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

August 25, 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 August 25, 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
Shane Short
Ben McDaniel
Alice Queen
Jim Thompson
*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. Bruce Henry led the invocation.

3. Pledge of Allegiance

Mr. Stan Edwards led the pledge of allegiance.

4. Approval or Amendment to Agenda

Mr. Bob Hughes made a motion to amend the Agenda to add a presentation by Mike Hopkins, NCWSA Executive Director, as a new #6 and to adjust the remaining Agenda items accordingly. The motion was seconded by Mr. Mr. Ben Riden and unanimously approved.

5. Approval of Minutes

   a. Regular Session Minutes from the Regular Meeting on July 28, 2026: On a motion duly made by Mr. Ben Riden seconded by Mr. Bob Hughes and unanimously approved, the minutes were approved as presented.

6. Presentation by Mike Hopkins, Executive Director of the Newton County Water & Sewerage Authority

Mr. Hopkins provided a report on the status of NCWSA's ongoing water and sewer improvements to support Stanton Springs and requested approval of an easement along the Frontage Road to allow for a reuse water main installation connecting the reuse facility. Mr. David Thompson made a motion to approve the easement and to authorize the Chairman and Secretary to execute the necessary documents for the same subject to legal counsel's review of the legal documents. The motion was seconded by Mr. Bob Hughes and unanimously approved.

Mr. Hopkins requested JDA approval for paving the access road to the Scott Emmons Plant, adding a gate and a sign to the entry to the access road, and adding a sign by the water reclamation facility. He agreed to compile more details regarding size, materials, etc. and provide a packet for the JDA's review at its September board meeting.

7. Committee Chairman Reports:

   a. Park Management Committee

i.-iii. Mr. Hughes reported no updates for Takeda or Meta. He noted that construction on the Rivian site continues. Mr. Hughes requested a copy of Rivian's latest plans which were in the newspaper recently.

iv. Moore Property – Award of Bid

Mr. Ralph Forbes presented on the grading bids for the Moore property. The project was let for public bid and properly advertised on the newspapers of the four counties and on the Georgia Procurement Registry website. Four bids were received and range from $570K to $3.7 million. Thomas and Hutton recommend the Authority selected the low bid of $570,000 from HD Construction which is a local company. The Authority's original budget for the work was $760,000. Mr. Forbes confirmed that all work with be bonded and the work is expected to start in October and hopefully finish by the end of December. Mr. David Thompson made a motion to award the bid to HD Construction. Mr. Hughes seconded the motion and it was unanimously approved.

   b. Economic Development Committee

      i. Stanton Springs Activity

Mr. Thompson reported that construction at the Rivian site continues with more activity expected in the next 45-days.

ii. Activity in the Four Counties

Mr. Burce Henry stated that there are no economic development updates other than that there is an open position for the Executive Director of the Development Authority of Jasper County. Mr. Riden reported for Morgan County that there is currently a data center moratorium as ordinances are being updated and that two data center projects are interested in the area. Mr. Ben McDonald reported for Walton County that it recently announced the addition of DeltaX which is a Korean battery storage facility on 30 acres that will bring 253 jobs and a $141 million investment. Mr. Thompson reported that Walton County now has a bond rating of AAA which is a huge accomplishment. Mr. Stan Edwards reported for Newton County that it continues to update its UDC and there is currently a moratorium on residential and data center zonings.

c. Finance Committee

i. Financial Report

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

ii. Invoices: The following invoices were presented for approval:

1. Andrea P. Gray, LLC
    1. General legal services - $1,874.60
    2. SSN - $473.80
    3. SSS- $1,442.00
2. 5P Land Management for maintenance of frontage road - $11,500
3. Allen Smith Consulting
   $350 – Rivian REBA grant #2 admin
   $250 – Rivian REBA grant #1 admin
   $270- Takeda EDGE grant admin
4. Thomas & Hutton
   Work on Moore Property (studies, bidding, etc): $8,732.50
5. Center for Public Safety Management - $34,048.00

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. Ben Riden and unanimously approved.

Mrs. Gray gave a brief update on the status of the public safety study. The study will be provided in draft form soon and CPSM would like to present the final report in person to the JDA in the coming months. CPSM has had multiple meetings with the local EMS and fire service providers in addition to Takeda, Meta and Rivian. Their report will be extremely thorough and include actual call data.

iii. Amendment to FY 2026 Budget

The finance committee met prior to the regular meeting to discuss the budget amendment. Mr. Riden stated that State law requires that a government's budget balance each year. This means that the budgeted amount must be greater or equal to the actual expenditure amount. In reviewing the updates to the FY 2026 budget, he noted that the bank fee budget and the public relations budget needed to be increased to cover actual expenditures. Mr. David Thompson made a motion to approve the amended budget subject to the two updates noted by Mr. Riden. The motion was seconded by Mr. Hughes and unanimously approved. Mr. Jordan noted that he would ask Ms. Malcom to bring the updated/corrected budget to the next meeting.

8. Quarterly Report for Q2 2026

Ms. Gray summarized the draft report which was included in the meeting packet. In addition to the usual updates, she included a table showing the exact payouts to the counties and school districts in 2026. On a motion duly made by Mr. Bob Hughes, seconded by Mr. Ben Riden and unanimously approved, the report was approved as presented. Ms. Gray stated that it will be posted on the JDA website this week.

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. Mike Owens, and unanimously approved, the meeting was adjourned at 1:48 pm.

Attest:

Jerry L. Silvio
Chairman

Bob Hughes
Secretary

Joint Development Authority of Jasper Co., Morgan Co., Newton Co. and Walton Co.
CORPORATE SEAL
GEORGIA