

Board Meeting Minutes
April 16, 2025
20 Doyle Street, Toccoa, GA

Attending: Brian Akin, Rick Phillips, Terry Carter, Tara Simmons, Janney Sanders, Fredda Wheeler, Julie Paysen, Cassandra Wilkins, Chad Dorsett, Michael O'Hearn, Stacy Miller, 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 March 19, 2025 Board Meeting Minutes, [Carter:Phillips]. All in favor; none opposed.

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

Board Action Items: A motion was made to approve 4 CD renewals for another 7-month term at a 4% interest rate at Northeast Georgia Bank. [Phillips:Simmons]. All in favor; none opposed.

Program Updates/Reports: Attraction: Ivey reported there will be no further action with Project Bail. Project Ball is 30 days into their due diligence. State Project Managers ensure Project Bronze Sky will have more updates soon. Project Castle will no longer be moving forward with their U.S. location. No taxpayer funds were used during this project. No further updates on Project Century Lead or Project Next. Ivey intends to drop Project Jolly. Phillips, Akin and Ivey met with Project Pharma's Attorney. No further updates to report on Project Point. Project Porcelain and Project Shine are interested in the Sage building. Ivey will continue to keep the projects on until the Sage building closes. Lots 3 and 4 have been submitted to state project, Project Sparrow. Seeking to invest \$22 million with over 130 jobs created. Project Stratum is interested in leasing the Caterpillar building. Ivey states she completed a full RFI for the project. There are no state incentives available for moving utilities for Project Spring. Project Venture 2.0 received permits and Ivey shared local vendor list. Soft opening on April 25 for Project Wright. Project Peabody is also interested in potentially leasing the Caterpillar building. Existing: Ivey held meetings with ASI & Patterson Pump on potential future expansions. Ivey assisted MWL, LLC on receiving a new address. PakPro looking to increase shifts, add lines, and hire 10-20 employees. Scrap Masters is fully closed and the full building is being leased by American Woodmark so it will not show on our inventory moving forward. Product Development: Pre-Bid meeting to take place at the lift station for Heritage Rise tomorrow. Pumps have been ordered & terms on invoicing are being negotiated. Developers are confident to have the first building up by September 2025 with the remaining completed by April 2026. Havenbloom development continues to make progress.

President's Report: Ivey stated she and Spencer will stay with T.Rowe Price for retirement funds management. Ivey shared that Spencer was included in this year's 15 under 40 recognition. Toccoa-Stephens County was featured in Georgia Trend. Strategic Planning Goals have been set and will stay the same as previous with different action goals under each. Existing: Ivey and Spencer had lunch with representatives from J. Davis.

Workforce Development: SCDA hosted a SCHS student for Life Day. ASI to speak to students at Advancement Academy. Exceptional Students tour date has been set. Manufacturing Challenge to take place for graduating Seniors in June.

Recruit New Industry: Spencer attended Georgia Academy for Economic Development class. Paysen and Ivey met with owner of 555 Big A Road location. Ivey to attend GEDA luncheon & will attend GPC Project Management 101 class.

Input from Others: Mayor Carter shared SPLOST funds discussions have begun and the city will begin finalizing their budget. The city will host an Easter event on the green space. Simmons and commissioners will be attending annual conference. County budget meetings will begin on May 7. County is deciding between May 2 or May 4 for second SPLOST meeting with the City. Paysen shared Enterprise will be opening soon, Post Legislative Coffee will be held on April 24, Chamber golf tournament will take place on May 13, BRAGG will be in Toccoa on June 6, Chamber Awards will be on September 25, Currahee Military Weekend is October 2-5, & the Christmas Parade will be on December 11.

A motion was made to adjourn the meeting at 8:21 a.m., [Phillips:Simmons]. All in favor; none opposed.

Submitted By:

Attested By:

Brian Akin, Chairman

Brittany W. Ivey, President/CEO