

Board Meeting Minutes
June 21, 2023
20 Doyle Street, Toccoa, GA

Attending: Brian Akin, David Austin, Rick Phillips, Janney Sanders, Julie Paysen, Christian Hamilton, Lisa Lawson, Kevin McCraney, Gordon Broome, Brittany Ivey and Lois Hylton.

Chairman Brian Akin called the meeting to order at 8:00 a.m.

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

Motion was made to approve the agenda. [Phillips:Austin]. All in favor; none opposed.

Motion was made to approve the May 17, 2023 Board Meeting Minutes, [Austin:Phillips]. All in favor; none opposed.

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

Board Action Items:

A motion was made to approve the 23-24 Budget as presented, [Phillips:Austin]. All in favor; none opposed. Wilcorp as the general contractor to complete the sewer work at HBPP as recommended by project managing engineering firm Carter & Sloope, [Austin:Phillips]. All in favor; none opposed.

A motion was made to authorize the Chairman to sign a Borrow Pit Release for CW Matthews, [Phillips:Austin]. All in favor; none opposed.

A motion was made to authorize the CEO/President to sign a new 39 month copier lease with Great American Financial Services, [Austin:Phillips]. All in favor; none opposed.

Program Updates/Reports:

Attraction: Ivey shared Project Blackstream is working to secure a lease agreement on a building in Toccoa. Project CC is waiting to hear if the rezoning of the property they are interested in is approved. Project Castle closed on property the property and Janney will follow up on their community MOU. Project Jae is trying to secure a contract on two buildings on Memorial Drive. They will bring 15-20 jobs to our community in Year 1. Project ECO3 is pursuing an environmental engineering report that the City is requiring for their conditional use permit if they locate in the City limits. We submitted two sites for Project Power and Project White. Still waiting to hear back from Project Range. Project Kaza dropped Stephens County as a potential location because their building height exceeds our County's minimum height requirement. Existing: Ivey reported that SCDA helped Southeast Metals & Recycling find a Phase I Environmental Study that was done prior to them purchasing their property. We helped Osborne find a solution to a distribution issue they were having. Product Development: Ivey gave an update on all grant applications & shared that we are in the process of rezoning Lot 26 from Commercial Industrial to Multifamily residential.

President's Report:

Existing: Ivey shared parts of SCDA's Annual Report presented to County and City. SCDA's efforts last year resulted in a reported \$46M invested and 295 jobs created. A local industry has requested that our next Quarterly luncheon be with City & County officials to discuss their strategic plans and how our industries can help them accomplish those plans.

Product Development: Ivey reported after meeting with the property owner of the 130 acres at Mize Road & the bypass & County Administrator, SCDA will be moving forward with a grant request to finish the sewer lift station infrastructure. Ivey encouraged everyone to visit SCDA's new website that is live thanks to the efforts of our summer intern.

Input from Others:

Paysen reported that the Chamber applied for an Emerge Grant to fund an incubator for new start-up businesses, their annual awards celebration will be held September 28, October 5-8 is Currahee Military Weekend, and the Christmas Parade will be at night on December 9. Hamilton reported that County Commissioners will finalize their budget at their next meeting. Mr. Broome talked about how Artificial Intelligence is in every facet of our lives and encouraged SCDA to educate themselves more on it. Austin reported that the City approved their budget with no tax increases.

A motion was made to adjourn at 8:45a.m., [Phillips:Austin]. All in favor; none opposed.

Submitted By:

Attested By:

Brian Akin, Chairman

Brittany W. Ivey, President