

Board Meeting Minutes
October 15, 2025
20 Doyle Street, Toccoa, GA

Attending: Brian Akin, Cassandra Wilkins, Rick Phillips, Tara Simmons, Terry Carter, Fredda Wheeler, Janney Sanders, Abby Watson, Chad Dorsett, Tammy Rauch, Michael O’Hearn, Julie Paysen, Brittany Ivey, & Sadie Hawkins

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, [Phillips:Simmons]. All in favor; none opposed.

A motion was made to approve the September 24, 2025 Board Meeting Minutes, [Phillips:Simmons]. All in favor; none opposed.

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

Program Updates/Reports:

Attraction: Ivey reported that documents were signed to repurchase Lots 3 & 4 in HBBP and they are now waiting on wire instructions. **Project Jazz**, a state project that is a supplier for the automotive industry, will visit the Lanier Clothing & Sage buildings on October 24. **Project Lighter** chose a building in N. Carolina. The PSA for **Project MAX** awaits city approval of a parking agreement. **Project Next** extended its contract through year-end but hope to close before then. **Project Pillar**, a new state prospect that would create 229 jobs and invest \$20M sent us an RFI. We submitted lot 14 for consideration.

Existing: Top Rudder Aircraft is leasing the Old Proline Supply Building on Meadowbrook Drive.

Product Development: Ivey reported progress on the Rural Workforce Housing Initiative Grant. Rails are being ordered for pump installation, which remains on schedule. Ivey and Hawkins met with Georgia Power and Wilcorp to discuss transformer placement. The PUD on Memorial Drive was tabled by the planning commission and will move to the county commission next. Grad site recertification is underway in preparation for applying for a \$2M state site prep grant.

President’s Report: Ivey shared she will speak on a workforce panel about housing at UGA’s annual workforce conference in November. SCDA will host project managers for tours at the Currahee Military Museum & HBBP.

Existing: Ivey and Hawkins led 8th-grade industry tours at ASI, PTL, MWL LLC, Heidelberg Materials, and MM&T. Advancement Academy industry tours are scheduled for October 30.

Workforce Development: SCDA attended the Business & Biscuits Roundtable where Patterson Pump and ASI were recognized. Ivey presented at the Annual JDA Project Manager Update & Georgia Power’s Good News Gathering for Northeast Georgia. She highlighted our industrial park, SPLOST funding available, and workforce initiatives.

Input from Others: Wheeler reported a successful Faith & Blue event, shared the upcoming Breast Cancer Awareness Walk and Harvest Festival. Simmons encouraged early voting for SPLOST. Dorsett noted Stephens County High School softball playoffs. Paysen shared the Chamber had a successful Awards Banquet, Currahee Military Weekend, & Chicken Que.

Executive Session: A motion was made at 7:57 a.m. to enter Executive Session for discussion of future acquisition, sale or lease of real estate as provided by O.C.G.A. 50-14-3 (4), [Carter:Simmons]. All in favor; none opposed.

A motion was made to exit Executive Session at 8:24 a.m., [Phillips:Carter]. All in favor; none opposed.

Board Action Items: A motion was made to authorize the Chairman to sign a Right of First Refusal with Project Grow for Lots 3 & 4, [Phillips:Simmons]. All in favor; none opposed.

A motion was made to adjourn the meeting at 8:25 a.m., [Phillips:Simmons]. All in favor; none opposed.

Submitted By:

Attested By:

Brian Akin, Chairman

Brittany W. Ivey, President/CEO