

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

**February 27, 2024  
1:00 P.M.**

**Regular Meeting  
Walton County Historic Courthouse  
100 N Broad Street, Monroe, GA 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 February 27, 2024 at 1pm at the Walton County Historic Courthouse, 100 N Broad Street, Monroe GA 30655.

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  
Kevin Forbes  
Hank Evans  
Rose Baker  
Serra Hall  
Shane Short  
David Dyer  
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. 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 January 23, 2024: On a motion duly made by Mr. Marcello Banes, seconded by Mr. Don Jernigan and unanimously approved, the minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on January 23, 2024: On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes and unanimously approved, the minutes were approved as presented.

7. Committee Chairman Reports:

a. Park Management Committee

Mr. Hughes reported that there are no new updates for Takeda or Meta beyond what was reported last month. He provided an update on Rivian which continues to work on enhancing BMPs, excavating the stamping building area, and plans to start construction activities in the coming weeks. Rivian plans to unveil its new SUV model, the RS2 on March 7<sup>th</sup>.

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 activity in Stanton Springs is robust. Newton County, Walton County and Morgan County had no new updates to share. Mr. Don Jernigan reported on behalf of Jasper County that the new Sheriff's building is in progress.

d. Finance Committee

i. Financial Report

Mr. 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

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

1. Legal Fee Packet: \$9,307.28 to SGR and \$12,270.00 to APG (includes general rep fees invoice below and a zoning litigation invoice)
2. Andrea P. Gray, LLC for general representation legal services - \$10,755.00
3. Snapping Shoals - \$66.49
4. Snapping Shoals- \$37.45

5. Allen Smith Consulting – REBA grant 1 - \$500
6. Allen Smith Consulting – REBA grant 2- \$450
7. Thomas and Hutton invoices
  - i. \$20,175.00– for Rivian-related construction management for Pad 1 – reimbursable through grant
  - ii. \$3,787.00 – For Rivian-related construction testing- reimbursable through grant
  - iii. \$13,654.81 – for Rivian-related testing work by Terracon – reimbursable through grant
  - iv. \$1,117.50 – For Rivian-related survey work – reimbursable through grant
8. Cornerstone - \$5,000
9. Walton County - \$4,916.23 for signage on Rivian site

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. Thompson requested that the income and expenses generated in Stanton Springs South and Stanton Springs North, including bond fees, be accounted for separately because there are different distribution percentages for each and Stanton Springs South has been funding Stanton Springs North activities (legal fees, grading, etc). He asked that this breakdown be reported quarterly.

Mr. Steve Jordan reported that the Finance Committee met three times (December, January and prior to this meeting) to discuss updates to the budget in light of the closing with Rivian. A copy of the most recent budget amendment was distributed by hard copy.

Mr. Jordan recommended approval of the presented budget and asked Ms. Gray to recount the Finance Committee’s recommendation which she did as follows: The Finance Committee’s recommendation is to adopt the Amended Budget for this fiscal year with the following amendments: 1) revise the parkway expenses from \$300,000 to \$25,000 to recognize we are halfway through this budget year; 2) include a \$2 million PILOT distribution to the Counties and School Districts, and 3) apply the Stanton Springs South percentages to distribute the \$2 mill PILOTs (10% to Jasper, 15% to Morgan, 37.5% to Walton and Newton each). Mr. Thompson made a motion to approve the budget amendment subject to the three terms stated. The motion was seconded by Mr. Bob Hughes. Mr. Riden questioned when it would be distributed. Mr. Jordan answered that it will be in March. The motion was unanimously approved.

Mr. Jordan stated that the \$2 million distribution will come out of the capital money market account in part and the capital project checking account in part.

Mr. Jordan noted that the Rivian PILOT payment of \$1.5 million will be received by March 1<sup>st</sup> and the \$3 million in PILOTs due for Meta will be received in April. He also noted that the Finance Committee will meet again in March to work on the budget for next year (July 1, 2024 to June 30, 2025) which has to be submitted to the Counties by May 1<sup>st</sup>.

