

Board Meeting Minutes  
January 18, 2023  
20 Doyle Street, Toccoa, GA

Attending: Brian Akin, David Austin, Dennis Bell, Rick Phillips, Savonda Turner, Christian Hamilton, Tammy Rauch, Dave Stancil, Stacy Miller, Chuck Wright, Julie Paysen, and Brittany Ivey.

Chairman Brian Akin called the meeting to order at 7:30 a.m.

Wright opened with prayer. Akin led the Pledge of Allegiance and read the confidentiality & conflict of interest statement.

Akin asked for a motion to approve the agenda. [Turner:Phillips]. All in favor; none opposed.

Motion was made to approve the December 21, 2022 Board Meeting Minutes, [Turner:Austin]. All in favor; none opposed.

Motion was made to approve the December financials as presented, [Austin:Phillips]. All in favor; none opposed.

**Board Action Items:**

Akin recognized Chuck Wright for his service on SCDA Board and welcomed new board members. Chairman Akin opened the floor for nominations for officer positions.

A motion was made to nominate Akin to continue as board Chairman, [Bell:Phillips]. All in favor; none opposed.

A motion was made to name Mayor David Austin Vice Chair, [Bell:Phillips]. All in favor; none opposed.

A motion was made nominating Rick Phillips as board treasurer, [Bell:Austin]. All in favor; none opposed.

A motion was made nominating Savonda Turner as secretary, [Bell:Phillips]. All in favor; none opposed.

A motion was made to set board meeting times to 8 a.m. every third Wednesday [Austin:Phillips]. All in favor, none opposed.

A motion was made to amend a previous motion to cover the cost for erosion work on Hammerstone Drive from \$2,000 to \$2,500 due to the increase in the cost of rock. [Bell:Turner]. All in favor, none opposed.

A motion was made to update signature cards by removing Chuck Wright from all cards and adding Chairman Akin, Treasurer Rick Phillips & President/CEO Brittany Ivey at First Citizens, Northeast Georgia Bank, and Oconee Federal [Phillips:Phillips]. All in favor, none opposed.

**Program Updates/Reports:**

Attraction: Project Castle is saying they are still on track to break ground in March of 2023. Project Power is working to have a building up in Clary Connector by the end of 2023. Julie Paysen is still in contact with Project Real and hopes to learn more about their plans in the coming months. Project Sweet Tea has our RFI and will let us know in few weeks if they will visit our site. Project Welcome is still looking for a space and has been in contact with owner of the Planet Fitness shopping center. Project Wood needs a 10,000 sq.ft. building and will create 10-12 jobs. We have submitted several buildings.

Existing: Chick Fil A has started strong after their ribbon cutting. Sark Wire has hit rock in both locations where they are grading for expansion. We connected them with the previous owner to see if any geotechnical studies had been done there. Superior Distribution is in old Eaton building and will be meeting soon with Paysen and Ivey.

Product Development: Sewer expansion on hold as we wait for ARPA funds to come in. Taylor Communications building has sold and the new owner is marketing it for sell or lease.

**President's Report:**

Existing: Ivey reported that all required PILOT reports have been sent requesting investment and job totals. ABCDP, Inc. received rezoning approval for 11 acres off Mize Road. They are considering building a mix of duplexes and townhomes.

Workforce: Recognizing the WBL Student of the Month for November and December soon. Plans are coming together for the Discovery Tour in March and we have started talking about a summer externship. Jeremy Spradlin was able to secure an additional \$3,000 from GPC for that externship.

Recruitment: GA Trend Magazine interviewed Ivey and it will be published in April's edition. Ivey is closely following Georgia legislation that would impact Development Authorities by requiring mandatory training and other changes.

**Input for Others:** Paysen reported that the Pre-Legislative coffee was well attended and that May 9 is the annual Chamber golf tournament. Hamilton said the BOC annual retreat will be at the airport on January 24 at 9 a.m.

**Executive Session:** A motion was made to enter Executive Session at 8:15 a.m. to discuss the future acquisition, sale or lease of real estate as provided by O.C.G.A. 50-14-3 (4), [Austin:Turner]. All in favor; none opposed.

A motion was made to exit Executive Session at 8:40a.m. [Bell: Turner]. All in favor; none opposed.

A motion was made to adjourn at 8:40a.m, [Bell:Phillips]. All in favor; none opposed.

Submitted By:

Attested By:

---

Brian Akin, Chairman

---

Brittany W. Ivey, President