



JDA Quarterly Report – October - December 2024

Report covering Quarter 4

Stanton Springs

Marketing Activity/Prospects:

- Focus on timbering and clearing structures on the 88 acres on Hwy 278 south of Shire Parkway to attract more interest

Current Tenants:

- Rivian secured a \$6.6 billion loan from the U.S. Department of Energy. The site is stable and secure. It hosted a 5K to benefit Camp Twin Lakes in November.
- Meta's first campus is fully operational. The second campus is making great progress on construction.
- The Newton County Water & Sewer Authority continues construction of water/sewer lines in close coordination with the JDA, State and Rivian. Construction of its water tower at the northeast corner of Hwy 278/I-20 is underway.

Financial:

- The JDA is now separating revenues and expenditures between Stanton Springs North and Stanton Springs South
- Total PILOT payments collected by JDA in 2024: \$4.5 million
- Total PILOT payments made by JDA to Counties/Schools in 2024: \$7 million
- Total property taxes revenues paid to counties/schools in 2024: \$5,494,412.55
- Counties' net return on investment in Stanton Springs as of Dec 2024: \$32,186,087
- Property taxes collected by Walton County on Takeda project in 2024: \$6,337,630.31 (will be distributed in March 2025 per Revenue Sharing Agreement)
- Meta's PILOT payment for 2025 will be \$5 million to reflect the completion of all buildings on its first campus
- The JDA will work to update its budget based on current estimate of PILOT payments for 2025

Other:

- GDOT continues work on interchange at Old Mill Rd.
- Georgia Transmission continues installation of substation and supply lines for Meta and Rivian
- Stanton Springs Property Owners Association met and set budget for the year
- A Fire Committee was created to evaluate resources, needs and future plans for fire protection in Stanton Springs and Stanton Springs North

Activities Anticipated in First Quarter of 2025:

- Continued construction of GDOT interchange at Old Mill and Georgia Transmission infrastructure
- Update budget
- Continue Fire Committee discussions