

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

**June 27, 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 June 27, 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  
Marcello Banes, Newton County  
Bob Hughes, Morgan County  
Ben Riden, Morgan County  
David Thompson, Walton County  
Mike Owens, Walton County

Directors Absent:

Gerald Stunkel, Jasper County

Guests Present:

Andrea Gray, Attorney  
David Dyer  
Serra Hall  
Shane Short  
Pat Malcom  
Kevin Forbes  
Ralph Forbes

\*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. Marcello Banes led the invocation.

3. Pledge of Allegiance

Mr. Ben Riden led the pledge of allegiance.

4. Approval or Amendment to Agenda

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

5. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on May 23, 2023: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Steve Jordan and unanimously approved, the Minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on May 23, 2023: On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes and unanimously approved, the Minutes were approved as presented.

6. Committee Chairman Reports:

a. Park Management Committee

- i. Takeda Updates – Mr. Hughes reached out to Takeda regarding the speed humps on Shire Parkway. The speed humps were installed temporarily to accommodate trainings Takeda had at the training center in February and were originally contemplated to be removed in March. Mr. Hughes stated that he would like to talk to Takeda about their plans and report back to the JDA. Ms. Hall is also coordinating with Newton County.
- ii. Meta/Baymare/Morning Hornet Updates- Mr. Hughes reported that construction continues on both sites.
- iii. Security- no updates to report
- iv. New Matters- None

b. Marketing Committee

Mr. Thompson stated that there is nothing new to report this month but that there should be more to report next month as the committee works with Cornerstone.

c. Economic Development Committee

Mr. Thompson stated that the Stanton Springs activity continues with construction which is evident as you drive through the park. Meta is close to completing phase I and is working on phase II. The economic development representatives from Newton, Walton and Morgan County had no new updates to share. Mr. David Dyer introduced on behalf of Jasper County its new CPA coordinator, Tony Rogers.

d. Finance Committee

i. Financial Report

Mr. Steve Jordan provided the financial report for May and reviewed the current account balances and monthly expenditures that were included in the meeting packet along with the May financials. He noted that the June financials will be reduced by \$3 million because of the payment made from the JDA's account for grading which not reimbursable from the REBA grant.

ii. Invoices

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

1. \$10,000.00 from Cornerstone for public relations services
2. \$7,215.00 from Andrea P. Gray, LLC for general legal services

3. \$2,500.00 Allen Smith Consulting – grant admin services
4. \$64,494.65 from Thomas and Hutton for Rivian-related work (reimbursable through grant)
5. \$39,757.19 from Thomas and Hutton for Rivian-related work (part of grading draw paid by grant)
6. \$805.80 from Thomas and Hutton for Rivian-related survey work (reimbursable through grant)
7. \$64.08 from Snapping Shoals electric
8. \$29.96 from Snapping Shoals electric
9. Legal fees for litigation
  - o \$45,764.60 to Holland and Knight
  - o \$3,750.00 to Andrea P. Gray, LLC

On a motion duly made by Mr. David Thompson seconded by Mr. Mike Owens and unanimously approved, the invoices were approved for payment. Mr. Riden asked for clarification regarding which expenses would be reimbursed through the grant. Ms. Gray responded that only the Thomas & Hutton invoices would be paid through the grant.

Mr. Jordan requested authorization to transfer an additional \$500,000 to the capital project money market to capital project checking account. Mr. Thompson made a motion to approve the same, Mr. Hughes seconded the motion and it was unanimously approved.

### iii. Annual Audit

Mr. Jordan stated that the letter of engagement is in the packet. Ms. Pat Malcom stated that the letter is from the same firm we have previously used. Mr. Hughes made a motion to move forward with the proposal. Mr. Riden seconded the motion. Mr. Riden asked how much the audit costs. Ms. Malcom stated the proposal is for \$15,000. Mr. Silvio called for a vote. The motion passed unanimously.

