

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

**March 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 March 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  
Ben Riden, Morgan County  
Bob Hughes, Morgan County  
Steve Jordan, Jasper County  
Bruce Henry, Jasper County  
David Thompson, Walton County  
Mike Owens, Walton County

Guests Present:

Andrea Gray, Attorney  
Tony Rogers  
Shane Short  
Pat Malcom  
Alice Queen  
Wren Grimsley  
\*other members of the public and media included  
on the sign-in sheet attached

Directors Absent:

Stan Edwards, Newton 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. Mike Owens 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 February 24, 2026: On a motion duly made by Mr. David Thompson seconded by Mr. Bob Hughes and unanimously approved, the minutes were approved as presented.
- b. Executive Session Minutes from the Regular Meeting on February 24, 2026: On a motion duly made by Mr. Bob Hughes seconded by Mr. Ben Riden and unanimously approved, the minutes were approved as presented.

6. Committee Chairman Reports:

a. Park Management Committee

i. Takeda

Mr. Hughes reported that he had no updates for Takeda to share.

ii. Meta/Baymare/Morning Hornet

1. Georgia Transmission Easement Amendment.

Ms. Gray presented the Amendment to an easement granted to Georgia Transmission over property owned by the Authority but leased by Meta for purposes of supplying electricity to the data center campus. The line location requires adjustment to fit the campus buildout plans. On a motion duly made by Mr. David Thompson, seconded by Mr. Steve Jordan and unanimously approved, the Amendment was approved as presented.

iii. Rivian

1. Plan Review Management- Thomas & Hutton

Ms. Gray presented a proposal from Thomas and Hutton to provide plan review assistance to the Authority and the State. Walton County is the lead reviewing agency and is doing a great job with detailed plan review. Under the overall plan review structure, the Authority and State have certain review/approval obligations which are now being processed through the attorneys. This proposal will replace the attorneys with engineers who are better qualified to conduct a red-flag review. The proposal is hourly with a not to exceed budget of \$50,000 with the first half being paid for out of the REBA grant fund and the second from the Authority's funds.

iv. Moore Property

Mr. Short reported that he obtained quotes for site clean-up services and from Thomas & Hutton to grade a road and approx. 15-acre pad site. The clearing quotes range from \$72,000 to \$392,000 depending on the extent of the scope of work to clean up the site (mulching, etc). Some of this work is already included in the prior scope from Leadfoot and Shane will coordinate with them accordingly. The preliminary budget provided by Thomas & Hutton was in the meeting packet and totals \$758,000 to clean up the site, grade an approx. 15-acre pad site, grade a road from Hwy 278 to the pad site, gravel the entrance, stabilize the site, and conduct a detailed geotechnical investigation. This work would need to be bid out.

v. New Matters – None

b. Economic Development Committee

i. Stanton Springs Activity

Mr. Thompson reported that the main activity relates to the Moore property. Meta is still ongoing with the second campus. Rivian is working on its site utilities and we expect to see vertical construction this year.

ii. Activity in the Four Counties

Mr. Tony Rogers reported that Jasper County continues to discuss the solar ordinance which relates to a 2,000 solar farm previously proposed. He noted that the City of Monticello is finally compliance with its audits and is now a qualified local government that can receive state funding and grants. Mr. Hughes reported that there is nothing new to report for Morgan County. Mr. Short reported for Walton County that a new ICE facility is proposed for Social Circle which is an ongoing local discussion regarding water and sewer capacity. Mr. Thompson added that the first concert was held at the new Walnut Grove park and was very successful. There were not representatives present for Newton County because Ms. Serra Hall is in Atlanta meeting about a new project today.

iii. Training Session- April Meeting

Ms. Gray reported that a new law was passed that requires each Authority member receive 2 hours of training within each budget year. The Authority's budget year is July 1, 2025 to June 30, 2026. Some members already have their training for this year. For those that have not, Shane, Serra and Andrea will hold a training session at 11am prior to the 1pm Authority meeting on April 28<sup>th</sup>. The members planning to come include: Bruce Henry, Mike Owens, Jerry Silvio, Steve Jordan, Stan Edwards.

