

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

**January 29, 2026
12:00 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 January 29, 2026 at 12pm 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
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
Tony Rogers
*other members of the public and media included
on the sign-in sheet attached

Directors Absent:

Stan Edwards, Newton County
Bruce Henry, Jasper County

1. Call to Order

Mr. Silvio called the meeting to order at 12:04 pm.

Ms. Gray recognized Ms. Ellen Warren who passed away on January 8, 2026. She was the one and only woman to serve on the Morgan County Board of Commissioners and the JDA. She served on the JDA for one year (2013) during which Baxter was under construction which came with many decisions about infrastructure, GEFA loans, and muddy site visits. Ms. Warren was intelligent, inquisitive and represented the citizens of Morgan County well during her term. Our condolences go out to her family and to Morgan County for having lost a leader and a champion for its citizens. However short her time on this board, Stanton Springs will forever be a part of her legacy.

2. Invocation

Mr. Steve Jordan led the invocation.

3. Pledge of Allegiance

Mr. Mike Owens led the pledge of allegiance.

4. Approval or Amendment to Agenda

Mr. Hughes made a motion to move the election of officers to item 7 on the Agenda and to adjust all other items prior as necessary. Mr. Riden seconded the motion and it was unanimously approved.

5. Approval of Minutes

- a. Regular Session Minutes from the Regular Meeting on December 16 2025: On a motion duly made by Mr. Bob Hughes seconded by Mr. Mike Owens and unanimously approved, the minutes were approved as presented.

6. Committee Chairman Reports:

- a. Park Management Committee

Mr. Hughes reported the following:

He reported that the Property Owners Association is working with the tenants regarding winter weather preparations for Shire Parkway and an updated proposal for management fees.

i. Takeda

Takeda is working with the POA on matters noted above.

ii. Meta/Baymare/Morning Hornet

Construction continues at the second campus with the visible erection of the Rapid Deployment Structures frames.

1. Amendment to the Walton EMC Easement

Ms. Gray presented the amendment and explained that the JDA is a party to the agreement due to the ownership structure but the easement is fully on Meta-leased property. The JDA has no obligations or liability under the agreement. A copy of the easement is in the meeting packet. On a motion duly made by Mr. Mike Owens, seconded by Mr. Bob Hughes, and unanimously approved, the Amendment to the Walton EMC Easement was approved.

2. Amendment to the NCWSA Easement

Ms. Gray presented the amendment and noted that it is needed to move the location of the current easement to better accommodate NCWSA access on the Meta-leased property around the “dog bone” property behind the bioscience training facility building. As with the other easement, the JDA has not obligations or liability under the agreement. On a motion duly made by Mr. Mike Owens, seconded by Mr. Bob Hughes, and unanimously approved, the Amendment to the NCWSA Easement was approved.

iii. Rivian

Mr. Hughes reported that deep utility work is ongoing along with the GTC substation and vertical constructed is expected to start in the first half of 2026.

iv. Stanton Springs North Parkway Repairs – Award of Bid

Ms. Gray gave a summary of the solicitation of bids. Thomas and Hutton put together a bid package that was sent out to several paving contractors. Two bidders responded with Blount Construction Company, Inc. being the lowest bidder at \$198,647.26 and Peach State Construction Co., LLC submitting a bid of \$210,500.00. Included in the meeting package is a letter from Thomas and Hutton recommending that the Authority award the bid to Blount Construction Company, Inc. The work is estimated to take place in March weather depending. Mr. Jordan clarified that the JDA is pursuing reimbursement from Pike Electric who caused the damage to the road. On a motion duly made by Mr. Ben Riden, seconded by Mr. Steve Jordan and unanimously approved, the bid was awarded to Blount Construction Company, Inc. Mr. Owens questioned whether the timing of repairs could be delayed. Mr. Hughes noted that the frontage road will be used as a detour during construction of the rail spur on Hwy 278 soon and Mr. Riden noted that the damage is noticeable and needs to be repaired.

v. New Matters

Mr. Hughes noted that CPSM met with the fire chiefs from each county and the study is moving along. Their first invoice per the terms of the contract will be discussed under finance.

b. Economic Development Committee

i. Stanton Springs Activity

No report this month.

ii. Activity in the Four Counties

No reports.

c. Finance Committee

i. Financial Report

In Mr. Jordan provided the financial report for December and reviewed the current account balances and monthly expenditures that were included in the meeting packet along with the December financials. The following invoices were presented for payment:

1. Andrea P. Gray, LLC
 1. General legal services - \$4,560
 2. SSN - \$1,600
 3. SSS- \$860
 4. Road repairs - \$460
2. Allen Smith Consulting - \$270 for administration of Takeda grant
3. Allen Smith Consulting - \$500 for administration of REBA grant #1 for Rivian
4. Allen Smith Consulting - \$4,500 for application for and administration of REBA grant #2 for Rivian
5. Allen Smith Consulting- \$1,000 for Rivian REBA
6. McNair McLemore and Middlebrooks – annual audit invoice - \$11,250.00
7. Thomas and Hutton
 1. \$5,155 – engineering services for Stanton Springs South matters (not reimbursable)
 2. \$5,310- engineering services for 88-acre due diligence work (not reimbursable)

3. \$4,505- management of road repairs (will seek reimbursement from Pike)
8. S&ME invoice for site evaluation and investigation on SSN Parkway damage- \$3,420 (will seek reimbursement from Pike)
9. 5P Land Management for maintenance of frontage road - \$10,000
10. Center for Public Safety Management (public safety study)- 40% invoice per contract - \$34,048

Mr. Jordan also noted that at each meeting he writes two checks for the meeting security.

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

Mr. Jordan noted that the finance committee will need to meet in February or March to discuss the budget which is due to the Counties by May 1st.

7. Election of Officers and Committee Appointments

- a. Chairman
- b. Vice Chairman
- c. Treasurer
- d. Secretary
- e. Finance Committee (need two members other than treasurer and chairman)
- f. Park Management Committee (need two members other than secretary and chairman)

Mr. Thompson nominated the existing slate of officers to serve in 2026 which includes: Jerry Sivio as Chairman, David Thompson as Vice Chairman, Steve Jordan as Treasurer, and Bob Hughes as Secretary. The motion was seconded by Mr. Bob Hughes and unanimously approved.

Mr. Steve Jordan made a motion to appoint Mike Owens and Ben Riden to the Finance Committee. The motion was seconded by Mr. Thompson and unanimously approved.

Mr. Bob Hughes made a motion to appoint Bruce Henry and Mike Owens to the Park Management Committee. The motion was seconded by Mr. David Thompson and unanimously approved.

8. Quarterly Report- Q4 2025

Ms. Gray reviewed the draft quarterly report which notes that timbering and demolition of structures is complete on the 88 acres, Rivian continues underground utility work, Meta received three certificates of occupancies on its second campus bringing the total of approved buildings to eight (8), and the JDA will meet to update its budget to address the \$10.5 million PILOT payments scheduled to be paid in April/May 2026. A copy of the report will be posted on the JDA website. On a motion duly made by Mr. Mike Owens, seconded by Mr. Ben Riden and unanimously approved, the Quarterly Report for Q4 2025 was approved as presented.

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. Speakers must have signed up using the sign-up sheets outside the meeting room prior to the meeting commencing. 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.

None

10. Executive Session

None

11. Adjourn

On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes, and unanimously approved, the meeting was adjourned at 12:48 pm.

Attest:

Jerry L. Silvio
Chairman

Bob Hughes
Secretary

