Morgan County Planning and Development Chuck Jarrell, took a tour of the Meta facility with Katie Comer on 2/23/23. They met in building 5 which is operational under a temporary CO. Katie reported that in all likelihood, building 5 and possibly building 6 could receive full COs this year. She also stated that Meta has delivered over \$2.4 million to the four counties in money and services since 2021. This is in addition to the \$4 million in PILOT payments (\$2 mill paid in 2022 and a second \$2 mill to be paid in April 2023). Mr. Riden added that he appreciated the visit and noted that Ms. Comer reported that 84% of their employees come from the four counties and that they hire kids out of high school and train them. He added that Ms. Comer agreed to present this information and more to the Morgan County Board of Commissioners.
- iii. Security Update – No new updates reported.
- iv. Fire/EMS/911 – Mr. Hughes reported that NCWSA is progressing with the construction of the water tower and the water recycling facility to service Stanton Springs and Rivian through reclaimed and treated water from Takeda. The Park Management Committee reviewed plans for the water tower last year and gave approval to NCWSA to proceed based on the design used for its other towers. The tower will follow the “mushroom” design and store a minimum of 1 million gallons.
- v. New Matters – None.

### b. Marketing Committee

Mr. Thompson reported that the JDA is working with Cornerstone to update its messaging and that an updated “Answers to Frequently Asked Questions” is posted on its website.

c. Economic Development Committee

Mr. Thompson asked each county representative to provide an update. Mr. Short reported that there is nothing new to report in Walton County since the last JDA meeting. Ms. Hall reported that Archer Avionics will be breaking ground in March and that the next local job fair will be in Walton. Mr. Hughes reported that there are no new updates but that a local land broker relayed that three residential developers inquired about one of their remaining large industrial tracts. Mr. Dyer reported that a bond was validated for Profile Products this month through Judge Bradley and that he has a good lead on a new agri-business which would bring 500 jobs. He also noted that he continues to work with the local schools to incorporate education on the skills needed to fill the jobs created.

d. Finance Committee

i. Financial Report

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

ii. Invoices

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

1. \$62.23 from Snapping Shoals electric
2. \$29.96 from Snapping Shoals electric
3. \$10,000.00 from Cornerstone for public relations services
4. \$1,000 from Allen Smith Consulting for grant administration services- Rivian
5. \$180.00 from Allen Smith Consulting for grant administration services for Takeda grant
6. \$1,350.00 from Allen Smith Consulting for grant administration services- Rivian
7. \$700.00 from Allen Smith Consulting for grant administration services- Rivian
8. Legal Fees
  - o \$18,075.00 from Andrea P. Gray for general legal services and Rivian-related litigation
  - o \$57,182.92 for Smith, Gambrell and Russell for Rivian-related legal services and litigation
  - o \$122,655.91 from Holland and Knight for Rivian-related legal services and litigation
9. \$18,408.44 from Thomas and Hutton for Rivian-related work (reimbursable through REBA grant)
10. \$111,260.98 from Thomas & Hutton for Rivian-related work (reimbursable through REBA grant)

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

Mr. Jordan stated that he needed to transfer funds to continue to cover expenses. He requested to transfer \$100,000 from the Capital Money Market Account at the Bank of Madison to the Capital Checking Account at the Bank of Madison. Mr. David Thompson made a motion to authorize the same which was seconded by Mr. Mike Owens and unanimously approved. The board questioned what the interest rate is on the money market account. Mr Jordan stated it was 3% (note that following the meeting he confirmed that it is 1.75% which he conveyed to the board).

## 7. Takeda – GDOT option for Right of Way

Ms. Gray reported that the resolution and Option for Right of Way Agreement were in the JDA meeting packet. The JDA is asked to approve this agreement as a passthrough because it owns the land. GDOT is making improvements on Hwy 278 and needs to acquire 0.465 acres in fee, 1,406,189 square feet of easement and 878.083 linear feet of access rights on the Takeda site. The purchase price is \$44,100.00 which, under the JDA's lease agreement with Takeda, will go to Takeda. A motion was made by Mr. Thompson and seconded by Mr. Hughes. Mr. Riden asked for clarification on the location which was provided. Mr. Silvio called for a vote. The Resolution and Option for Right of Way Agreement were unanimously approved.

