

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

**January 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 January 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
Stan Edwards 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:

None

Guests Present:

Andrea Gray, Attorney
Pat Malcom
Wayne Tamplin
Shane Short
David Dyer
Tony Rogers
Joellen Artz
*other members of the public and media included
on the sign-in sheet attached

Prior to calling the meeting to order, Mr. Silvio administered the Oath of Office to Mr. Stan Edwards who was appointed by the Newton County Board of Commissioners to serve on the Joint Development Authority.

1. Call to Order

Mr. Silvio called the meeting to order at 1:02 pm.

2. Invocation

Mr. Steve Jordan led the invocation.

3. Pledge of Allegiance

Mr. Bob Hughes led the pledge of allegiance.

4. Approval or Amendment to Agenda

No amendments were requested. On a motion duly made by Mr. Mike Owens, seconded by Mr. Bob Hughes and unanimously approved, the agenda was approved as presented.

5. Election of Officers and Committee Appointments

Mr. David Thompson made a motion to re-appoint the current slate of officers to include Jerry Silvio as Chairman, David Thompson as Vice Chairman, Steve Jordan as Treasurer and Bob Hughes as Secretary. The motion was seconded by Mr. Bob Hughes and unanimously approved.

Mr. Steve Jordan made a motion to re-appoint Mr. Mike Owens and Mr. Ben Riden to the Finance Committee. The motion was seconded by Mr. Ben Riden and unanimously approved.

Mr. Bob Hughes made a motion to re-appoint Mr. Bruce Henry and Mr. Mike Owens to the Park Management Committee. The motion was seconded by Mr. Steve Jordan and unanimously approved.

6. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on December 17 2024: On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes and unanimously approved, the minutes were approved as presented.

7. Committee Chairman Reports:

a. Park Management Committee

Mr. Hughes provided the following reports:

- i. Takeda – Takeda completed its recycling center and will host an opening in the next couple of months.
- ii. Meta/Baymare/Morning Hornet – The first data campus is complete. The second campus is under construction. The new local Meta representative is Laura Warren.
- iii. Rivian – Rivian closed the DOE loan and is on target to start construction in 2026 and produce vehicles in 2028.
- iv. Moore Property – Mr. Short reported that he is coordinating with the Newton County fire chief regarding a training burn and he has quotes to timber the property which should generate enough money to pay for site improvements.
- v. New Matters

Mr. Thompson reported that the Fire Committee met on January 14th at 10am and all four counties and the City of Social Circle were well represented by their elected officials, staff and fire departments. Good information was shared at the meeting. One key item was the need to make sure the 911 centers and technology are coordinated between departments to make sure calls are routed properly. There are two fire stations within five miles of Stanton Springs, one in Newton and one in Social Circle. Rutledge has a fire station less than five miles from Stanton Springs. Each company will have specific needs and their own fire teams and the counties/city will need to coordinate with them directly on training and needs. One of the key issues to address is how the fire departments communicate with one another given that the counties

have different communication/911 systems and technology. There are existing mutual aid agreements between the departments to cover Stanton Springs. Another committee meeting will be schedule in the next couple of months to continue discussions.

b. Economic Development Committee

i. Stanton Springs Activity

Mr. Thompson stated that updates were covered by the park management committee.

ii. Activity in the Four Counties

For Newton County, Mr. Short and Mr. Edwards reported that the Amazon data center is progressing and working with the City of Covington and that there is a high demand for data center sites. Mr. Short reported that the City of Social Circle did annex property for a new data center on the bypass. There were no new reports for Morgan or Jasper Counties.

c. Finance Committee

i. Financial Report

Mr. Jordan provided the financial report for December and reviewed the current account balances and monthly expenditures that were included in the meeting packet along with the December financials.

ii. Invoices

17 regular invoices were presented for payment including the following:

