

Board Meeting Minutes
February 21, 2024
20 Doyle Street, Toccoa, GA 30577

Attending: Brian Akin, Gail Fry, Lisa Lawson, Rick Phillips, Janney Sanders, Kevin McCraney, Andrew Carnes, Fredda Wheeler, Terry Carter, Stacey Miller, Julie Paysen, Brittany Ivey & Lois Hylton.

Chairman Brian Akin called the meeting to order at 8:01 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 with the addition of adding meeting start times under board action items.

[Phillips:Fry]. All in favor; none opposed.

Motion was made to approve the January 17, 2024 Board Meeting Minutes, [Phillips:Lawson]. All in favor; none opposed.

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

Board Action Items:

A motion was made to authorize the President to sign the contract with Carter & Sloop for the lift station project at Mize Road and the bypass contingent on City Utilities & legal counsel review, [Phillips:Lawson]. All in favor; none opposed.

A motion was made to move June's meeting date to June 26 & move the start time for all future board meetings to 7:30 a.m., [Phillips:Fry] All in favor; none opposed.

Program Updates/Reports:

Attraction: **Project Castle** is waiting on liability insurance so they can close on the bond. **Project Hospitality** will have our feasibility study to include downtown by the end of the month. Ivey will set up a presentation by the Highland Group.

Project Next has had some promising calls with GDOT to reach a solution to their entrance issues off Big A. **Project Pharma** is trying to purchase some land from Hartwell Railroad to put an AC unit next to their building. **Project Venture**

2.0 has a building on Big A under contract for a retail space and apartment units. **Project C. Stone** is a new hospitality project. Existing Industry: Brandon Lounsbury & Tammy Rauch visited 6 local industries to talk about state tax incentives.

Product Development: Working on setting a close out meeting with DCA on HBBP infrastructure grant. Moving forward with RWHI grant now that we reached rental rates that the developer and DCA are acceptable to.

President's Report:

Existing Industry: Lunch & Learn with WorkForce Strategies was well attended. The next Lunch & Learn will focus on unique job opportunities. We will hear from the school systems exceptional student's coordinator & DJJ.

Workforce Development: GAEL presentation was well received. The next eighth grade tours will be March 6.

Recruit New Industry: We are still working with a couple more housing developers. Ivey attended GEDA Day at the Capitol. GPC's Andrew Carnes has offered to do a community economic development training for T-SC leadership.

Input from Others:

McCraney reported that the GPC franchise check was mailed to the City. Paysen said the city tour with Rep. Clyde was a great success. Leadership Class had 46 graduates, and the date for golf tournament has been moved to Tuesday, May 14.

Stephens County Day at the Capitol will be on March 26th. Wheeler said City is continuing to work with Sark Wire on bringing new process here and that this new expansion will make Sark one of their largest natural gas users.

Executive Session:

A motion was made at 8:53 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:Lawson]. All in favor; none opposed.

A motion was made to exit Executive Session at 9:23a.m., [Phillips:Fry]. All in favor; none opposed.

A motion was made to adjourn the meeting at 9:23 a.m., [Phillips:Lawson]. All in favor; none opposed.

Submitted By:

Attested By:

Brian Akin, Chairman

Brittany W. Ivey, President