

Board Meeting Minutes
May 15, 2024
20 Doyle Street, Toccoa, GA

Attending: Brian Akin, Gail Fry, Lisa Lawson, Tara Simmons, Terry Carter, Christian Hamilton, Fredda Wheeler, Stacy Miller, Julie Paysen, Tammy Rauch, Todd Truelove, Janney Sanders, Brittany Ivey & Lois Hylton

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

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

A motion was made to approve the agenda. [Simmons:Lawson]. All in favor; none opposed.

A motion was made to approve the April 17, 2024 Board Meeting Minutes, [Fry:Simmons]. All in favor; none opposed.

A motion was made to approve the April financials as presented, [Simmons:Lawson]. All in favor; none opposed.

Board Action Items:

A motion was made to extend the time under the MOU and bond documents to July 31, 2025 for re-purchase of the property from SungEel in the event they have not commenced substantial construction by that date and authorize the chairman and secretary to execute any modification agreement prepared and approved by bond counsel and local counsel for the Authority, cost of which is to be paid by SungEel, [Simmons:Lawson]. All in favor; none opposed.

Program Updates/Reports:

Attraction: Project Bail spent a weekend in Toccoa and looked at the Caterpillar building. We are currently their top choice in Georgia. Project C. Stone will have a conference call with the Highland Group about getting an income and expense report. Project EK has not eliminated the Caterpillar building and Lot 14. Ivey let them know that others are considering those sites. Paysen shared that Project Hospitality is still interested in a downtown location. Project Import still talking with owner of Stovall building & waiting to get contracts in place with the company they will be serving. Project Next got site approval by GDOT, started environmental testing and extended their closing to the end of July. Project Pharma submitted building plans to City. Project Slow Start wants to meet again this month. Project Venture 2.0 closed on property on Big A Road. Project Yellow Condor did not eliminate us.

Existing: Sanders has drafted a letter to Nifco about rumors of an acquisition. Ivey is working with Sage on a plan for all their employees. We will be helping advertise job fairs for them. Ivey coordinated tours between Sark Wire & TMF.

Product Development: HBBP Sewer grant closeout meeting was in March & will officially closeout when we get County's audit for this year. SCDA is going to focus on the 132-acre site on Hayes Wilbanks Road for our Grad Recertification.

President's Report:

Existing: Last industry lunch and learn featured SC School's exceptional students coordinator & the DJJ's Fresh Start coordinator. Victory Homes currently has 4 employees at Maple Ridge Products, & ASI is interviewing others.

Workforce Development: Ivey met with the Advancement Academy & will coordinate industry guest speakers for them. Ivey presented the WBL SOY with a \$1,500 scholarship.

Input from Others: Paysen reported golf tournament had to be canceled, but teams have a window to play and report their scores. T-SC Leadership enrollment is open.. Hamilton reported that SCBOC has placed a moratorium on chicken houses for 120 days. Board of Assessors sent out 14-day notice for finalist for Chief Appraiser, Brad Goss.

Executive Session: A motion was made to enter Executive Session at 8:13 a.m. to discuss the future acquisition, sale or lease of real estate as provided by O.C.G.A. 50-14-3 (4), [Simmons:Fry]. All in favor; none opposed.

A motion was made to exit Executive Session at 8:32a.m., [Fry:Simmons]. All in favor; none opposed.

A motion was made to authorize the Chairman to sign a PSA with Barrow Homes LLC contingent on them agreeing to the changes our attorney is making to the contract, [Fry:Lawson]. All in favor; none opposed.

A motion was made to adjourn at 8:32 a.m., [Fry:Lawson]. All in favor; none opposed.

Submitted By:

Attested By:

Brian Akin, Chairman

Brittany W. Ivey, President