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

September 22, 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
Bruce Henry, Jasper County
David Thompson, Walton County
Bob Hughes, Morgan County
Mike Owens, Walton County

Directors Absent:
Steve Jordan, Jasper County
Ben Riden, Morgan County

Guests Present:
Andrea Gray, Attorney
Shane Short
Ben McDaniel
Serra Hall
Pat Malcom
Alice Queen
Jim Thompson
*other members of the public and media included on the sign-in sheet attached

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. David Thompson led the pledge of allegiance.

4. Approval or Amendment to Agenda

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

5. Approval of Minutes

a. Regular Session Minutes from the Regular Meeting on August 25, 2026: On a motion duly made by Mr. Bob Hughes seconded by Mr. Mike Owens and unanimously approved, the minutes were approved as presented.

6. Committee Chairman Reports:

a. Park Management Committee

i.-Takeda - Mr. Hughes reported no updates for Takeda.

ii. Meta – Mr. Hughes reported on two matters regarding Meta.

a. Plan review request

Meta submitted a request for approval under the Declaration of Protective Covenants for six, small above-ground utility buildings called "Meet Me Huts". They provided a very thorough request which addressed each of the Design Guidelines which the Park Management Committee reviewed. Mr. Hughes stated that the request meets the criteria and that the buildings are screened from view by landscaping. Mr. Hughes made a motion to approve the request which was seconded by Mr. Bruce Henry and unanimously approved.

b. NCWSA Easement relocation

Meta requested that the JDA approve an amendment to the location of an easement on the Meta-leased property in favor of the Newton County Water & Sewer Authority. A copy of the easement and proposed relation maps was included in the meeting packet. The JDA is required to approve easements because it is the fee simple owner of the property. Mr. Hughes recommended approval on behalf of the Park Management Committee. On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes and unanimously approved, the amendment to the easement was approved.

iii. Rivian - Mr. Ben McDonald presented drone footage of the Rivian construction site. The stamping pit construction is well underway and other concrete foundations are being poured.

iv. Moore Property – Grading - HD Construction was awarded the bid at the August meeting. It is waiting on permits from Newton County to start construction and requested that the JDA grant it permission to stage equipment. The JDA board agreed to allow it to stage equipment. The permit should be forthcoming.

v. Newton County Water & Sewer Authority – request for approval of sign design

The Newton County Water & Sewer Authority submitted a request under the Declaration of Protective Covenants for approval of the design of its signage for the Scott Emmons Water Reclamation Facility and the Stanton Springs Water Resource Center and the entry gate and driveway for the water reclamation facility. The Park Management Committee reviewed the application and design details which were also included in the packet and recommended approval because the improvements meet the Design Guidelines. On a motion fully made by Mr. David Thompson, seconded by Mr. Bob Hughes and unanimously approved, the request was approved as presented.

vi. New Matters

Mr. Hughes noted that the public safety reports is in progress and a draft is expected in October.

Mr. Silvio thanked the Newton County Industrial Development Authority and Chamber of Commerce for hosting the JDA at the State of Economic Development luncheon and congratulated Ms. Serra Hall for being named the business woman of the year.

b. Economic Development Committee

i. Stanton Springs Activity

Mr. Thompson reported that Rivian mowed fields on Darel Drive and that construction should commence soon on the Moore property.

ii. Activity in the Four Counties

Ms. Serra Hall reported for Newton County that the four-county regional job fair will be on October 29th and that Amazon is hosting fiber week training for potential job candidates. Mr. Ben McDonald reported for Walton County that the DeltaX project announced last month and this month Incise committed to locate on 13 acres in the Piedmont Industrial Park. MGM Products is moving from Rockdale County to Walton County. He also reported that Dycom Industries is well under construction of its training facility. Mr. Bob Hughes did not have any updates for Morgan County. Mr. Burce Henry reported that Jasper County's Board of Commissioners and Development Authority had a joint meeting to set a vision for future development in Jasper County. They are seeking a new Develop Authority Director.

c. Finance Committee

i. Financial Report

Mr. Jordan was not in attendance, and Ms. Pat Malcom gave the financial report in his absence. She provided the financial report for August and reviewed the current account balances and monthly expenditures that were included in the meeting packet along with the August financials.

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

1. Andrea P. Gray, LLC
    1. General legal services - $3,460.80
    2. SSN - $3,460.80
    3. SSS- $597.40
2. 5P Land Management for maintenance of frontage road - $11,500
3. Thomas & Hutton
    1. General consulting - $1,300
    2. Rivian-related site review- $920
    3. Work on Moore Property (studies, wetland permitting, within budgeted amount): $71,872.45
    4. Work on Moore Property (Review bids and make recommendation, within budgeted amount): $12,166.06
    5. Consulting associated with repair work on frontage road - $800 (reimbursable through settlement agreement)
4. S&ME- $9,685.00 for work associated with frontage road repairs (reimbursable through settlement agreement)

Ms. Malcom also noted that at each meeting she writes two checks for the meeting security.

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

On a motion duly made by Mr. Bob Hughes, seconded by Mr. Mike Owens and unanimously approved, the Authority entered into Executive Session at 1:24 pm to discuss litigation matters.

On a motion duly made by Mr. Bob Hughes, seconded by Mr. Mike Owens and unanimously approved, the Authority came out of Executive Session at 2:06pm

9. Adjourn

On a motion duly made by Mr. David Thompson, seconded by Mr. Bob Hughes, and unanimously approved, the meeting was adjourned at 2:07 pm.

Attest:

Chairman

Secretary

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