

Board Meeting Minutes  
November 20, 2024  
20 Doyle Street, Toccoa, GA

Attending: Brian Akin, Gail Fry, Lisa Lawson, Rick Phillips, Fredda Wheeler, Christian Hamilton, Jay Green, Janney Sanders, Stacy Miller, Julie Paysen, Kevin McCraney, Jolie Strickland, Brittany Ivey & Ellen Spencer.

Chairman Brian Akin called the meeting to order at 7:30 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 as presented [Phillips:Fry]. All in favor; none opposed.

A motion was made to approve the October 16, 2024 Board Meeting Minutes, [Fry:Phillips]. All in favor; none opposed.

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

**Board Action Items:** A motion was made to approve FY 23-24 Annual Audit, [Phillips;Lawson]. All in favor; none opposed.

A motion was made to transfer Oconee Federal Checking Account funds to Money Market Account & keep Ivey, Phillips and Akin as managing account holders, [Phillips;Lawson]. All in favor; none opposed.

A motion was made to authorize the President/CEO to sign the mowing contract with Avamar Farms for lot management in Hayestone Brady Business Park, [Phillips;Lawson]. All in favor; none opposed.

**Program Updates/Reports:** Attraction: Project Bail working through lease agreement. Toccoa is their Georgia site. No updates from Project Bronze Sky. Project Castle paid property taxes. Project Coolmint have picked back up communications. Hopeful for a site visit soon. Project Lamar planning for a site visit in the coming weeks. Project Next closing has been pushed to February. Ivey and Wheeler are meeting with Project Pharma later today. GDOT informed Project Venture 2.0 they cannot use parking in front of their building. They are asking GDOT for a compromise. Project Wright signed a lease. Existing: Let's Make a Chime to continue operations in January. Sark Wire upcast machine is back up and running following the power outage resulting in only one month of down time. Brandon Lounsbury, SCDA & Tammy Rauch visited 6 existing industries. Maple Ridge employee count is 35 with stable work load. Plans to install solar panels in 2025. Cope Closets operating with 28 employees. Looking to expand facility by 5k SF in the new year. GEM Plastics just under 100 employees. 50% of production goes to ASI 900 plant while remaining is sold. 99.9% of their waste is recycled. Experienced a 15-minute window of no power from the hurricane resulting in 24 hours of production loss. Morgan Concrete currently employs 216 over 9 plants, 2 shops & one warehouse. Brandon to explore tax exemption options for newer locations & future expansions. Osborne has 26 full time employees with a few part-time. No new job creations or investments made in 2024. Product Development: SCDA is no longer under option with Tugalo 3 at 27 N. Pond Street location. Sage Automotives building is currently available for purchase. Both listings are listed on the Development Authority website.

**President's Report:** Existing: Ivey shared PILOT funds received from ASI. County and School System portions to be distributed. T-SC Leadership Industry Day was a great success. FEMA representative visited SCDA and said there are no FEMA funds for industries but sent Ivey a link to SBA for further services for local industries impacted by Helene.

Workforce Development: 14% of WBL students are employed in manufacturing. Up from 3% in 2021. Advancement Academy Tours were held at local industries & NGTC. Spencer attended Mock Job Interviews at SCHS. Ivey & Spencer attended the Workforce Pipeline Conference. Meetings planned with the Sherrif, Exceptional Students Coordinator & NGTC. SCHS Counselor to collect YouScience Data. Ivey & Spencer attended the Economic Development Summit at NGTC.

Recruitment: Ivey attended site consultant lunch. SCDA & Public Facilities Authority's DCA annual registration is complete.

**Input from Others:** Hamilton reports on a very successful election. Craig Oglesby will be stepping in as Commissioner. Wheeler states a new clock will be installed at the courthouse. Bruce Carlisle to be new Chief of Police. Senator Ossoff to present \$8.4M grant to the City on Friday to fund replacement of gas lines. Jolie states SCH now has bedside Dialysis, weekend MRI & Echo coverage. \$95k was raised from Annual Gala. SCH was chosen as #1 Hospital in small hospitals in Georgia. McCraney states 750k customers without power following hurricane. Chamber Christmas parade on 12/12. Pre-Legislative Coffee on 1/8 at Currahee Club. Sanders reminds attendees of Paul Anderson Park event on 12/5.

**Executive Session:** A motion was made to enter Executive Session at 8:38 a.m. to discuss the future acquisition, sale or lease of real estate as provided by O.C.G.A. 50-14-3 (4), [Fry:Phillips]. All in favor; none opposed.

A motion was made to exit Executive Session at 8:58 a.m., [Phillips;Lawson]. All in favor; none opposed.

A motion was made to adjourn the meeting at 8:58 a.m., [Phillips:Fry]. All in favor; none opposed.

Submitted By:

Attested By:

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Brian Akin, Chairman

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Brittany W. Ivey, President/CEO