## 8. Rivian Updates

Mr. Ralph Forbes presented on the status of the project, the pay request and the change order.

### a. Grading- Pay Request #5, Change Order #4

Mr. Forbes presented pay request #5 which includes \$2,739,232.19 for work performed by Plateau Excavation and \$27,800.91 for construction management services performed by Thomas & Hutton and Terracon. He also presented change order #4 for \$950,798.22 which reflects the additional costs for equipment downtime due to the automatic stay on work within the stream buffers due to the pending stream buffer variance appeal. Mr. Forbes also reported that the underground storage tanks were removed with EPD's authorization from the Verner farms and that there were more tanks than initially thought. Pay request #5 will be paid directly from REBA grant funds. On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes and unanimously approved, pay request #5 was approved for payment. Mr. Bob Hughes made a motion to approve change order #4 which was seconded by Mr. Ben Riden and unanimously approved. Mr. Riden asked whether we are still within the initially bid budget. Mr. Forbes stated that we were, but the gap is closing quickly as change order #4 only reflects the costs for one month.

### b. GDOT matters

Ms. Hall reported that GDOT has started staging equipment to start work in the next couple of weeks on Hwy 278 and the frontage road. CW Mathews is the selected contractor. She stated that GDOT would come to the next JDA meeting to provide an update.

## 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.

1. Chas Moore- Mr. Moore stated that there is a light bubble problem that he thinks the JDA should be able to control. He also stated that there was confusion regarding the Facebook PILOT payments at the last

meeting. He questioned why the \$4 million in payments should be earning interest in the JDA's accounts rather than being distributed. GDOT is paying for the road. Are legal fees going to continue? He stated that the PILOT payments should go out now.

2. Joellen Artz- She asked whether the Rivian update was published on the website. She stated that the litigation causing the delays in work are not a part of the No to Rivian group. Their lawsuit is not causing the delay. She addressed Mr. Thompson and stated that the East Atlanta Megasite maps only showed the megasite in Walton County and that it was not in Morgan County.

3. Matt Bray- Mr. Bray stated that he is concerned about the prior change order because the tree safety fencing for \$11,000 should have been in the original drawings. He also made a public apology for video recording the prior JDA meeting at an inappropriate angle.

4. James Evans- Mr. Evans lives on Darel Drive. He requested more information on the new road recently cut from Hwy 278 to the construction site. What is it going to be used for?

5. Christina Wertz- Ms. Wertz lives on Darel Drive. She wanted to respond to Mr. Thompson's comment at the prior meeting. She is upset because she smells diesel fuel. She stated that the residents should not have been left next to the industrial site. She stated that the JDA is telling the media we are activists but they are not protesting or stopping bulldozers.

#### 10. Board Comments-

Mr. Riden asked about the new road coming off Hwy 278. He noted that traffic at E Hightower and 278 is bad. It was clarified that the new road is a construction entrance designed to route truck traffic away from Hwy 278/Davis Academy to further protect Darel Drive.

No other board members made a comment.

#### 11. Executive Session – Land acquisition, Litigation

On a motion duly made by Mr. Gerald Stunkel seconded by Mr. Bob Hughes and unanimously approved, the Authority moved into executive session to discuss land acquisition and litigation matters at 1:47 pm.

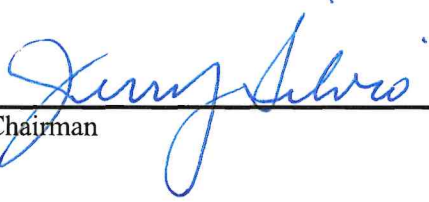
On a motion duly made by Mr. David Thompson, seconded by Mr. Gerald Stunkel and unanimously approved, the Authority moved out of Executive Session at 3:08 pm.

#### 12. Adjourn

On a motion duly made by Mr. David Thompson, seconded by Mr. Steve Jordan, and unanimously approved, the meeting was adjourned at 3:09 pm.

*[signatures on following page]*

Attest:

  
Chairman

  
Secretary

