



Official

Informal Presentation Minutes

Tuesday, March 19, 2024 – 3:00 PM

Present: Nicole L. Hendrickson, Ben Ku, Jasper Watkins III, Matthew Holtkamp

Absent: Kirkland Carden

1. Water Resources

The Water Tower Update

The Water Tower Chief Executive Officer Melissa Meeker provided the Board with an update on the 2023 Annual Report, reviewed Foundational Agreements, training programs and future growth opportunities. No official action taken.



THE WATER TOWER

THE WATER TOWER



THE WATER TOWER

The Water Tower Global Innovation Center Update

March 19, 2024

View From The Water Tower

Our Vision

To be a thriving ecosystem of water innovation fueled by imagination, informed by research, and powered by pioneers.

Our Mission

The Water Tower at Gwinnett (501c4) will develop world-class physical infrastructure and dynamic human capital needed to inspire and implement transformational programming and economic development for the water industry and Gwinnett County.

The Water Tower Institute (501c3) will be a hub for solutions in research, technology, training and engagement for water utilities ensuring access to safe, affordable and resilient water services.

Sept 2022

Gwinnett County/Water & Sewerage
Authority/The Water Tower Lease
Commencement

August 2019

TWT NONPROFITS ESTABLISHED



Foundational Agreements

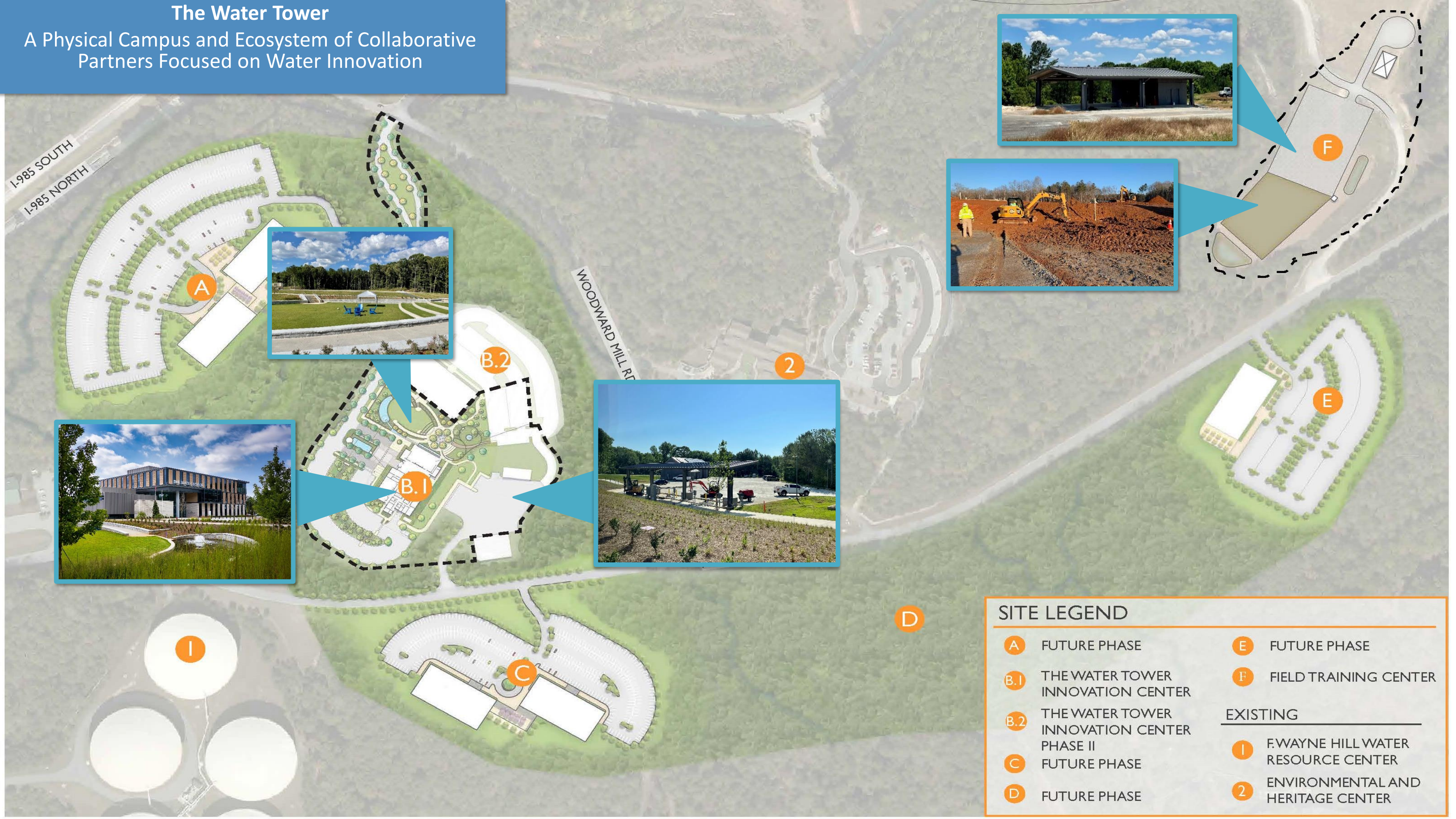
| Agreement | Parties | Executed | Activities |
|---|---|---|---|
| Marketing and Administration Agreement | The Water Tower at Gwinnett Gwinnett County Gwinnett Water & Sewerage Authority | April 2020 5-year term after Lease Commencement (Sept 2022 – Sept 2027) Renewals anticipated | Allows The Water Tower at Gwinnett to market the campus by laying out expectations and plan Provides for County support of The Water Tower at Gwinnett with the goal of reaching self-sustaining funding and operations over 5-year period Requires submittal of annual budget, audit and bi-annual tracking of metrics to County Includes performance metrics regarding financial sustainability, research impact, workforce development, partnerships and public education |
| Foundation Master Lease | The Water Tower at Gwinnett Gwinnett County Water & Sewerage Authority | Executed November 2020 5 Year (plus two 5-year options) after completion of Phase I construction Covers Phase I Improvements: Phase One Parcel and Field Training Center Renewals anticipated, including addendums to cover outparcels | Allows for operations and maintenance of Phase I Improvements Allows for subleases to End Users and Licensees |

