

Annual Report 2024-2025

ATTRACTION & RECRUITMENT

- Worked **38** named Projects: Ball, Beetle, Bronze Sky, Castle, Century Lead, Council, Chocolate, C. Stone, CoolMint, EK, Defense, Fam, Fast, Hospitality, HMB, Import, Jolly, Lamar, Next, Peabody (Bohemia), PET, Pharma, Power, Point, Porcelain, Pump, Ship, Shine, Slow Track, Sparrow, Spring, Stratum, Sun Vest, Treatment (Bail), Venture 2.0, Yellow Condor, Wang, Wright
- Completed 18 State RFIs
- Had 9 site visits (Bronze Sky, C. Stone, Hard, MAX, Pump, Spring, Treatment, Yellow Condor, Wright)
- Attended Contractors, Closers & Connections (CCC) Economic Development Summit
- Managed the County's Listing for 27 N Pond Street.
- Worked with Viesain Pharma to hire contractors, get building permits, obtain plan approvals, report and plan to prevent future vandalism, and worked to get needed easement from Hartwell Rail Road. They plan to hire in October 2025.
- Updated and maintained all property listings on the website.
- Presented a community presentation with the JDA to 25 project managers
- Utilized the latest hotel feasibility study to meet with 6 different hotel developers. Site search still ongoing for a few.
- Your Pie Opened in April of 2025



JDA Presentation to State Project Managers

PRODUCT DEVELOPMENT

- Worked with Carter & Sloope to get updated pricing for Pad Ready Sites in HBBP.
- Closed out the OneGeorgia Grant that Completed the Sewer Infrastructure.
- RWHI Lift Station Improvements should be completed by the end of 2025.
- Updating HBBP Park Covenants
- Started GRAD recertification process.

EXISTING INDUSTRY RETENTION & EXPANSION

- Our existing industries Reported **52** New Jobs Created & **\$48,253,732.33** invested.
- Industries reported:
 - **American Woodmark**
 - **ASI**
 - **Bowen & Watson**
 - **CMC of Georgia**
 - **Cope Closets**
 - **Dewtex**
 - **Habersham Furniture**
 - **Jaegar Metal Fabrication**
 - **Maple Ridge Cabinetry**
 - **Meadowbrook Machine & Tool**
 - **Morgan Concrete**
 - **MWL, LLC**
 - **Pak Pro**
 - **Patterson Pump**
 - **Team Metal Finishing**

Dewtex's 20th Anniversary Celebration



- Filmed a Clip for Leon Osborne's Retirement Video
- Celebrated Dewtex's 20th Anniversary w/ International Leadership.
- Hosted Job Fair for Sage.
- Scheduled Quarterly Industry Visits with GA Department of Economic Development Existing Industry Region 2 Representative Brandon Lounsbury & WorkSource GA Regional Workforce Coordinator Tammy Rauch. We visited 19 Local Industries (American Woodmark, Applegate/Greenfiber, Habersham Plantation, Meadowbrook Machine & Tool, Global Partitions, CMC, Central CNC, Nifco KTW, Dewtex, SRW Products, Jaeger Metal Fabrication, Cope Closets, GEM Plastics, Maple Ridge Cabinetry, Morgan Concrete, Osborne Wood Products, Team Metal Finishing, & Lanier Air Products.

WORKFORCE EFFORTS

- Quarterly Lunch & Learns-
 - GMRC – Laurin Yoder
 - Bright Horizons – Deedee Johnson
 - Community Employee Resources
- Advancement Academy Partnership
 - Tours: Toccoa Falls College, North Georgia Tech Clarkesville & Currahee Campuses, Piedmont College, ASI Southeast, Meadowbrook Machine & Tool, Osborne Wood Products, nVent, Maple Cabinetry, KTX America Corporation, PTL Equip.
 - Guest Speakers: Jarrett Phillips Construction, 1st Franklin, Jaymarz Signs & Grap-x, Bowen and Watson, Fieldale Farms, ASI Southeast, Chick-Fil-A Toccoa,
- Regional Collaboration with ASI & Haering to get high school apprenticeship pathway in area high schools
- Worked with our WBL coordinators to host and advertise their job fairs for students and local employers
- Helped Plan & Coordinate Manufacturing Challenge for Recently Graduated Seniors.
- Sponsored the WBL Student of the month and recognized the 2025 WBL student of the year and with a \$1,500.00.
- Participated in several employability skills training opportunities at the high school, job fairs, and mock interview days.
- Hosted Toccoa-Stephens County Leadership Industry Day 10-24-24- Visited ASI, Team Metal Finishing, Sark Wire, & Osborne Wood Products
- Hosted High School Senior Business & Industry Tour
- Discovery Tour (44 educators)
 - Visited American Woodmark, ASI Southeast, Osborne Wood Products, Patterson Pump



Advancement Academy Tours

- Secured a Grant from Georgia Power Company to ensure the continuation of these tours for the next 5 years
- 8th Grade Industry Tours (50 students + 2 Teachers)
 - September Visits: ASI, MWL, Patterson Pump, Talan Properties, Trachte
 - December Visits: American Woodmark, ASI, Maple Ridge Cabinetry, Patterson Pump, PTL Equipment
 - March Visits: MWL, Sark Wire, GEM Plastics, ASI, KTX America Corporation
 - May Visits: KTX America Corporation, MWL, LLC, Osborne Wood Products, ASI Southeast



Stephens County Middle School 8th Graders visiting local industries MWL, LLC & KTX America Corporation

- Served on CTAE/WBL Advisement Committee
- Served as a Reach Mentor & Advancement Academy Mentor
- Attended Workforce Pipeline Conference at the University of Georgia
- Attended GA Mountain Workforce Development Forum
- Attended GA Academy of Economic Development Essentials Class
- Attended GA Power: Project Management 101 Class
- Attended GEDA Summer and Spring Conferences

HOUSING

- City & County Permit Sales: 181 Residential Single Family, 49 Mobile Home & 164 Multifamily
- Sold 30-acre tract on Hayes Wilbanks Road for multifamily development that will start with 60 apartment units in the next 2 years.
- Sold 20-acre tract on Hayes Wilbanks Road for Townhome development that will start with
- Groundbreaking on first 90 units of PUD took place on January 6, 2024.
- Groundbreaking for PUD at Addington Drive coming up before the end of the year.
- Attend GMRC Economic Development Focusing on Housing. (7/30/24)



Groundbreaking Ceremony for Heritage Rise multi-family home development on the Toccoa Bypass

OTHER EFFORTS

- Completed 2025 Strategic Planning
 - * Held First Strategic Work Session in October with Community Partners
 - * Industry Partner Strategic Planning session in March
- Attended Meeting with Hospital with Hometown Health & Statewide Policy Makers including Georgia's Commissioners of the Department of Community Health & Medicaid.
- Hosted a lunch for community leaders and Congressman Clyde's Legislative Assistant Cameron Erikson & Field Representative Jordie Chanthavong.
- Hosted a roundtable discussion with Congressman Clyde's Field Representative Jordie Chanthavong and Luke Hetland, Office of Lt. Governor Burt Jones.
- Hosted multiple roundtable lunches with Salik Sohani, Director of Outreach and Immigration Affairs of NEGA for Senator Warnock's Office, and Jesus Rubio, Northeast Outreach Representative for Senator Warnock



Industry Partner Strategic Planning Session held on March 19, 2025