

# Stephens County Development Authority

***Mission Statement:** To encourage and promote the expansion and development of industrial and commercial facilities in Stephens County, Georgia so as to promote employment.*

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## Board Meeting Agenda – December 17, 2025

SCDA Office – 7:30 a.m.

- I. **Call to Order**
- II. **Prayer**
- III. **Pledge of Allegiance**
- IV. **Confidentiality and Conflict of Interest Statement**
- V. **Approve Agenda\***
- VI. **Approve Minutes**
  - November 12, 2025\*
- VII. **November Financials\***
- VIII. **Board Action Items**
  - Board to Consider Approving the FY 2025 Annual Audit as presented
  - Board to Consider Authorizing Chair to Sign a Natural Gas Easement for the City on Parcel T27 064
  - Board to Consider Approving opening 4- $\$250k$  CDs with a 3.85% interest rate for 12 months at Oconee Federal and Authorize the Chairman, Treasurer & President/CEO to sign
  - Recognize Outgoing Board Members County Commission Chair Tara Simmons and Mayor Tug Carter
- IX. **Program Updates/Reports**
  - Attraction: **Project Aurora, Project Blue Mercury, Project Castle, Project Defense, Project Forge, Project Grow, Project Jazz, Project MAX, Project Next, Project Pillar, Project Venture 2.0**
  - Existing: ASI; Global Partitions; Osborne Wood; MWL, LLC; Heidelberg Materials
  - Product Development: Freeman Creek Lift Station; PUD; Grad Recertification
- X. **President's Report** (UGA Workforce Conference; Project Managers Meeting)
  - FY 2025-2026 Strategic Objectives
    - Existing Industry (GDECD & WorkSource GA Tours- Sark Wire;)
    - Workforce Development (Nvent- AA; T-SC Leadership Tour; 8<sup>th</sup> Tours; WBL SOTM; Discovery Tour)
    - Recruit New Industry (Site Prep- CD Interest)
- XI. **Input From Others**
- XII. **Executive Session**
  - Discussion of Real Estate Matters as provided by O.C.G.A. 50-14-3(4)
- XIII. **Calendar**

December 22, 2025- Toccoa Commission Meeting, City Hall, 5:00 p.m.  
December 24-25, 2025 – SCDA Closed in Observance of Christmas  
January 1, 2026- SCDA Closed in Observance of New Year's  
January 8, 2026 – Pre-Legislative Coffee, The Currahee Club  
January 12, 2026 – Toccoa Commission Meeting, City Hall, 5:00 p.m.  
January 13, 2026- Stephens County Commissioners Meeting, Historic Courthouse, 6:00 p.m.  
January 20, 2026- Toccoa-Stephens County Chamber Meeting, Mitchell Allen Room, 8 a.m.  
January 21, 2026- SCDA Board Meeting, SCDA, 7 a.m.
- XIV. **Adjourn**
  - \* See attachment in Board Packets