

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

**February 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 February 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
Bruce Henry, Jasper County
Steve Jordan, Jasper County
David Thompson, Walton County
Mike Owens, Walton County

Directors Absent:

Mr. Bob Hughes

Guests Present:

Andrea Gray, Attorney
Pat Malcom
Tony Rogers
Matt Peters
Johanna Tate
Jane Phelps
Alice Queen
Joellen Artz

*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 1:02 pm.

2. Invocation

Mr. Steve Jordan led the invocation.

3. Pledge of Allegiance

Mr. Mike Owens 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. Ben Riden and unanimously approved, the agenda was approved as presented.

5. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on January 28, 2025: On a motion duly made by Mr. David Thompson, seconded by Mr. Bruce Henry and unanimously approved, the minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on January 28, 2025: On a motion duly made by Mr. David Thompson, seconded by Mr. Mike Owens and unanimously approved, the minutes were approved as presented.

6. Committee Chairman Reports:

a. Park Management Committee

Mr. Hughes was not able to attend the meeting but provided his report to Mr. Mike Owens to relay to the board. Mr. Owens reported the following updates.

- i. Takeda – Takeda held a ribbon cutting event for its new biomedical plastic waste recycling facility. Takeda’s goal is to put zero waste into landfills by 2030. The recycling machine is housed in a new 10,000 sf building.
- ii. Meta/Baymare/Morning Hornet – Mr. Silvio noted that he has an upcoming meeting with Laura Warren, the new Georgia representative for Meta.
- iii. Rivian – no new updates were reported.
- iv. Moore Property – Mr. David Thompson stated that Mr. Short obtained two bids for timbering the property which were included in the meeting packet. One bid is from the Piedmont Timber Company, Inc. and it provides a price per ton for each type of timber. The second estimate is from M&M Mulching and Clearing which provides an estimate of \$55,000 in timber revenues but not per unit prices. It also includes a proposal for removing the home. Mr. Short continues to work with Newton County regarding using the house for a training burn. Mr. Edwards offered to follow-up with Newton County. The board discussed the timber bids and a preference to deal with the timber and removal of the house separately. Mr. Ben Riden made a motion to accept the bid from Piedmont Timber Company, Inc. the motion was seconded by Mr. Mike Owens. Mr. Thompson abstained from voting. Mr. Owens, Mr. Riden, Mr. Silvio, Mr. Henry, Mr. Edwards and Mr. Jordan voted in favor. The motion passed.
- v. New Matters- no new matters were reported.

b. Economic Development Committee

i. Stanton Springs Activity

Mr. Thompson reported that in Stanton Springs South, Meta is wide-open on construction of its second campus. In Stanton Springs North, the fields near Darel Drive have been mowed.

ii. Activity in the Four Counties

There were no updates for Walton, Newton or Morgan Counties. Mr. Tony Rogers reported for Jasper County that the solar project is on pause and that four existing businesses are expanding.

c. Finance Committee

i. Financial Report

Mr. Jordan reported that the Finance Committee will meet in March and that he also plans to meet with the finance directors of the counties and school districts to discuss the mechanics of the Revenue Sharing Agreement and better understand how the JDA can help accommodate the new budget timelines the counties are subject to under recent legislation (HB 581). The JDA budget for next year is due to the counties by May 1st. Mr. Edwards noted that HB 581 is accelerating the timeline for counties to set their millage rates by three months. Mr. Jordan noted that Meta will pay \$5 million in PILOTs in April for the first campus. As certificates of occupancy issue on the second site, the payments will increase. Rivian already paid its PILOT payment for 2025 of \$1.5 million. The Takeda tax abatement is phasing out which will increase tax revenues.

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

ii. Invoices

9 regular invoices were presented for payment including the following:

1. Legal invoices:
 - i. Andrea P. Gray, LLC
 1. General legal services - \$4,400
 2. Stanton Springs North services - \$1,980
 3. Zoning Litigation - \$220 (invoices for litigation are excluded from the public meeting packet under atty/client privileges)
 - ii. Smith Gambrell and Russell
 1. Zoning Litigation matters - \$229 (invoices for litigation are excluded from the public meeting packet under atty/client privileges)
 2. Real estate/litigation matters - \$6,232 (invoices for litigation are excluded from the public meeting packet under atty/client privileges)
2. 5P Land Management for maintenance of the frontage road - \$10,000
3. Snapping Shoals Electric - \$64.86
4. Snapping Shoals Electric- \$37.45
5. Thomas and Hutton- engineer services
 - i. \$965- January 2025 - engineering services associated with the Rivian project-reimbursable through the REBA grant

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

7. 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 recommended that Rivian use parking decks rather than parking lots as a greener option and that Rivian implement other recommendations that came from the citizen committees. She stated that land disturbing activities on the Rivian site are generating dust.

8. Executive Session

On a motion duly made by Mr. Ben Riden, seconded by Mr. David Thompson and unanimously approved, the authority went into Executive Session to discuss litigation and land acquisition matters at 1:30 pm.

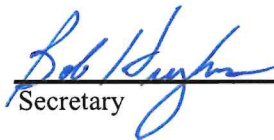
On a motion duly made by Mr. Steve Jordan, seconded by Mr. Stan Edwards and unanimously approved, the authority came out of Executive Session at 1:54 pm.

9. Adjourn

On a motion duly made by Mr. Steve Jordan, seconded by Mr. Ben Riden, and unanimously approved, the meeting was adjourned at 1:55 pm.

Attest:


Chairman


Secretary