Innovation Starts Here.



The Water Tower

A Physical Campus and Ecosystem of Collaborative Partners Focused on Water Innovation



SITE LEGEND

- | | |
|---|--|
| A FUTURE PHASE | E FUTURE PHASE |
| B.1 THE WATER TOWER INNOVATION CENTER | F FIELD TRAINING CENTER |
| B.2 THE WATER TOWER INNOVATION CENTER PHASE II | EXISTING |
| C FUTURE PHASE | I FWAYNE HILL WATER RESOURCE CENTER |
| D FUTURE PHASE | 2 ENVIRONMENTAL AND HERITAGE CENTER |

Reimagine the Future of Water



The Water Tower Programming



STEAM/NextGen Outreach

Attracting the next generation of water workers by engaging through school outreach and nextgen programming



Workforce Training

Preparing the water workforce through training, upskilling, and Continuing Education credits for water/wastewater operators, lab analysts, maintenance technicians, and other skilled trade positions



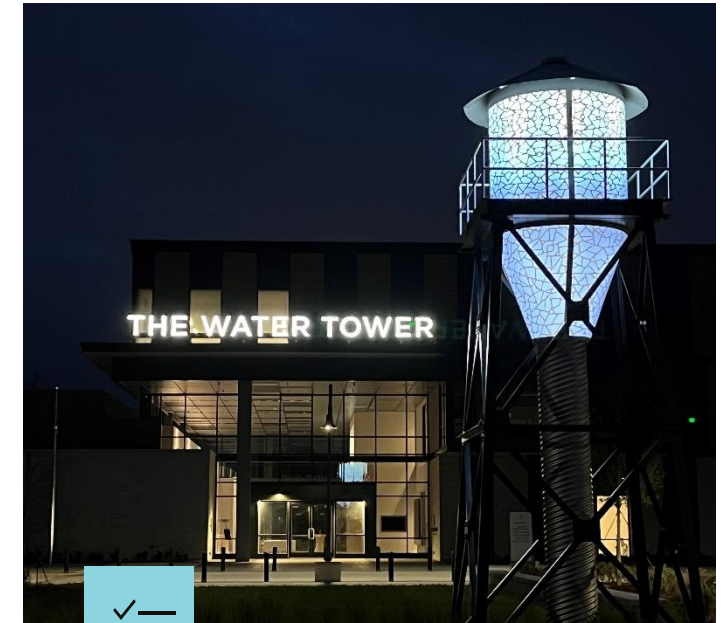
Networking & Industry Events

Enabling water career growth through professional events focused on leading-edge water topics to enhance technical skillsets and build relationships



Research & Development

Advancing water science by conducting collaborative research and R&D to solve practical problems locally and globally in laboratories and demonstration area



Ecosystem and Facilities

A resource for our community by providing event space rentals for the community to utilize The Water Tower for meetings and gatherings

The Water Tower Training Program

Combines traditional classroom instruction with hands-on and online learning to set candidates up for success not only to pass the certification exam, but to establish a career in the industry

Focused on skilled trades:

- Class III Water/Wastewater Operators
- Maintenance Technicians
- Laboratory Technicians

Target Trainees

- High school seniors
- Young Adults 18-25
- "At Promise"



