



JDA OVERVIEW

The Joint Development Authority (JDA) of Jasper, Morgan, Newton & Walton Counties began as a concept in 1998 initiated by Newton & Walton Counties. In 1999, formation resolutions were adopted by each county and the JDA became a reality.

The goal of the JDA was to create an industrial area to attract industries which bring jobs and investment to the region. Specifically, the goal was to create a research park for high-tech and bio-science industries.

Today, the JDA's industrial park, Stanton Springs, is home to Takeda, two Morning Hornet data centers, and Georgia's BioScience Training Center.

RIVIAN OVERVIEW

Rivian Automotive, Inc. is an American electric adventure vehicle automaker and automotive technology company founded in 2009. It is building an electronic sport utility vehicle and pickup truck on a “skateboard” platform that can support future vehicles or be adopted by other companies. Whether it's taking families on new adventures or helping fleets electrify at scale, Rivian's vehicles all share a common goal — preserving the natural world for generations to come.

KEY MESSAGES

- Rivian will help provide thousands of quality, high-paying jobs for the area (7,500 jobs).
- Rivian will be a partner in education to ensure local students are prepared to enter the workforce.
- This development will help the local school districts by substantial generating tax revenues.
- This project brings quality economic development to the community.
- This generational opportunity will bring our community better wages and better jobs that will lead to a stronger tax base to support investment in schools, roads and the local economy.
- The jobs created will lead to economic growth and development for the area, which will help elevate the community's overall business activity.

FACT SHEET

- \$5 billion investment, 7,500 jobs, just under 2,000-acre campus in Stanton Springs North, electric adventure vehicle manufacturing and R&D facility, grading started in 2022, production starting in as soon as possible (2-3 years).
- The JDA and State of Georgia are proud to announce Rivian selected Stanton Springs North as the home of its newest electric adventure vehicles facility.
- Rivian will invest \$5 billion and create 7,500 jobs at its carbon-conscious campus.
- The Rivian campus will encompass approximately 2,000 acres within Stanton Springs North which includes property in Walton County, Morgan County and the City of Social Circle.
- The Rivian Project represents the second-largest economic development project in the state of Georgia's history.
- The campus will include technology centers for R&D and a manufacturing facility
- Once fully operational, the facility will produce up to 400,000 vehicles per year.
- Rivian will preserve much of the natural space within the 2,000 acres, and the company is actively working to ensure that both the construction process and future facility meet Rivian's high standards of conservation and sustainability for a cleaner, wilder future.
- QuickStart will build a new facility within Stanton Springs North for training purposes similar to the site they built in Stanton Springs
- The Georgia Department of Transportation will construct a new interchange at Old Mill Road and a 4-lane frontage road running parallel to I-20 and connecting Hwy 278 to Old Mill Road.
- Rivian joins two Morning Hornet Data Centers and Takeda Pharmaceuticals in the JDA's list of record-breaking economic development projects which have brought thousands of quality jobs and billions of dollars in investment to the four-county area.

FAQ

GENERAL JDA QUESTIONS:

Who is the Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County “JDA”?

- The JDA was formed in 1999 by joint resolution of the four counties for the purpose of creating jobs and tax revenues in the four counties. The board consists of one member of the board of commissioners and one citizen representative from each county. The members serve 4-year terms and are appointed by their respective board of commissioners.

Do JDA members receive payment?

- No. The JDA members do not receive any compensation for their service on the board or from companies that locate within the JDA area. JDA members volunteer their time and are not legally allowed to receive any payment under O.C.G.A. § 36-62-5. They are entitled to reimbursement for expenses.

How can citizens be more informed about economic development?

- Attend meetings: All local government meetings are open to the public, including the JDA meetings. The JDA is a public body and welcomes input from local residents. In fact, we need local input to be successful in our mission of creating economic opportunity and jobs for the citizens we serve. The JDA meets the 4th Tuesday of each month. Meeting notices are posted on the JDA website and provided to the newspapers.
- Participate in City/County planning efforts. The JDA does not set local land use and zoning policies. Land use planning is handled by city and county governments in the four counties we serve. Citizens who are interested in long term planning and zoning have many opportunities to be engaged in this process via their locally elected governments.
- Review existing zoning and land use maps online and in person at each County/City.
- Read legal notices in the local newspapers regarding meetings, zonings, etc.
- Review the JDA and State’s websites which have information about the Rivian project.

