

Annual Report 2025-2026

ATTRACTION & RECRUITMENT

- Worked **34** named Projects: Ace, Aurora, Ball, Blue Mercury, Bronze Sky, Castle, Century Lead, Defense, Forge, Friend, Game, Hard, HMB, Jazz, Lighter, MAX, Next, Osiris, Peabody (Bohemia), PET, PI, Pillar, Pop, Pharma, Porcelain, Pump, Scraper, Seven, Sparrow, Spring, Stratum, Tallulah, Venture 2.0, Wire
- Completed 12 State RFI (Requests for Information)
- Had 6 site visits (Jazz, Lighter, MAX, Osiris, PI, Pop)
- Job & Investment Totals Created or Announced from these recruitments:
 - MAX (**25-30** Jobs & **\$14M** invested in 2026-2028)
 - Seven (Expansion so Existing Industry Numbers)
- Managed 27 N. Pond for the County. (Currently under contract with a hotel developer. Set to close on July 23)
- Updated and maintained all property listings on the website
- Presented a community presentation with the JDA to 35 project managers
- 20 Project Managers hosted in our community in 2025. Showed them available building & land inventory, new housing developments, and some quality-of-life attractions
- Participated in the planning and coordination of the 1st Annual Women in Economic Development Tour in Northeast Georgia. Hosted with counterparts in Franklin and Habersham counties. 29 site consultants and state project managers attended.



UGA's Workforce Conference Presentation

PRODUCT DEVELOPMENT

- Worked with Carter & Sloope to get updated pricing for Pad Ready Sites in HBBP focusing on Lot 3A. Bond agreement with KTX terminated in June putting it back on our inventory.
- Dispersed all the funds from OneGeorgia RWHI Grant that Completed the Sewer Infrastructure
- Freeman Creek lift station completed and operating to serve Heritage Rise
- Beginning the process to update HBBP Park Covenants
- Started GRAD recertification process
 - Received \$15,000 grant from GA Power for GRAD Recertification
- Facilitated the repurchase of Lots 3 and 4 from SungEel by exercising our buyback clause, allowing the property to be acquired by ASI for their expansion



Freeman Creek Lift Station

EXISTING INDUSTRY RETENTION & EXPANSION

- Our existing industries announced they had or plan to create **119** jobs and invest \$ **\$60.6M**
 - **ASI** (Reported Estimates Starting in June 2025-New Expansion Build Out)
 - **\$45M** in 115k sf building & machinery and **45** jobs created
 - **Morgan Concrete** (Reported for FY 25-26)
 - **62** jobs created
 - **MWL, LLC** (Reported for FY 25-26)
 - **\$512,500**
 - **Pak Pro**
 - **\$150k** and 12 jobs on new shift
 - **Sark Wire** (Reported for FY 25-26 & 26-27)
 - **\$15M** (Seventh Expansion with new building and upcast machine)

Industry Lunch & Learn



- Scheduled Quarterly Industry Visits with GA Department of Economic Development Existing Industry Region 2 Representative Brandon Lounsbury & WorkSource GA Regional Workforce Coordinator Tammy Rauch. We visited 3 Local Industries in September (ASI Southeast, MWL LLC, Universal Maintenance) and visited 2 Local Industries in December (Sark Wire & Pak-Pro)
- Coordinated a tour of the Gainesville Inland Port with Sark Wire, ASI, Patterson Pump, PTL Equipment, Osbourne Wood Products, and KTX Group
- Planned 2 Industry Lunch & Learns
 - Industry visits to other Existing Industries
 - LEAN Manufacturing

WORKFORCE EFFORTS

- Advancement Academy Partnership
 - Tours: North Georgia Tech Clarkesville & Currahee Campuses, Piedmont University, Toccoa Falls College, ASI Southeast, Patterson Pump, Osborne Wood Products, PTL Equip.
 - Guest Speakers: ASI Southeast, Jaymarz Signs & Graf-X, nVent, Bowen & Watson, SCDA, Chick-Fil-A Toccoa
- Planned a regional job fair with Goodwill of North Georgia, the Franklin County Industrial Building Authority, and Hart County Industrial Building Authority.
- Worked with our WBL coordinators to host and advertise their job fairs for students and local employers
- Helped Plan & Coordinate Manufacturing Challenge for Recently Graduated Seniors. Had 9 SCHS recent graduates participated.



Advancement Academy Tours

- Sponsored the WBL Student of the month and recognized the 2026 WBL student of the year with a \$1,500.00 scholarship
- Participated in several employability skills training opportunities at the high school, including job fairs and mock interview days
- Hosted Toccoa-Stephens County Leadership Industry Day 11-20-25 - Visited ASI, Sark Wire, PakPro & Patterson Pump
- Hosted our annual Discovery Tour with the T-SC Chamber and SCSS- 44 educators participated and visited ASI Southeast, Stephens County Hospital, Osborne Wood Products, Patterson Pump, Heidelberg Materials
- Hosted Toccoa Falls College Urban Community Class at SCDA
- Sadie & Brittany judged ASI's Annual Continuous Improvement Contest
- Created a committee to plan a County Wide Continuous Improvement Contest
- 8th Grade Industry Tours (50 students + 2 Teachers)
 - October Visits: PTL, MWL, Meadowbrook Machine & Tool, ASI Southeast, Heidelberg Materials
 - December Visits: ASI Southeast, Global Partitions, Osborne Wood Products, MWL, Heidelberg Materials
 - March Visits: ASI Southeast, Global Partitions, Osborne Wood Products, Patterson Pump, PTL Equipment
 - May Visits: ASI Southeast, Dotson's Ace Hardware, PTL, MWL, Heidelberg Materials



Stephens County Middle School 8th Graders visiting local industries MM&T & Osbourne Wood Products

- Served on CTAE/WBL Advisement Committee
- Served as a Reach Mentor & Advancement Academy Mentor
- Attended Manufacturing Sector Meeting at Lanier Tech
- Participated in NGTC's Annual Business and Biscuits Advisory Roundtable
- Serve as a Member of the Business Management Advisory Board at NGTC
- Gave a community report for Stephens County at the 17th Annual Good News Gathering
- Attended & was asked to serve on Workforce Housing Panel at the Annual UGA Workforce Conference
- Represented Stephens County at the GA Mountain Workforce Development Forum

- Sadie Hawkins, Brian Akin & Cassandra Wilkins attended the GA Academy of Economic Development Essentials Class
- Sadie attended GA Power's Project Management 101 Class
- Attended GEDA 2026 Development Authority Executives Summit

HOUSING

- City & County Permit Sales: 184 Residential Single Family, 73 Mobile Home
 - County: Single Family 157 & 73 Mobile Homes
 - City: 27 Single Family Permits
- Heritage Rise Apartments (90 units) received its Certificate of Occupancy
- Havenbloom Apartments (32 units) received its Certificate of Occupancy
- Townhome development has begun on Hayes Wilbanks Road. Starting with 40 townhomes.



Heritage Rise multi-family home development



Havenbloom multi-family home development

OTHER EFFORTS

- Attended T-SC Day at the Capitol
- Participated in Blue Ridge Connector Panel Discussion
- Organized and helped host a luncheon for Congressman Clyde to share updates on his work in Congress and connect with business and community leaders.
- Hosted a roundtable discussion with Senator Warnock's Northeast Regional Outreach Representatives, Susie Leggett and Jesus Rubio.



*Congressman Clyde Luncheon
held on August 12, 2025*