

**GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT  
BOARD OF DIRECTORS MEETING MINUTES**

**Kia Training Center  
900 Kia Blvd, West Point, GA 31833**

**Wednesday, August 14, 2024 | 2:00 pm**

**Compiled by:  
Commissioner's Office  
Georgia Department of Economic Development  
75 Fifth Street N.W., Suite 1200  
Atlanta, Georgia 30308  
Phone: 404 962.4003 Fax: 404.962.4009**

Pursuant to notice duly given, the Board of Directors of the Georgia Department of Economic Development met on August 14, 2024, in West Point, Georgia.

### Attending Board Members

- |                             |                    |
|-----------------------------|--------------------|
| 1. Jay Neely                | 11. Jake Carter    |
| 2. Sarah-Elizabeth Langford | 12. David Tyndall  |
| 3. Eric Johnson             | 13. Jay Wells      |
| 4. Randy Hatcher            | 14. Jose Perez     |
| 5. Jaclyn Dixon Ford        | 15. Mulham Shbeib  |
| 6. Harry Pierce             | 16. Julie Hunt     |
| 7. Cassius Butts            | 17. June Wood      |
| 8. Garnett Johnson          | 18. Marisa Simpson |
| 9. Mark Bassford            | 19. Drew Ellenburg |
| 10. Mitch Malcom            |                    |

Chairman Jay Neely called the GDEcD Board Meeting to order at 2:00 pm.

Chairman Neely called for a vote to approve the May 2024 meeting minutes.  
The minutes were approved unanimously.

Chairman Neely called on **Sara Gershon, General Counsel – GDEcD**, to explain two Board resolutions and call for a vote.

Resolution 1, Rivian & I20 - 1st, Randy Hatcher, 2nd, June Wood. Resolution passed.  
Resolution 2, Rivian license agreement for the sewer and water. 1st, Mulham Shbeib. 2nd, Jose Perez.  
Resolution passed.

### Stuart Countess, President & CEO

Kia Georgia

Stuart welcomed the board and talked about the community and culture.

- Kia makes 4 models that are all on the line in any order. They are 5 model capable. It's the only place in the world that makes the Telluride.
- The Sportage is the largest selling Kia. Then comes the Soronto, and the EV9, which goes 300 miles per charge.
- The EV9 has different models, and they're all made on the same chassis.
- He talked about the sustainability of the Ray, education and workforce development, community projects, Green Power USA, and future employees with new fresh ideas.
- He talked about how they run all their cars on one line. "Today, we achieve - tomorrow, we have a new goal of excellence."
- Their employees are all hired on a temporary to permanent basis. No permanent team member has ever been laid off. They start there, and then they go to Quick Start training and to the production line in 1 week. They have infant stages of AI testing.
- A new car is built every 51 seconds.

- Every school system in the state is invited to tour.
- A big problem they have is housing.
  - The workforce wants to live in Atlanta in the beginning.
  - The goal is to keep them here.
  - 70% are here now.
- They had 6,000 people tour in 2023 and have had over 6,000 people in Q1 of 2024.
  - The team is glad to see visitors but don't know when they are coming. They are proud of it and keep it clean.
  - The technical college is very wonderful at helping them get employees.

Next up was

**Scott Malone, President**

**Kelley Bush, Director of Workforce Development & Existing Industry**

Development Authority of LaGrange

Scott and Kelley presented the Troup County Overview

**Scott**

In 2018, they opened the international business park. It starts at Kia and goes to exit 18, which is a 16-mile range. It has a sustainable highway called the Ray. In this area, there are 116 manufacturers.

- 2024 projects
  - 10/1/24 - Remington, a \$102,000,000 investment, 856 jobs. V3 shotgun.
    - Broke ground in 2022. They will open on October 1, 2024 with the V3 Shotgun
  - Lee Kum Kee is a family owned business
    - The younger generations have more advancement
    - A state-of-the-art project from California
    - Announcement – June 2024
    - Break ground in October 2024
    - Makes Asian Sauces
    - 300 jobs
- Soprema will break ground in October 2024
- Kimberly Clark started in 2023, expanding in 2024, retooling the plant
- Project JH is set to close in September 2024 - Duracell project
- West Georgia Inland Point started in March of 2016, closed on land on January 2022. Will open Q12027.
- Troop Logistics Center - PEGAS II, to open Q32024
- Lafayette Logistics, Q22025 - Poured concrete yesterday
- Great Wolf Lodge
  - 40,000 visitors a month

**Kelly Bush**

- College and Career Academy
  - can't enroll because they are credit deficient
  - can't be higher wage
  - graduate rate

- wasn't serving workforce
- can't get tools needed
- dual enrollment, not all students are prepared, less than 20%
- missing middle performing in base
- forego secondary
- manufacturing job awareness
- The bridge bill from governor Deal
- Troop is down 1% in compliance-recruitment wasn't successful
- Education doesn't speak to the industry. Industry doesn't speak to education. We need to streamline the pipeline.
- Barriers can exist if we don't know the questions to ask on alignment
- Understanding industry and education, housing and education
- Manufacturers are largest employer, we didn't support
- There is a stigma with manufacturing, stigma on workforce development, back to manufacturing jobs
- Elected officials on industry tours to see and talk to employees
- Manufacturing, \$68,426 average pay, highest paid in the county, \$65,000 health, \$63,000 in education.
- Align with parents and community
- Think regionally with our workforce
- Awareness around career opportunities
- Build trust
- Before, there were 24,000 commuters with no multifamily housing. Partnered with neighbors, counties, and communities.
- Development authority with workforce development unusual