1. Legal invoices:

i. Andrea P. Gray, LLC

1. General legal services - \$5,600
2. Stanton Springs North services - \$1,720
3. Stanton Springs South services- \$720
4. Zoning Litigation - \$640

ii. Smith Gambrell and Russell

1. Litigation matters - \$825.00
2. Zoning litigation matters - \$3,435

2. 5P Land Management for maintenance of the frontage road - \$10,000

3. Snapping Shoals Electric - \$68.77

4. Snapping Shoals Electric- \$37.45

5. McNair, McLemore and Middlebrooks for audit - \$15,000

6. Thomas and Hutton- engineer services

- i. \$2,350- November 2024 - engineering services associated with the Rivian project-reimbursable through the REBA grant
- ii. \$1,020- November 2024- engineering services associated with the Rivian project-reimbursable through the REBA grant
- iii. \$205 – November 2024- special materials testing on Rivian site – reimbursable through the REBA grant
- iv. \$900 – November 2024 – site inspection – reimbursable through Rivian
- v. \$900 – December 2024 – site inspection – reimbursable through Rivian

7. Allen Smith Consulting - \$270 for administration of Takeda grant

8. Allen Smith Consulting- \$500 for administration of Rivian REBA grant

Mr. Mike Owens made a motion to approve payment of the invoices which was seconded by Mr. David Thompson and unanimously approved.

Mr. Jordan stated that the Meta project completed its first campus and received its fifth certificate of occupancy in 2024 and as a result, the PILOT payment due in 2025 is \$5 million. The tax revenues collected from Takeda in 2024 will be distributed by Walton County to the counties and schools in March in the amount of \$6,337,630.31. Rivian will pay a \$1.5 million PILOT payment in 2025 as well. He stated that the finance committee will look to meet in March as the budget has to be submitted to the counties by May 1st.

8. Quarterly Report – Q4 2024

Ms. Gray reviewed the quarterly report which was included in the meeting packet. She reviewed the marketing activity, current tenant activity, financials and other activities. Key updates include:

- Marketing of the Moore property continues
- Rivian received a Department of Energy Loan for \$6.6 billion to construct the Stanton Springs North Site and continues to engage with the community
- Meta's first data campus is complete which increases its annual PILOT payment to \$5 million
- NCWSA continues to install infrastructure to serve the parks
- The JDA collected \$4.5 million and distributed \$7 million in PILOTs in 2024
- Takeda tax revenue (distributed by Walton County) totaled \$5.5 million in 2024 and \$6.3 million in 2025
- GDOT, GA Transmission, and NCWSA continue infrastructure installations to serve the parks

Mr. Owens suggested that a statement be added regarding the NCWSA water tank being constructed. Ms. Gray recommended adding it to current tenant updates. On a motion duly made by Mr. Mike Owens, seconded by Mr. Bob Hughes and unanimously approved, the quarterly report was approved as amended.

9. 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. Each speaker must state their name and address. Each speaker has 2 minutes and speakers may not yield their time to others. 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.

One public comment was made. These comments do not represent the sentiments or opinions of the JDA and the JDA makes no representations as to the factual accuracy thereof :

Ms. Joellen Artz: Ms. Artz welcomed Mr. Edwards to the JDA and noted that her reading of the JDA oath is that it puts the JDA over special interest groups and that she believes the county should be the most important. She stated that the JDA needs to have a job description for its directors and a mission statement. She stated that the JDA should meet at 7:30pm per its bylaws and that the bylaws require roll call votes in the minutes.

10. Executive Session

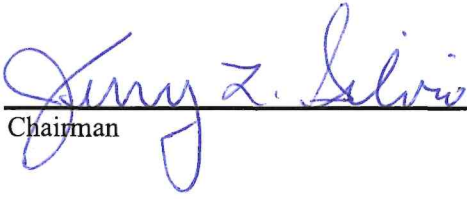
On a motion duly made by Mr. David Thompson, seconded by Mr. Ben Riden and unanimously approved, the authority went into Executive Session to discuss litigation and land acquisition matters at 1:39 pm.

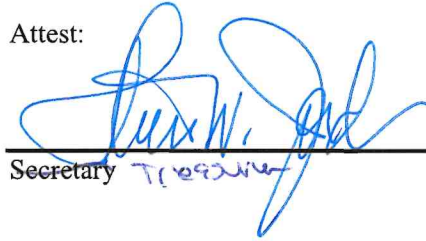
On a motion duly made by Mr. David Thompson, seconded by Mr. Steve Jordan and unanimously approved, the authority came out of Executive Session at 1:57 pm.

11. Adjourn

On a motion duly made by Mr. Steve Jordan, seconded by Mr. David Thompson, and unanimously approved, the meeting was adjourned at 1:58 pm.

Attest:


Chairman


Secretary