## 7. Insurance

Ms. Gray reported that the JDA's annual insurance period runs through June 30<sup>th</sup> and it is time to renew. The JDA has held insurance through ACCG for the last 4 or so years. ACCG reached out to Ms. Gray regarding the renewal proposal which is included in the meeting packet. Due to the current litigation, the proposal is significantly different than the current coverage. The new premium cost is \$10,161 versus \$6,002 last year. The new deductible is \$25,000 versus \$1,000 last year. There is also now a cap on attorney's fees at \$50,000 per matter and \$100,000 aggregate. ACCG offered to help the JDA shop for a commercial policy. Mr. Thompson stated that trying to obtain a commercial policy is not likely to be successful given the litigation. Mr. Hughes stated that we would have to get an extension of the ACCG policy to be able to shop for new policies. Mr. Thompson made a motion to proceed with the ACCG policy renewal. The motion was seconded by Mr. Owens. Mr. Riden noted that he would normally recommend bidding it out, but given the current litigation, he agrees with renewing with ACCG. Mr. Silvio called for a vote and the motion passed unanimously.

## 8. Rivian Updates

### a. Grading

- i. Status Update
- ii. Grading- Pay Request #9

Mr. Kevin Forbes presented Pay Request #9 which includes \$6,543,754.82 for Plateau's work and \$39,757.19 for Thomas and Hutton's work in overseeing Terracon's testing. He stated that grading is approximately 70% complete. Mr. Owens asked whether we are also on budget. Mr. Forbes responded in the affirmative. Mr. Banes asked for confirmation that the funds used to pay for the request come from the state. Ms. Gray confirmed.

On a motion duly made by Mr. David Thompson seconded by Mr. Bob Hughes and unanimously approved, Pay Request #9 was approved.

## 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. Christina Wertz- Ms. Wertz thanked the JDA for erecting "no trespassing" signs but they still see tractor trailers on Darel Drive. There is a need for a fire station as Rivian gets built. It is an absolute necessity to address inevitable fires. There have been fires at its Normal, IL plant and a recent fire at a battery plant somewhere else (unrelated to Rivian). Her brother-in-law is a fire chief in Henry County and told her that the company should have its own onsite fire department. She stated that this is not the case here where Morgan County has a volunteer fire department and two other counties provide service.

2. Nicole Wassendorf – Ms. Wassendorf stated that last year Mr. Thompson reported about how he and Mr. Banes would meet about the fire situation. It has not been on the Agenda. Has there been any more discussion? Is there a plan we don't know about?

3. Johanna Tate – Ms. Tate requested that the JDA place its meeting dates in the Morgan County Citizen government meeting calendar so that it is easily accessible to the public.

4. Joellen Artz – Ms. Artz stated that the JDA's bylaws say that its meetings are at 6pm but we meet at 1pm. Why don't we meet at 6pm so that more people could come to the meetings?

Ms. Gray noted that we skipped over Agenda item 8a. Mr. Hughes stated that he understands that it is not ready for JDA review. Mr. Hughes made a motion to table the agreement. Mr. Owens seconded the motion and it was unanimously approved.

## 10. Board Comments-

Mr. Riden asked about the fire station. Is it going to be provided by Walton or Newton? Mr. Banes commented "what about Morgan"? Mr. Riden stated that it was Morgan's understanding that it would be Walton or Newton. Mr. Thompson said that the project isn't far along enough yet as the site is still being graded and a final decision on fire service has not been made.

11. Executive Session – Land acquisition, Litigation

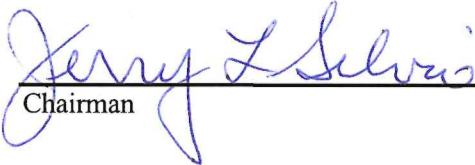
On a motion duly made by Mr. Bob Hughes seconded by Mr. Ben Riden and unanimously approved, the Authority moved into executive session to discuss land acquisition and litigation matters at 1:34 pm.

On a motion duly made by Mr. David Thompson, seconded by Mr. Mike Owens and unanimously approved, the Authority moved out of Executive Session at 2:23 pm.

12. Adjourn

On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes, and unanimously approved, the meeting was adjourned at 2:24 pm.

Attest:

  
Chairman

  
Secretary