#### **Panel Discussion on Kia's Story**

**Commissioner Pat Wilson** – Moderator, GDEcD

**Chris Clark, President & CEO** - Georgia Chamber

**Stuart Countess, President & CEO** - Kia Georgia

**Congressman Drew Ferguson**

#### **Commissioner Pat Wilson**

We are in for a treat to hear the Kia story from three of the key players from 2007. To help set the table, I pulled some facts to help us time travel back to 2006.

- President – George W. Bush
- Governor – Sonny Perdue
- Congressman – Lynn Westmoreland
- Commissioner of the Georgia Department of Economic Development – Craig Lesser
- Mayor of West Point – Drew Ferguson
- Population of Georgia – 9.3M
- Bread - \$0.97
- Milk - \$3.23

So, with this background, we can hear from our panel. With everything going on, we are grateful that you have made time for our board meeting.

Congressman Ferguson, I want to give you a special thank you for all you have done for our state and department over the years. You have had a hand in some key pieces of Georgia's business environment from your days as mayor to serving on Ways and Means in Congress. And we are grateful for your service.

So now, Kia. This was an incredible project for the state at the time of the announcement. Let's take a step back and start with those first steps and what was happening locally at the time.

Congressman: You were mayor as the Kia project really got underway and came online. Can you talk about the state of the community at the time? What was it like pre-Kia?

**Congressman Drew Ferguson**

The community was dying on the vine – they had lost fabric textile jobs and they were in despair. His dad was the chair of an economic land deal where there were 36 owners to sell their land in one month. It was, "something in the works".

He was part of a 5<sup>th</sup> generation farming land. They would have meetings in Atlanta in what felt like a dark cloud. When they went over the train center, it was like going back to a black hole. Once there was a God sign on the drive. There was a hole in the clouds with sun rays coming down over the land.

The community had lost everything. KIA was hope for the community and a way of rebuilding life. The community came together and found out what the citizens wanted. They wanted a vibrant area and all wanted to be successful.

**Commissioner Pat Wilson**

To bring good jobs it takes the whole community working together in economic development and buying land.

Chris: You were serving as our deputy commissioner for Global Commerce at this time, leading the state's recruitment effort... Can you give a brief insight into the process of landing Kia? How did the project come about?

**Chris Clark**

The process in landing the plant was different. My son's due date was the code name. On June 5 they met with the Korean office. They were aiming at taking the project to TN but we kept the relationship going. A week before Thanksgiving, KIA asked Georgia if we were interested.

We had a call on Friday night and they called us back on Saturday. On Thursday, they visited three sites in Troup county. They asked if the community wanted them. Troup was not prepared but I met with every leader of the community. Representative Vance Smith explained the project to the community and we decided together that, YES! We wanted them. Eleven weeks later we were in Korea to sign the papers. The time difference made the negotiating harder. It was a whole-team effort.

**Commissioner Pat Wilson**

KIA was our largest project until Rivian and Hyundai. We had 2 staffers and had to talk to land owners about selling. The EMC, GA Power and all of our allies were involved. The Telluride rolled out as a state marketing campaign around the Super Bowl. It was impactful.

All: Growth and opportunity is an enviable challenge that projects like Kia place on the state and local community... We are seeing generational investments being made across the state today, and that creates change. Sometimes this change is met with obstacles and challenges that need to be overcome...

- Congressman: As you think back to that time, what do you recall in relation to the risks, challenges, and implementation as Kia was getting started? How did the community feel about the project initially and what sort of challenges did the community and state need to overcome? Did you and/or the county have to think outside the box and provide solutions that had not been proposed before?

**Congressman Drew Ferguson**

- 13% unemployment – we were hungry and determined to make it work. Job creation is so important. We explored risks where we normally did not. \$110 million from communities of Troup, Harris, LaGrange. Economic “duck tape”. We were very creative in learning the Korean way.
- In the construction and production phases, we were very creative with the city money and the KIA money.
- Some in the community didn’t want it. So, we hired a team to work with the community on:
  - Jobs
  - Housing
  - Education
  - And being part of a sense of place
- If a city does these things, the momentum gets going. The KIA community to our community aligned goals and created a partnership.

**Commissioner Pat Wilson**

Stuart: Thinking back to the perspective that you had at this time, how did the state, local community and the company partner together to solve, overcome and implement this generational project for West GA? And where are we today on partnerships?

**Stuart Countess**

The people of West Point today? We have evolved.

- One-on-one time
- We have buy in and we are all a team
- The culture is to do your job
- The leadership team makes them successful
- We are in the schools teaching and giving back to the community
- The Korea leadership is very involved with the community and the state
- We interact with others positively and we are proactive

**Commissioner Pat Wilson**

We help the community to tackle issues. We are partners and the state helps to look for solutions.