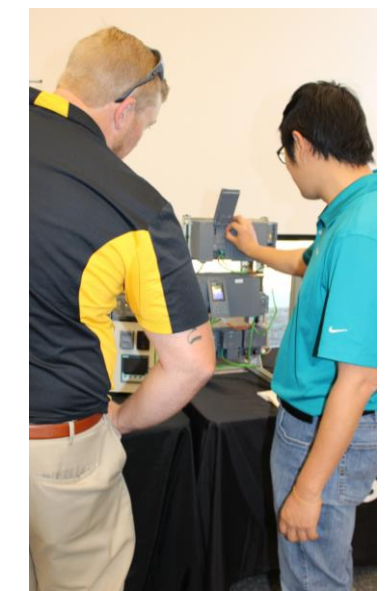
RED REHABILITATION
ENABLES DREAMS



Workforce Training

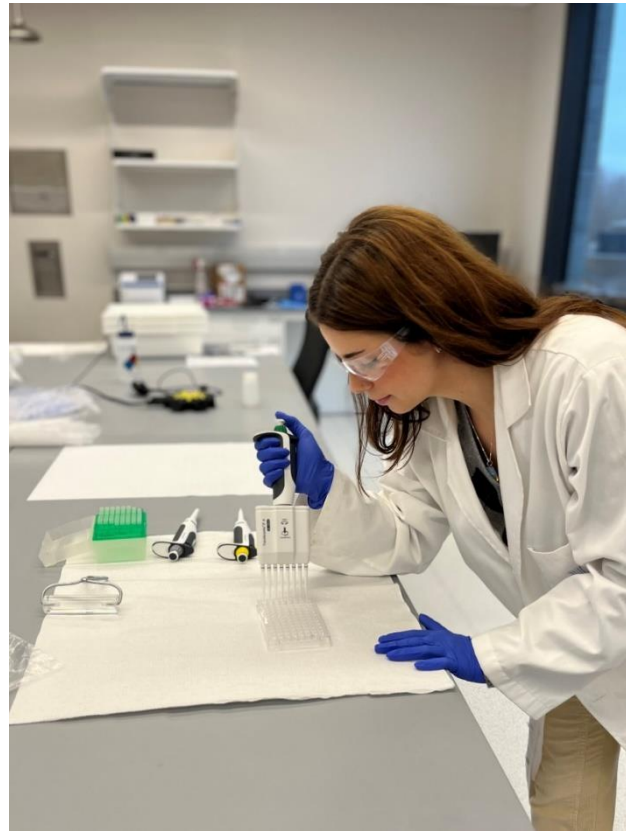
Host and/or conduct a robust **hands-on** training curriculum across skilled trades

National exposure and interest in replicating engagement and training strategies.



State-of-the-Art Laboratories and Living Lab

- Experimental, Analytical, and Microbiology Labs for R&D
- R&D collaboration with universities, industry, C&E firms, and more
- Currently working on 4 federal research grants with Georgia Tech, UT Austin, and University of Alabama
- Research trailer for technology demos, R&D, training





THE WATER TOWER
DEMO DAY
2024

April 18, 2024 | The Water Tower | Buford, Georgia

- Over 250 attendees from across the US
- Thought Leadership Lightning Talks and Expert Panels
- Expo-style opportunity to showcase new technology to utilities
- Attendees include utility reps, consulting firms, manufacturers, contractors, universities, and more

APRIL 18, 2024
TWT CAMPUS IN BUFORD, GA



Water Innovation & Leadership Summit

- One day event for high school students
- Expert speakers presenting career opportunities in the water industry from high school degree to PhD
- Career fair with water-related businesses and organizations
- Hands-on activities, leadership and team building challenges

SEPT 27, 2024
TWT CAMPUS IN BUFORD, GA




THE WATER TOWER



Global Leadership Presence

- Responsible Succession Leadership (RESOLVE) Workshop brought women water leaders from around the world to TWT
- “Leveraging Utility Innovation Performance Measures for Program Management and Organizational Transformation” (TWTI-21-01) brought over 35 utility leaders
- Conferences hosted at TWT by global organizations such as WEF, AWWA, Empowering Pumps & Equipment, Construction Management Assoc of America
- Multiple International Delegations