c. Finance Committee

i. Financial Report

In Mr. Jordan provided the financial report for February and reviewed the current account balances and monthly expenditures that were included in the meeting packet along with the February financials. He noted that Rivian made its \$1.5 million PILOT payment for the year and Meta's \$8 million payment is expected by the end of April. The following invoices were presented for payment:

1. Andrea P. Gray, LLC
  1. General legal services - \$3,860.00
  2. SSN - \$3,560
  3. SSS- \$1,200
  4. Road repairs - \$620
2. Smith Gambrell and Russell
  1. Real Estate Matters - \$465.50
  2. DOE loan matters - \$7,293.00
3. Thomas and Hutton
  1. \$720- site visit at Rivian (will seek reimbursement from Rivian)
  2. \$7,970- wetland permitting and site study work on the Moore Property (part of \$150K budget approved in October)- December invoice
  3. \$1,935- wetland permitting and site study work on the Moore Property (part of \$150K budget approved in October)- January invoice
  4. \$5,450.07- management of road repairs (will seek reimbursement from Pike)- March invoice

4. 5P Land Management for maintenance of frontage road - \$11,500
5. Allen Smith Consulting – grant management of REBA 2 for Rivian - \$1,900

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

Mr. Thompson request clarification on the Authority’s involvement in Rivian’s loan with the Department of Energy. Ms. Gray stated that the Authority is a party to two of the loan-related documents and is involved in the document review. Ms. Gray is seeking reimbursement of legal fees paid by the Authority from Rivian.

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

d. Budget for FY 2027

Mr. Jordan presented the budget for 2027 which was reviewed and recommended for adoption by the Finance Committee. He summarized that the budget includes distributions of \$8 million in PILOTs from Meta and \$.5 million in PILOTs from Rivian. It also reflects a lower budget for potential litigation and an estimate of \$750,000 for improvements to the Moore property. It was requested that the budget for site improvements increase to \$760,000 to reflect the estimate from Thomas & Hutton. All expect to more than recoup the investment in the Moore property.

Mr. Bob Hughes made a motion to accept the Finance Committee’s recommendation to adopt the FY 2027 budget with the update of replacing \$750,000 with \$760,000 for Moore property improvements, the motion was seconded by Mr. Ben Riden and unanimously approved.

Ms. Gray asked for clarification on authorization for Thomas and Hutton to pursue bids for the proposed scope of work on the Moore property. Mr. Bob Hughes made a motion to authorize Thomas & Hutton to move forward under the proposal to pursue bids for site improvements to the Moore property, Mr. David Thompson seconded the motion and it was unanimously approved.

e. Amendment to Budget for FY 2026

Mr. Jordan summarized that the budget is being updated to reflect the \$8 million in PILOT payments from Meta which were initially estimated to be \$5 million and to show a disbursement of PILOTs to the Counties in the amount of \$8 million from Meta and \$.5 million from Rivian. Mr. David Thompson made a motion to approve the amended budget which was seconded by Mr. Bob Hughes and unanimously approved.

Mr. Jordan noted that the distributions of PILOTs for this year total \$8.5 million and Ms. Gray noted that the Takeda payouts for this year are \$7.493 million which means the total payouts this year are approx. \$16 million. The Counties have invested \$10 million in Stanton Springs and with these 2026 payouts, they will have received \$70 million for a return of \$60 million.

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. 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

8. Executive Session

On a motion duly made by Mr. Ben Riden, seconded by Mr. Mike Owens, and unanimously approved, the meeting was adjourned at 1:39 pm.

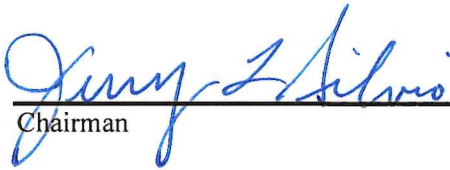
On a motion duly made by Mr. Bob Hughes, seconded by Mr. Ben Riden, and unanimously approved, the meeting was adjourned at 1:47 pm.

Mr. Ben Riden made a motion to extend the performance period under the contract with Blount for parkway repairs until April 30<sup>th</sup>. The motion was seconded by Mr. Bob Hughes and unanimously approved.

9. Adjourn

On a motion duly made by Mr. Ben Riden, seconded by Mr. Bob Hughes, and unanimously approved, the meeting was adjourned at 1:49 pm.

Attest:

  
Chairman

  
Secretary

