

Board Meeting Minutes
November 12, 2025
20 Doyle Street, Toccoa, GA

Attending: Terry Carter, Rick Phillips, Tara Simmons, Cassandra Wilkins, Fredda Wheeler, Janney Sanders, Julie Paysen, Abby Watson, Kevin McCraney, Chad Dorsett, Brittany Ivey, and Sadie Hawkins.

Vice Chair Tara Simmons called the meeting to order at 7:30 a.m.

Phillips opened with prayer & led the Pledge of Allegiance. Simmons read the confidentiality & conflict of interest statement.

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

A motion was made to approve the October 15, 2025 Board Meeting Minutes, [Phillips:Wilkins]. All in favor; none opposed.

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

Program Updates/Reports:

Attraction: Project Aurora, a US aerospace/defense manufacturer, would invest \$68M, & create 1,000 jobs with an average salary of \$68k. SCDA submitted a RFI for the Sage Building. All documents have been signed for the buyback of Lots 3 & 4 for Project Castle (SungEel). Money should transfer next week and conclude the transaction. Project Defense is asking the County for a variance this month. Project Grow is meeting with state officials this week on incentives. Project Jazz, a Korean automotive audio manufacturer, toured Lanier Clothing & Sage Building. Project MAX is under contract as of Oct. 31. They have a 6-month due diligence period to secure a brand. Project Next is ironing out some environmental details still set to close by the end of the year. Project Pillar, a Canadian steel manufacturer, would invest \$20M. We submitted Lot 14. Project Tallulah purchased the Larry's Place Property. Project Venture 2.0 is still waiting on GDOT parking approval.

Product Development: SCDA received needed information from Carter and Sloope for GRAD recertification and will complete DCA registration this month for both authorities. Working through some hiccups with Carter & Sloope on the Freeman Creek Lift Station. Meeting scheduled tomorrow with SCDA, The City, & Carter & Sloope.

President's Report: An ACCG audit was completed for 20 Doyle Street and 27 N. Pond Street. Next week, Hawkins and Ivey will attend the UGA Workforce Conference, where Ivey will speak on linking housing and economic development. Ivey also joined the Project Managers Fall Foliage Tour in Northeast Georgia. The group toured the Tugalo Dam, Currahee Military Museum, and HBBP. The industrial park tour has resulted in 3 RFIs in the last two weeks.

Existing: Hawkins participated in industry tours with Advancement Academy students. They visited ASI, PTL, Patterson Pump, and Osborne Wood. During the ASI tour, one student was offered an opportunity to interview for a job.

Workforce Development: Recognized Ivey Jackson, October's WBL Student of the Month at McClure, Ramsey & Dickerson. Jason Tanner of Jaymarz was the October Advancement Academy speaker or next speaker scheduled this week is Chad Hendrix from nVent. Hawkins participated in mock interviews at SCHS for over 300 juniors and seniors. Ivey also connected with a site selection firm representing beverage manufacturing at the GEDA lunch, highlighting local capacity.

Input from Others: McCraney reported Georgia Power will host a Winter Storm Preparedness Summit on January 15 with a staging area tour. Paysen announced the Christmas Parade will be December 11, Pre-Legislative Coffee on January 8, and congratulated everyone on their efforts to ensure SPLOST passed. Ivey shared a travel blogger visited Toccoa and praised the community's hospitality, noting Paysen was one of those representing our community well. Phillips reported the hospital will host a meet and greet for Dr. Matthews, new cardiologist, next Tuesday. Dorsett noted the football team plays Friday in the first playoff round. Simmons shared there will only be one County Commission meeting in December.

A motion was made to adjourn the meeting at 8:09 a.m., [Phillips:Wilkins]. All in favor; none opposed.

Submitted By:

Attested By:

Brian Akin, Chairman

Brittany W. Ivey, President/CEO