Does the JDA operate with disregard for community support?

- No. The JDA members regularly coordinate with the leadership of their counties and the citizens in their communities. The support expressed for the project directly to JDA members has been significant. Additionally, one elected official from each County serves on the JDA board.

What is the background of the JDA?

- The JDA’s purpose is to recruit jobs and investment to the region. Recruiting Rivian is squarely in line with this purpose given that it will generate 7,500 jobs and bring \$5 billion in investment.
- In 2000, the JDA purchased approximately 1,600 acres which was ultimately developed as Stanton Springs which is home to Takeda and two Morning Hornet data centers. Stanton Springs is immediately to the South of the Rivian site. These projects have resulted in thousands of good paying jobs, growth for our existing small businesses, a more stable local tax base and the improvement of community institutions and infrastructure such as roads, communication networks, schools and hospitals.

When did Takeda become a tenant of Stanton Springs?

- In 2012, Baxter (now Takeda) became the first tenant in Stanton Springs, giving viability to the planned industrial development in the area.

What is the Revenue Sharing Agreement and what are the share percentages?

- The Revenue Sharing Agreement is an Intergovernmental Agreement last updated in November 2021 between nineteen parties including the JDA, its four member counties, Social Circle, the school districts for each County and the City, the Boards of Tax Assessors for each County, and the Tax Commissioner for each County. The Agreement outlines the amounts of tax and PILOT revenues received by each County/City in Stanton Springs and Stanton Springs North and details the process by which monies are distributed.
 - **Revenue Split for Stanton Springs:** Walton and Newton County each receive 37.5%, Morgan County receives 15% and Jasper County receives 10%.
 - **Revenue Split for Stanton Springs North:** Walton and Newton County each receive 35.625%, Morgan County receives 14.25%, Jasper County receives 9.5% and Social Circle receives 5%. Each County/City distributes the share they receive based on their individual millage rates such that the school systems in each jurisdiction receive their portion based on their millage rate. In most jurisdictions, the School Districts receive the majority share.

How does the JDA manage its budget operations?

- Per the revenue sharing agreement, the JDA prepares an operating budget report annually to include its projected Expenses, Debt Obligations, Other Revenues, PILOT Payments and Tax Revenues for the 12-month period from July 1-June 30. The operating budget specifies the amount of Tax Revenues or PILOT Payments necessary for the Authority to meet its budget requirements for the Authority’s Expenses and Debt Service Obligations. Expenses are defined within the Revenue Sharing Agreement as any costs incurred by the Authority as allowed under Georgia law for the development of Stanton Springs and Stanton Springs North plus the sum of reasonable reserves for maintenance, operations, and expenses. Currently, expenses include active litigation costs as a result of Rivian opposition lawsuits. Tax Revenues and PILOT Payments in excess of the JDA’s budgetary needs are distributed per the Revenue Sharing Agreement percentages.

How much has the JDA paid in litigation costs due to the Rivian opposition group?

- The JDA has paid more than \$800,000 as of February 2023 as a result of the active litigation brought by the Rivian opposition group.

How has PILOT revenue been earmarked in the JDA budget?

- In April 2022, the JDA received and held a \$2 million PILOT payment from Morning Hornet to meet a contractual obligation to build road infrastructure related to the Baymare project. All four counties signed off on the contract with Baymare, with Morgan County individually consenting to the Infrastructure Agreement because they took ownership of the land on both sides of the I-20 bridge. This amount is still in the JDA’s account.
- In May 2022, the JDA adopted a budget for 2023 which showed the 2023 PILOT payment being distributed to the Counties.

- In December 2022, due to multiple lawsuits related to the Rivian project, the JDA amended its 2023 budget to earmark the 2023 PILOT payment (\$2M due in April 2023) to pay ongoing litigation expenses.

