

Board Meeting Minutes  
September 24, 2025  
20 Doyle Street, Toccoa, GA

Attending: Brian Akin, Cassandra Wilkins, Rick Phillips, Tara Simmons, Fredda Wheeler, Christian Hamilton, Chuck Wright, Julie Paysen, Chad Dorset, Abby Watson, Bruce Carlisle, Brittany Ivey, & Sadie Hawkins.

Chairman Brian Akin called the meeting to order at 7:30 a.m.

Wright 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:Simmons]. All in favor; none opposed.

A motion was made to approve the August 20, 2025 Board Meeting Minutes, [Phillips:Wilkins]. All in favor; none opposed.

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

**Board Action Items:** A motion was made to accept a 7-month extension on the Buy Back Clause for 20.52 acres on Hayes Wilbanks Road owned by Havenbloom Development, LLC, and authorize the Chairman & Secretary to sign the agreement. [Simmons:Wilkins]. Phillips recused himself from discussion and voting. All in favor; none opposed.

A motion was made to authorize the Chairman to sign a PSA for 27 N. Pond Street contingent on the developer & the City of Toccoa reaching a parking agreement that is to be noted in the PSA, [Phillips:Wilkins]. All in favor; none opposed.

**Program Updates/Reports:** Attraction: Ivey reported Project Castle cancellation documents have been signed. Project Defense closed on land on Junes Way with timeline pending. Project Grow, an existing industry expansion, received state and local incentive offers yesterday. Project Hard renewed a one-year lease so no longer searching for a building. Project Jazz, a state automotive supplier, will visit two SC buildings in October. Project Lighter, a Korean carbon-fabric manufacturer, toured the Caterpillar building. They would invest \$17.5M and create 50 jobs averaging \$55k. Project MAX is finalizing a PSA for the property they are interested in. Project Next extended its contract through year-end. Project PET, Pop, Pump, and Stratum are no longer active. Project Scraper has not been in touch since their visits at the first of the month. Project Tallulah closed on property at Big A and West Currahee. Project Wire focusing on their PUD. Project Venture 2.0 has not begun construction or obtained permits according to the City of Toccoa.

Existing: Dewtex has a new plant manager seeking to more involved. Morgan Concrete met with Congressman Clyde. Sark Wire hosted their new U.S. president exploring growth opportunities. Viesain Pharma continues interior work but is still trying to resolve transformer issues with GA Power. Top Rudder Aircraft moved into the 902 Meadowbrook Drive facility. Product Development: SCDA will pursue \$2M site preparation funds but will wait until grad certification is complete to submit a full application. The next round to preapply starts in January, full application due in April, and funding decisions within three months. For the RWHI Grant, an additional invoice from Xylem was received and have to use grant funds.

**President's Report:** Board training requirements were reviewed. Wilkins, Phillips, Akin, and Hawkins are already signed up for required training. Clyde visited in August and will return for additional tours, including the Ag Center.

Existing: Industry-to-industry tours were successfully hosted at Patterson Pump, PTL, ASI, and GM Wood Products, with another scheduled in six months. PILOT invoices have been issued, including the first to KTX. Quarterly industry tours with GDEcD & WorkSource GA included MWL Lumber, Universal Maintenance, and ASI.

Workforce Development: SCDA is engaging Advancement Academy students with monthly industry visits beginning this week and launching 8th grade tours. The Work-based Learning Student of the Month for August was recognized.

**Input from Others:** Wheeler reported Wok 360, a Japanese Steakhouse, and Ping's are open with positive reviews, and the city approved Marshalls and Five Below. Hamilton reminded the board that SPLOST is one month away. Simmons noted planning and zoning updates and new courthouse decorations. Wright reported six Hospital Authority nominees have been given to the SCH Authority for their selection. Watson introduced herself as Business Development Manager for North Georgia J. Davis. Paysen highlighted the Chamber Awards and Currahee Military Weekend events. Dorsett noted the Stephens County Indians football game Friday. Ivey encouraged support for Chick-fil-A Toccoa in the Nugget Bowl.

A motion was made to adjourn the meeting at 8:16 a.m., [Phillips:Wilkins]. 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