

Board Meeting Minutes
February 19, 2025
20 Doyle Street, Toccoa, GA

Attending: Brian Akin, Terry Carter, Lisa Lawson, Rick Phillips, Tara Simmons, Cassandra Wilkins, Fredda Wheeler, Christian Hamilton, Stacy Miller, Julie Paysen, Janney Sanders, Brittany Ivey, & Ellen Spencer.

Chairman Brian Akin called the meeting to order at 7:31 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:Carter]. All in favor; none opposed.

A motion was made to approve the January 15, 2025 Board Meeting Minutes, [Phillips:Lawson]. All in favor; none opposed.

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

Board Action Items: The board was presented with four 401k plans. Mayer Carter suggested looking into a Simple IRA plan. Board tabled the action item & will revisit next meeting.

Program Updates/Reports: Attraction: Ivey shared that Toccoa is Project Bail's Georgia site and they visited the CAT building again. Project Bronze Sky waiting to see the outcome of tariffs. No state sites have been eliminated. Project Castle has not signed updated amendment. Akin suggests using SPLOST dollars to purchase land back if needed since there are restrictions on those funds. Project Century Lead Ivey completed an RFI submitting the Taylor Communications Bldg. Project Chocolate no further information to report. Project Jolly interested in developing in downtown Toccoa or Big A Rd. Ivey to send 92 N. Pond location as a potential site. Project Spring interested in 27 N. Pond Street. Project Next's environmental work is underway; no contract has been signed. Closing is set for first of March. Project Pharma progress continues moving forward. Project Point wants to begin developing their property. Project Porcelain is a Chinese company looking at the Sage location. Project Pump interested in Lot 14 in HBBP. Project Shine made an offer on Sage building. Project Venture 2.0 follow-up meeting scheduled with GDOT. Mayor states the City has amended the building permit to begin construction phase. Project Wright made their official announcement and a construction for YourPie is underway. Existing: Adams Container operations continue as normal & would like to be included in future tours. Greenfiber under new ownership. Operation looking to double capacity in 3rd qtr. Concept Plastics operations are running as normal. Central CNC not looking to expand employee base or make any new investments. Fieldale is not looking to host any tours. Jaegar Metal seeing benefits from the SCHS WBL program. Ivey followed up with available properties for future expansions. No updates from Luftex following the passing of the owner. PakPro wants to bring more business to Toccoa & hopes to increase sales to add additional \$3-6 million this year. Skaps is hiring new employees to operate out of Toccoa location. SRW Products is exploring options on business expansion. MWL experiencing labor issues. Have made over \$200k in investments this year. ASI has plans to increase production by 25% in 2025. Sark Wire experiencing issues with student visas. Product Development: Ivey finalizing grant closeouts. Ivey & Spencer attended Heritage Rise & Belmont Place groundbreaking. Havenbloom Development making progress & closed on Lot 26. Mayor Carter suggests updating housing development numbers.

President's Report: Existing: SCDA hosted Jordie Chanthavong & Luke Hetland. Hetland plans to bring Lt. Governor back for a visit to Stephens County. SCDA to host an international VIP tour with GDEcD. Ivey attended GEDA Day at Capital.

Workforce Development: Advancement Academy toured TFC & Piedmont University. Bowen & Watson did an onsite visit to Advancement Academy students. Ivey met with NGTC & SCSS Director of Exceptional Students on how we can train & prepare students for the workforce. Ivey plans to visit Washington County with NGTC & Stephens County Sheriff to tour their RSAT program. SCDA to work with WorkSource GA to partner with industry to assist students with a graduation plan.

Recruit New Industry: Potential for new residential development in the 300-400s. Ivey spoke with developer/investor on the potential to add 160 homes.

Input from Others: Wheeler shares Enterprise & Marshalls will be locating in Toccoa. Hamilton states the final public hearing for House Bill 581 will take place on Tuesday, February 25. Payson emphasis successful Leadership Graduation. Middle school students will be joining the team for SC Day at the Capital as Pages for Representative Chris Erwin. Date for Post Legislative Coffee being set now. Tyler Piskche & Shannon McFarlin are new Chamber members.

A motion was made to adjourn the meeting at 8:54 a.m., [Phillips: Simmons]. All in favor; none opposed.

Submitted By:

Attested By:

Brian Akin, Chairman

Brittany W. Ivey, President/CEO