



JDA Quarterly Report – October - December 2025

Report covering Quarter 4

Stanton Springs

Marketing Activity/Prospects:

- The home and timber have been cleared on the 88 acres on Hwy 278 south of Shire Parkway and the property continues to be marketed.

Current Tenants:

- Rivian continues to make progress on installing onsite underground utilities with plans to start vertical construction in 2026.
- Meta received three certificates of occupancy for buildings on its second campus which brings the total of operational structures in the park to five.
- The Newton County Water & Sewer Authority continues construction of its water reclamation facility on Shire Parkway with the shell complete and the interior buildout underway.

Financial:

- Counties' net return on investment in Stanton Springs as of December 2025: \$43.9 million.
- PILOT and tax revenue distributions occurred in the second quarter of 2025 and the next round of distributions will be in the second quarter of 2026.
- Meta will pay \$8 million in PILOT payments in April 2026 and Rivian will pay \$1.5 million in March 2026.
- The JDA finance committee will meet to assess budget amendments in Q1 2026.

Other:

- Georgia Transmission continues installation of substation and supply lines for Meta and Rivian.
- JDA assessing repairs needed to frontage road after a utility boring incident.
- The JDA retained CPSM, a public safety consultant firm, to assess resources and needs for public safety services in Stanton Springs

Activities Anticipated in the First Quarter of 2026:

- Continued exploration of public safety services resources and needs.
- Repair frontage road