

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

**October 28, 2025
1:00 P.M.**

Regular Meeting

**Newton County Water & Sewer Authority - Scott Emmons Water Reclamation Facility at
10902 Shire Parkway, Social Circle, GA 30025.**

A regular meeting of the Board of Directors of the Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County (the "Authority") was held on October 28, 2025 1pm at the Newton County Water & Sewer Authority - Scott Emmons Water Reclamation Facility at 10902 Shire Parkway, Social Circle, GA 30025.

Directors Present:

Jerry Silvio, Newton County
Ben Riden, Morgan County
Bob Hughes, Morgan County
Bruce Henry, Jasper County
Steve Jordan, Jasper County
David Thompson, Walton County
Mike Owens, Walton County

Directors Absent:

Stan Edwards, Newton County

Guests Present:

Andrea Gray, Attorney
Shane Short
Serra Hall
Tony Rogers
Ben McDonald
Pat Maclom
Jim Thompson
Ben Sheidler
Ralph Forbes

*other members of the public and media included
on the sign-in sheet attached

1. Call to Order

Mr. Silvio called the meeting to order at 1:00 pm.

2. Invocation

Mr. Steve Jordan led the invocation.

3. Pledge of Allegiance

Mr. Bruce Henry led the pledge of allegiance.

4. Approval or Amendment to Agenda

Upon a motion made by Mr. Bob Hughes, seconded by Mr. Mike Owens and unanimously approved, the Agenda was approved as presented.

5. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on September 23, 2025: On a motion duly made by Mr. Bruce Henry seconded by Mr. Bob Hughes and unanimously approved, the minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on September 23, 2025: On a motion duly made by Mr. Ben Riden seconded by Mr. David Thompson and unanimously approved, the minutes were approved as presented

6. Committee Chairman Reports:

a. Park Management Committee

Mr. Hughes reported the following:

- i. Takeda – No updates
- ii. Meta/Baymare/Morning Hornet- No updates
- iii. Rivian – Groundbreaking commenced work several months ago
- iv. Moore Property – Mr. Short reported that the demo crews are working on the house and structures and have asked the JDA to remove the power lines.
- v. Resolution re First Responder Protocol. Ms. Gray provided a summary of the Resolution which was included in the meeting packet. The JDA is designated under the Service Delivery Strategy for all three counties to be the provider for fire and other emergency services, which is why it has responsibility for designating first responders for the park. There is also a need to provide clarity to the 911-operators on how to direct calls given that calls made from cell phones could be routed through cell towers in any of the three counties which causes confusion. The Resolution assigns first responders for each project in Stanton Springs. Newton County will be the first responder for Stanton Springs South (Takeda and Meta) and Walton County will be the first responder for Stanton Springs North (Rivian). Both will back up one another along with Morgan County and Social Circle as needed through existing mutual aid agreements. Mr. Riden asked that Morgan County be added as a backup responder for the Rivian project. Mr. Hughes made a motion to adopt the Resolution with the amendment requested by Mr. Riden. The motion was seconded by Mr. Owens. Mr. Silvio and Mr. Jordan noted that the Resolution should be provided to all of the counties and the companies in Stanton Springs and Mr. Owens noted that the 911-operators are key to implementing the Resolution. Mr. Thompson stated that this Resolution will put the counties on notice of the protocol. This Resolution is an immediate measure pending changes potentially recommended by a consultant. Existing mutual aid agreements are in place. A vote was called and the Resolution was unanimously approved as amended.
- vi. Public safety consultant- Mr. Hughes noted that the proposal from Center for Public Safety Management, LLC, was provided at the last JDA meeting for members to review. Mr. Short conducted a search for consultants and found one out of Washington who has done work in Georgia. The consultant would coordinate with the member counties, Social Circle and the tenants to assess current resources and future needs. The end result would be an assessment of risk,

operational gaps, workloads, response times, staffing, best practices and standards, etc. Mr. Thompson stated that this park is a huge investment and public safety is important. He called references for the company and they have a great reputation. The proposal is for \$85,000 but with additional fees for in-person meetings. The proposal is also several months old. Mr. Thompson stated that this study will be beneficial to the counties generally. Mr. Thompson made a motion to hire Center for Public Safety Management, LLC to conduct the study for an amount not to exceed \$100,000 to be paid out of JDA non-revenue sharing funds. Mr. Hughes seconded the motion. Mr. Riden stated that he agrees with paying for the study from non-revenue sharing funds. Mr. Henry stated that he agrees that something needs to be done but believes that the fire committee and fire departments could work together to come up with solutions in a shorter amount of time and for less expense. He also expressed concerns about recommendations from consultants that could be expensive or put the JDA in a long-term role or require it to build and man a fire station. Ms. Gray clarified that the JDA cannot legally operate a fire station. Mr. Jordan also expressed concerns regarding the uncertainty of the recommendations and costs thereof. Mr. Short stated that the companies have internal response teams and we need the consultant to help evaluate these in coordination with the county resources. He also noted that the JDA members and consultants are not positioned as experts in this field and have potential legal exposure if they do not hire an expert to evaluate resources and needs. There was discussion generally regarding hypothetical scenarios including use of existing fire stations, new fire stations, etc. All acknowledged that we don't know what we don't know. A vote was called, Mr. Thompson, Mr. Riden, Mr. Hughes, Mr. Owens and Mr. Silvio voted in favor of the motion and Mr. Jordan and Mr. Henry voted against the motion.