DCS-Water'24

Water Utilities Face
Increasing Risk of
Cyber Attacks

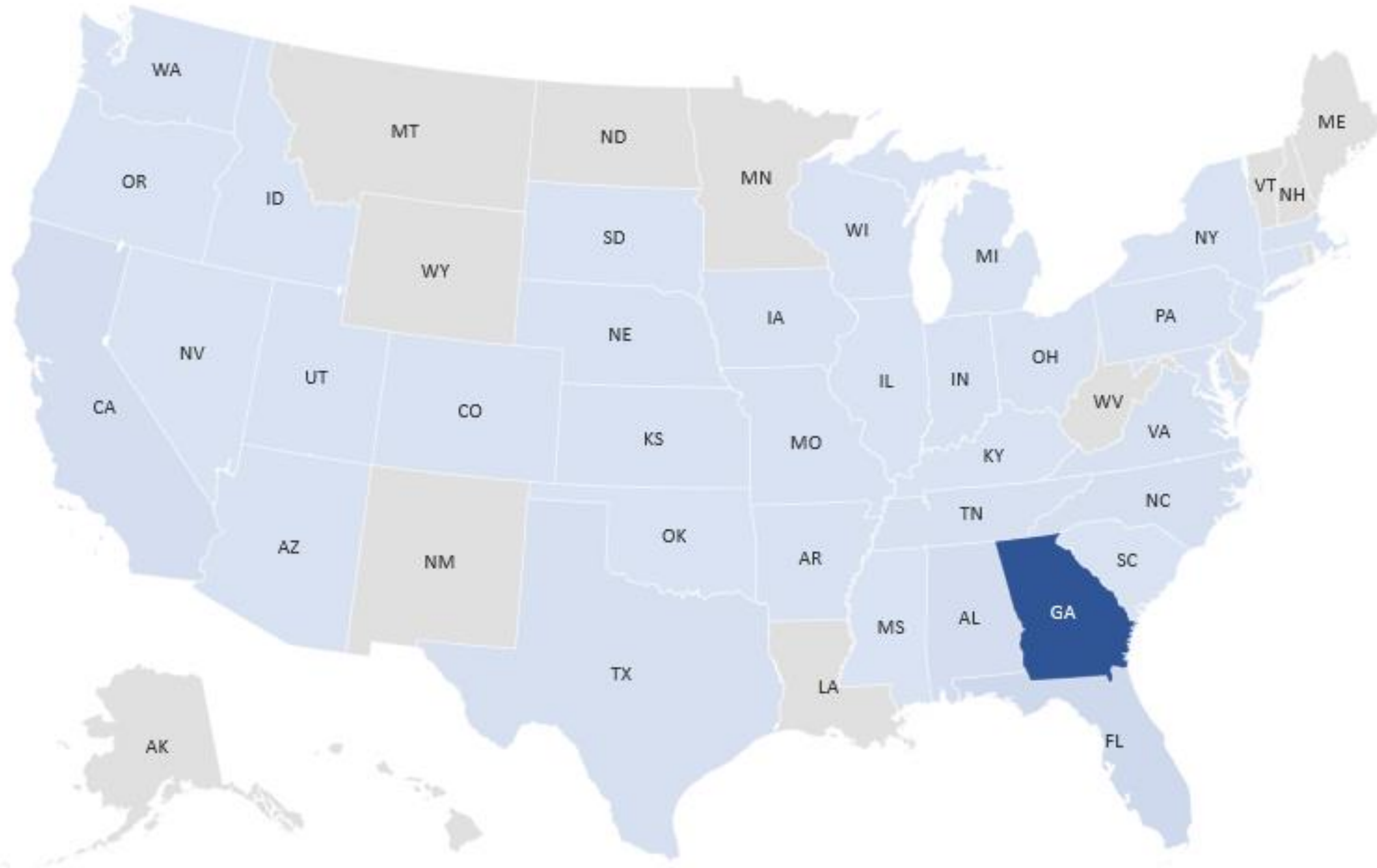


- International Conference on the Design of Cyber-Secure Water Plants (DCS-Water'24)
- Two-day event focused on bringing together a diverse group of researchers and practitioners to present and discuss novel methods and tools for protecting water plants against cyberattacks.
- Three tracks: Academic, Industry, and Tool Demos
- Hosted by TWT and Singapore University of Technology & Design - iTrust Centre for Research in Cyber Security