Could the JDA still distribute PILOT revenue that has been earmarked if litigation stops?

- If there is a surplus of funds after all litigation is concluded and the JDA is able to meet all of its budget requirements otherwise, yes.

How much revenue does the site generate in taxes vs. PILOT payments?

- Currently, development is owned by the State and therefore does not generate any property tax revenue.
- The PILOT payments that were expected from Rivian in 2023 have been delayed and until legal proceedings end, the site will continue to be tax-exempt with no payments generated for the communities and schools.
- If the Georgia Court of Appeals reverses the rulings made by Judge Trammell, the site can begin producing PILOT Revenue, starting with the expected \$1.5 million.

How much money has the JDA distributed to the counties and school boards?

- The JDA has distributed over \$25 million to the counties and schools through tax revenues generated from Takeda and land sales.

Can the JDA be dissolved immediately?

- No. Pursuant to O.C.G.A. 36-62-14, a development authority cannot be dissolved if it has outstanding bonds. The JDA last issued bonds in April 2021 in connection with the second Morning Hornet data center which will be outstanding for 20 years. After all bonds are paid, the JDA could be dissolved if all four County Boards of Commissioners pass concurrent resolutions. One county alone cannot dissolve the JDA.

RIVIAN RECRUITMENT:

Why was the JDA recruiting a tenant for Stanton Springs North, formerly known as the East Atlanta Megasite?

- Advanced manufacturing has long been a public recruiting priority for the JDA. Multiple other auto-manufacturing plants have considered the East Atlanta Megasite when marketed by Walton County and the Economic Development teams publicly stated so after the projects opted not to select the site and they were allowed to discuss the projects.

What recent actions, acquisitions and changes did the JDA make in advance of the Rivian announcement?

- In 2018, Morning Hornet purchased approximately 416 acres for a \$42 billion datacenter project in Stanton Springs.
- In April 2021, the JDA announced a second data center which located primarily in the Morgan County portion of Stanton Springs.
- In May 2021, the JDA purchased 665 acres of Stanton Springs North which later became the Rivian site. This purchase was approved at a public meeting and reported in the local newspapers.
- In April 2021, Social Circle rezoned 500 of the 665 acres to Stanton Springs Business Park. This process included two public hearings which were advertised in the newspaper.

- On June 22, 2021, the JDA created “Stanton Springs North” by Resolution discussed in and adopted at a public meeting in open session. The Resolution contemplates expansion.
- In November 2021, the JDA coordinated an amendment to its Revenue Sharing Agreement to include Stanton Springs North. This amendment was signed by 19 parties, 15 of which are local government bodies that approved it at public meetings in open session.
- In the Fall of 2021, the Newton County Industrial Development Authority purchased approx. 300 acres on the west side of Hwy 278 for potential industrial development. The site is called “Stanton Grove” and it was approved in a public meeting and discussed in multiple news articles.
- The overall site fronts on a major interstate and a State highway and is adjacent to land already zoned Stanton Springs Business Park.

When was the Rivian site marketed as a Megasite?

- In 2018, the State and Walton County began marketing the “East Atlanta Megasite” which is a large portion of the footprint of the Rivian project. Information regarding the mega site was publicly available on the Development Authority of Walton County’s website and the State of Georgia’s website.

Did the JDA rezone and purchase the 665-acres in the Spring of 2021 for Rivian specifically?

- No. The JDA purchased the 665 acres for the creation of Stanton Springs North, to construct a frontage road in connection with its commitments to the Baymare project, and to market the property for a new industrial development. As of the rezoning in April 2021 and closing in May 2021, the JDA knew it was still a contender among multiple States for the Rivian project, but Rivian did not officially select Stanton Springs North until December 2021. Over the JDA’s 20-year history, it has been a contender for many industries.

Is the Rivian project consistent with local comprehensive plans?

- Yes. Walton County and Social Circle’s Comprehensive Plans currently - and since 2017 - have shown the property within the Rivian site as future industrial. Since the last FAQ update, Morgan County’s current comprehensive plan adopted in 2022 through a lengthy, public engagement process, shows the Rivian site as Stanton Springs Business Park.

