



JDA Quarterly Report – April - June 2025

Report covering Quarter 2

Stanton Springs

Marketing Activity/Prospects:

- Timbering is underway on the 88 acres on Hwy 278 south of Shire Parkway which will help its marketability

Current Tenants:

- Rivian consistently reports that it plans to start construction in early 2026 with utility installations starting prior.
- Meta's first campus is fully operational. Several buildings within the second campus are anticipated to be completed this year.
- The Newton County Water & Sewer Authority continues construction of its water reclamation facility on Shire Parkway and the water tower at the northeast corner of Hwy 278/I-20 along with the water and sewer lines to serve Stanton Springs.

Financial:

- In April, the JDA made the following PILOT distributions and amended its budget to reflect the same:
 - \$5 million in PILOT payments from the Meta project based on Stanton Springs South distribution percentages. All PILOT payments received from Meta to date (\$12 million) have been distributed.
 - \$500,000 in PILOT payments from the Rivian project based on Stanton Springs North distribution percentages. The additional \$1 million Rivian paid in 2025 is held as reserves to pay for Stanton Springs North -related expenses including maintenance of Stanton Springs North Parkway and pending and potential litigation.
- Walton County distributed 2024 tax revenues collected from Takeda in March of \$6.3 million
- \$13.8 million in PILOTs and tax revenues were disbursed to the Counties in fiscal year July 1, 2024 – June 30, 2025.
- Counties' net return on investment in Stanton Springs as of June 2025: \$43.9 million

Other:

- GDOT continues work on the interchange at Old Mill Rd.
- Georgia Transmission continues installation of substation and supply lines for Meta and Rivian
- The JDA is working on a scope of services for a consultant to assess resources and needs for public safety services in Stanton Springs
- The JDA secured its annual insurance policy through ACCG
- The JDA retained Cornerstone for public relations support

Activities Anticipated in the Third Quarter of 2025:

- Continued construction of GDOT interchange at Old Mill and Georgia Transmission infrastructure
- Seeking proposals for a consultant for public safety evaluation
- Continue timbering efforts at the Moore property