

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

**May 28, 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 May 28, 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
Don Jernigan, Jasper County
Bob Hughes, Morgan County
Marcello Banes, Newton County
David Thompson, Walton County

Directors Absent:

Mike Owens, Walton County

Guests Present:

Andrea Gray, Attorney
Pat Malcom
Wayne Tamplin
Hank Evans
Rose Baker
Serra Hall
Shane Short
David Dyer
Rose Baker
Ben Sheidler

*other 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. Don Jernigan led the pledge of allegiance.

4. Approval or Amendment to Agenda

Ms. Gray requested that Executive Session be moved to item six (6) on the agenda. On a motion duly made by Mr. Bob Hughes, seconded by Mr. Don Jernigan and unanimously approved, the agenda was amended to move Executive Session to item 6 and amend items 6 through 8 to be 7 through 9.

5. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on April 23, 2024: 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 April 23, 2024: On a motion duly made by Mr. Marcello Banes, seconded by Mr. Bob Hughes and unanimously approved, the minutes were approved as presented.

6. Executive Session

On a motion duly made by Mr. Bob Hughes, seconded by Mr. Don Jernigan and unanimously approved, the Authority moved in to executive session to discuss land acquisition and litigation matters at 1:04 pm.

On a motion duly made by Mr. Bob Hughes, seconded by Mr. Ben Riden and unanimously approved, the Authority moved out of executive session at 1:28 pm.

On a motion duly made by Mr. Steve Jordan, seconded by Mr. Bob Hughes and unanimously approved, the Authority moved back in to regular session at 1:28 pm.

7. Committee Chairman Reports:

- a. Park Management Committee

No new updates were reported for Takeda.

Mr. Hughes reported that Meta awarded 10 Community Action Grants to non-profit and school/government entities in the four counties including: Camp Twin Lakes, Jasper County School System, Morgan County, Newton College and Career Academy, Newton County Schools, Social Circle Elementary School, Team Up Mentoring, Walnut Grove Elementary School, Walton County School District, and Youth Middle School.

Ms. Gray presented an agreement between the JDA and Rivian for Rivian to reimburse the JDA's ongoing engineering expenses associated with monitoring ongoing maintenance and permit compliance on the project site. On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes and unanimously approved, the Reimbursement Agreement was approved.

Ms. Gray presented the Intergovernmental Contract regarding the Frontage Road for Stanton Springs North. It is an agreement between the JDA, Social Circle and Morgan County for designation of the Frontage Road as a public road, for the JDA's maintenance of the frontage road, and for conveyance of Sewell Road. Social Circle approved it at its meeting last week. The frontage road is approximately 2.9 miles long with 1.3798 miles in Social Circle and the balance in Morgan County. Sewell Road is fully in Morgan County and intersects the frontage road, crosses I-20, and provides access to the Meta site south of I-20. Under the Agreement, the JDA will own and maintain the frontage road and take ownership of Sewell Road from

Morgan County. It will be responsible for all maintenance and electrical costs. Morgan County will deem the frontage road a public road and convey Sewell Road to the JDA. It will also provide emergency services to the level it provides on any other public road in its county. Social Circle will deem the frontage road a public road and also provide emergency services to the level it provides on any other public road in its jurisdiction. If Morgan County or Social Circle provide any maintenance services, the JDA will reimburse them for the same. The County and City agree to accept the road as built and to grandfather the existing curb cuts and utilities. Mr. Banes asked Ms. Gray to confirm that Newton County does not get any reimbursement for maintaining Shire Parkway. Ms. Gray confirmed that this is correct. Mr. Hughes noted that the difference between the north and south parkways is that there is a property owners association that covers portions of maintaining Shire Parkway and the cost of electricity. Mr. Thompson requested clarification on the deadline. Mrs. Gray stated that the Infrastructure Agreement the JDA entered into with Meta in 2021 (amended in 2023) requires that the frontage road be complete by June 30, 2024 and that Meta have access to the same. To complete the road, a small portion of Sewell Road must be paved to provide a connection to the frontage road. In order for the paving to occur, the JDA must have ownership of Sewell Road. Mr. Thompson stated that we have an estimate on the paving. He made a motion to contract to pave the portion of Sewell Road in an amount not to exceed \$45,000 contingent on Morgan County approving the IGA. The motion was seconded by Mr. Bob Hughes and approved by a vote of 6 to 1 with Mr. Marcello Banes voting against.

