

Board Meeting Minutes  
September 27, 2023  
20 Doyle Street, Toccoa, GA

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

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

Chuck Wright prayed and Akin led the Pledge of Allegiance & read the confidentiality & conflict of interest statement.

Akin asked for a motion to amend the agenda to add a board action item to allow the Chairman to sign SungEel Bond Issue, buy-out agreement, and validation documents. [Lawson:Phillips]. All in favor; none opposed.

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

Motion was made to approve the August 16, 2023 Board Meeting Minutes, [Austin:Phillips]. All in favor; none opposed.

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

**Board Action Items:** Motion was made to authorize the Chairman to sign SungEel Bond Issue, buy-out agreement, and validation documents contingent on SCDA attorney's review & approval, [Lawson:Phillips]. All in favor, none opposed.

**Program Updates/Reports:**

**Attraction:** Ivey provided updates on several of our projects. **Project ECO3** is still waiting to make a decision on whether or not to purchase the building on West Doyle Street. **Project Hospitality** will need a feasibility study if they decide to move forward in Toccoa. County and City representatives will talk with their respective board members to see if they will help with funding. **Project Jae** is still working on renovations to their building. **Project Pharma** is collecting quotes on the work that will have to be done to their newly acquired building. Ivey submitted our largest site in HBBP as a potential for **Project Rikutec**. Paysen reported that **Project Next** is getting closer to closing. Ivey is hopefully we will receive an RFI for **Project Wayfarer**, a state-of -the art logistics company.

**Existing:** Ivey reported that Nifco KTW and ASI were invoiced for their PILOT agreements. Patterson Pump let us know that they would be working on an expansion this year. SungEel executives visited SCDA & met with Georgia Power in the board room. Congressman Clyde's tours last month focused on the Agriculture Industry they visited Eastanollee Livestock Market, the Cannery & visited the site where the new Ferman Gregory Ag Center will be.

**Product Development:** Ivey reported that Wilcorp should be done with the installation of the manholes and trunk line at HBBP by the end of next month. We are looking into the cost of having a PER done to determine the cost of getting rail service to Lot 24.

**President's Report:**

**Existing:** Akin reported on the Existing Industry Lunch & Learn event. He shared that industries had a lot of questions about what could be done in our community to encourage more workforce childcare options. He also shared that Ivey & he attended the Annual Good News Gathering and shared encouraging news about economic growth in our community.

**Workforce:** Ivey shared that our first WBL student of the month was recognized & that SCDA promoted and attended the High School's job fair. Ivey will be taking 43 8<sup>th</sup> grade students enrolled in the careers class to see five industries in Stephens County. She will be lining up tours for a new group of eighth graders every nine weeks. Hamilton & Ivey shared that the Shah Development received their needed PUD zoning.

**Recruitment:** Ivey will be giving a presentation to 20 State Managers next week with our JDA. She shared that the site consultants that spoke at GEDA's Annual Conference said that prospects wanted shovel ready sites.

**Input for Others:**

Hamilton shared that the County is revisiting their zoning to consider offering step down zoning, accessory dwellings & set backs on lake property. Julie shared that their Annual Awards banquet would be tomorrow night & Military Weekend would be the first weekend in

A motion was made to adjourn 8:47a.m., [Phillips:Austin]. All in favor; none opposed.

Submitted By:

Attested By:

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Brian Akin, Chairman

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Brittany W. Ivey, President