

Board Meeting Minutes
August 21, 2024
20 Doyle Street, Toccoa, GA

Attending: Brian Akin, Gail Fry, Lisa Lawson, Rick Phillips, Tara Simmons, Fredda Wheeler, Christian Hamilton, Jessica Waters, Janney Sanders, Stacy Miller, Julie Paysen, Tammy Rauch, Kevin McCraney, Brittany Ivey & Ellen Spencer.

Chairman Brian Akin called the meeting to order at 7:32 a.m.

Phillips 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 with the addition of a Board Action Item to consider authorizing the Chairman to sign a purchase sale agreement with AK Ventures [Simmons:Phillips]. All in favor; none opposed.

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

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

Board Action Items: A motion was made to authorize the Chairman to sign a six-month option & future PSA with Tugalo 3, LLC on 27 N. Pond Street as presented by Mr. Sanders, [Phillips:Lawson]. All in favor; none opposed.

A motion was made to authorize the Chairman to sign a PSA with AK Ventures, who exercised their Right of First Refusal on Lot 26, [Phillips:Lawson]. All in favor; none opposed.

Program Updates/Reports: Attraction: **Project Bail** at a stand-still, waiting to reach a lease agreement with the building owner. Akin & Ivey reported they had a positive meeting with **Project Bronze Sky**. **Project Castle** contact remains constant. Still waiting on them to finalize building plans. **Project Next** is working to . **Project Pharma** building permits were received from the city. **Project Yellow Condor** will return next week for their second site visit. They are asking for in depth information on utilities, workforce, NGTC and for a meeting with HR from an existing industry. ASI HR will be attending. Existing: Spencer recaps Lounsbury July visit. The team visited five industries with 4 tours. Bottle Benders is closing at the end of August. Daughter, Donna to reopen & operate under the name of *Let's Make a Chime* out of her personal home. Sage Automotives hosted their first job fair. Six of our industries were present. Skaps to pick back up with operations at HBBP location. Hopes to employ 40-50 on-site employees within the next 2 years. Trachte was acquired but expect no changes. Product Development: Carter & Slooppe submitted updated pricing on pad readying sites with SPLOST. Ivey attended Executive Summit and learned DCA will have \$20M in grant funding for site preparation. SCDA will apply for a grant. GA Power ended laydown yard lease with SCDA. Bottle Benders has listed their building to sale. Sage will be listing their building as well. Former Pro-Line building open for new lease. Spencer & Ivey purchased new furniture for apartment.

President's Report: Existing: Ivey states the next 3 lunch & learns are scheduled. Dates are 9/11, 1/22 and 4/23. Student of the month for the Work Based Learning program will be selected at the end of the month and recognized in September.

Workforce Development: Ivey & Spencer met with Advancement Academy. Will bring in speakers & hold tours for students that are able to leave the premises during the day. Ivey, Spencer & Stephen Wallace with ASI visited Haering. Discovery tours to take place in March. Ivey states the 8th grade tours are making major impressions across the state.

Recruit New Industries. Spencer has a wish list of updates she wants to implement on the site to help in our recruiting efforts.

Input from Others: Chamber awards on 9/19 at 6pm, Venue at Broken Bridge; Currahee Military weekend, kick off on 10/3; Christmas Parade to take place on 12/12. Mayor Fry stated a meeting was had with Franklin Co. on water needs. City of Toccoa Carnival was successful. Hamilton states the county has a moratorium in place for RV parks. Anticipate it to be lifted on 9/10. New parking updates at courthouse underway. Up to 8 new parking spaces. County has hired a new intern with help of UGA grant. Wheeler states City extended the moratorium on vape shops. McCraney stated Ga Power extended discount power bills to those that qualify based on income. Tammy Rauch offered to help with labor & market data if needed.

Executive Session:

A motion was made at 8:23 a.m. to enter Executive Session for discussion of future acquisition, sale or lease or real estate as provided by O.C.G.A 50-12-3 (4).

A motion was made to exit Executive Session at 8:46 a.m., [Phillips:Lawson]. All in favor; none opposed.

A motion was made to adjourn the meeting at 8:46 a.m., [Phillips:Fry]. All in favor; none opposed.

Submitted By:

Attested By:

Brian Akin, Chairman

Brittany W. Ivey, President/CEO