Chris: What sort of challenges did you see, and how did the state work with the local community to overcome them?

**Chris Clark**

- KIA wanted to be here but when we were negotiating, the wheels fell off
- Alabama wrote them a check but Georgia cannot do that because of statutory incentives
- It was not easy – very complex
- We negotiated 5 things over a dinner
  - Tax abatement
  - Temporary office space
  - Money in the ground-breaking ceremony
  - Grants and how to use the money. The state - \$40 million in assets
  - Buy houses – NO
- Georgia Anti-gratuity clause is hard

**Commissioner Pat Wilson**

We take the Kia model to other projects. Georgia doesn't buy a project. We invest in partnerships. In the future:

- ports
- infrastructure
- utility partners
- grid
- capacity
- how are we better than competition?

**Commissioner Pat Wilson**

All: While incentives are inevitably a part of the game in today's world and competition for investment, it is the "icing on the cake" after the state and local community have all the other factors that make the location decision the right one. Could each of you expand on your perspectives as it related to some of the solutions that made the business case for Kia to decide on West Point?

**Stuart Countess**

Partnerships and relationships. We have shared problems, but together we find solutions for bettering the state. We are willing to break the mold. We all come out winners.

**Chris Clark**

We do a better job of talking about things. We rally around each other and support each other.

**Congressman Drew Ferguson**

- Challenge what happens after 2025 the tax expires
- divided government 50/50 chance
- tax policy temporary
- state thinks about how to fix federal screw up
- Georgia's more competitive
- Direct foreign investment
- tax and trade policy federal level
- keep job retention and creation
- do things different, be creative, solve problems and advance ahead of curve when we see the curve
- creating incentives

**Scott McMurray, Deputy Commissioner - Quick Start**

- The Kia/Quick Start partnership is critical
- Opportunity to build TC benchmark for Quick Start global
- 4,192 courses taught,
  - 10,008 10,084 new
  - 12,498 instructor hours.
- Companies trained in FY24
  - Hanwha
  - Sam's Club
  - Pratt and Whitney
  - YKK
  - Aurubis
  - Ecopol
- College partnerships at TCSG. Transition to Tech College to bring pipeline of workers training to projects.
- Notable projects
  - Lee Kum Kee - 300 jobs
  - First Quality – 600 jobs
  - GF – 350 jobs
  - Solar Cycle – 600 jobs
  - Toyota – 350 jobs
  - CJ Foodville - 285 jobs

**The Hyundai meta plant**

- June 2024 - first vehicle produced and suppliers
- Training locations - Pooler, Georgia, Savannah Tech, Port City Logistics - Rent Property, Lanier Learning Center in Pembroke
- Temporary suppliers
- Construction
  - HMTCG Hyundai ½ way through 90,000 square foot
  - AMTC advanced manufacturer Pooler and expansion for supplier
  - Marketing, safety training, safety course from scratch for the EV9

**Kristi Brigman, Deputy Commissioner – Global Commerce**

**Michelle Shaw, Director – Existing Industry & Regional Recruitment**

Georgia Department of Economic Development

Existing Industry & Regional Team Overview

**Kristi Brigman**

The statewide team, new business, EIRR expansions, long term relationships we value. We stick with them. The statewide team passes to EIRR. Bulk of growth - EIRR, 70% jobs investment.

**Michelle Shaw**

- We all share the same mission
- Different ways of recruiting projects
- 12 regions, one project manager in each of the 12 regions
- Project managers:



- live in county
- eliminate obstacles
- partner with state agencies
- opportunities for marketing info
- customer/supplier connection
- Research
- EPD challenges, and eliminate obstacles - help navigate
- Eyes and ears in regions
- Relay trends, etc. to Governor
- New initiatives pushed to community
- Remotely based
- Work independently
- They have relationships and the ability to build and maintain
- Over 165 years of combined economic development experience

**Tripp Penn, President,** Callaway Foundation Inc.

**Critical Private, Public & Philanthropic Partnerships Focused on Early Education**

Tripp has worked with the Calloway Foundation for six years where he gives away money. Return on investment is quality of life.

- Troup County, next stop on the interstate
- 45 minutes south of the airport
- Great Wolf Lodge
- KIA
- more jobs than people
- partnerships
- giveaway \$15 million a year
- Callaway textiles mills started in the 1900s. Mail order, department store, banks, LaGrange Rotary, Country Club.
- 6,000 jobs
- Foundation gives away \$450 million
- Callaway Gardens – golf, \$60 million downtown investment
- early childhood development and housing
- tons of great jobs, but still poverty
- In the schools, the children suffer because they are behind
- Goal is to work to get kids better prepared
- Program Small Talk – mom's prenatal
- Coach parents
- Embrace reading
- Legislation to support
- Day care support
- Train the teachers
- Colleges – work with the teachers
- Community investments
- Workforce issues and moral issues
- Downtown investment

**Commissioner Pat Wilson**, Georgia Department of Economic Development  
Commissioner's Report

He started by thanking the hosts, people in the community, and speakers. This is why we do economic development. Hyundai's first supplier had 300 jobs and a community of 6,000 people. The impact of Kia across West Georgia is great. Team members are happy to work here, families are happy with the quality of life. Payroll changes lives, kids stay in hometown.

