

Board Meeting Minutes
July 17, 2024
20 Doyle Street, Toccoa, GA

Attending: Brian Akin, Gail Fry, Lisa Lawson, Rick Phillips, Tara Simmons, Terry Carter, Christian Hamilton, Stacy Miller, Julie Paysen, Joley Strickland, Janney Sanders, Brittany Ivey & Ellen Spencer.

Chairman Brian Akin called the meeting to order at 7:31 a.m.

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

A motion was made to approve the agenda as presented with the addition of an Executive Session for real estate discussion at the end of the meeting, [Simmons:Phillips]. All in favor; none opposed.

A motion was made to approve the June 26, 2024 Board Meeting Minutes, [Phillips: Simmons]. All in favor; none opposed.

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

Board Action Items:

Program Updates/Reports:

Attraction: Ivey met with owner of building and restarted terms of a lease agreement with **Project Bail**. Stephens County is still a contender for **Project Bronze Sky**. They have eliminated several sites in GA. **Project Castle** secured two additional contracts. They now have 3 contracts – any two would be enough to proceed with buildout in 2025. **Project Council** is a retail project working to secure a site on Big A road. They only need a portion of the site and they would like a QSR to go next to them. **Project Fast** Ivey connected them with members of Project Council on moving forward with the QSR. **Project Hospitality** will discuss further in Executive Session. **Project Next** has run into trouble with the easement needed on property line. Could cause delays for 7/31 closing. **Project Venture 2.0** conversations are still on-going for updates to their property. Encouraging them to open a PakMail or like business. Ivey contacted NextSite for data to support that type of business. Ivey is working with Tammy Rauch to get potential candidates to help run the location. Plans are to put apartment units in the back of the building & use the front space for retail. **Project Yellow Condor** is still considering our site.

Existing: NifcoKTW is now KTX American Corporation. Ivey connected bond council & two individuals from Nifco in hopes they will communicate how the acquisition happened so we can correctly complete pilot agreements for next year. Ivey attended Osborne Wood Products retirement party for Leon. Sage Automotives first job fair is on 7/19. Dewtex celebrated their 20th Anniversary of their Toccoa facility. Trachte sold to a company called nVent. Plans remain to double employment this year. SCH is now serving 60 area employers with our existing industries.

Product Development: Ivey is still waiting on an estimate from Carter & Sloope to pad ready sites in the Industrial Park. Ellen has been updating our available sites & buildings on the website.

President's Report:

Existing: Ellen will conduct a survey to Existing Industries for ideas for lunch & learns.

Workforce Development: Hosting Brandon Lounsbury & Tammy Rauch on 7/23. We will be visiting 5-6 Existing Industries.

Product Development: We are updating marketing materials and flyers for industrial sites. Akin suggested holding a Strategic Planning meeting to set goals & plan future ideas for SCDA. Ivey to present Annual Report to county on 7/23 & City on 8/9.

Input from Others: Hamilton stated Commissioners are set to approve changes to poultry ordinance & lift moratorium on those structures. County set to lower the unincorporated millage rate. Julie reminded everyone the Chamber awards is on 9/19. Chicken Que to take place during Currahee Military Weekend. Film project looking positive US National Guard to film commercial on 8/4. Business after hours on 7/25. SCH interviewing Cardiologist and hosted a Policy Maker Tour. Strickland reported readmission rate is down to 1%. Simmons said the County & City are hosting GMRC on 7/25. Property evaluations to take place in hopes to decrease millage rates on properties. Green space dedication on 7/20. SCH Gala on 10/26 at NGTC.

Executive Session:

A motion was made at 8:10 a.m. to enter Executive Session to discuss the future acquisition, sale or lease of real estate as provided by O.C.G.A. 50-14-3 (4), [Simmons:Phillips]. All in favor; none opposed.

A motion was made to exit Executive Session at 8:49 a.m., [Lawson:Simmons]. All in favor; none opposed.

A motion was made to adjourn at 8:49 a.m., [Simmons:Phillips]. All in favor; none opposed.

Submitted By:

Attested By:

Brian Akin, Chairman

Brittany W. Ivey, President/CEO