On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes and unanimously approved, the Authority approved the Intergovernmental Agreement regarding the Frontage Road for Stanton Springs North.

Naming of Frontage Road: Mr. Hughes presented a recommendation from the State to name the road Stanton Springs North Road. The board agreed that it would rather it be “parkway” to be consistent with Shire parkway and the character of the road. On a motion duly made by Mr. David Thompson, seconded by Mr. Don Jernigan and unanimously approved, the Authority named the frontage road “Stanton Springs North Parkway”.

b. Economic Development Committee

Mr. Thompson reported that construction at the Baymare Meta site is ongoing. Mr. Dyer reported for Jasper County that its basic wage scale is going up and recruitment of development continues. Mr. Hughs reported for Morgan County that the Safari Park is planned to open on June 1st. A new hotel is locating on the bypass and construction of a Chipotle is underway. The City of Madison is reviewing its zoning ordinances regarding industrial development and will have a public hearing in June. Mr. Short reported that Walton County has a few small projects in the works. Ms. Hall reported that a Newton County company, SK received a grant from the CHIPS program for \$75 million to develop micro-chip technology.

c. Finance Committee

i. Financial Report

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

ii. Invoices

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

1. Legal Fee Summary: \$41,271.50 to Smith Gambrell and Russell (2 months of fees) and \$12,225 to APG (general representation fees only)
2. Andrea P. Gray, LLC for general representation legal services - \$12,225 (included in legal fee summary)
3. Snapping Shoals - \$67.21
4. Snapping Shoals- \$37.45
5. Allen Smith Consulting – REBA grant 1 - \$500.00
6. Development Authority of Walton County - \$1,632 for reimbursement for renewing the Stanton springs website for 2 years
7. Thomas and Hutton invoices
 - i. \$7,712.50– for Rivian-related construction management for Pad 1 – reimbursable through grant
 - ii. \$3,213.56– For Rivian-related construction testing- reimbursable through grant
8. Cornerstone - \$5,000

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

8. Resolution: Georgia Transmission Right of Entry

Ms. Gray presented a Resolution to approved a right of entry in favor of Georgia Transmission on the Baymare site for surveying and due diligence work associated with power supply to Meta. As fee simple owner of the property, the JDA was asked by Meta to approve the right of entry. On a motion duly made by Mr. Marcello Banes seconded by Mr. Don Jernigan and unanimously approved, the right of entry 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 and speakers may not yield their time to others. 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. 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. Ray Wertz, a resident of Darel Drive, said that he feels like he is not being heard and that he did not have a choice. He is grateful that vertical construction is paused. He accused the JDA of destroying wells and of not controlling weeds on the site which are ruining the nearby fields. He made many derogatory remarks toward the JDA.

Ms. Artz stated that she investigated the grassland easement on Bill Verner’s prior farm. She contacted the USDA. She said that the USDA was not aware the property was sold by official notice and that the

easement document says that the land must be restored to Bermuda and the fence needs to be maintained. She asked "where is Stanton Springs Parkway which is the name off the Exit 101 off I-20?". Ms. Gray responded that it is the secondary name for Hwy 278 as it runs from the exit in front of Shire Parkway.

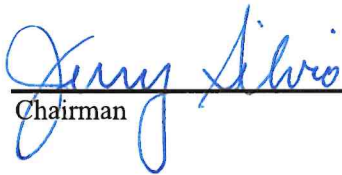
Mr. James Evans stated that he assume Rivian is responsible for the site now, but he has not seen any site security measurers. The frontage road is a 4-lane drag strip that provides access to the unprotected Rivian site. The cut outs on the road will make it easy for trash dumping. The house on the side of Hwy 278 has been there for a year and it is falling apart and he would like help getting it taken care of. He also requested that Rivian be held accountable for all of its responsibilities under the contract.

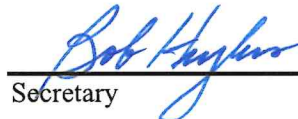
Mr. Riden stated that Morgan County is looking at using some of the JDA-generated funds (PILOTS) for some type of conservation use in Morgan County.

10. Adjourn

On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes, and unanimously approved, the meeting was adjourned at 2:10 pm.

Attest:


Chairman


Secretary