**GDEcD Staff**

From GDEcD, we also have additional staff in attendance today who work here in this Region or our Atlanta Office:

- **Michelle Shaw** – EIRR Team Director
- **Haley Bell** – Global Commerce Project Manager for the Region
- **Scott McMurray** who you heard from earlier, is also our former DC of Global Commerce.

As a reminder – some of what I report on here is upcoming or more recent events than what's reported in your Board Book. So, for additional highlights, please refer to the book on the table before you.

**Council for the Arts**

- Georgia Council for the Arts first round of FY25 grants were awarded in July.
- More than \$3.5 million in Bridge, Project, and Arts Education Program Grants went to organizations across the state.
- **Here locally**, the LaGrange Art Museum received a Bridge Grant, which provides general operating support for nonprofit arts organizations affected by COVID.
- Other state examples:
- The Downtown Statesboro Development Authority received a Project Grant, which it will use to support the Statesboro Festival of the Arts.
- The Academy Theatre in Hapeville received an Arts Education Program Grant, which it will use to fund its "Bullies & Bystanders" film project for Georgia's middle and high school students to raise awareness of bullying issues.

**Center of Innovation**

We love to talk about how our divisions work with businesses and organizations of all sizes. And certainly, small businesses. This is a great local story tie-in between both.

During the pandemic, the Center of Innovation worked with Georgia Made™ company **Kia Georgia** to help them zero-in on face shields as a product that they could quickly pivot to, considering their workforce and assembly expertise.

With our team and through a connection made by the Georgia Manufacturing Extension Partnership at Georgia Tech, TSG Resolute based in Americus, worked with Kia to also help supply them with raw materials that Kia used to create and donate face shields to the Georgia Emergency Management and Homeland Security Agency for COVID response.

- The Center of Innovation team remains in contact with the team at Kia, including most recently participating in the Georgia Department of Education’s Manufacturing Workforce Summit this past spring right here at the Kia Georgia Training Center.
- The Center’s team also continues their longtime collaboration with GaMEP, and last quarter launched the Georgia Supply Chain Exchange Database, which the Center will use to enhance supply chain connectivity throughout the state.

## Film Office

Georgia film continues to grow, and we love its impact on communities and small businesses across the state.

As an agency, we work to partner with the industry to make sure filming in Georgia is the first place producers think of as a great environment for productions.

So, we were again thrilled that Business Facilities magazine ranked Georgia No. 1 in its 20th Annual State Rankings for 2024.

We agree!

As of today, we also have new numbers for the last fiscal year. The State of Georgia hosted 273 productions between July 1, 2023, and June 30, 2024.

For about six months, the industry was either on hiatus or film was a bit slowed due to the holidays – so that direct spend was with just six months of solid production.

Film and television productions spent \$2.6 billion in Georgia during the fiscal year, which brings us to a total of \$11 billion over the last three fiscal years.

Here locally, the community has benefited from:

- Productions like “The Hunger Games” and “The Walking Dead.”
- Several productions in 2022, including a feature film, a TV movie and a TV pilot, and a TV movie in 2023.
- And there are **12 vendors** in the county in our Production Services directory working with film businesses, ranging from Security Services to equipment rentals to production safety services.

Looking ahead, the City of Atlanta is one of six finalists for the Sundance Film Festival, beginning in 2027.

We’ll know a final decision this winter.

## Global Commerce

The recent EV9 roll out at Kia Georgia demonstrates the strength of our partnerships with existing industries – and commitment to service after the sale.

Our partnership approach to economic development drives growth in existing and emerging industry sectors, and supports companies as they adjust their strategies to match shifts in the market and

consumer demand.

Kia has attracted dozens of suppliers throughout the area and state. In fact, the AJC just published an update earlier this month on progress on the Hyundai project using Kia's massive success as an example – it's on the table in front of you.

We've had two Ribbon Cuttings for Hyundai suppliers in recent weeks:

- Ajin Georgia in Bulloch County/Statesboro
- DAS in Metter/Candler County

Autos Drive America recently reported that every direct job created by international automakers supports six additional jobs in Georgia.

And – these companies also give back beyond paychecks and direct industrial investment.

With a focus on STEM Education, sustainability, and the community, Kia Georgia has invested more than **\$12.3M** in the community since its opening in 2009.

- Key investments include:
  - More than \$1M in monetary and vehicle donations for technical training to the Technical College System of Georgia. Funding includes contributions to GOAL scholarships recognizing outstanding student achievements and the Last Mile program, which provides financial assistance to students that are at-risk of dropping out of college due to inability to pay tuition;
  - \$3.7M to help establish and provide ongoing support for the ThINC College and Career Academy located in Troup County;
  - The SAE Foundation "A World in Motion" (AWIM) program, providing hands-on STEM education experiences for students in grades K-8. Through this project, Kia Georgia has invested approximately \$2.5M in Georgia public schools;
  - A \$1M pledge for the University of Georgia Network for e-Mobility partnership, a multi-year project to explore electric vehicle technologies and infrastructure.
- Other significant investments have been made to the American Red Cross for Georgia disaster relief, The King Center, and Georgia Conservancy.