APRIL 23-24, 2024
TWT CAMPUS IN BUFORD, GA

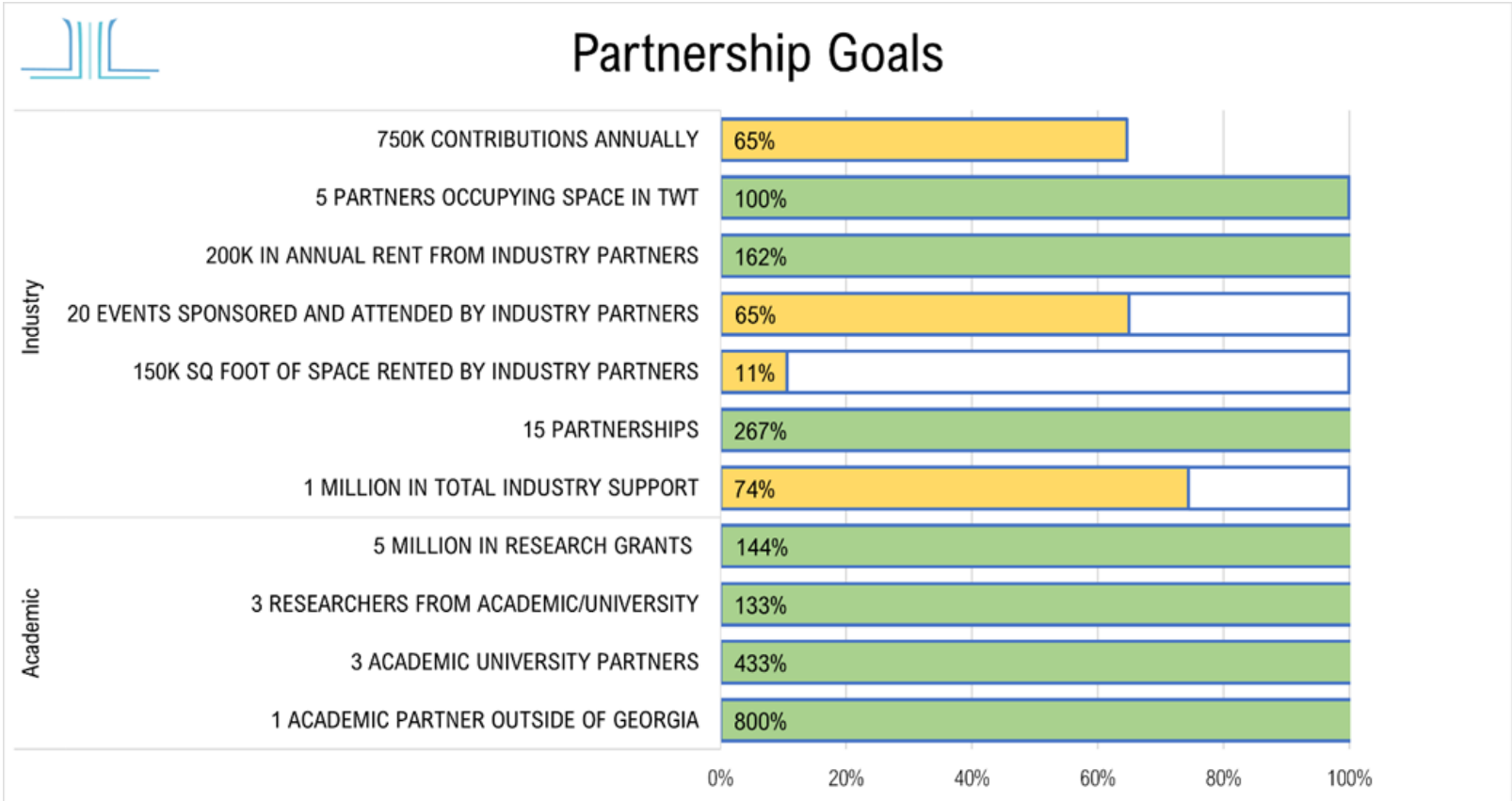
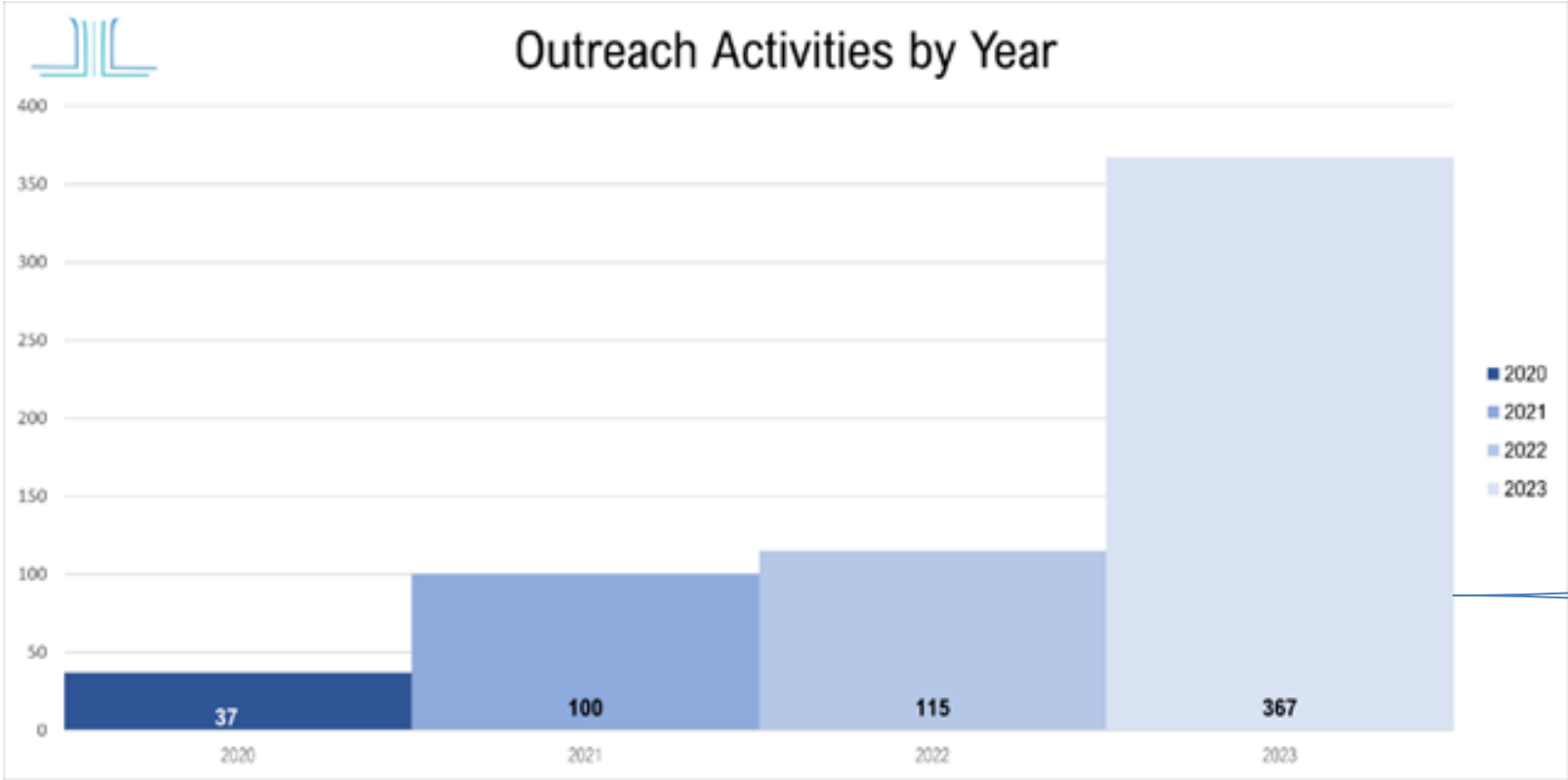
Visitors by State