Was eminent domain used to acquire any properties related to the Rivian Project?

- No. Eminent domain has not been used on any properties associated with the Rivian project or any JDA project in history. The Authority does not have the power of eminent domain by law per O.C.G.A. § 36-62-6(b)

Why did Rivian choose this site?

- The site was marketed by the State of Georgia to Rivian as a mega site. To be deemed a mega site, the property must be over 1,000 acres, have access to an interstate, rail and adequate utilities to meet the demands of a large industry. Additionally, Stanton Springs North has an expansive labor pool with proximity to major universities, college and technical college institutions. It is less than one hour from an international airport and an easy drive to the port of Savannah. Simply put, Stanton Springs North can meet all of Rivian’s needs.

- It's worth pointing out that several other States were under consideration for this project. Ultimately, Stanton Springs North, the local community, and the State of Georgia provided the best site and climate for Rivian's needs.

Why is Rivian the best option for development of Stanton Springs North?

- Stanton Springs North is only 36 miles from Atlanta. It is located on a major Interstate and State Hwy. It is already designated for industrial development in the Walton County, Morgan County and Social Circle Comprehensive Plans and is directly adjacent to existing industrial development (Stanton Springs). One large industrial tenant that generates thousands of jobs and millions in tax dollars for the schools and our communities is substantially better than a residential development that puts greater demands on local resources and a huge burden to the schools. If Rivian does not locate in Stanton Springs North, another industry or other development likely will. This project is an opportunity for our community to obtain a much higher quality of economic development that benefits all of us in a broad way.
- Rivian stands out among other potential industrial tenants as it is a company focused on longevity and the preservation of the environment for generations to come. It will mitigate carbon pollution with the creation of electric adventure vehicles. The jobs it will bring will facilitate families staying together and create opportunities for generations to come. The tax investment will substantially benefit our local schools, hospitals, small businesses and civic institutions.

Why do we need 7,500 jobs when unemployment is already low?

- Tens of thousands of citizens from our four counties commute to jobs outside our communities because there are not enough opportunities locally. Students graduate high school and college and leave for the same reason. Jobs support and grow families and enhance the quality of life for our citizens.
- The State of Georgia estimates that approximately 55,000 jobs in the state are tied to the internal combustion engine. Establishing Georgia and our region as a hub for the transition to electric vehicles will offer opportunities for these workers and workers new to the industry.

What incentives were given to Rivian to locate a facility here?

- On May 2, 2022, the Georgia Department of Economic Development (GDEcD), in partnership with the Joint Development Authority (JDA) of Jasper County, Morgan County, Newton County, and Walton County, announced that the Economic Development Agreement has been signed by the JDA, the State of Georgia, and Rivian to move forward on the company's \$5 billion Georgia project, which will create 7,500 jobs with a \$56,000 average job wage at a carbon-conscious campus at Stanton Springs North. To review the details of the Economic Development Agreement, visit the [JDA's website](#) and Georgia Department of Economic Development website at <https://www.georgia.org/rivian>

Are you concerned about the recent business performance of Rivian and is that risk to the community?

- No. Rivian is a new business and has strong growth opportunity as the auto industry transitions away from the internal combustion engine to becoming entirely electric. While Rivian is a new company, it has support from respected investors and companies such as Amazon, T. Rowe Price, and the Ford Motor Company. We are confident Rivian is positioned to be a leader in the electric vehicle manufacturing market for decades to come.
- Rivian has large cash reserves that are in excess of the \$5 billion investment it has contractually committed to make in Georgia.

- It's important to note that Tesla, today's electric vehicle market leader, was not profitable until recently (2020). In addition, the JDA and State have included certain claw back provisions if Rivian is unable to meet its commitments, which provide a layer of protection against this unlikely scenario.

TRANSPARENCY:

Has Rivian paid for any JDA members to travel to the Normal, IL plant or provided any other personal gift, etc?

- No. The JDA members have received no perks, dinners, gifts, travel allowance or any other personal benefits from Rivian or any company considering or locating in Stanton Springs or Stanton Springs North.

