

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

**April 22, 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 April 22, 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
Bruce Henry, Jasper County
David Thompson, Walton County
Mike Owens, Walton County

Directors Absent:

None

Guests Present:

Andrea Gray, Attorney
Pat Malcom
Shane Short
Serra Hall
Ben McDaniel
Tony Rogers
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 1:00 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

On a motion duly made by Mr. Ben Riden, 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 March 25, 2025: On a motion duly made by Mr. Hughes, seconded by Mr. Riden and unanimously approved, the minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on March 25, 2025: On a motion duly made by Mr. Hughes, seconded by Mr. Riden 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. Hughes noted that Meta announced its Community Action Grant Award winners which are stated in the quarterly report.
- iii. Rivian – No new updates were reported.
- iv. Moore Property – Mr. Short reported that the timber deed is executed and the company has until the end of August to complete the work.
- v. Public safety consultant- Mr. Short reported that he is researching consultants to find one that can do a comprehensive analysis of all public safety.
- vi. New Matters- no new matters were reported.

b. Economic Development Committee

i. Stanton Springs Activity

Mr. Thompson reported that Meta appears to be completing buildings in its second campus and that the gray water reclamation facility in Stanton Springs South is under construction.

ii. Activity in the Four Counties

Mr. Tony Rogers noted that Jasper County is focused on expansion projects. Mr. Hughes reported that Morgan County is seeing some commercial project interest. Mr. Short reported that activity has increased from large companies with huge investment amounts in Walton County. Mrs. Serra Hall stated that there is a lot of activity around zoning issues and Newton County is looking at a Unified Development Code. The next Regional Job Fair is October 30th.

c. Finance Committee

i. Financial Report

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

Rivian paid its \$1.5 million PILOT and Meta paid its \$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

9 regular invoices were presented for payment including the following:

1. Legal invoices:
 - i. Andrea P. Gray, LLC
 1. General legal services - \$3,460
 2. Stanton Springs North services - \$500
 3. Zoning Litigation - \$1,040
 - ii. Smith Gambrell and Russell
 1. Zoning Litigation matters - \$1,920
 2. Real estate/litigation matters - \$2,009.50
 3. Clean Water Act litigation matters - \$1,980
2. 5P Land Management for maintenance of the frontage road - \$10,000
3. Snapping Shoals Electric - \$63.12
4. Snapping Shoals Electric- \$37.45

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

iii. Budget Amendment for FY July 1, 2024 – June 30, 2025

The budget approved at the last meeting was the 2026 budget. All counties have been provided a copy of it. In the original budget for this year, we showed a distribution to the counties of \$2 million which needs to be amended. The JDA anticipated PILOT payments of \$3 million from Meta, but Meta finished two more buildings which increased their payment to \$5 million. Rivian paid \$1.5 million. The Finance Committee recommends that the \$5 million received from Meta be paid out based on the South side percentages and that \$500,000 of the Rivian PILOT be paid out based on the North side percentages. Mr. Jordan also noted that the money market account has \$7.3 million which includes the \$7.5 million bond fees paid to the JDA which are not subject to distribution under the revenue sharing agreement. Mr. Thompson made a motion to accept the recommendation of the Finance Committee and distribute the \$5.5 million based on appropriate percentages. Mr. Hughes seconded the motion. Mr. Edwards asked for clarification on the amendment amount. Mr. Riden noted that this recommendation mirrors what was approved for 2026 as well and would be distributed in the next thirty days. Mr. Jordan noted that at buildout, Meta will pay \$10 mill per year (\$1 mill per building per year). To date, the payouts to the counties/schools has been approx. \$49 million which does not count the \$5.5 million approved today. Mr. Hughes noted that total payouts to the counties/schools for the year (Takeda, Meta and Rivian) is \$11.8 million. Mr. Jordan noted that there are reserves to cover unknown expenses including long-term maintenance of the new parkway, a potential fire station, and potential litigation. Mr. Riden confirmed that the certificate of occupancy trigger for additional Meta PILOT payments is based on COs issued by December 31st of each. Mr. Hughes noted that Meta is well ahead of schedule. Mr. Silvio called for a vote, the motion was approved unanimously. All PILOTs received from Meta to date have been distributed.

7. Quarterly Report for Q1 2025

Ms. Gray presented the quarterly report which was included in the meeting packet. The report summarizes the recent progress and financial status for the first quarter of 2025. Highlights include: Meta's

Community Action Grant recipients, the collection of \$6.5 million in PILOTs from Meta and Rivian, planned distributions of PILOTs which increases the return on investment, and future activities including timbering the Moore property and hiring a public safety consultant.

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. 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.

Three 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 :

Mr. James Evans: Mr. Evans requested that the Rivian fields be cut due to concerns regarding wildlife and aesthetics.

Ms. Ramie Messer: Ms. Messer asked that the JDA consider constructing a large equestrian center on the Rivian property if Rivian does not build. A center would create a destination and generate substantial jobs and investment.

Ms. Joellen Artz: Ms. Artz stated that the JDA has done an incredible job with Stanton Springs South with the money coming in and noted that the development in the South was not a significant disturbance.

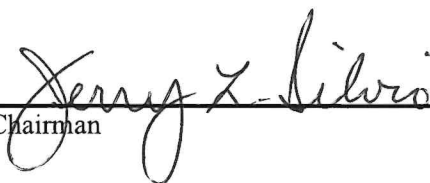
9. Executive Session

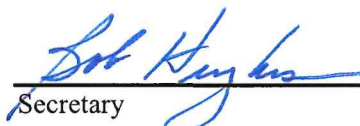
There was no Executive Session.

10. Adjourn

On a motion duly made by Mr. Thompson, seconded by Mr. Owens, and unanimously approved, the meeting was adjourned at 1:39 pm.

Attest:


Chairman


Secretary