Relatedly to the growth of advanced manufacturing in the state, the Atlanta Business Chronicle is doing a special "Made in Georgia" section of the newspaper and event in early October that will highlight a lot of the opportunities the industry is bringing to rural Georgia.

And of course, Georgia's partnerships extend internationally.

### **International Relations**

The International Relations team, in conjunction with Global Commerce and our Korea-based International Representatives, organized a Governor's mission to Korea in June focused on the e-mobility supply chain and reinforcing existing relationships with some of Georgia's largest investors.

“A Georgia Night” reception, organized in part by Hyundai Motor Group, honored the partnerships we have cultivated over nearly four decades since the establishment of our representation in Korea.

The mission also helped educate select elected officials from the state on emerging technology such as hydrogen, helping inform decision-makers on the evolving mobility and logistics sectors.

## Tourism

You’ll see several highlights in the Board Book, and I spoke about IPW during my last Board Report. So, one thing I’d like to mention is how research shows marketing drives travel across Georgia:

- Visitors traveling to one region of Georgia will also make trips to other regions.
  - For example, in 2023: 14% of visitors to Metro Atlanta also visited North Georgia, 13% visited Central Georgia, and 8% visited South Georgia.
  - These numbers reinforce the state’s tourism efforts to promote the diverse destinations and cross-regional travel opportunities in Georgia.

### Upcoming Event:

The annual Georgia Governor’s Tourism Conference will take place in Atlanta next month on September 15-17, 2024.

- As part of our commitment to help the recovery of convention business since the pandemic, we’ve brought this premier event for the state’s tourism and hospitality industry to a state-owned property each year, driving convention business and economic impact to communities across the state.
- From The Classic Center in Athens in 2022 and the Jekyll Island Convention Center last year, we’re looking forward to this year’s partnership with the new Signia by Hilton Atlanta Georgia World Congress Center.
- Presented by GDECD’s Tourism division, Explore Georgia, the conference provides opportunities for the state’s destination marketers and industry partners to be inspired to work together to increase the competitiveness of our destination in the global travel marketplace.
- Registration online; you’re welcome to attend.

## Trade

87% of exporters are considered small businesses, so the work of our **International Representatives**, who recently traveled to Georgia for the annual Reps Week, and our **Trade** team is really important.

Trade also brought Georgia-based small businesses to global defense and aerospace trade show Eurosatory this quarter.

Trade and our teams are making a positive impact in communities in every corner of the state. All 159 counties in Georgia are exporting products to markets outside the U.S. And Georgia’s agricultural and food products remain in high demand in the global market.

Georgia Department of Economic Development  
Board Meeting – August 14, 2024

Our Trade team stays connected with opportunities for Georgia's small businesses through trade shows like Fancy Foods. It's one way we support amazing results Georgia's agricultural exports, which exceeded \$5.8 billion in 2023.

**Locally**

- Troup County is no exception.
- Exports from Troup County are on the rise, increasing by more than \$41 million in 2023 compared to the previous year
- The region is making a global impact in mobility and transportation, with top exports including aerospace and motor vehicle products and with ship and boat exports gaining momentum.

**Closing**

So, that's a big recap and some look-ahead. Again, your Board Book has more information. Finally, nominations for our Small Business Rock Stars are open now through the end of October. Nominate on our website: Visit: [georgia.org/small-business](https://georgia.org/small-business).

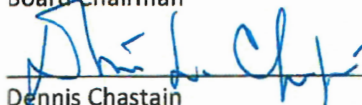
Chairman Neely adjourned the meeting at 04:55PM.

Respectfully Submitted:



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Jay Neely  
Board Chairman



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Dennis Chastain  
Board Secretary

attachments

## **RESOLUTION**

**WHEREAS**, the Board of Economic Development (“GDEcD Board”) is charged with the direction, supervision and policy setting for the Department of Economic Development (“GDEcD”) of the State of Georgia, and pursuant to O.C.G.A. § 50-7-16, GDEcD, with the approval of the State Properties Commission (the “Commission”), is authorized to acquire real property to construct, operate, and maintain projects that are beneficial to the development of industry, trade, and tourism and to create economic development opportunities in the State, as well as to enter into agreements to convey the real property of any such project; and

**WHEREAS**, pursuant to O.C.G.A. §§ 50-16-34, 50-16-40, the Commission has the authority to convey property under the custody and control of any state agency; and

**WHEREAS**, the Commission, is the fee simple owner of certain land held in GDEcD’s custody (the “Property”), with such land being located in Morgan County and Walton County and identified at Exhibit “A”; and

**WHEREAS**, as part of the Rivian Project certain property, commonly referred to as the “Frontage Road” was conveyed by the Commission to the Joint Development Authority of Jasper County, Morgan County, Newton County, and Walton County (the “JDA”), which the JDA now owns and maintains; and

**WHEREAS**, such Property is between the Frontage Road and the I-20 right of way, which the JDA intends to maintain as part of the Frontage Road project; and