Was there impropriety by the JDA or its retired chairman Alan Verner as it relates to the Rivian project and land owned by Alan Verner?

- No. Mr. Verner was not present during any portion of the JDA meetings at which the Rivian project or any project relating to property he owns was discussed. He was not involved in any decisions regarding the project. Georgia law allows development authorities to engage in transactions with directors pursuant to O.C.G.A. § 36-62A-1(2). The JDA followed the requirements of this law. Mr. Verner hired his own legal counsel and the JDA hired outside legal counsel to handle land acquisition matters between the two. Mr. Verner retired from the JDA in August 2021, which was months before Rivian selected Georgia.

Why are land acquisition matters only discussed in executive session?

- The Georgia Open Meetings laws specifically allow local governments to discuss land acquisition matters in executive session and this is a routine practice for virtually every local government entity in our state. Prior to closing on property, land acquisition matters are approved in open session. The purpose of the law is to allow for fair negotiations between governments and private parties and to be a good steward of public funds. If active negotiations for real estate were discussed in public session, the end result would be taxpayers footing the bill for significantly higher purchase prices.

Who owns the land?

- The State of Georgia owns the land and the JDA leases it from the State. The JDA purchased 665 acres of the site in 2021 and then acquired the remaining approximately 1,300 acres in 2022 utilizing a State grant. On September 2, 2022, the JDA conveyed fee simple ownership of the entire 1,943 acres to the State. On the same day, the State leased the 1,943 acres to the JDA to allow it to start grading work.

Why were project specifics kept confidential prior to the announcement?

- Land acquisition matters and active economic development matters are permitted to be discussed in executive session and documents pertaining to the same and held as confidential until such time as a final agreement is reached and transactions are closed. As stated above, the purpose of confidential discussions is to allow for fair negotiations between governments and private parties and to be a good steward of public funds. Simply put, Georgia would be much less successful in recruiting jobs and growth to our

state if private employers were required to disclose their interest in coming here at the beginning of a competitive selection process.

- Companies that are scouting locations also require non-disclosure agreements. These agreements are common and serve to protect companies from disclosure of their private information while they make decisions and negotiate new locations. Authority members are not permitted to discuss executive session matters with anyone outside the Authority regardless of whether they signed an NDA.
- Once a decision is reached and an economic development agreement is signed, all government roles, responsibilities and incentives are promptly disclosed to the public under the Georgia Open Records Act.

Why doesn't the JDA respond to questions posed during the Public Comment portion of its Agenda?

- The purpose of the JDA's monthly meetings is to conduct its normal business. These meetings are open to the public, but they are not specifically for public engagement. The JDA listens to what is said, takes notes during the meetings, and responds to the concerns/statements that can be addressed with information and facts through documents such as this, studies including the groundwater assessment, ensuring that specific information is conveyed by others at public meetings, and in some cases, by direct discussions with the citizens.

What studies have been complete and where can I find a copy?

- As of the date hereof, the following studies and supplemental documents are posted on the JDA's websites: www.i20jda.com and www.StantonSprings.com/Rivian.
- Economic Development Agreement and incentives summary
- General Project and JDA Information- Answers to Frequently Asked Questions
- **Studies and Reports:**
 - Hydrology Study/Stormwater Master Plan
 - Response to Comments to Section 404 Permit
 - Preliminary Geotechnical Report
 - Geotechnical Site Investigation
 - Cultural Resource Literature Review
 - Threatened and Endangered Species Report
 - Groundwater Recharge Plan
 - Technical assessment of potential impacts to groundwater availability by Nutter & Associates
 - Grading Plans- full set
- **Supplemental Documents:**
 - Community Letters of Support
 - Ground Water Recharge Plan
 - Development of Regional Impact Application
 - Development of Regional Impact Report

STATE MANAGING ZONING/COMPLIANCE:

What does it mean for the JDA to transfer the land and the process to the State?

- The local zoning process involves 3 different jurisdictions, which in total required the filing of 17 applications and 34 public hearings.

