

Board Meeting Minutes
May 21, 2025
20 Doyle Street, Toccoa, GA

Attending: Brian Akin, Lisa Lawson, Rick Phillips, Tara Simmons, Fredda Wheeler, Kevin McCraney, Chad Dorsett, Abby Akin, Christian Hamilton, Janney Sanders, Julie Paysen, Brittany Ivey & Ellen Spencer.

Chairman Brian Akin called the meeting to order at 7:31 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 move Executive Session following Board Action Items and approve the agenda with that change, [Simmons:Phillips]. All in favor; none opposed.

A motion was made to approve the April 16, 2025 Board Meeting Minutes, [Phillips:Lawson]. All in favor; none opposed.

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

Board Action Items: A motion was made to authorize the Chairman to sign Dissolution of MOU and PAA documentation for SungEel, [Phillips:Simmons]. All in favor; none opposed.

A motion was made to approve a contract with Wilcorp, Inc. for the Freeman Creek Lift Station upgrades contingent on securing additional information on the reduction of services portion, [Simmons:Phillips]. All in favor; none opposed.

A motion was made to award a \$2,500 scholarship to a Manufacturing Challenge student if needed, [Phillips:Lawson]. All in favor; none opposed.

Executive Session: A motion was made to enter into Executive session at 7:41 a.m., [Phillips:Lawson] All in favor; none opposed.

A motion was made to exit Executive Session at 8:00 a.m., [Phillips:Simmons] All in favor; none opposed.

Program Updates/Reports: Attraction: Project Ball still has the Sage Building under contract. Project HMB is looking for over 500 acres in Stephens County. Project Next is moving forward with their required environmental clean up. Project Pharma has their metal shell erected and is starting electrical work. They intend to start hiring HR & clerical positions within the year. Project Venture 2.0 have received their building permits from the City and parking permits from GDOT.

Existing: KTX America have revealed their new logo & branding. Spencer was able to make contact with Modular Container Systems. Ivey & Spencer visited Premier Portable Buildings who are manufacturing portable buildings on Pond Street. They shared Existing Industry incentives during their visit. Habersham Plantation is moving toward more custom orders. Ivey has received a lot of calls regarding the potential sell of Luftex and that property.

Product Development: Continue to work towards completing the Freeman Creek Lift Station. Work should be swift once the pumps arrive. Havenbloom development continuing to progress. The first four building pads have been graded.

President's Report: Existing: Ivey reported that Stephens County Hospital & Self Discovery 24 presented at the Industry Lunch and Learn. SCDA had another successful quarterly round of industry visits with GDEcD & Work Source Georgia.

Workforce Development: Ivey presented the Work-based Learned Student of the Year scholarship. SCDA hosted their last round of 8th grade Industry tours. ASI celebrated Javen Richie, their first WBL student, for graduating from college with an Engineering degree and continuing to climb the ladder at ASI. Ivey & Spencer toured Industries with SCSS Exceptional Students Coordinators. They are looking for job placement post-graduation for these students.

Recruit New Industry: Ivey attended the GPC Project Management 101 course. Ivey is attending GEDA Spring Conference.

Input from Others: Hamilton shared the final interjurisdictional SPLOST meeting will take place May 22. McCraney reported that GA Power has come to a tentative agreement on lock-based rates for the next three years. Paysen shared that the Chamber Golf Tournament will be rescheduled to June 2, the Chamber board retreat will take place on June 17, BRAGG is coming to town on June 6, and that Clayton Homes and Avita Ribbon Tying events took place. Simmons shared the first reading of the County budget will be on June 10. Lawson shared that the State Young Farmer Tour will be held June 6-7.

A motion was made to adjourn the meeting at 8:30 a.m., [Phillips:Lawson]. All in favor; none opposed.

Submitted By:

Attested By:

Brian Akin, Chairman

Brittany W. Ivey, President/CEO