7. Resolution regarding Right of Entry for Georgia Transmission Corporation over Morning Hornet Site

Ms. Gray presented the resolution which was including in the packet. Morning Hornet is working with GTC to add transmission lines south of I-20. As a formality because the JDA has fee simple title to the property which is leased by Morning Hornet, the JDA must consent to the transfer of land rights. On a motion duly made by Mr. David Thompson, seconded by Mr. Marcello Banes and unanimously approved, the Resolution was approved as presented.

#### 8. 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.

Six public comments were made. These comments do not represent the sentiments or opinions of the JDA and the JDA makes no representations as to the factual accuracy thereof :

Mr. Chas Moore commented that he appreciates the PILOT distribution. He stated that he has concerns regarding well degradation on multiple properties, flooding issues on Old Mill Road relating to GDOT work, and Sunday work by Rivian.

Ms. Joellen Artz stated that the five Plaintiffs in the Morgan County zoning lawsuit are brave and not getting a fair shake in having their claims heard. She accused attorneys involved in the lawsuit of lying. She stated that staff reports were released and a meeting was held in the zoning applications and that Ms. Zickert stated otherwise in the November 2023 hearing. She also accused Mr. Peeler of having a tremendous imagination. She asked to extend her time by two minutes ceded by another attendee. Mr. Silvio requested an opinion from legal counsel. Mrs. Gray stated that the public comment rules stated at the outset of the agenda item do not contemplate ceding time. Mr. Silvio requested Ms. Artz step down from the podium which she did under protest.

Ms. Megan Limbaugh of Monroe asked the following questions: Who was responsible for conducting a financial analysis of the project before entering into an agreement? What is the backup plan if Rivian becomes insolvent?

Ms. Pam Jones stated concerns over Rivian's finances and stock price. She expressed concern regarding Morgan County's 15% share of tax revenues. She stated that the original 665 acres acquired by the JDA was expanded to 2,000 acres over a groundwater recharge area in Morgan County. She stated that in a Walton County Dev Authority meeting Mr. David Thompson commented that development should not occur on aquifers but every inch of soil in north Georgia is a groundwater recharge area and that including it in the policy could cause problems down the road.

Ms. Nicole Wassendorf expressed disagreement with the JDA/State pursuing attorney's fees against the plaintiffs and stated that she believes that filing the lawsuit was their only option to have their concerns heard. She stated that the property should have been rezoned rather than taken over by the State. She questioned why \$1.5 mill has been spent in legal fees if the litigation is frivolous.

Diane Daniel stated that she moved to a rural area to avoid city life and that the JDA is not elected, 7,500 jobs is too many for the area, she doesn't want industrial development, she is upset with the Stanton Springs South development and she feels disregarded.

9. Executive Session – Land acquisition, Litigation

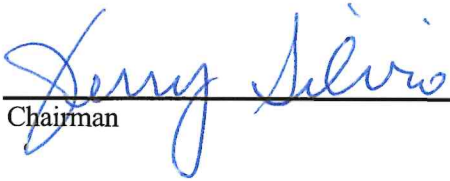
On a motion duly made by Mr. Mike Owens seconded by Mr. Marcello Banes and unanimously approved, the Authority moved into executive session to discuss land acquisition and litigation matters at 1:46 pm.

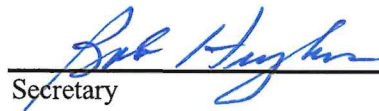
On a motion duly made by Mr. Bob Hughes, seconded by Mr. Marcello Banes and unanimously approved, the Authority moved out of Executive Session at 2:21 pm.

10. Adjourn

On a motion duly made by Mr. Bob Hughes, seconded by Mr. Ben Riden, and unanimously approved, the meeting was adjourned at 2:22 pm.

Attest:

  
Chairman

  
Secretary

