

Board Meeting Minutes  
November 29, 2023  
20 Doyle Street, Toccoa, GA

Attending: Brian Akin, David Austin, Dennis Bell, Lisa Lawson, Rick Phillips, Stacey Miller, Fredda Wheeler, Christian Hamilton, Julie Paysen, Janney Sanders, Jay Green, Brittany Ivey, & Lois Hylton

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

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

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

Motion was made to approve the October 18, 2023 Board Meeting Minutes, [Phillips: Bell]. All in favor; none opposed.

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

**Board Action Items:**

A motion was made to approve the clean Annual Financial Audit for fiscal year 2022-2023 as presented by Jay Green, [Bell: Phillips]. All in favor, none opposed.

Ivey reported no action was required on the PER Rail Spur proposal from Moffat & Nichol. Hartwell Railroad's Joey Dorsey provided SCDA with a quote for a future rail spur to the park for prospects at no cost to SCDA

A motion was made for Ivey to create an RFP to send to engineering firms to manage the future engineering for HBBP, [Bell: Phillips]. All in favor. Sanders commented SCDA should do this periodically to ensure the best use of our funds.

Ivey reported that there is currently no action needed on the MOU with Ak New Adventures as we are still working on it.

**Program Updates/Reports:**

Attraction: Sanders reported that **Project Castle**'s bond hearing was successful and the bond closing should happen before the year end. Ivey reported that we have sent the deposit for **Project Hospitality**'s feasibility study. **Project Jae** is making great progress on their building on Memorial Drive and operating some. The due diligence period is over for **Project Next** and they are hopeful they will close on their property in May. **Project Pharma** has another building under contract and SCDA worked with the City to help them secure their building that is under construction. SCDA submitted RFIs for Projects **Poppy**, **Wayfarer** and **Rikutec**. **Power**'s neighbor is allowing them to store equipment.

Existing: Maple Ridge has employed 3 men in the Victory Home after care program. SCDA facilitated this partnership that is working well for everyone. Ivey is staying in close contact and ready to assist Nifco since learning they are closing a line. Nifco shared they are only laying off temporary staff and that no permanent employees will be displaced.

Product Development: Ivey reported that we are waiting on a final invoice from Wilcorp for their work at HBBP. We are submitting signed paperwork for the DCA grant for the lift station at the Bypass & Mize Road. AK New Adventures met with Ivey & Hamilton to review updated plans. Ivey has met several times with local developers about housing.

**President's Report:**

Existing: Brandon Lounsbury, Region 2's new GDEcD existing industry representative will be spending a day in Toccoa next month. Ivey will show him our park & existing buildings and meet with ASI & NGTC. Senator Warnock's new outreach director for NEGA, Salik Sohani will meet with community leaders at SCDA on December 12.

Workforce Development: Ivey reported on the last round of 8<sup>th</sup> Grade industry tours, updated on WBL's SOM Program, & provided statistics from the Workforce Conferences she attended last month.

**Input from Others:** Paysen shared that there would not be a December Chamber meeting & that the Pre-Legislative coffee will be January 4. Hamilton reported that County Commissioners are making another round of land use changes. Wheeler shared that 3 new commissioners will come on board at the first of the year.

**Executive Session:**

A motion was made at 9:02 a.m. to enter Executive Session for discussion of future acquisition, sale or lease of real estate as provided by O.C.G.A. 50-14-3 (4), [Phillips: Bell] All in favor; none opposed.

A motion was made to exit Executive session at 9:11 a.m., [Phillips: Austin]. All in favor; none opposed.

A motion was made to adjourn the meeting at 9:11 a.m., [Bell: Lawson]. All in favor; none opposed.

Submitted By:

Attested By:

---

Brian Akin, Chairman

---

Brittany W. Ivey, President