

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

**August 26, 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 August 26, 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 (by phone)

Guests Present:

Andrea Gray, Attorney
Shane Short
Tony Rogers
Pat Maclom
*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. Stan Edwards 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 by those physically present, the Agenda was approved as presented.

5. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on July 22, 2025: On a motion duly made by Mr. Stan Edwards seconded by Mr. Ben Riden and unanimously approved by those physically present, the minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on July 22, 2025: On a motion duly made by Mr. Ben Riden, seconded by Mr. Bob Hughes and unanimously approved by those physically present, the minutes were approved as presented.

6. Committee Chairman Reports:

a. Park Management Committee

Mr. Hughes reported the following:

- i. Takeda – Mr. Hughes reported that Takeda made a request to Newton County to rename Shire Parkway.
- ii. Meta/Baymare/Morning Hornet
 - 1. Plan Review Request – The plan review request was included in the meeting packet. Mr. Hughes reported that the Park Management Committee met with Meta twice including an onsite visit regarding its request for approval under the Declaration of Protective Covenants for three Rapid Deployment Structures (“RDS”). Mr. Hughes made a motion to approve Meta’s plans for the three RDS subject to the improvements to the façade and landscaping enhancements shown in the plans provided on August 21, 2025. The motion was seconded by Mr. Henry. Mr. Riden requested clarification on the payment plan. Mr. Hughes responded that the three buildings together total approximately 400,000 sf (the size of one typical data hall) which will trigger another \$1 million PILOT payment which would start in 2027 if the buildings are completed in 2026 as projected. Meta anticipates receiving three COs for the buildings already constructed on its second campus this year. In 2026, the total PILOT payments from Meta are projected at \$5 million for the first campus and \$3 million for the second campus. In 2027, with the addition of the three RDS, payments would total \$9 million from both campuses. Ms. Gray stated that Meta is significantly ahead of the outside trigger dates for PILOTs. Mr. Silvio clarified that any future buildings would also have to seek approval through the committee. A vote was called and the plans were approved by all members present with the conditions stated in the motion.
- iii. Rivian – Mr. Hughes provided an update on the status of utility infrastructure. He also reported that Rivian announced a community event for August 14, 2025 (open to the public) and a groundbreaking on August 16, 2025 (invite only).
- iv. Moore Property – Mr. Short reported that timbering is complete. Approximately \$71,000 was received.
- v. Public safety consultant- Mr. Hughes reported that considerations are ongoing.
- vi. New Matters - none

b. Economic Development Committee

i. Stanton Springs Activity

Mr. Thompson stated that Mr. Hughes provided the updates in his reports.

ii. Activity in the Four Counties

Mr. Edwards reported for Newton County that Jones Petorluem withdrew its rezoning/annexation application. He stated that the County is evaluating its stance on data centers and considering the demand on resources in coordination with the utility providers. Mr. Short reported for Walton County that he has submitted the Moore property for a couple of project that would fit well there. He stated that Walton County has also been inundated by data centers led by real estate developers. Mr. Edwards stated that data center development needs to be a statewide discussion to better allocate resources like power, water and sewer. Mr. Short stated that these conversations are occurring as there are only a few end-users who are meeting with the state and with Georgia Power to coordinate on viable locations across the state and this area has been identified as a desirable location. Mr. Thompson complemented NCWSA on building a gray water recycling facility. All reported a number of false starts for data centers for inability to secure utilities. Mr. Hughes reported for Morgan County that there is discussion regarding a bypass and Mr. Riden added that he does not think it is needed since truck traffic will be rerouted through the Monroe bypass which will be completed in a few months. Mr. Rogers reported for Jasper County that there are some expansions of existing industries and that the new RN program is full (500 applications for 25 positions).

c. Finance Committee

i. Financial Report

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

ii. Invoices

1. Legal invoices:

1. Andrea P. Gray, LLC

1. General legal services - \$2,180
2. SSN - \$1,840
3. SSS- \$1,320
4. Zoning litigation - \$3,920
5. Zoning litigation - \$3,660

2. Smith, Gambrell and Russell

1. Real Estate-Related Matters - \$1,293
2. Zoning Litigation- \$960
3. Zoning Litigation- \$3,180
4. Other Litigation Matters- \$1,200
5. Clean Water Act - \$60

2. Thomas & Hutton - \$1,760 – general consulting, not reimbursable
3. Allen Smith Consulting - \$270 – Takeda Grant administration
4. 5P Land Management for maintenance of frontage road - \$10,000

Mr. Thompson made a motion to approve payment of the invoices which was seconded by Mr. Riden and unanimously approved by those physically present.

iii. Budget Amendment

Ms. Pat Malcom presented a second amendment to the June 2025 year end to get all line items updated such that we are not reporting any that are overbudget. She updated about 8-10 items with the largest item being the additional PILOT distributions made. Mr. Riden made a motion to approve the amendment to the budget, Mr. Hughes seconded the motion and it was unanimously approved by those present.

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.

There was one public comment.

Mrs. Joellen Artz: Mrs. Artz stated that counties used to look at Comprehensive Plans, Development of Regional Impact studies (previously mandatory but now not), Implan, and Loci studies when looking at economic development. She stated that she had a Loci study done by an out of state professor which shows that there will be a \$40 mill loss to the Morgan County Board of Education.

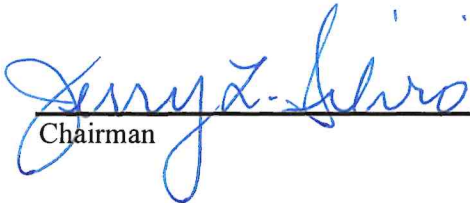
8. Executive Session

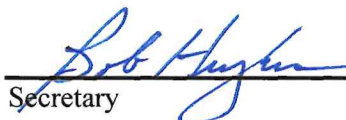
There was no executive session.

9. Adjourn

On a motion duly made by Mr. Hughes, seconded by Mr. Thompson, and unanimously approved by those physically present, the meeting was adjourned at 1:38 pm.

Attest:


Chairman


Secretary

