



JDA Quarterly Report – October - December 2022

Report covering Quarter 4

Stanton Springs

Marketing Activity/Prospects:

- Marketing efforts focused on potential prospects for 88 acres on Hwy 278 south of Shire Parkway

Current Tenants:

- Takeda continues production and is preparing for extensive training in February 2023
- Meta's two campuses are fully under construction.
 - Morning Hornet campus is nearing completion on additional buildings.
 - Baymare site continues vertical construction.
- The Newton County Water & Sewer Authority continues construction of water/sewer lines and a water tower in Stanton Springs South

Financial:

- FY 2023 budget was adopted in April and amended in December to account for expenses associated with ongoing litigation
- Audit completed and distributed to counties in December
- Draws from the \$111,307,760.00 REBA grant continue to fund site work, engineering and due diligence expenses for the Rivian project
- \$4.51 million in tax revenues from Takeda were collected and will be distributed based on the Revenue Sharing Agreement on or before March 15th

Rivian

- JDA awarded a grading contract to Plateau Excavation and grading started on approximately 500-acres of the 1,943-acre property in early October
- JDA/State obtained the permits necessary to move forward with site work including:
 - 404 Permit from U.S. Army Corps of Engineers
 - Stream Buffer Variance
 - 401 Water Quality Certification Concurrence
 - Industrial Stormwater Permit
 - Land disturbance permit
- GDOT on schedule to start construction of the frontage road in early 2023
- Various litigation matters are pending, but work on the site continues

Activities Anticipated in First Quarter of 2023:

- Continue grading
- Georgia Transmission to commence work on power substation
- GDOT to commence work on frontage road
- NCWSA to commence work on water and sewer infrastructure for Stanton Springs North