

Board Meeting Minutes
December 17, 2025
20 Doyle Street, Toccoa, GA

Attending: Brian Akin, Rick Phillips, Tara Simmons, Cassandra Wilkins, Evan Hellenga, Chris Rickman, Fredda Wheeler, Christian Hamilton, Chad Dorsett, Abby Watson, Janney Sanders, Brittany Ivey, & Sadie Hawkins

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

Sanders 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 November 12, 2025 Board Meeting Minutes, [Simmons:Wilkins]. All in favor; none opposed.

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

Board Action Items:

A motion was made to approve the FY 2025 Annual Audit as presented, [Phillips:Wilkins]. All in favor; none opposed.

A motion was made to authorize the Chairman to sign a Natural Gas Easement for the City on Parcel T27 064, [Simmons:Phillips]. All in favor; none opposed

A motion was made to open 4-\$250k CDs with a 3.85% interest rate for 12 months at Oconee Federal and authorize the Chairman, Treasurer & President/CEO to sign [Wilkins:Phillips]. All in favor; none opposed.

Chairman Akin recognized County Commission Chair Tara Simmons and Mayor Tug Carter for their service on our board.

Program Updates/Reports:

Attraction: Ivey reported Project Aurora has picked another location in Georgia. We submitted Lots 3 & 4 for Project Blue Mercury. A plastics transport manufacturer that would invest \$100M and create 76 high paying jobs. Project Defense received a conditional use permit pending an approved site plan. Project Forge is a state project that would invest \$170M and create 360 jobs. Lot 24 was submitted for consideration. Project Jazz toured Sage and the Lanier Clothing Building, but have not heard an update. Project MAX is working with the Highland Group on updating the hotel feasibility study. Project Next continues to indicate a potential year-end closing. Project PI toured the Lanier Clothing Building and met with leadership. Project Pillar is expected to give an update in January. Project Venture 2.0 has given no update.

Existing: The second round of 8th grade industry tours was held.

Product Development: The Freeman Creek Lift Station project is progressing on schedule. The Memorial Drive PUD developer reported grading costs increased from \$1.5M to \$3M and is renegotiating the price of the land.

President's Report:

Existing: SCDA attended the UGA Workforce Conference, where Ivey was a featured speaker on housing and economic development. SCDA is hosting state project manager Virginia Sengewald today.

Workforce Development: Chad Hendrick of nVent served as the November Advancement Academy speaker. T-SC Leadership Industry ay was held in late November. Two WBL students were recognized this month. Planning is underway for the Discovery Tour. Georgia Power awarded \$1,500 to SCDA to support future eighth grade industry tours.

Input from Others: Wilkins shared positive feedback from attending the Georgia Academy for Economic Development training. Ivey announced the Pre-Legislative Coffee will be held January 8 at 9:00 a.m. at the Currahee Club and noted SCDA will be closed December 24–26

Executive Session: A motion was made to enter Executive Session for the discussion of real estate matters as provided by O.C.G.A 50-14-3(4) at 8:06 a.m., [Phillips:Simmons]. All in favor; none opposed.

A motion was made to exit Executive Session at 8:32 a.m., [Phillips:Wilkins]. All in favor, none opposed.

A motion was made to adjourn the meeting at 8:32 a.m., [Simmons:Wilkins]. All in favor; none opposed.

Submitted By:

Attested By:

Brian Akin, Chairman

Brittany W. Ivey, President/CEO