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

July 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 July 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
Steve Jordan, Jasper County
Bruce Henry, Jasper County
David Thompson, Walton County
Bob Hughes, Morgan County
Mike Owens, Walton County

Guests Present:
Andrea Gray, Attorney
Pat Malcom
Serra Hall
Shane Short
Ben McDaniel
Alice Queen
*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. Bob Hughes led the pledge of allegiance.

4. Approval or Amendment to Agenda

On a motion made by Mr. Mike Owens, seconded by Mr. Bob Hughes and unanimously approved, the Agenda was approved as presented.

5. Approval of Minutes

   a. Regular Session Minutes from the Regular Meeting on June 23, 2026: On a motion duly made by Mr. Mike Owens seconded by Mr. Bob Hughes and unanimously approved, the minutes were approved as presented.
   b. Executive Session Minutes from the Regular Meeting on June 23, 2026: On a motion duly made by Mr. David Thompson seconded by Mr. Bruce Henry and unanimously approved, the minutes were approved as presented.

6. Committee Chairman Reports:

   a. Park Management Committee

Mr. Hughes reported no updates for Takeda or Meta. He noted that construction on the Rivian site continues.

Mr. Short reported that a couple of prospects are interested in the Moore property and it is important to keep it maintained. A proposal to mow the Moore property quarterly from 5P Land Management was circulated. The proposal is for $350 per mowing. On a motion made by Mr. Steve Jordan, seconded by Mr. David Thompson and unanimously approved, the proposal was approved.

Ms. Gray reported that four bids were received yesterday in response to the request for proposal for grading work. The bids along with a recommendation from Thomas & Hutton will be circulated to the Authority ahead of the August meeting with the intent of awarding the bid at the August meeting.

Ms. Gray noted that Rivian has proposed adding a traffic light along Stanton Springs North Parkway at its employee entrance which aligns with Capacity Court. She expects to have more information by the August meeting.

   b. Economic Development Committee

      i. Stanton Springs Activity

Mr. Thompson reported that construction at the Rivian site is visible with utility work and internal road grading underway. He noted the installation of security cameras around the perimeter including at Darel Drive. He also noted that the frontage road damage has been repaired.

      ii. Activity in the Four Counties

Mr. Steve Jordan reported for Jasper County that T&T is now operating with 40 employees and that an existing industry sold to a new wood flooring business. He also introduced Evan Newton (in the audience) as the new Editor and owner of the Monticello News. Mr. Bob Hughes reported that Madison passed a four-month moratorium on data centers and it increased its taxes through a millage rate increase. Mr. Riden reported for Morgan County that two data centers are being discussed, one on the Williams property and another on Fears Road. Annual property tax revenues from the data centers are estimated at $65 million. He also noted that Morgan County adopted a budget which he did not support. Mr. Shane Short reported for Walton County that Dycom has started grading on its technical training facility and Tucker Door is expanding. He is hoping to announce a new company in the industrial park soon. Ms. Serra Hall reported

for Newton County that they are seeing retail growth including a new Boot Barn. They are conducting a hospitality study to determine if new hotels are needed.

c. Finance Committee

i. Financial Report

Mr. Jordan provided the financial report for June and reviewed the current account balances and monthly expenditures that were included in the meeting packet along with the June financials. He noted that the Finance Committee will meet at 12pm prior to the 1pm JDA meeting in August to review amendments to the FY 2026 budget.

1) Andrea P. Gray, LLC (invoices for the month were split to match the fiscal year end of June 30th resulting in multiple invoices)
   a) General legal services - $1,404, $340
   b) Santon Springs North - $1,300
   c) Stanton Springs South- $460, $340
   d) Road repairs - $500, $700
2) Smith Gambrell and Russell- $5,104.50, $3,347.50, $332.50
3) 5P Land Management for maintenance of frontage road - $11,500
4) Allen Smith Consulting - $375, $400 – Admin of Rivian REBA Grants
5) Thomas & Hutton
   a) Work on Moore Property (studies, bidding, etc): $14,606.40, $2,285, $30,907.50
   b) General Consulting: $7,455
   c) Plan Review: $1,150 (partially reimbursable through grant)

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.

Audit
Ms. Pat Malcom presented a letter from McNair, McLemore and Middlebrooks to complete an audit for FY 2026 in an amount ranging from $10,500 to $12,000. Mr. David Thompson made a motion to approve the proposal seconded by Mr. Mike Owens and unanimously approved.

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

None

9. Adjourn

On a motion duly made by Mr. David Thompson, seconded by Mr. Mike Owens, and unanimously approved, the meeting was adjourned at 1:27 pm.

Attest:

Chairman

Secretary