Countries Visiting TWT

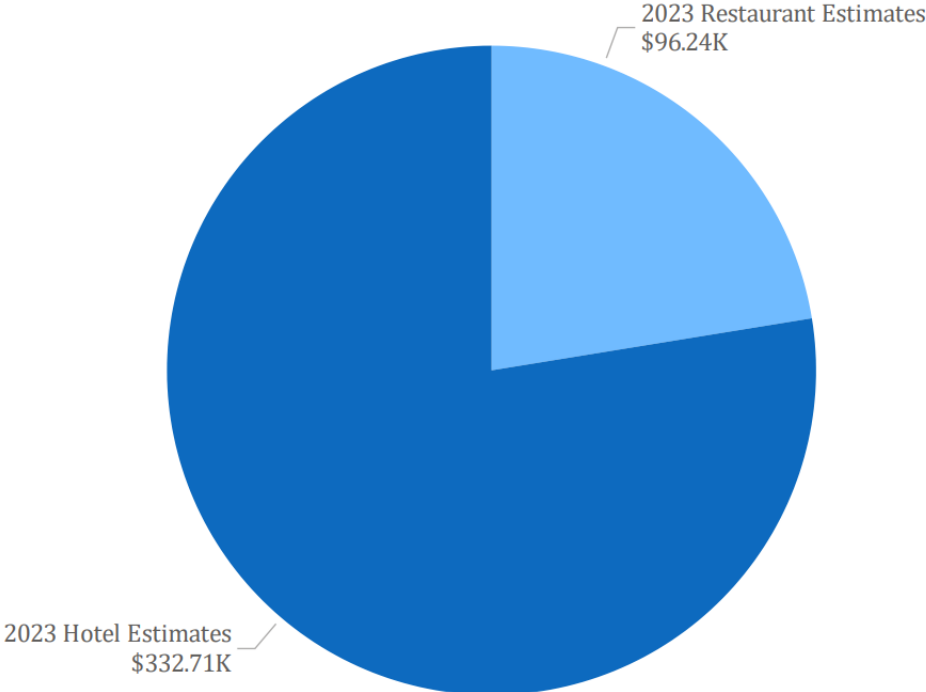


- Argentina
- Australia
- Canada
- Columbia
- Denmark
- France
- India
- Israel
- Japan
- Netherlands
- Portugal
- Singapore
- South Korea
- Switzerland
- Turkey

