

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

**January 23, 2024
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 January 23, 2024 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
Mike Owens, Walton County
Don Jernigan, Jasper County
Bob Hughes, Morgan County
Marcello Banes, Newton County
David Thompson, Walton County

Directors Absent:

None

Guests Present:

Andrea Gray, Attorney
Pat Malcom
Wayne Tamplin
Kevin Forbes
Ralph Forbes
Hank Evans
Rose Baker
Serra Hall
Shane Short
David Dyer
Gabe Khouli, Takeda
Cyril Buckley, Takeda
Alice Queen

*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.

3. Pledge of Allegiance

Mr. Mike Owens led the pledge of allegiance.

4. Approval or Amendment to Agenda

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

5. Election of Officers and Committee Appointments

Mr. Marcello Banes made a motion to re-appoint the current slate of officers to include Jerry Silvio as Chairman, David Thompson as Vice Chairman, Steve Jordan as Treasurer and Bob Hughes as Secretary. The motion was seconded by Mr. Bob Hughes and unanimously approved.

Mr. David Thompson made a motion to re-appoint Mr. Mike Owens and Mr. Ben Riden to the Finance Committee. The motion was seconded by Mr. Bob Hughes and unanimously approved.

Mr. Steve Jordan made a motion to appoint Mr. Don Jernigan and re-appoint Mr. Mike Owens to the Park Management Committee. The motion was seconded by Mr. Bob Hughes and unanimously approved.

6. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on December 18, 2023: On a motion duly made by Mr. Bob Hughes, seconded by Mr. Ben Riden and approved by seven of eight directors, the Minutes were approved as presented. Mr. David Thompson abstained from the vote because he did not attend the December meeting due to illness.
- b. Executive Session Minutes from the Regular Meeting on December 18, 2023: On a motion duly made by Mr. Marcello Banes, seconded by Mr. Don Jernigan and approved by seven of eight directors, the Minutes were approved as presented. Mr. David Thompson abstained from the vote because he did not attend the December meeting due to illness.

7. Committee Chairman Reports:

a. Park Management Committee

Mr. Hughes reported that five crepe myrtles replaced the evergreens which were removed from the Shire Parkway median. He stated that Takeda provided a letter to him which was included in the meeting packet with three requests for the JDA's consideration as follows: 1) make the speed humps on Shire Parkway permanent; 2) rename Shire Parkway to Takeda Parkway, and 3) consider approval of signage on I-20 for Takeda. Mr. Hughes remarked that Takeda was informed that the speed humps and road name are in the purview of Newton County. The signate on I-20 would need to be approved by Walton or Newton (depending on the location) and the Stanton Springs Business Park Property Owners Association. Cyril Buckley and Gabe Khouli with Takeda were available to answer questions. Mr. Hughes made a motion for the JDA to acknowledge Takeda's requests and to advise Takeda to seek approvals from the appropriate bodies. The motion was seconded by Mr. Steve Jordan and unanimously approved.

b. Marketing Committee

Mr. Thompson reported that the committee has not met and there are no new updates.

c. Economic Development Committee

Mr. Thompson noted that construction is ongoing at the Meta projects and that Walton County remedied an issue with a culvert on Darel Drive. Mr. David Dyer reported that Jasper County's focus during the first quarter is on the labor pool and that they continue to work closely with the school systems. Mr. Hughes reported that there is a zoning moratorium in Madison due to a large distribution center project. He also noted that commercial activity is steady in Morgan County. Mr. Short reported that in Walton County there are a few smaller projects looking at the Piedmont Industrial Park. Ms. Hall reported that Newton County is focusing on partnerships with schools including an expansion of the technical college and the Be Proud Bus initiative to inform students on career opportunities at the companies in the area.

d. Finance Committee

i. Financial Report

Mr. Steve Jordan reported that the Finance Committee met prior to this meeting to discuss updates to the budget in light of new obligations related to the Rivian project and PILOTS received. He anticipates presenting a budget for approval at the February meeting. Mr. Jordan provided the financial report for December and reviewed the current account balances and monthly expenditures that were included in the meeting packet along with the December financials.

ii. Invoices

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

1. Andrea P. Gray, LLC for general representation legal services - \$9,060.00
2. Legal Fee Packet: \$23,715.00 to SGR and \$9,555.00 (includes general legal stated above) to APG
3. Cornerstone - \$5,000
4. Pellicano - \$30,899.93 – construction oversight services – reimbursable through REBA Grant
5. Snapping Shoals - \$67.35
6. Snapping Shoals- \$37.48
7. Stanton Springs Property Owners Association Dues - \$106.70
8. Allen Smith Consulting – REBA grant 1 - \$2,500
9. Thomas and Hutton invoices
 - a. \$25,849.15– for Rivian-related construction management for Pad 1 – reimbursable through grant
 - b. \$29,907.50 – For Rivian-related construction management for Pad 2 – reimbursable through grant
 - c. \$44,416.44 – For Rivian-related construction testing- reimbursable through grant
 - d. \$966.96 – For Rivian-related survey work – reimbursable through grant
 - e. \$3,866.94 – for Rivian-related testing work by Terracon – reimbursable through grant

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

iii. Budget

Mr. Steve Jordan reported that the Finance Committee met prior to the December meeting for two hours and prior to this meeting to discuss updates to the budget in light of the closing with Rivian. The committee hopes to make a recommendation next month. The two biggest unknowns are litigation expenses and the cost to maintain the new parkway.

8. Rivian Updates

a. Grading Update

Mr. Kevin Forbes presented pay applications 15 and 16 along with change order 11. Pay application 15 for \$321,510.50 closes out the final work and pay application 16 for \$5,636,853.92 releases the final retainage under the contract. Change Order 11 results in a credit to the JDA of \$2,529,556.81. The mass grading is complete. The grading was paid for using the REBA grant. On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes and unanimously approved, pay applications 15 and 16 along with change order 11 were approved.

9. Quarterly Report for 2023 Q4

Ms. Gray presented the quarterly report for the fourth quarter of 2023 which was included in the meeting packet. On a motion duly made by Mr. Mike Owens, seconded by Mr. Bob Hughes and unanimously approved, the quarterly report was approved as presented. A copy of the report will be posted on the JDA's website.

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.

Three public comments were made:

Ms. Joahna Tate remarked that she does not like speed bumps and would prefer pedestrian crossing lights or a bridge. She also remarked that the counties should receive their share of PILOT payments.

Mr. James Evans remarked that he is uncertain about the location of the construction entrance for Rivian as he saw a sign for Clayco at the Hwy 278 entrance. He asked for an updated site plan and meeting with Rivian to better understand what is happening on the 300 acres near his property.

Mr. Mills, the transit project manager for public transportation with GDOT, stated that he wanted to introduce himself and that a transportation study in the area is underway.

11. Executive Session – Land acquisition, Litigation

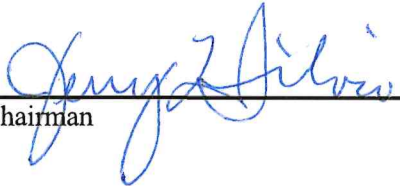
On a motion duly made by Mr. Mike Owens seconded by Mr. Bob Hughes and unanimously approved, the Authority moved into executive session to discuss land acquisition and litigation matters at 1:51 pm.


On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes and unanimously approved, the Authority moved out of Executive Session at 2:51 pm.

12. Adjourn

On a motion duly made by Mr. Bob Hughes, seconded by Mr. Ben Riden, and unanimously approved, the meeting was adjourned at 2:51 pm.

Attest:


Chairman


Secretary