**WHEREAS**, GDEcD, through the State Properties Commission, seeks to convey the Property from GDEcD to the JDA to maintain the Property; and

**WHEREAS**, GDEcD supports authorizing this conveyance to allow the Commission to convey the Property to the JDA; and

**WHEREAS**, GDEcD supports authorizing the State Properties Commission to grant a Revocable License Agreement to allow the JDA to maintain the Property pending the approval of the transfer of custody of the land; and

**NOW, THEREFORE, BE IT HEREBY RESOLVED THAT THE BOARD OF THE ECONOMIC DEVELOPMENT** requests that the State Properties Commission convey the Property from GDEcD to the JDA, subject to approval by the State Properties Commission;

**BE IT FURTHER RESOLVED THAT THE BOARD OF THE ECONOMIC DEVELOPMENT** requests that the State Properties Commission authorize a Revocable License Agreement to allow the JDA to maintain the Property pending the conveyance of the Property;

**AND BE IT FURTHER RESOLVED** that the Chairman is hereby authorized to do all things necessary and proper to implement the purpose of this resolution.

Adopted this 14 day of August, 2024.

*John J. Neely III*

\_\_\_\_\_  
Chairman  
Georgia Department of Economic Development

*Dennis L. Chastain*

Attest: \_\_\_\_\_  
Secretary or Assistant Secretary



{Department Seal}  
CERTIFICATE

The undersigned hereby certifies that I hold the position of Secretary or Assistant Secretary, as stated below my signature, of the Board of the Georgia Department of Economic Development and that the Resolution a true and correct copy of which is attached to this Certificate was duly adopted by the Board of the Department at and in a public meeting duly scheduled and for which all public notices required by law were given.

Dated: August 14 2024.

*Dennis L. Chastain*

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Secretary or Assistant Secretary

{Department Seal}

## Exhibit A

### LEGAL DESCRIPTION

#### Frontage Road - Western Strip

All that tract or parcel of land lying and being in the 1st Land District, GMD 418, Land Lot 75, City of Social Circle, Walton County, Georgia and 19th Land District, GMD 282, Land Lots 33 and 34, Morgan County, Georgia, being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, commence at a concrete monument found, said monument being located at the intersection of the northern right-of-way line of Interstate 20 (R/W varies), and the southeastern right-of-way line of U.S. Highway 278 (R.W varies); THENCE South 63 degrees 23 minutes 58 seconds East a distance of 889.91 feet to a concrete monument found; THENCE along a curve to the left for an arc length of 286.73 feet, having a radius of 1063.89 feet, being subtended by a chord bearing South 71 degrees 04 minutes 54 seconds East a distance of 285.87 feet to a concrete monument found; THENCE South 80 degrees 40 minutes 20 seconds East a distance of 311.20 feet to a concrete monument found; THENCE South 76 degrees 36 minutes 20 seconds East a distance of 250.20 feet to a concrete monument found; THENCE South 78 degrees 49 minutes 20 seconds East a distance of 532.70 feet to a concrete monument found; THENCE South 78 degrees 52 minutes 20 seconds East a distance of 317.10 feet to a concrete monument found; THENCE South 84 degrees 34 minutes 20 seconds East a distance of 100.60 feet to a point; THENCE South 78 degrees 57 minutes 42 seconds East a distance of 448.32 feet to a concrete monument found; THENCE South 84 degrees 29 minutes 42 seconds East a distance of 452.80 feet to a point; THENCE South 78 degrees 42 minutes 42 seconds East a distance of 125.57 feet to a point; THENCE South 42 degrees 44 minutes 25 seconds East a distance of 91.18 feet to a point; THENCE South 78 degrees 46 minutes 48 seconds East a distance of 410.20 feet to a concrete monument found; THENCE South 78 degrees 52 minutes 01 seconds East a distance of 2291.20 feet to a concrete monument found; THENCE South 85 degrees 52 minutes 51 seconds East a distance of 200.30 feet to a point; THENCE South 78 degrees 48 minutes 32 seconds East a distance of 195.43 feet to a point; THENCE South 67 degrees 29 minutes 56 seconds East a distance of 127.48 feet to a point, said point being THE TRUE POINT OF BEGINNING; THENCE North 85 degrees 05 minutes 45 seconds East a distance of 222.71 feet to a point; THENCE South 82 degrees 16 minutes 11 seconds East a distance of 660.40 feet to a point; THENCE South 85 degrees 51 minutes 01 seconds East a distance of 220.65 feet to a point; THENCE along a curve to the right for an arc length of 640.74 feet, having a radius of 19885.00 feet, being subtended by a chord bearing South 80 degrees 42 minutes 43 seconds East, for a distance of 640.77 feet to a point; THENCE North 46 degrees 22 minutes 07 seconds East a distance of 37.87 feet to a point; THENCE South 06 degrees 08 minutes 16 seconds West a distance of 141.70 feet to a point; THENCE South 57 degrees 18 minutes 14 seconds West a distance of 55.99 feet to a point; THENCE North 78 degrees 52 minutes 45 seconds West a distance of 578.74 feet to a point; THENCE North 78 degrees 49 minutes 10 seconds West a distance of 1147.76 feet to a point, said point being THE TRUE POINT OF BEGINNING.  
The above described tract contains 4.125 acres.