Gwinnett County ROI



2023 TWT Event Estimated Local Impact



\$428.95K

TWT Estimated Impact Total

802

Attendees

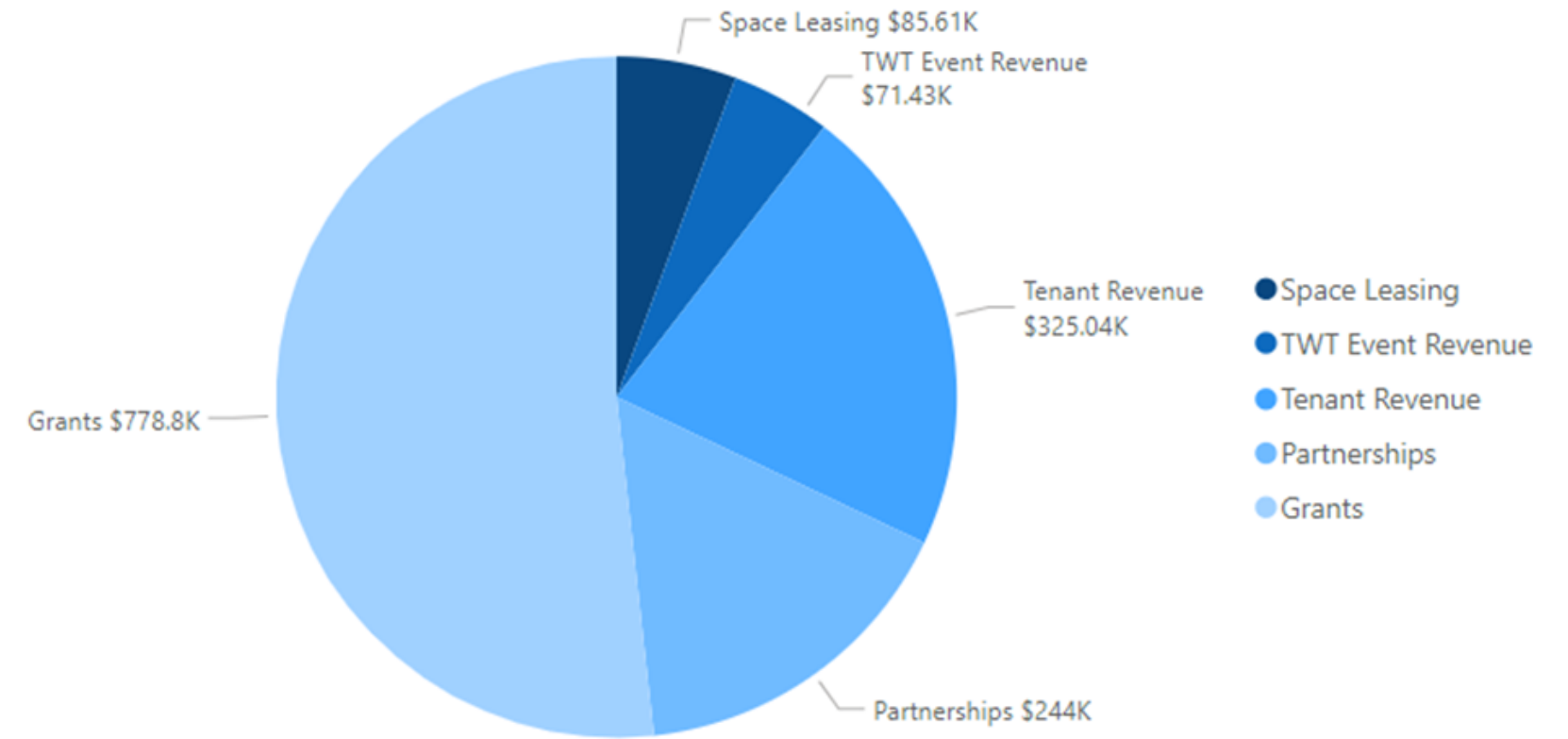
24

Events

2023 Revenue from Building A

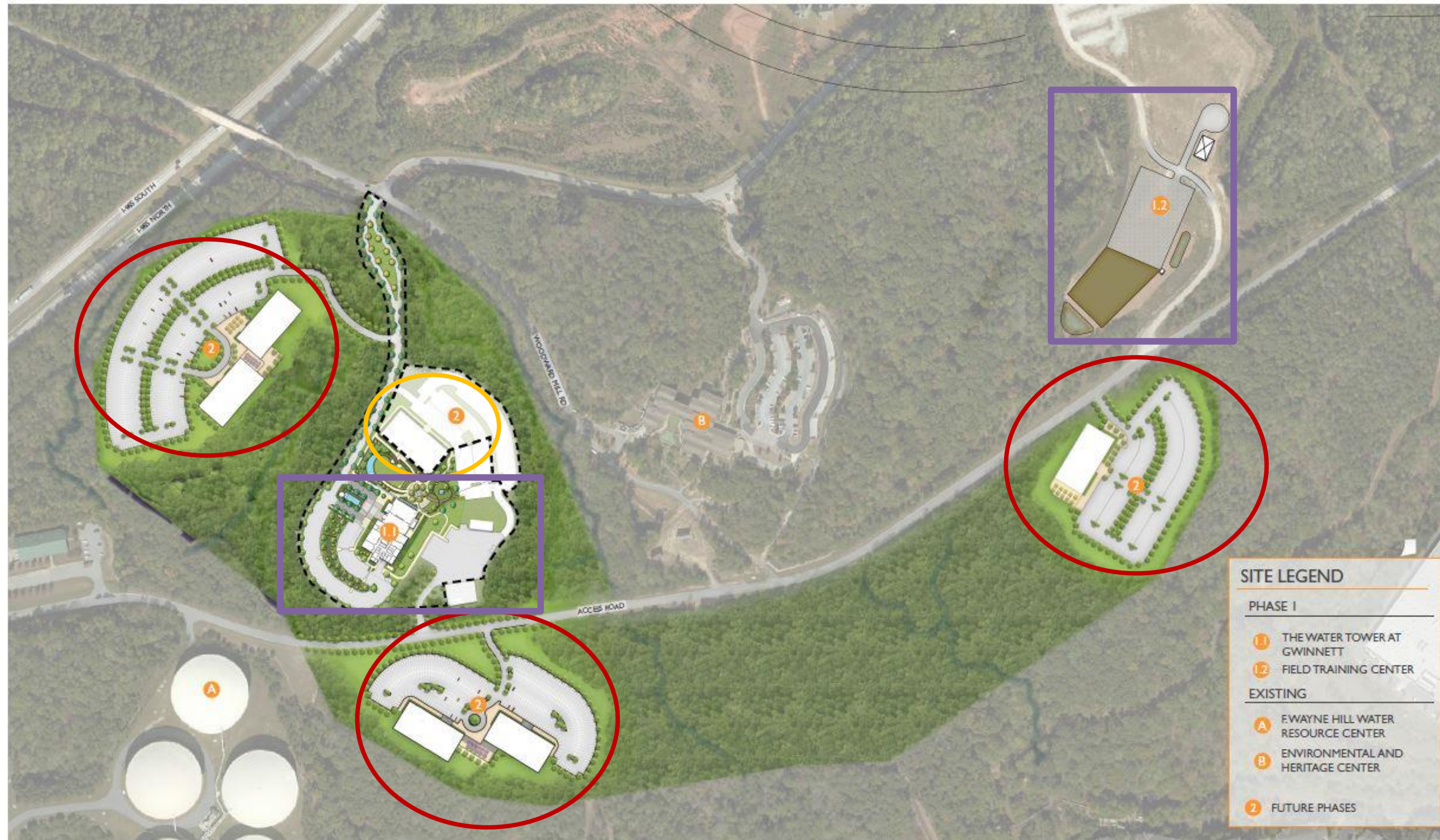
- 15,340 SF under long term leases
 - 6 businesses
 - Carollo – first office in GA
 - Wade Trim – first permanent office in GA
 - 5840 Holdings – new entity
 - Currently building out last suite on 3rd floor
- 4 Companies in Co-working Space
 - 2 start ups, 2 large firms with offices downtown
- First Lab Rental – April
- Event Space Rentals

