

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

**March 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 March 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
Steve Jordan, Jasper County
David Thompson, Walton County
Mike Owens, Walton County

Guests Present:

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

Directors Absent:

Bruce Henry, Jasper County

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

Mr. Thompson made a motion to add "Discussion of Fire Committee" under the Economic Development Committee Report. The motion was seconded by Mr. Hughes and unanimously approved.

5. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on February 25, 2025: On a motion duly made by Mr. Riden, seconded by Mr. Owens and unanimously approved, the minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on February 25, 2025: On a motion duly made by Mr. Owens, seconded by Mr. Thompson and unanimously approved, the minutes were approved as presented.

6. Committee Chairman Reports:

a. Park Management Committee

Mr. Hughes reported that the Stanton Springs Property Owners Association provided a budget update and all is in order.

- i. Takeda – No new updates were reported.
- ii. Meta/Baymare/Morning Hornet – Mr. Silvio noted that Meta will host an award presentation for its community grant recipients.
- iii. Rivian – No new updates were reported.
- iv. Moore Property – Mr. Short reported that he continues to explore the training burn option and is waiting to hear back from Newton County as to whether the house would have to be tested for asbestos. He noted that the testing and removal of asbestos for a fire burn may cost more than the demolition and removal of the building. He will report back when he has more information .
- v. New Matters- no new matters were reported.

b. Economic Development Committee

i. Discussion of Fire Committee

Mr. Thompson stated that he is recommending that the fire committee meetings be paused and that the JDA hire a third-party consultant to help assess the current resources and needs for fire and emergency services in Stanton Springs. The consultant would interview the companies in Stanton Springs and the county/city fire departments and generate a report on available and needed resources. Mr. Thompson made a motion to dissolve the fire committee which was seconded by Mr. Owens and unanimously approved. Mr. Edwards recommended that a scope of work be prepared as part of a request for qualifications process. Mr. Thompson made a motion to authorize Shane Short and Serra Hall to solicit responses to a request for qualifications from consulting firms and report back to the JDA. The motion was seconded by Mr. Edwards and unanimously approved. Mr. Jordan noted that the JDA needs to let the fire departments know that it is not ending communications but is hiring a consultant to facilitate discussions.

ii. Stanton Springs Activity

Mr. Thompson reported that Meta is making great progress on its second campus.

iii. Activity in the Four Counties

Mrs. Serra Hall reported for Newton County that it partnered with Walton County on a wage and benefit survey and had 34 industries respond. Mr. Shane Short reported for Walton County that its joint job fair with Newton County is occurring today and over 300 people attended. Mr. Hughes reported for Morgan County that he will meet with the Northeast Georgia Regional Council along with Shane Short and Serra Hall to discuss the DRI process. Mr. Tony Rogers reported for Jasper County that the solar project is on pause and that a new wood flooring manufacturer will be locating in the county.

c. Finance Committee

i. Financial Report

Mr. Jordan provided the financial report for February and reviewed the current account balances and monthly expenditures that were included in the meeting packet along with the February financials. He noted that Rivian paid its \$1.5 million PILOT which will be reflected in the money market account. He also noted that the Finance Committee met the day before.

ii. Invoices

13 regular invoices were presented for payment including the following:

1. Legal invoices:

i. Andrea P. Gray, LLC

1. General legal services - \$2,880
2. Stanton Springs North services - \$540
3. Stanton Springs South services - \$400
4. Zoning Litigation - \$260

ii. Smith Gambrell and Russell

1. Zoning Litigation matters - \$2,205
2. Real estate/litigation matters - \$4,543
3. Clean Water Act litigation matters - \$1,020

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

3. Snapping Shoals Electric - \$64.88

4. Snapping Shoals Electric- \$37.45

5. Allen Smith Consulting - \$450 – Rivian Grant admin

6. Thomas and Hutton- engineer services

i. \$2,252- Feb 2025 - engineering services associated with the Rivian project- reimbursable through the REBA grant

ii. \$537.50 – Feb 2025 – site inspection services – reimbursable from Rivian

Mr. Owens asked for clarification on the Thomas and Hutton invoices. Mr. Jordan confirmed that they are for Stanton Springs North work and reimbursable. Mr. Thompson asked what the Snapping Shoals bills cover. Mr. Jordan responded that they are for a security light and electric power at the Moore House.

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

iii. Budget for FY July 1, 2025 through June 30, 2026

Mr. Jordan stated that the Finance Committee met the day prior and a draft budget was circulated to the JDA prior to this meeting showing the committee recommendations. The budget is due to the counties by May 1st each year. Mr. Jordan gave a synopsis of the JDA's current financial stature. There are two money

market accounts from which the JDA can draw on for operating expenses. One has \$7 million in reserved funds which is from bond fees paid to the JDA and these funds are not subject to distribution under the revenue sharing agreement. The second is the capital money market account where PILOTs are deposited. There are several financial unknowns at the moment including: total cost to maintain the 3-mile frontage road, potential litigation expenses, and potential fire/emergency services expenses. On the revenue side, this year, Takeda generated \$6.2 million in taxes which were collected and distributed by Walton County. Rivian paid \$1.5 million in PILOTs and Meta will pay \$5 million in April. Over \$13 million in revenues will have been generated from Stanton Springs for this year. Mr. Jordan noted that over the history of Stanton Springs, the counties invested \$10 million and have received \$48 million in return for a net return of \$38 million. All PILOTs collected from Stanton Springs South to date have been distributed to the counties/schools.

The JDA reviewed and discussed the proposed budget. Mr. Jordan noted that the recommended revenue sharing distributions in the budget are \$500,000 for Stanton Springs North and \$5 million for Stanton Springs South. Expenses were reviewed and no revisions were requested. On a motion duly made by Mr. Mike Owens, seconded by Mr. Bob Hughes and unanimously approved, the budget for FY July 1, 2025 through June 30, 2026 was approved.

Mr. Jordan noted that the current year budget would need to be amended at the April meeting to reflect additional PILOT collections and distributions of current payments.

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.

Two public comments were 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 requested that the JDA not install lights along the frontage road because they are not needed and may impact the observatory. She stated that Mr. Henry Verner fought against lights being installed on I-20.

Ms. Johanna Tate: Ms. Tate stated that she agrees with Ms. Artz regarding the lights and noted that Takeda is bright.

8. Executive Session

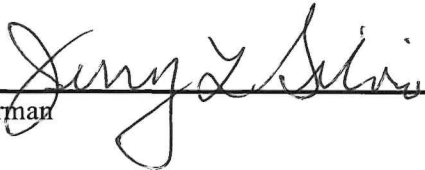

On a motion duly made by Mr. Ben Riden, seconded by Mr. Mike Owens and unanimously approved, the authority went into Executive Session to discuss litigation and land acquisition matters at 1:50 pm.

On a motion duly made by Mr. David Thompson, seconded by Mr. Stan Edwards and unanimously approved, the authority came out of Executive Session at 2 pm.

9. Adjourn

On a motion duly made by Mr. Ben Riden, seconded by Mr. Bob Hughes, and unanimously approved, the meeting was adjourned at 2 pm.

Attest:

 _____ Chairman	 _____ Secretary
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