- This timeline was already impacting all parties creating delays for the public, JDA and Rivian. In fact, lawyers representing the groups opposing the project had asked for zoning hearings to be tabled prior to the last two public meetings on the matter (Walton County, Morgan County). Additionally, the local process created a tremendous burden on all local planning staffs, engineers, attorneys, etc.
- To better accommodate all parties and unify the zoning and code compliance, the State created four committees staffed with State government officials with appropriate subject matter and technical expertise and citizens within the JDA member counties. These committees held public meetings and solicited public input which has been important in informing the development of the project and community preparation for impacts related to local businesses, workforce, schools and the environment.

What is the purpose of each committee and how was the public engaged in the process?

- The state created four advisory committees that were comprised of citizens within the JDA's member counties and staffed by relevant State departments with appropriate subject matter and technical expertise involved in all phases. Multiple public meetings were conducted to receive input.

State Committees:

1. Local Business Engagement

This committee focused on both new opportunities available at Rivian itself, but also how existing businesses can be involved in all phases of this project. This committee also looked at how the region can benefit from the arrival of such a historic project. This committee was staffed by the Georgia Department of Economic Development.

2. Site Design and Environmental

This committee was comprised of stakeholders and technical experts from across the JDA's member counties and was critical to ensure compliance of the vast local, state and federal environmental standards this project must, and should, meet. This committee was professionally staffed by the State of Georgia's Environmental Protection Division.

3. Workforce Development

This committee sought to make sure our wonderful local school systems, technical schools, four-year colleges and universities, and others all have a clear understanding of what skill sets, curriculum and training will be needed to meet the needs of this historic opportunity. This committee was professionally staffed by the Technical College System of Georgia and was comprised of education and business leaders across the JDA's four county region.

4. Civic Engagement, Public Benefits and Land Conservation

This committee served as a liaison for Rivian and the communities it serves. This committee brought together important civic and faith-based leaders, healthcare providers, leaders in conservation, the philanthropic community and others in an effort to exchange ideas on how this project can best serve the citizens of the entire region. This committee was professionally staffed by Georgia's Department of Community Affairs.

- Additional information about the committee members and meetings is available on the State's website: <https://www.georgia.org/rivian>

GENERAL ZONING QUESTIONS:

Why did the JDA withdraw the zoning applications pending in Morgan County, Walton County and the City of Social Circle?

- After filing applications in each jurisdiction and reviewing the staff reports and recommended conditions, it became apparent that the different regulations between jurisdictions would result in the inconsistent development of the site. Additionally, the zoning process is not conducive to meaningful public engagement given the innately adversarial structure. The JDA was able to work with the State to require that Rivian meet the Stanton Springs Business Park Zoning ordinance requirements in addition to incorporating many of the conditions recommended by the Planning Staffs who reviewed the zoning applications.

What local development regulations will apply to Rivian?

- Rivian will have to follow the requirements in the Stanton Springs Business Park zoning ordinance which was adopted in the same form in Morgan County and Walton County in 2019 and Social Circle in 2021. It will also have to comply with the following:
- All stormwater detention for the Project shall be designed to handle a 100-year storm event;
- Impervious surface on the Project Site shall not exceed 50%;
- Preparation of additional hydrology studies
- Secure all other necessary local, state or U.S. Army Corps of Engineers permits regarding protection of water resources prior to commencement of construction in the protected areas;
- Compliance with Walton County's tree protection ordinance;
- Consult with Hard Labor Creek Observatory to discuss how to avoid, to the fullest extent possible, operation of its observatory.
- No buildings will set back less than 500' from Old Mill Road.
- No independent commercial uses shall be allowed on the Project Site. No billboards or other signage unrelated to the Company's use of the Project shall be allowed, except for temporary directional signage should any amenity on the Project Site be made available for public use.

ENVIRONMENTAL IMPACT:

What considerations are being made to address the groundwater recharge area, local wells and other environmental concerns?

