

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

**April 28, 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 April 28, 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
Bruce Henry, Jasper County
Mike Owens, Walton County

Guests Present:

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

Directors Absent:

David Thompson, Walton 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. Stan Edwards 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 March 24, 2026: On a motion duly made by Mr. Bob Hughes seconded by Mr. Mike Owens and approved by an affirmative vote of Mr. Silvio, Mr. Riden, Mr. Hughes, Mr. Jordan, Mr. Owens, and Mr. Henry the minutes were approved as presented. Mr. Stan Edwards abstained from voting because he was not at the March meeting.
- b. Executive Session Minutes from the Regular Meeting on March 24, 2026: On a motion duly made by Mr. Bob Hughes seconded by Mr. Ben Riden and approved by an affirmative vote of Mr. Silvio, Mr. Riden, Mr. Hughes, Mr. Jordan, Mr. Owens, and Mr. Henry the minutes were approved as presented. Mr. Stan Edwards abstained from voting because he was not at the March meeting.

6. Committee Chairman Reports:

a. Park Management Committee

Mr. Hughes reported that he had no updates related to Park Management.

b. Economic Development Committee

i. Stanton Springs Activity

Mr. Thompson was not in attendance and no updates were reported by the board.

ii. Activity in the Four Counties

Ms. Serra Hall reported on behalf of Newton County that the FFA is collecting items to send to Brantley County, Georgia which has been hardest hit by wildfires. There are collection points in each county. Mr. Owens reported that Social Circle sent its fire chief to Brantley County to assist.

c. Finance Committee

i. Financial Report

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

1. Andrea P. Gray, LLC

- 1. General legal services - \$3,120
- 1. SSN - \$5,820 (of which \$4,620 relates to Rivian's DOE loan and will be reimbursed)
- 1. SSS- \$700
- 2. Road repairs - \$760
- 3. Rivian DOE Loan matters from 2024/2025- \$4,720 (will be fully reimbursed by Rivian, I held the invoice pending clarification on how reimbursement would work)

2. Smith Gambrell and Russell

- 1. Real Estate Matters - \$465.50
- 2. DOE loan matters - \$26,026.00

3. Potential litigation matter - \$2,394.00
3. Thomas and Hutton
 1. \$4,535- general consulting for marketing of Moore property
 2. \$518.13- management of road repairs (will seek reimbursement from Pike)- March invoice
4. 5P Land Management for maintenance of frontage road - \$11,500

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

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

Mr. Jordan noted that he provided packets to each county representative at the meeting except Walton County (Ms. Gray previously delivered the packet) which contains the JDA's budgets, checks for distribution of PILOT funds and an updated copy of the spreadsheet showing the counties' return on investment in Stanton Springs. The budgets are due to the Counties by May 1st. The ROI spreadsheet shows that the Counties have invested \$10 million and received \$70 million for a return on their investment to date of approximately \$60 million. All agreed to hand deliver the packets.

7. Quarterly Update for Q 1 2026

Ms. Gray presented the quarterly update (included in the meeting packet) which included a summary of ongoing clearing work on the 88-acres the Authority continues to market, updates on the PILOT amounts collected, and other ongoing park matters. She noted that the draft did not include an update on the NCWSA water tank which looks complete and she recommended it be added. On a motion made by Mr. Bob Hughes, seconded by Mr. Ben Riden and unanimously approved, the quarterly update was approved as amended.

78 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

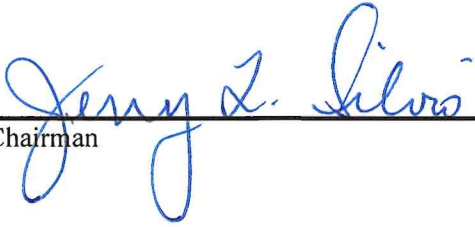
On a motion duly made by Mr. Ben Riden, seconded by Mr. Mike Owens, and unanimously approved, the meeting was adjourned at 1:22 pm.

On a motion duly made by Mr. Bob Hughes, seconded by Mr. Bruce Henry, and unanimously approved, the meeting was adjourned at 2:10 pm.

Mr. Steve Jordan made a motion to extend the performance period under the contract with Blount for parkway repairs for 30-days. The motion was seconded by Mr. Mike Owens and unanimously approved.

9. Adjourn

On a motion duly made by Mr. Bob Hughes, seconded by Mr. Mike Owens, and unanimously approved, the meeting was adjourned at 2:11 pm.


Chairman

Attest:


Secretary