TOGETHER WITH:

LEGAL DESCRIPTION  
Frontage Road - Eastern Strip

All that tract of parcel of land lying and being in the 19th Land District, G.M.D. 282, Land Lots 3, 30, 31 and 4, Morgan County, Georgia, and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at the northeasternmost intersection of the northern right-of-way line of I-20 (R/W varies), and the western right-of-way line of Old Mill Road (100' R/W); THENCE South 75 degrees 59 minutes 12 seconds West a distance of 69.50 feet to a point; THENCE North 68 degrees 21 minutes 01 seconds West a distance of 362.19 feet to a ½" open top pipe; THENCE North 68 degrees 24 minutes 57 seconds West a distance of 413.31 feet to a point; THENCE North 68 degrees 20 minutes 15 seconds West a distance of 1073.81 feet to a t-post found; THENCE North 64 degrees 56 minutes 11 seconds West a distance of 236.40 feet to a point; THENCE North 72 degrees 56 minutes 37 seconds West a distance of 237.38 feet to a point, said rebar being THE TRUE POINT OF BEGINNING; THENCE North 79 degrees 03 minutes 07 seconds West a distance of 1041.22 feet to a point; THENCE North 78 degrees 53 minutes 36 seconds West a distance of 942.93 feet to a point; THENCE North 76 degrees 05 minutes 18 seconds West a distance of 300.67 feet to a point; THENCE North 82 degrees 58 minutes 42 seconds West a distance of 200.34 feet to a concrete monument found; THENCE North 78 degrees 52 minutes 54 seconds West a distance of 299.87 feet to a concrete monument found; THENCE North 73 degrees 13 minutes 55 seconds West a distance of 100.39 feet to a point; THENCE North 84 degrees 34 minutes 56 seconds West a distance of 100.70 feet to a point; THENCE North 78 degrees 53 minutes 06 seconds West a distance of 275.11 feet to a point; THENCE North 35 degrees 37 minutes 55 seconds West a distance of 54.20 feet to a point; THENCE North 06 degrees 14 minutes 42 seconds East a distance of 99.19 feet to a point; THENCE South 79 degrees 15 minutes 49 seconds East a distance of 113.32 feet to a point; THENCE South 06 degrees 36 minutes 45 seconds West a distance of 36.26 feet to a point; THENCE South 78 degrees 52 minutes 18 seconds East a distance of 1994.35 feet to a point; THENCE South 78 degrees 54 minutes 59 seconds East a distance of 468.41 feet to a point; THENCE North 86 degrees 08 minutes 34 seconds East a distance of 808.63 feet to a point; THENCE South 88 degrees 27 minutes 19 seconds East a distance of 109.40 feet to a point; THENCE South 37 degrees 27 minutes 28 seconds West a distance of 362.18 feet to a point; said point being THE TRUE POINT OF BEGINNING.

The above described tract contains 9.311 acres.

## RESOLUTION

**WHEREAS**, the Newton County Water & Sewerage Authority (“NCWSA”) needs to facilitate construction of certain improvements on the Rivian Site (the “Project”) which is owned by the State of Georgia and which is currently in the custody and control of the Georgia Department of Economic Development (“Department”), and leased to the Joint Development Authority of Jasper County, Morgan County, Newton County, and Walton County (“JDA”); and

**WHEREAS**, pursuant to O.C.G.A. § 50-7-41, the Department is authorized to lease any improved or unimproved land or other property acquired by it under Code Section 50-7-40 to the JDA with the custody to any such land remaining with the Department; and

**WHEREAS**, pursuant to O.C.G.A. § 50-16-42, the State Properties Commission (“Commission”) has the authority to grant a revocable license agreement or easement for property under the custody and control of any state agency; and

**WHEREAS**, NCWSA, through the Commission, requires the Department to authorize a revocable license agreement, and any subsequent temporary or permanent easement, as required or approved by the Commission, to NCWSA so that NCWSA can facilitate construction of certain improvements in the right of way on the Rivian Site as identified on Exhibit “A”; and

**WHEREAS**, the Department supports authorizing this resolution so as to allow the Commission to grant the revocable license agreement, and any subsequent temporary or permanent easement, as required or approved by the Commission, to NCWSA as shown in Exhibit “A”; and

**NOW, THEREFORE, BE IT HEREBY RESOLVED THAT THE BOARD OF THE DEPARTMENT OF ECONOMIC DEVELOPMENT** requests that the State Properties Commission authorize the granting of the revocable license agreement, and any subsequent temporary or permanent easement, as required or approved by the Commission, on the property as shown in Exhibit “A”;

**AND BE IT FURTHER RESOLVED** that the Chairman is hereby authorized to do all things necessary and proper to implement the purpose of this resolution.

Adopted this 14 day of August, 2024.



Chairman

Georgia Department of Economic Development

Attest:   
Secretary or Assistant Secretary

{Department Seal}

## CERTIFICATE

The undersigned hereby certifies that I hold the position of Secretary or Assistant Secretary, as stated below my signature, of the Board of the Georgia Department of Economic Development and that the Resolution a true and correct copy of which is attached to this Certificate was duly adopted by the Board of the Department at and in a public meeting duly scheduled and for which all public notices required by law were given.