vii. New Matters - none

b. Economic Development Committee

i. Stanton Springs Activity

Mr. Thompson stated that activities are ongoing. The damage to the frontage road caused by Pike Electric continues to be evaluated. The road appears to be well maintained otherwise. Mr. Short reported that there is a lot of interest in the Moore site over the past couple of months. Once it is cleaned up it will show better.

ii. Activity in the Four Counties

Ms. Hall reported for Newton County that the regional job fair is on Thursday from 10am-4pm. There are currently over 500 people pre-registered for the event. Mr. Short reported for Walton County that activity has picked up recently. Mr. Hughes had no updates for Morgan County. Mr. Rogers reported that a site in the county is being considered for a wood flooring company and a plastics molding company.

c. Finance Committee

i. Financial Report

In Mr. Jordan provided the financial report for September and reviewed the current account balances and monthly expenditures that were included in the meeting packet along with the September financials. He noted that he will transfer funds from the money market account to the operating account to cover expenses.

ii. Invoices

1. Legal invoices:

1. Andrea P. Gray, LLC
 1. General legal services - \$3,520
 2. SSN - \$640
 3. SSS- \$780
 4. Open Records Request (reimbursable) - \$860
2. Smith Gambrell and Russell- \$18,148.50 for zoning litigation
2. 5P Land Management for maintenance of frontage road - \$10,000
3. 5P Land Management for mowing the Moore property - \$500
4. Thomas and Hutton
 1. \$400 – general engineering services for Stanton Springs South
 2. \$960 – general engineering services for Stanton Springs South
 3. \$535- Rivian-related – reimbursable through grant
 4. \$855- Rivian site review – reimbursable through Rivian
5. Treadwell, Tamplin & Co. - \$21,800 annual invoice for accounting services

Mr. Jordan also noted that at each meeting he writes two checks for the meeting security.

Mr. Riden made a motion to approve payment of the invoices which was seconded by Mr. Hughes and unanimously approved.

7. Quarterly Report for Q3 2025

Ms. Gray reviewed the draft report which was in the meeting packet. Highlights include the due diligence and site work on the Moore property, the Rivian groundbreaking celebration, Meta's rapid deployment structures, and ongoing work on infrastructure supporting Rivian. The current accounting of the counties' net return on investment in Stanton Springs is \$43.9 million. Mr. Jordan noted that the PILOT payments for Meta are likely to increase next year. Mr. Owens made a motion to approve the report as presented. Mr. Riden seconded the motion and it was unanimously approved.

8. Public Comment

Mr. Silvio stated: We value public opinion and are appreciative of those of you who took the time to attend today. All of our meetings are open to the public. Speakers must have signed up using the sign-up sheets outside the meeting room prior to the meeting commencing. Each speaker must state their name and address. Each speaker has 2 minutes and speakers may not yield their time to others. Comments must be directly related to Agenda topics. This is not a question-and-answer session and no response from the JDA is required. We will take your comments into consideration and may reach out to you individually to discuss them further. The total time for comments will be limited to approximately 20 minutes.

No one signed up for public comment.

9. Executive Session

On a motion duly made by Mr. Owens, seconded by Mr. Hughes and unanimously approved, the Authority entered executive session to discuss litigation updates and land acquisition at 1:52pm.

On a motion duly made by Mr. Hughes, seconded by Mr. Riden and unanimously approved, the Authority came out of executive session at 2:58pm.

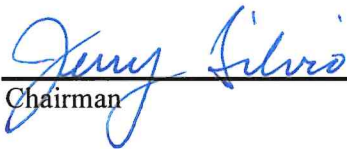
Mr. Thompson made a motion to authorize the expenditure of up to \$150,000 for due diligence studies and site work on the Moore Property to prepare it to sale and to authorize the chairman to execute contracts for the work. The motion was seconded by Mr. Hughes and unanimously approved.

Mr. Riden made a motion to authorize the expenditure of up to \$125,000 to assess and repair Stanton Springs North Parkway (the "frontage road"), to allow the chairman to execute contracts necessary for the same, and to authorize Ms. Gray to send the site reports to Pike. The motion was seconded by Mr. Owens and unanimously approved.

10. Adjourn

On a motion duly made by Mr. Thompson, seconded by Mr. Owens, and unanimously approved, the meeting was adjourned at 3:02 pm.

Attest:


Chairman


Secretary

