

Board Meeting Minutes
July 15, 2026
20 Doyle Street, Toccoa, GA

Attending: Brian Akin, Evan Hellenga, Rick Phillips, Chris Rickman, Cassandra Wilkins, Fredda Wheeler, Tara Simmons, Chad Dorsett, Abby Watson, Kevin McCraney, Tammy Rauch, Tessa Reavis, Janney Sanders, 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 with the addition Board Action Items, Board to consider authorizing the Chair & Secretary to sign closing documents for 27 N Pond Street and Board to consider authorizing the Chair and Secretary to sign closing documents with ASI, [Phillips:Hellenga]. All in favor; none opposed.

A motion was made to approve the June 17, 2026 Board Meeting Minutes, [Hellenga:Rickman]. All in favor; none opposed.

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

Board Action Items:

A motion was made to transfer SCDA's surplus from FY26 into the capital projects fund, [Phillips:Rickman]. All in favor; none opposed.

A motion was made authorizing the Chair & Secretary to sign closing documents for 27 N Pond Street, [Phillips:Rickman]. All in favor; none opposed.

A motion was made to authorize the Chair & Secretary to sign the closing documents for ASI's purchase of 23.24 acres (Lot 5 and Part of Lot 4) in Hayestone Brady Business Park. [Phillips:Hellenga]. All in favor; none opposed.

Program Updates/Reports:

Attraction: Ivey reported Project Ace has requested information on the Sage building & Lot 24. They are a paper & packaging manufacturer looking to create 200-job & invest \$50–100M. Project MAX is expected to close on 27 North Pond Street next week and they are pursuing a hotel brand agreement. Project Osiris is narrowing down their locations and will be focusing on Lot 3A in HBBP. Project Seven is set to close & working to finalize their MOU with the SCDA. Project Venture 2.0 has started construction on the 4 apartments in their building while trying to determine commercial space use. Product Development: The Freeman Creek Lift Station completed \$2,568.63 under budget. The grant closeout is scheduled for July 22. SCDA is also exploring grant opportunities with DCA to fund future site preparation in HBBP.

President's Report:

Existing Industry: Ivey & Hawkins shared that the SCDA attended Pak-Pro's LEAD graduation, hosted a successful Industry Lunch & Learn, and they are continuing the planning for a countywide Continuous Improvement Contest.

Workforce Development: Ivey met with Georgia Power and ASI to discuss PILOT curriculum for workforce training. SCDA is preparing for the Northeast Georgia Regional Career Fair on Wednesday, August 12 in Lavonia.

Recruit New Industry: Ivey reported that they are collecting information on Lot 3A since there is no longer a hold on it for KTX.

Input from Others: Georgia Power discussed preparations for storm season & data center planning, the Chamber announced its August 27 Annual Awards Dinner, WorkSource Georgia highlighted training funding opportunities, and the County shared they are planning to take the full millage rollback.

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 8:03 a.m., [Phillips:Rickman]. All in favor; none opposed.

A motion was made to exit Executive Session at 8:18 a.m., [Phillips:Hellenga]. All in favor; none opposed.

A motion was made to adjourn the meeting at 8:18 a.m., [Phillips:Wilkins]. All in favor; none opposed.

Submitted By:

Attested By:

Brian Akin, Chairman

Brittany W. Ivey, President/CEO