

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

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

Guests Present:

Andrea Gray, Attorney  
Shane Short  
Tony Rogers  
\*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. David Thompson led the pledge of allegiance.

4. Approval or Amendment to Agenda

Upon a motion made by Mr. Mike Owens, 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 June 27, 2025: On a motion duly made by Mr. Ben Riden, seconded by Mr. Bob Hughes and unanimously approved, the minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on June 27, 2025: On a motion duly made by Mr. Mike Owens, seconded by Mr. Bob Hughes and unanimously approved, the minutes were approved as presented.

6. Committee Chairman Reports:

a. Park Management Committee

Mr. Hughes reported the following:

- i. Takeda – No new updates were reported. The company continues to operate at full capacity.
- ii. Meta/Baymare/Morning Hornet – The first campus is complete and the second campus is under construction.
- iii. Rivian – Rivian announced that it will open a southeast headquarters office in Atlanta which will ultimately house 500 employees. These jobs and investments will be in addition to the 7,500 jobs and \$5 billion in investment at the Stanton Springs North site.
- iv. Moore Property – Mr. Short reported that the timbering is nearly complete. So far we have received over \$60,000 in revenues from the timber which will be reinvested in clearing the old house and cleaning up the property. Underway and he delivered checks in the amount of \$32,177.76 with more to come
- v. Public safety consultant- Options are under consideration.
- vi. New Matters - none

b. Economic Development Committee

i. Stanton Springs Activity

Mr. Thompson reported that Meta construction continues as does the gray water recycling plant.

ii. Activity in the Four Counties

Mr. Edwards reported for Newton County that the County continues to oppose an annexation in Social Circle and that Jones Petroluem is proposing to rezone a truck stop on the south side of I-20 by annexing into Social Circle. He noted that data center interest in the area continues while communities are taking a pause to consider electricity and gray water options. Mr. Short reported for Walton County is seeing interest from data center projects. Resources to service data centers are limited. He noted that GA Power now requires companies submit a letter from the end-user before they will do a power study and they charge for the power study. A data center study committee is going to be created at a State level. Mr. Hughes noted that GA Power is now requiring data centers to pay for a study which costs \$100,000. Mr. Thompson reported that Walton County opened 8 new pickleball courts. Mr. Hughes reported for Morgan County that several restaurants on one block burned but the Sinclair is now reopened but Betty Jeans was a loss. The

Madison City Council denied a spec distribution warehouse project. There is a moratorium on subdivisions in Morgan County. Mr. Tony Rogers reported that they just had a ribbon cutting for a nursing program at the technical college. He also noted that Trisha Yearwood will be in Monticello this week in connection with her new album.

c. Finance Committee

i. Financial Report

In Mr. Jordan provided the financial report for June and reviewed the current account balances and monthly expenditures that were included in the meeting packet along with the June financials. He stated that he will transfer \$50,000 from the Bank of Madison money market account to the Truist account to cover operation expenses.

ii. Invoices

Thirteen invoices were presented as follows:

1. Snapping Shoals Electric - \$72.65
2. Snapping Shoals Electric - \$37.45
3. Thomas & Hutton - \$1,070 - reimbursable through grant
4. Thomas & Hutton - \$1,310 - reimbursable through Rivian
5. Allen Smith Consulting - \$500 - REBA grant administration
6. 5P Land Management for maintenance of the frontage road - \$10,000
7. Legal invoices where split over the billing period to reflect the start of the new fiscal year.
  1. Andrea P. Gray, LLC
    1. General legal services - \$1,840
    2. General legal services - \$560
    3. SSN - \$2,460
    4. SSN - \$2,740
    5. SSS- \$480
    6. SSS-\$380
    7. Zoning litigation - \$1,620

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

iii. Auditor Engagement Letter

Ms. Malcom presented a proposal from McNair McLemore and Middlebrooks to conduct the JDA's annual financial audit. They have conducted the audits for the past several years. The estimated cost is \$10,000 to \$12,000. Mr. Riden made a motion to approve the proposal with a cost of up to \$12,000. Mr. Hughes seconded the motion and it was unanimously approved.

7. Quarterly Report for Q2 2025

Ms. Gray reviewed the quarterly report which was in the meeting packet. Highlights include second quarter distributions of \$5 million in PILOTs from Meta and \$500,000 in PILOT payments from Rivian. All

PILOT payments from Meta (\$12 mill) have been distributed. The total monies distributed from Stanton Springs projects in FY 2025 is \$13.8 million. The updated return on investment for the Counties is \$43.9 million.

On a motion made by Mr. Riden, seconded by Mr. Hughes, unanimously approved, the report was approved.

#### 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.

There were no public comments.

#### 9. Executive Session

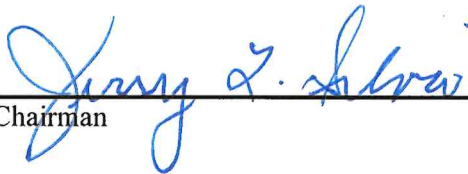
On a motion duly made by Mr. Riden, seconded by Mr. Owens, and unanimously approved, the Authority went into executive session to discuss litigation and land acquisition at 1:30 pm.

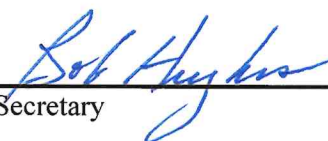
On a motion duly made by Mr. Thompson, seconded by Mr. Owens, and unanimously approved, the Authority came out of executive session at 1:47 pm.

#### 10. Adjourn

On a motion duly made by Mr. Riden, seconded by Mr. Hughes, and unanimously approved, the meeting was adjourned at 1:48 pm.

Attest:

  
Chairman

  
Secretary