TWT Revenue by Category 2023



The Campus – Economic Development Opportunities

- TWT
- Outparcels
- Building B



Gwinnett, GA
July 22nd, 2020

THE WATER TOWER AT GWINNETT
CAMPUS MAP

Office Space

- 60,000+ SF of Class B Office Space
- Access to laboratory space
- Access to R&D space
- Workforce pipeline





Outparcel Development Opportunities

- (3) 10 acre parcels
 - Flex Space Industrial
 - Warehouse, light industrial, offices
 - Water-related business
-
- 99-Year Ground lease or potential purchase



Best in Class Training Facility

Water Treatment Training Trailer



- Pump station
- Pipe Farm
- Live Tapping
- Screening Station
- Fluid Dynamics
- Pump/Valve Mock-Up Station
- Electrical Panel – wire circuit training
- VFD/Starter Training Panel
- Mechanical seals vs Packing
- And more!

The Water Tower's Value

- Unique purpose and focus
- National/International exposure to client base
- Research & Development Facilities and Support
- Workforce Pipeline – High School Diploma/GED to PhD





INNOVATION STARTS HERE

A N N U A L R E P O R T



2023

TWT BY THE NUMBERS

- 36** States visited TWT
- 275+** Attendees from across U.S. at Demo Day 2023
- 150+** High school students participated in 2nd Student Water Leadership Summit
- 13** Academic partners
- 40+** Supporting Partners
- 10** Companies with offices on campus
- 117%** Increase in training partners
- 15** Countries visited TWT
- \$778K** Grant awards for research and training
- 120+** Attendees at 4th Annual "Watering Hole" Golf Tournament
- 600+** Workers trained in 51 classes
- 9** Hands-on labs with training courses
- 40+** Global participants in collaborative research project
- 10** Technologies demonstrated on campus

TWT Ecosystem Partners

Sustaining and Transformative



Innovation



Collaboration



Universities

Thank you to our Founding Partners for their early support of TWT!



Supporting TWT

- Rebecca Shelton and DWR
- Roman Dakare and team
- Devon Cason and the PG team
- 2 amazing Board of Directors

2023 BOARD OF DIRECTORS

The Water Tower is pleased to present our Board of Directors for each of the two organizations that comprise The Water Tower. Together, the Directors of The Water Tower at Gwinnett and The Water Tower Institute strive to ensure our campus and ecosystem are a success.

The Water Tower at Gwinnett

The Water Tower at Gwinnett (TWTG), a 501(c)4 organization, focuses on The Water Tower's real estate development and infrastructure.



- 1 Nick Masino, Chair**, *President and CEO, Gwinnett Chamber and Partnership Gwinnett*
- 2 Jann Joseph, Ph.D., Treasurer**, *President, Georgia Gwinnett College*
- 3 Jennifer Fennell, Secretary**, *Senior Business Development Manager, Jackson EMC*
- 4 Melvin Everson**, *Vice President of Economic Development, Gwinnett Technical College*
- 5 Jessica Rantamaki**, *Business Development Specialist, Geo-Hydro Engineers, Inc.*
- 6 Ron Seibenhener**, *Retired Director of Water Resources, Gwinnett County*
- 7 Daniel R. Sosebee III, CPA**, *Associate Member in Audit, Advisory and Director of Business Development, Moore Stephens Tiller*

The Water Tower at Gwinnett looks forward to welcoming this incoming Director for 2024:

- **Kyle Jones, Ed.D.**, *Director of Academies and Career, Technical, and Agricultural Education, Gwinnett County Public Schools*

The Water Tower Institute

The Water Tower Institute (TWI), a 501(c)3 organization, focuses on The Water Tower's programming in applied research, technology innovation, workforce development, and community engagement.



- 1 Eileen O'Neill, Ph.D., Chair**, *Founding Partner, Water Principles LLC*
- 2 Terrell S. Gibbs, Ph.D., PE, Treasurer**, *Environmental Department Manager, Corporate Environmental Risk Management (CERM)*
- 3 Glen T. Daigger, Ph.D., PE, BCEE, NAE, Director, Interim RAC Chair**, *President, One Water Solutions*
- 4 Nick Masino, Immediate Past Chair**, *President and CEO, Gwinnett Chamber and Partnership Gwinnett*
- 5 Paul T. Bowen, Ph.D.**, *Retired Director of Sustainable Operations, The Coca-Cola Company*
- 6 Linda MacGregor, PE**, *Director, Gainesville Department of Water Resources*

The Water Tower Institute looks forward to welcoming these incoming Directors for 2024:

- **Bruce Bharat**, *Vice President and Country Manager for Kamstrup North America*
- **Erica Brown, PMP**, *Chief Policy and Strategy Officer, Association of Metropolitan Water Agencies*
- **Tony V. Carnell, P.E.**, *General Manager, Henry County Water Authority*
- **Ralph Erik Exton**, *VP, Chief Marketing Officer for Grundfos - Water Utility*

THE WATER TOWER



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Join Our Ecosystem



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