- Groundwater will be protected through the strategic management of storm water runoff, the use of water & sewer service through the Newton County Water & Sewerage Authority, and strict adherence to state and federal guidelines regarding soil erosion and sedimentation as well as appropriately addressing streams and wetlands on the site. Studies were conducted on the site which informed the final design and site layout

including delineation of streams and wetland, geotechnical evaluations, cultural resource evaluations, and surveys. All state and federal permitting requirements have been met and impacts to streams and wetlands will be mitigated through the purchase of mitigation credits as required by the U.S. Army Corps of Engineers.

Will groundwater be the primary source of water for Rivian ?

- No. The water serving the Rivian project will be provided by the Newton County Water & Sewer Authority who will source the water from Lake Varner in Newton County in addition to reused water from Stanton Springs and Stanton Springs North tenants. All private wells which were on the 1,943-acre site have been capped and closed.

Will the Rivian project impact the quantity of groundwater in the area?

- No. According to the Technical Memorandum from Nutter & Associates (on the JDA's website), any impacts to water quantity would be limited to the immediate watershed which is small. Additionally, existing stormwater management requirements and the State and JDA's requirement that Rivian design its site for a 100-year flood will provide mitigation for any impacts to water quantity in the immediate area.

Will the Rivian project have a measurable impact on the water quantity at Lake Oconee or Lake Sinclair?

- No. The water needed for the project is being sourced from and returned to Newton County, Georgia. No water will be withdrawn from Lake Oconee or Lake Sinclair for the project and both lakes are well outside the immediate watershed of the project.

Will the Rivian project impact the quality of groundwater in the area or water at Lake Oconee or Lake Sinclair?

- Rivian is committed to following Federal and State regulations that prohibit discharge of any harmful or hazardous waste and of stormwater runoff. Additionally, Rivian is deeply committed to being an environmentally responsible company given their products are zero emission vehicles.

What measures are in place to stop and monitor harmful stormwater runoff?

- Rivian is required to adhere to all State and Federal regulations including the requirements within its permits as listed below.

What measures are in place to stop and monitor any potential spills of hazardous waste?

- The U.S. Environmental Protection Agency and the Georgia Environmental Protection Division regulate management of hazardous waste.
- Government and businesses that generate or store hazardous waste are regulated by the federal Resource Conservation Recovery Act and the Hazardous Waste Management Programs of the Georgia Environmental Protection Division- Land Protection Branch. These Programs also investigate spills and releases involving hazardous waste and determine the impact to soil and water.
- The Resource Conservation and Recovery Act (RCRA) requires anyone who owns or operates a facility where hazardous waste is treated, stored, or disposed of to have a permit. Applications for permits are submitted to the State of Georgia. The application requires information on the processes to be used for treatment, storage, and disposal of hazardous wastes; the design capacity of such processes and the specific hazardous wastes to be handled at a facility.

- Financial assurances to address accidental injuries to persons or property are required including third-party liability coverage.
- Regular reporting is required in addition to immediate reporting if there is an accident or spill.

Who pays for remediation of hazardous waste spills?

- Rivian would be responsible for paying and for any remediation measurers required. EPD/EPA will require financial assurances be in place to ensure funds are available to cover injuries to persons or property.

BENEFITS OF RIVIAN/COMMUNITY IMPACT:

In what County is the greatest portion of the project located?

- Walton County. Approximately 991 acres are in Walton County and 952 acres are in Morgan County. Of the 991 acres in Walton County, 791 acres are in the Social Circle City limits.

How is water and sewer infrastructure funded?

- It is funded by a combination of usage rates and connection fees. The Newton County Water & Sewer Authority does not receive any tax funds.

What does a \$5 billion investment mean for our communities?

- Rivian will initially make payments in lieu of taxes and then it will be taxed on the value of its real and personal property. These payments will be exponentially higher than the taxes generated prior to State ownership which were approximately \$80,000 annually. Currently, the site generates no property taxes. The Rivian PILOT payments would be distributed pursuant to the Revenue Sharing Agreement. The school districts receive the bulk of the funds.

Does Rivian pay its employees well?

- Rivian employees enjoy industry-leading compensation, generous benefits, and equity in the company for every team member to drive a real sense of ownership. Rivian is committing to providing average annual wages of \$56,000. Individuals interested in career opportunities with Rivian are encouraged to search opportunities at rivian.com/careers. Inquiries about project RFIs, RFPs listings, and supply chain outreach can be directed to georgia@rivian.com.

