

Board Meeting Minutes
June 25, 2025
20 Doyle Street, Toccoa, GA

Attending: Brian Akin, Terry Carter, Rick Phillips, Tara Simmons, Cassandra Wilkins, Stacy Miller, Julie Paysen, Janney Sanders, Chad Dorsett, 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 approve the agenda as presented [Simmons:Carter]. All in favor; none opposed.

A motion was made to approve the May 21, 2025 Board Meeting Minutes, [Phillips:Simmons]. All in favor; none opposed.

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

Board Action Items: A motion was made to authorize the Chairman to sign required closing documentation for the buyback of lots 3 & 4 in Hayestone Brady Business Park, [Phillips:Carter] All in favor; none opposed.

A motion was made to approve the Fiscal Year 2026 Budget as presented. [Simmons:Phillips] All in favor; none opposed.

Program Updates/Reports: Attraction: Ivey shared Project Ball still has the Sage Building under contract. Project Bohemia is a German company interested in leasing the Caterpillar Building. Project Defense is an ammunition business interested in a couple of buildings here. Project Hard visited sites in Toccoa, Hartwell, & Lavonia. Project HMB no new updates to report. Project MAX is a hospitality project showing interest in Toccoa. Project Next has a closing date set for July. Project PET is a German plastic recycling company interested in the Lanier Clothing building. Project Pharma has completed internal construction of metal building. Experienced some vandalism; Ivey met with police department and asked for extra patrols. Project Sparrow is looking for 10-25 acre greenfield site. They will create 137 jobs and invest \$22 million. Project Stratum interested in the Caterpillar building. Project Venture 2.0 has submitted required permitting to GDOT for parking. Existing: GM Wood Products participated in the Manufacturing Challenge tours, interviews, & hired one student following the interviews. Looking to expand facility in the next few years. Ivey & Spencer had lunch with Rob Frost of PakPro. He asked to be part of any upcoming industry tours. Team Metal Finishing looking to invest up to \$200k in system upgrades in the next year. ASI Employee recognized for outstanding work within the facility. Andrea with American Woodmark interviewed potential NGTC candidate following the Manufacturing Challenge.

Product Development: Ivey & Spencer have begun the GRAD Certification Renewal Application process. Ivey to explore site preparation or GRAD Certification grants available through DCA. RWHI Pre-Con meeting was held with WilCorp.

President's Report: Existing: Ivey reported that Spencer & she attended PakPro's Employee Appreciation luncheon and are coordinating Industry tours for Existing Industry employees.

Workforce Development: Five students graduated from the Manufacturing Challenge. One student was hired at GM Wood Products. Havenbloom and Heritage Rise continue to progress.

Input from Others: Paysen shared Chamber Awards survey to be distributed in the coming weeks, Leadership portal is open for registration, Chamber hosted their annual board retreat, & welcomed new board members. Dorsett reported WNEG will broadcast SC Rec Center Independence Day celebration and that the next Little League broadcast will be held on July 5. Carter shared City officials attended state conference, Cynthia Brown was named MainStreet Manager, & Tim Mullen named Ritz Manager. He continued City budget was approved for FY 26, Carter & Sloope is working on water survey, Pings will reopen in the next 30 days, and City passed IGA with SC for SPLOST. Simmons reports IGA & FY26 budgets passed and Commissioner Oglesby met government officials in Washington, DC to represent Stephens County.

Executive Session: A motion was made to enter Executive Session at 8:15 a.m. [Phillips:Carter] All in favor; none opposed. All in favor; none opposed.

A motion was made to adjourn the meeting at 8:33 a.m., [Phillips:Carter]. All in favor; none opposed.

Submitted By:

Attested By:

Brian Akin, Chairman

Brittany W. Ivey, President/CEO