

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

**November 25, 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 November 25, 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

Guests Present:

Andrea Gray, Attorney  
Shane Short  
Serra Hall  
Tony Rogers  
Ben McDonald  
Pat Maclom  
Jim Thompson  
\*other members of the public and media included  
on the sign-in sheet attached

Directors Absent:

None

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. Bob Hughes led the pledge of allegiance.

4. Approval or Amendment to Agenda

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

5. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on October 28, 2025: On a motion duly made by Mr. Mike Owens seconded by Mr. Ben Riden and approved by Mr. Silvio, Mr. Owens, Mr. Thompson, Mr. Jordan, Mr. Henry, Mr. Hughes and Mr. Riden, the minutes were approved as presented. Mr. Stan Edwards abstained from the vote because he did not attend the October meeting.
- b. Executive Session Minutes from the Regular Meeting on October 27, 2028: On a motion duly made by Mr. Bob Hughes seconded by Mr. Ben Riden and approved by Mr. Silvio, Mr. Owens, Mr. Thompson, Mr. Jordan, Mr. Henry, Mr. Hughes and Mr. Riden, the minutes were approved as presented. Mr. Stan Edwards abstained from the vote because he did not attend the October meeting.

6. Committee Chairman Reports:

a. Park Management Committee

Mr. Hughes reported the following:

- i. Takeda – No updates
- ii. Meta/Baymare/Morning Hornet- Construction continues at the second campus.
- iii. Rivian – Rivian is working to install deep utilities, silt fence, and moving the AT&T line. It sponsored the Covington tree lighting and a 5K race to benefit Camp Twin Lakes.
- iv. Moore Property – Mr. Short reported that the demo is complete and showed photographs of the cleared site. Lead foot included clearing of some of the timber debris around the access roads within its original scope.
- v. Amendment to Resolution re First Responder Protocol. Ms. Gray reported that The Resolution adopted at the last meeting caused some confusion regarding what constitutes “first responders”. The amended Resolution clarifies that it applies to fire services only. EMS service areas are determined on a state level and the JDA which the JDA cannot unilaterally dictate. The Amended Resolution, like the original, provides that Newton County will be the first responder for Stanton Springs South and Walton County will be the first responder for Stanton Springs North. These designations are subject to updates based on the result of the public safety consultant’s analysis. A motion to approve the Amended Resolution was made by Mr. Mike Owens and seconded by Mr. Bob Hughes. Mr. Riden asked for the current EMS services areas. Mr. Thompson responded that they show Walton County covering Takeda and Rivian and Newton County covering Meta. A vote was called and the motion passed unanimously.

Mr. Riden requested an update on the certificates of occupancy for the Meta projects. Ms. Hall reported that the information should be available at the next meeting. Ms. Gray noted that any COs received by December 31<sup>st</sup> would trigger an additional \$1 mill PILOT payment in 2026.

- vi. New Matters - none

b. Economic Development Committee

i. Stanton Springs Activity

Mr. Thompson stated that activities are ongoing.

ii. Activity in the Four Counties

Mr. Rogers reported for Jasper County that data centers are showing interest in the county. Mr. Hughes reported for Morgan County that a company out of Stone Mountain is relocating to Morgan County bringing some jobs and investment. Mr. Short reported that Social Circle recently approved several data centers. Ms. Hall reported for Newton County that the regional job fair had over 580 people in attendance.

c. Finance Committee

i. Financial Report

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

ii. Invoices

Legal Services

Andrea P. Gray, LLC

1. General legal services - \$3,360
2. SSN - \$860
3. SSS- \$560
4. Road Repairs Matters - \$960 (will be seeking reimbursement from Pike)

Smith Gambrell and Russell

5. Rivian DOE documents - \$4,518.50 (Sept)
6. Zoning Litigation - \$660 (Sept)
7. Real Estate Matters - \$300 (Oct)
8. Rivian DOE documents- \$2,425.50 (Oct)

SP Land Management for maintenance of frontage road - \$10,000

Thomas and Hutton- \$ 15,480– general engineering services for Stanton Springs South

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

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

iii. Audit

Ms. Pat Malcom reviewed the audit with the Authority. The auditor's opinion had no findings which means the audit is clean and the Authority's financial records are consistent with accounting standards. On a motion duly made by Mr. Riden, seconded by Mr. Thompson and unanimously approved the audit was approved and Ms. Malcom was instructed to provide a copy to the counties.

7. AT&T Corp, Access Agreement with Rivian

Ms. Gray reviewed the AT&T access agreement with Rivian which was in the meeting packet. The JDA is not a party to the agreement but its acknowledgement of it is requested because the JDA leases the property from the State. The JDA is fully indemnified under the agreement and has no obligations thereunder. On a motion duly made by Mr. Bob Hughes, seconded by Mr. Bruce Henry and unanimously approved, the Chairman was authorized to execute the acknowledgement.

#### 8. Meeting Schedule for 2026

Ms. Gray reviewed a draft meeting schedule that was included in the packet. The schedule mirrors the past two years – the 4<sup>th</sup> Tuesday of each month at 1pm except December which is the third Tuesday. On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes and unanimously approved, the 2026 meeting schedule was approved. Mr. Gray noted that it will be posted on the website.

#### 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. 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.

#### 10. Executive Session

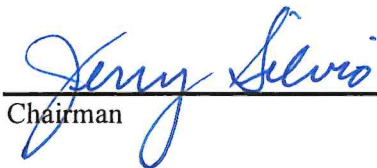
On a motion duly made by Mr. Owens, seconded by Mr. Henry and unanimously approved, the Authority entered executive session to discuss litigation updates and land acquisition at 1:26 pm.

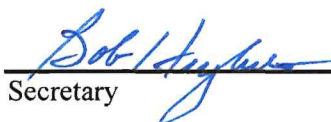
On a motion duly made by Mr. Henry, seconded by Mr. Owens and unanimously approved, the Authority came out of executive session at 1:32 pm.

#### 11. Adjourn

On a motion duly made by Mr. Owens, seconded by Mr. Jordan, and unanimously approved, the meeting was adjourned at 1:32 pm.

Attest:

  
Chairman

  
Secretary