Dated: August 14, 2024.

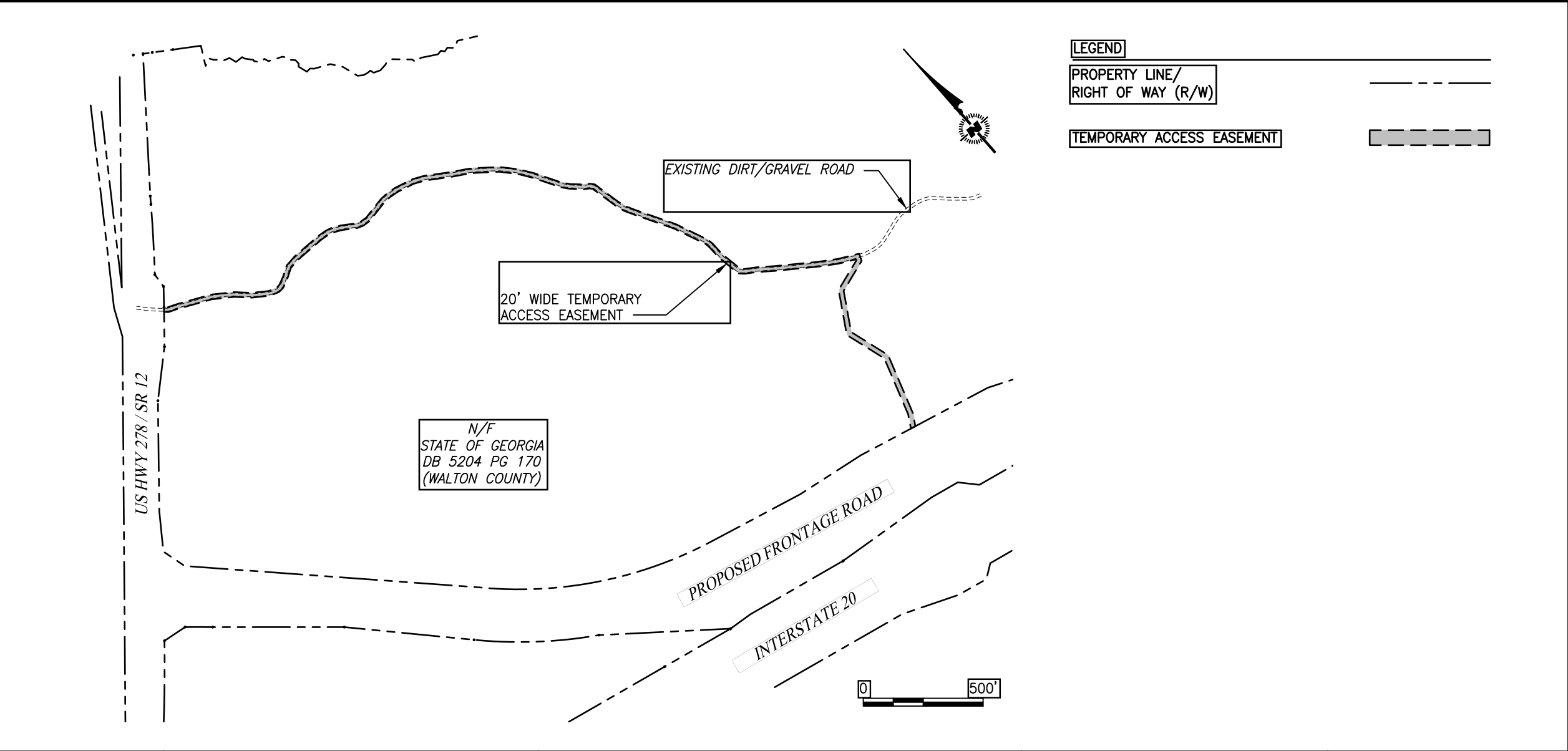
*Dennis L. Chastain*

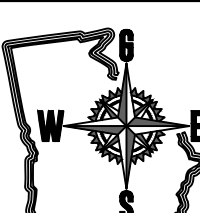

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Secretary or Assistant Secretary

{Department Seal}

## **Exhibit A**



	<p>The purpose of this route survey is to show relative existing property evidence in order to prepare this conveyance easement exhibit for the Newton County Water and Sewerage Authority. The bearings and distances shown hereon are based upon record information and actual field locations of existing property evidence (ie, monuments, pins, corners, etc.). No attempt was made to reconcile all the boundary or right-of-way discrepancies that may or may not exist between actual evidence found and deed descriptions. The location of boundaries between property owners are hence to be considered approximate as they relate to one another and are compiled based upon the best record information and the physical evidence found.</p>	EXHIBIT "A"			NEWTON COUNTY WATER AND SEWERAGE AUTHORITY
		TEMPORARY ACCESS EASEMENT			ASEWRF PHASE 2A
		LAND LOT 102 - 1ST DISTRICT WALTON COUNTY, GEORGIA		DATE: JUNE 19, 2024 SHEET NO. 1 of 1	