

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

Attending: Brian Akin, Terry Carter, Rick Phillips, Tara Simmons, Cassandra Wilkins, Fredda Wheeler, Christian Hamilton, Stacy Miller, Kevin McCraney, Chad Dorsett, Janney Sanders, Brittany Ivey & Ellen Spencer.

Chairman Brian Akin called the meeting to order at 7:30 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 [Carter:Simmons]. All in favor; none opposed.

A motion was made to approve the June 25, 2025 Board Meeting Minutes, [Phillips:Wilkins]. All in favor; none opposed.

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

**Board Action Items:** Chairman Akin welcomed Cassandra Wilkins as new board member and shared we needed to appoint a new secretary. A motion was made to nominate Wilkins as Board Secretary, [Phillips:Carter]. All in favor; none opposed. A motion was made to authorize executing agreement documents between SCDA & AK Ventures for the Heritage Rise Development per DCA requirements and for the Chairman to sign, [Carter:Phillips]. All in favor; none opposed.

**Program Updates/Reports:** Attraction: Ivey reported Project Ball terminated their contract on the Sage building and it is back on the market. Sanders followed up with Project Castle's Attorney. Project Max developer is focusing on 27 N. Pond location. Project Next realtor shared the closing date has been moved to the end of August. Ivey visited Project Pharma site and learned they intend to start hiring in August. Project Spring has no new updates. Project Talullah is seeking a property for a salvage antique store. He has visited multiple sites in Toccoa. Project Wire has held meetings with Kinetic and TruVista. Ivey reported a developer is seeking a PUD off memorial drive for potential residential and commercial space. Existing: Pak Pro's owner is trying to set up a meeting with the Mayor and City Manager. Ivey attended a meeting with ASI & Ga Power regarding power outage issues within their facilities. McCraney shared they have been on site and are working with ASI on power quality plans. A lot of the power issues in Clary Connector have been uncontrollable. Product Development: Ivey will be working on a grant application for pad-ready site money through DCA. Phillips, Ivey & Spencer attended a Pre-Construction meeting with Carter & Sloope and Wilcorp regarding the RWHI Initiative pump installation. Heritage Rise currently shared they currently have 60 apartments pre-leased.

**President's Report:** Existing: Ivey presented the SCDA Annual Report to Stephens County Board of Commissioners, City of Toccoa Commissioners, and the Toccoa Rotary Club. SCDA is coordinating an industry to industry tour date. Workforce Development: Ivey plans to attend the UGA Workforce Conference in November. Recruitment: Updated plans from Addington Drive development have been received for their townhomes. Spencer shared that she will be stepping away from her Administrative Assistant. Her last day will be August 8.

**Input from Others:** Wheeler reported Pings is officially open. Hamilton shared the County millage rate will remain the same & the net milage rate will decrease to 13.95. The County is currently taking bids for Casey's Pro Tire with a minimum bid starting at \$250k. McCraney shared the difficulties of opening a data center from a power source stand point. Dorsett commended Ivey on a job well done with Annual Report presentations.

**Executive Session:** A motion was made to enter Executive Session at 8:17 a.m., [Phillips:Carter]. All in favor; none opposed.

A motion was made to exit Executive Session at 8:19 a.m. [Phillips:Simmons]. All in favor, none opposed.

A motion was made to adjourn the meeting at 8:19 a.m., [Phillips:Simmons]. All in favor; none opposed.

Submitted By:

Attested By:

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Brian Akin, Chairman

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Brittany W. Ivey, President/CEO