

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

Attending: Brian Akin, Terry Carter, Lisa Lawson, Rick Phillips, Tara Simmons, Fredda Wheeler, Christian Hamilton, Julie Paysen, Chad Dorsett, Janney Sanders, Tammy Rauch, Brittany Ivey & Ellen Spencer.

Chairman Brian Akin called the meeting to order at 7:32 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 [Phillips:Carter]. All in favor; none opposed.

A motion was made to approve the February 19, 2025 Board Meeting Minutes, [Simmons:Lawson]. All in favor; none opposed.

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

Board Action Items: Board agreed to table decision on Retirement Plan Manager. Ivey & Spencer will continue to explore options. CD at SouthState Bank is set to renew at month end. Board consensus was to renew for another term.

Program Updates/Reports: Attraction: Ivey reported no updates on Project Bail. Project Ball has the Sage building under contract with a 90 day diligence period. Nothing to report on Project Bronze or Project Castle. We completed an RFI for Project Century Lead. Project Chocolate will drop. Project Next still has not closed. Phillips, Ivey, & Akin have been asked to meet with Project Pharma. Project Point no further updates. Project Porcelain is waiting to see if Sage building sells. Project Pump looking at lots in HBPP for expansion. Project Spring is looking at a downtown location. Ivey waiting on an offer from developer. Mayor, Wheeler & Ivey held a successful meeting resulting in 3 parallel parking spots from GDOT for Project Venture 2.0. Phillips stated Project Wright's Grand Opening set for Friday, April 25.
Existing: Bottle Benders continues to make progress in opening new location. KTX America looking forward to new projects and potential production expansion. PakPro looking to move majority of their business to Toccoa. Opening a new line with a job creation of 5-10 new employees. Focused on cleaning their facility up. Skaps continuing to train employees for their Toccoa location. Luftex is exploring option of selling business but will remain in Toccoa.
Product Development: We hosted Salik Sohani & Jesus Rubio from Senator Warnock's office to discuss local infrastructure. Ivey shared that a check has been sent for the transformer to service the lift station for the Freeman Creek Lift Station on the bypass. Ivey reported that residential growth continues as in the last year the County has sold 117 residential home permits, 49 mobile home permits, 122 multi-family permits. The City sold 64 housing permits & 42 multi-family permits.

President's Report: Existing: SCDA & the Chamber hosted a Lunch & Learn centering on childcare solutions for existing industries. Ivey shared a community presentation for roughly 15 ASI sales agents from all over the country.
Workforce Development: Ivey shared that there is only one round of 8th grade tours remaining for the school year. The Discovery Tours were successful, taking 40 educators on tours of 5 of our local industries. Advancement Academy tours are complete for this school year. Ivey & the Advancement Academy shared information on their partnership at the SC Board Meeting. Ivey & Spencer are looking forward to hosting a high school student during Life Day. Stephens County Day at the Capital was well attended with a number of community members in attendance.

Input from Others: Hamilton shared the County is continuing to work through budget & SPLOST. Their Annual Easter Egg Hunt will take place on April 12 at SC Rec Fields. Amnesty Day is scheduled for May 3. Paysen shared that April 24 is the Post-Legislative Coffee, the Chamber golf tournament is on May 13 at the Currahee Club, and Chamber awards tentatively on September 11. BRAGG will travel through Toccoa on June 6. Busing solutions are needed to get cyclist to & from town to base camp. Wheeler states the City is working on budgets & SPLOST. Rauch shared there are many job openings.

A motion was made to adjourn the meeting at 8:15 a.m., [Phillips:Carter]. All in favor; none opposed.

Submitted By:

Attested By:

Brian Akin, Chairman

Brittany W. Ivey, President/CEO