

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

**September 23, 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 September 23, 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
Pat Maclom
Jim Thompson
Power Evans
*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. Ben Riden led the pledge of allegiance.

4. Approval or Amendment to Agenda

Upon a motion made by Mr. Bob Hughes, 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 August 26, 2025: On a motion duly made by Mr. Stan Edwards seconded by Mr. Mike Owens and unanimously approved, the minutes were approved as presented.

6. Updates to Public Comment Protocol

Ms. Gray reviewed proposed updates to the public comment protocol based on the protocol used in the member counties. A copy of the draft was included in the meeting packet. The protocol is as follows:

- Speakers must sign-up to speak using sign-up sheets that will be outside the meeting room prior to the meeting being called to Order. The Chairman will use the sign-up sheets to call speakers during the public comment portion of the meeting. If attendees fail to sign up, they may not speak.
- Comments are limited to Agenda items only.
- Each speaker must state their name and address at the podium.
- Each speaker has 2 minutes and speakers may not yield their time to others.
- Public comments are not a question-and-answer session and no response from the JDA is required. The JDA will take comments into consideration and may reach out to the speaker individually to discuss them further.
- The total time for comments will be limited to approximately 20 minutes.
- Any speaker who uses profanity, makes personal verbal attacks, or issues physical threats will be immediately removed from the meeting and prohibited from offering public comment at the next regular JDA meeting.

Mr. Thompson made a motion to adopt the proposed protocols. The motion was seconded by Mr. Bob Hughes and unanimously approved.

7. Committee Chairman Reports:

- a. Park Management Committee

Mr. Hughes reported the following:

- i. Takeda – No updates
- ii. Meta/Baymare/Morning Hornet
 1. Mr. Hughes reported that the plans for the Rapid Deployment Structures were approved last month.

- iii. Rivian – Mr. Hughes reported that Rivian held a community event on August 14, 2025 and over 1,000 people attended. It also held a groundbreaking on August 16, 2025 attended by the Governor.
- iv. Moore Property – Mr. Short provided two bids for demolition of the Moore House and associated structures (fence, garage, pole barn) and the driveways and debris left by the timbering. One bid was from Lead Foot Mulching and Grading for \$47,000 and the second bid was from M&M Mulch Clearing for \$69,500. The bids may increase because they were given about a year ago. Mr. Thompson made a motion to accept Lead Foot’s bid with up to a 10% increase to reflect price differentials from 2024. The motion was seconded by Mr. Hughes and unanimously approved. The cost will be covered by the timber proceeds which was over \$70K.
- v. Public safety consultant- Mr. Hughes reported that Mr. Short did great job searching for a consultant. He found one out of Washington who has done work in Georgia. A copy of the proposal was circulated. The consultant would coordinate with the member counties, Social Circle and the tenants (Takeda, Meta and Rivian) to assess current resources and future needs. Mr. Short noted that it was difficult to find this consultant and recommended he coordinate with Mr. Hughes and Ms. Gray in working with the company to ensure the proper scope of services. The consultant has special expertise in working with companies that work with electric batteries. The initial fee is \$85K. All agreed that they would like to review the proposal and discuss it at the next meeting. No actions were taken.
- vi. New Matters - none

b. Economic Development Committee

i. Stanton Springs Activity

Mr. Thompson stated that activities are ongoing. Mr. Short reported that there is a lot of interest in the Moore site over the past couple of months. Once it is cleaned up it will show better.

ii. Activity in the Four Counties

Mr. Rogers reported for Jasper County that it is entertaining several large prospects. Mr. Hughes had no new updates for Morgan County. Mr. Short reported that a new company will be announced in a week or so in Walton County. There is a lot of data center activity in the City of Social Circle. For Newton County, Mr. Edwards reported that the county received another annexation request for a data center. He said that the County continues to have concerns about the water and power demands of data centers and he urged the State to take some action soon on data centers generally. Mr. Short reported that data center legislation is on the State’s radar. Mr. Thompson expressed support for onsite gray water treatment like what is being done in Stanton Springs. Mr. Edwards stated that power is also of concern. Social Circle put a 90-day moratorium on zonings for new data centers.

c. Finance Committee

i. Financial Report

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

ii. Invoices

1. Legal invoices:

1. Andrea P. Gray, LLC
 1. General legal services - \$2,140
 2. SSN - \$1,020
 3. SSS- \$920
 4. Zoning litigation - \$400
2. 5P Land Management for maintenance of frontage road - \$10,000
3. Training Class fee from UGA \$318

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

Mr. Jordan noted that in addition to the monthly invoices, he also pays for the meeting security which is shown in the financial statements.

8. Services Agreement with Georgia Power

Ms. Gray presented the contract with Georgia Power which was in the meeting packet. GDOT installed (or is in the process of installing) 49 light poles and 51 lights at the new interchange at Old Mill Road and I-20 which were mandated by the federal highway administration. The JDA has responsibility for maintaining these lights. Georgia Power has agreed to conduct regular maintenance and repairs for \$12,240 per year. The contract has an initial 2-year term which automatically renews unless terminated by a party. This cost does not include the cost of electricity which will be determined by a separate contract. Mr. Thompson made a motion to approve the contract. Mr. Hughes seconded the motion and it was unanimously approved.

9. 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. Comments must be directly related to Agenda topics. 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 no public comment.

10. Executive Session

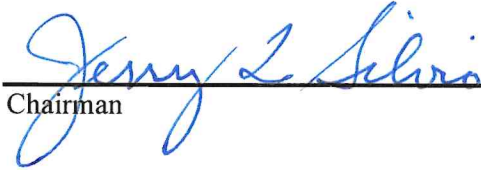
On a motion duly made by Mr. Hughes, seconded by Mr. Riden and unanimously approved, the Authority entered into executive session to discussion litigation updates at 1:33pm.

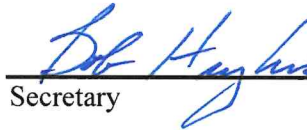
On a motion duly made by Mr. Hughes, seconded by Mr. Thompson and unanimously approved, the Authority came out of executive session at 1:37pm.

11. Adjourn

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

Attest:


Chairman


Secretary