How will Rivian engage the community?

- Rivian has been clear that they will engage with the community much in the same way they have in their Normal, Il facility. They have a strong commitment to supporting the environment and conservation initiatives, partnering with local schools, training programs and other local community priorities/events. They also enjoy hosting events at their facility open to the community.

Will Rivian create more housing growth in our area?

- That issue is, and always will be, a local policy issue. While we are confident the opportunities from this project will have a tremendous impact on the community's tax base – which will positively affect schools, roads, and other infrastructure – the important

decisions of what that growth will ultimately look like will always be the responsibility of local leaders.

How will traffic be addressed?

- The Georgia Department of Transportation will construct a frontage road that runs parallel to I-20, make improvements to the interchange at Exit 101, add a new interchange at Old Mill Road and I-20, and to make improvements to portions of Hwy 278 and Old Mill Road. These improvements are designed to maximize internal employee traffic within the site and minimize the impact outside of the site. Impacts to county roads outside of the project area are also being evaluated.

How are adjacent property owners being protected?

- The buildout site plan shows the buildings concentrated toward the center of the property and away from adjoining residential properties. Per the requested zoning, 100-foot transitional buffers are required, but the site plans show substantially more natural areas between building construction and adjoining properties. The site is estimated to have 50% pervious surfaces, which is significantly more than the 30% allowed under the zoning. This will help ensure that all parties are going far beyond the minimum standards required by law to be good neighbors. There is a 500-foot buffer between Old Mill Road and any structures. Rivian has been adamant about preserving as many trees as possible on the site, resulting in a site plan showing over 600 acres of forest between the buildings and I-20 being preserved.

RIVIAN PROJECT:

How is Rivian planning to incorporate environmental sustainability into the site design?

- Consistent with its environmentally conscious mission, Rivian's site designs show some of the ways the company aims to minimize the environmental impact of the facility footprint.
- Half of the site acreage will be permeable, vegetative surface that absorbs stormwater, creates wildlife habitats, and stores carbon, with building placement and impermeable infrastructure on higher ground where possible to avoid impacting wetland areas. Rivian intends to preserve as much of the existing tree growth as possible.
- Rainwater will be collected and used on-site, reducing the need for a traditional potable water supply. Following the company's philosophy for new construction, the mature site will take into account best practices to limit lighting, stormwater runoff, water quality, and noise impacts and to preserve scenic views and natural systems.
- Additionally, Rivian will be required to comply with the Stanton Spring Business Park Ordinance's threshold regulations as well as limit impervious surfaces to 50% of the site versus the 70% otherwise permitted, perform additional hydrology studies, design the stormwater detention for a 100-year storm, comply with the Walton County tree ordinance, coordinate with the local observatory regarding outdoor lighting plans, maintain a 500-foot setback from Old Mill Road, and comply with all federal and state environmental permitting requirements.
- As demonstrated by these extra requirements, conserving buffers, wildlife habitat, and outdoor recreation around the site is a priority for the State, JDA, and Rivian.

How is the site work being funded, permitted, and coordinated?

Funding

- The JDA and state have made substantial investments in the land and site work. The JDA purchased 665 acres of the site in 2021.
- In 2022, the JDA purchased the balance of the 2,000-acre site through a Regional Economic Business Assistance (REBA) grant from the State.
- The JDA then conveyed the property to the state for consistent development of the property. The JDA and state both contributed to due diligence expenses and the grading work is being paid through the REBA grant.

Permitting Timeline

- Section 404 Permit; Issued December 28, 2022
- Stream Buffer Variance; Issued November 2, 2022
- EPA 401 Water Quality Certification Concurrence (no impact to neighboring jurisdiction concurrence); Issued October 31, 2022
- Phase 1 of the permit area is released for construction by U.S. Army Corps of Engineers; September 28, 2022
- Industrial Stormwater Permit; Issued by EPD September 6, 2022
- Land disturbance permit; Issued July 2022.