

Board Meeting Minutes
August 12, 2026
20 Doyle Street, Toccoa, GA

Attending: Brian Akin, Evan Hellenga, Rick Phillips, Chris Rickman, Cassandra Wilkins, Fredda Wheeler, Christian Hamilton, Chad Dorsett, Tessa Reavis, Brittany Ivey, & Sadie Hawkins

Chairman Brian Akin called the meeting to order at 7:32 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 as presented, [Phillips:Hellenga]. All in favor; none opposed.

A motion was made to approve the July 15, 2026 Board Meeting Minutes, [Rickman:Hellenga]. All in favor; none opposed.

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

Board Action Items:

A motion was made to move all the funds in Northeast GA Bank and the rest from the operating account into a 12-month CD totaling \$250,000 at Oconee Federal at an interest rate of 3.9%, [Rickman:Hellenga]. All in favor; none opposed.

A motion was made to accept the lowest proposal received for the annual financial audit, [Phillips:Rickman]. All in favor; none opposed.

Program Updates/Reports:

Attraction: Ivey reported that Project Max closed on the property and is working on obtaining a hospitality brand approval. The developer will have to work with Norfolk Southern to address erosion and is working to get an official survey to attach to the parking agreement they have with the City. Project Osiris selected Lot 3A as their official site in Georgia. Project PG has submitted a letter of intent to be discussed in executive session. Project PI, a Chinese company previously considering the Lanier Clothing Building, has re-engaged in discussions regarding a potential lease. Project Seven closed on the purchase of approximately 23 acres at the top of Hayes Wilbanks Road. The project has requested a needed variance from the County and is working toward setting a date for a groundbreaking ceremony, tentatively planned in October.

President's Report:

Existing Industry: Staff reported that SCDA will host GDEcD Regional Representative Brandon Lounsbury for visits with Patterson Pump, Heidelberg Materials, & Project PG. SCDA & the T-SC Chamber will host Congressman Clyde next week.

Workforce Development: Sadie will participate in Leadership Toccoa-Stephens County beginning this month, with SCDA continuing to coordinate the program's industry day. SCDA has worked to coordinate a regional workforce and career fair.

Ivey will participate in a UGA workforce housing webinar & will present similar information about housing in Lumpkin County.

Recruit New Industry: Ivey attended the 2026 Economic Development Retreat.

Input from Others: Hamilton reported the County plans to take a full rollback on the millage rate and that the County is looking at its residential subdivision ordinance. Reavis reported on upcoming Chamber activities, including the Chamber Awards Banquet on August 27 and the Leadership Toccoa-Stephens County program beginning August 20. The Chamber also plans a ribbon cutting for the Toccoa-Stephens County Community Theater on September 8.

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 8:05 a.m., [Phillips:Rickman]. All in favor; none opposed.

A motion was made to exit Executive Session at 8:20 a.m., [Phillips:Hellenga]. All in favor; none opposed.

A motion was made to adjourn the meeting at 8:20 a.m., [Phillips:Rickman]. All in favor; none opposed.

Submitted By:

Attested By:

Brian Akin, Chairman

Brittany W. Ivey, President/CEO