

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

**February 24, 2026
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 February 24, 2026, at 1pm 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
David Thompson, Walton County
Mike Owens, Walton County

Guests Present:

Andrea Gray, Attorney
Tony Rogers
Shane Short
Serra Hall
Pat Malcom
*other members of the public and media included
on the sign-in sheet attached

Directors Absent:

Bruce Henry, Jasper County

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

On 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 January 29, 2026: On a motion duly made by Mr. Bob Hughes seconded by Mr. Ben Riden and approved by a majority of the directors present (Hughes, Riden, Silvio, Thompson, Owens, Jordan), the minutes were approved as presented. Mr. Stan Edwards abstained from voting because he was not at the January meeting.

6. Committee Chairman Reports:

- a. Park Management Committee

Mr. Hughes reported that he had no updates for Takeda, Meta or Rivian to share.

- i. Takeda
- ii. Meta/Baymare/Morning Hornet
- iii. Rivian
- iv. Stanton Springs North Parkway Repairs
 1. Change Order for Mowing Scope

Ms. Gray provided a proposal from 5P Land Management which was in the meeting packet to extend its landscape services (mowing, weeding, etc) to the interchange. The Authority entered into an Intergovernmental Agreement with GDOT in 2023 which requires the Authority maintain certain portions of the interchange areas. 5P's proposal is for \$1,500 per month which brings the total monthly maintenance cost to \$11,500. On a motion made by Mr. Thompson, seconded by Mr. Hughes and unanimously approved, the proposal was approved as presented.

2. Contract with Blount Construction Company

Ms. Gray relayed a request from Blount that the contract completion date be Marchst 3rd given the time required to obtain final signatures on the contract. On a motion duly made by Mr. Hughes, seconded by Mr. Steve Jordan and unanimously approved, the modified completion date of March 31st was approved.

- v. New Matters – None

- b. Economic Development Committee

- i. Stanton Springs Activity

Mr. Thompson reported that the finance committee discussed the need for additional work at the Moore property to remove some timber debris to enhance speed to market for potential tenants. He also noted that the interchange is officially open at Old Mill and I-20.

- ii. Activity in the Four Counties

Mr. Tony Rogers reported that Jasper County is in the process of developing a solar farm ordinance in response to a large project proposal. Mr. Thompson reported for Walton that Social Circle is in the news for an ICE detention facility locating in an existing warehouse building. Mr. Short also reported that MGM products closed on property in Walton County. Ms. Hall reported for Newton County that its internship

program with local companies is going well and expanding to some of the new companies. She noted that the Moore property has drawn interest from pharma companies, but none have landed yet. She stated that the NCWSA water tank at Hwy 278 and I-20 is being painted and will be filled soon.

c. Finance Committee

i. Financial Report

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

1. Andrea P. Gray, LLC
 1. General legal services - \$4,900
 2. SSN - \$2,440
 3. SSS- \$240
 4. Road repairs - \$480
2. Smith Gambrell and Russell
 1. Real Estate Matters - \$954
 2. DOE loan matters - \$5,692.50
3. Thomas and Hutton
 1. \$570- management of road repairs (will seek reimbursement from Pike)- Feb invoice
 2. \$1,457- management of road repairs (will seek reimbursement from Pike)- Dec invoice
 3. \$1,987.50- management of road repairs (will seek reimbursement from Pike)- Nov invoice
4. 5P Land Management for maintenance of frontage road - \$10,000

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

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

Mr. Jordan noted that the finance committee met prior to this meeting and plans to have a budget for 2027 and an amended budget for 2026 to present to the board at the March meeting. The tax and PILOT revenues expected to be collected this year are \$9.5 million in PILOTs and \$7.5 million in taxes. Mr. Jordan stated that the \$7.5 million in taxes from Takeda is automatically distributed to the counties through Walton County and that the finance committee is currently showing a distribution of all Meta PILOTS (\$8 million) and \$0.5 million of the Rivian PILOTs with the remaining \$1 mill be held for road maintenance and other potential costs associated with the project.

7. Training

Ms. Gray noted that the JDA Board members who are not elected officials are required to obtain 8 hours of training within their first year of service on the JDA. All current members have met their obligation. New legislation took effect in 2025 that requires every board member to receive 2 hours of additional training per fiscal year. Several JDA members have already met this requirement (Mr. Thompson, Mr. Riden, and Mr.

Hughes). In coordination with Shane Short and Serra Hall, she offered to provide a training session for board members who have not met their requirements prior to the regular JDA meeting on April 28th (11am). The board consented to this plan.

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. 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

9. Executive Session

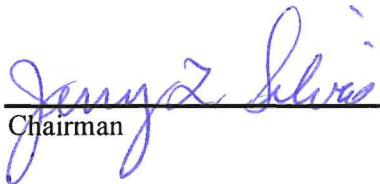
On a motion duly made by Mr. Steve Jordan, seconded by Mr. Mike Owens, and unanimously approved, the meeting was adjourned at 1:25 pm.

On a motion duly made by Mr. David Thompson, seconded by Mr. Steve Jordan, and unanimously approved, the meeting was adjourned at 1:41 pm.

10. Adjourn

On a motion duly made by Mr. Steve Jordan, seconded by Mr. Stan Edwards, and unanimously approved, the meeting was adjourned at 1:41 pm.

Attest:


Chairman


Secretary

