

Board Meeting Minutes
September 16, 2026
20 Doyle Street, Toccoa, GA

Attending: Brian Akin, Evan Hellenga, Cassandra Wilkins, Tara Simmons, Janney Sanders, Chad Dorsett, Tessa Reavis, Abby Watson, Brittany Ivey, & Sadie Hawkins

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

A motion was made to approve the August 12, 2026 Board Meeting Minutes, [Wilkins:Hellenga]. All in favor; none opposed.

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

Board Action Items:

A motion was made to authorize the Chair & Secretary to Sign All Bond Resolution Documents for ASI, [Wilkins:Hellenga]. All in favor; none opposed.

Program Updates/Reports:

Attraction: Ivey reported that SCDA completed an RFI for Project Ace and submitted both the Sage Building & Lot 24 for consideration. Project Max is currently advertising their building for lease as they work to acquire brand approval. Once approved, the developer will work with Norfolk Southern to address erosion issues at the site. Project Next is working through permitting and is seeking a small tenant for an outparcel of less than one acre. Project NGR shared they are working on a PSA with the owner of the Caterpillar building. Project Osiris has narrowed its search to three sites in three states. Project PG has not yet provided final building plans as requested by the board to consider their offer on Lot 14. Project PI continues discussions regarding a potential lease for the Lanier Clothing Building. Project Seven has set its groundbreaking ceremony for October 22 at 10:00 a.m. State and local officials have been invited to attend. Project 2018, a hospitality project previously discussed with SCDA in 2018, has re-engaged with SCDA to see if there were any active projects. Existing Industry: Ivey reported on recent industry visits with GDEcD Regional Representative Brandon Lounsbury and Congressman Andrew Clyde's visit to Stephens County businesses. SCDA sent out their PILOT invoices.

President's Report:

Existing Industry: We are still trying to find employer partners so we can take advantage of a GPC grant that would fully fund participants interested in an Accelerated Maintenance Technician Program. Middle school industry tours begin on October 8. Workforce Development: Connor Wallace of ASI was recognized as the first Work-Based Learning Student of the Month for the 2026-27 school year. Wallace is also a finalist for the state's Work-Based Learning Student of the Year. Recruit New Industry: Ivey reported on upcoming housing presentations and SCDA's Joint Development Authority's annual State Project Manager Update in Atlanta on October 6. She shared the 2026 Area Development survey, highlighting skilled labor, energy availability, site readiness, and responsive government among the top location decision factors.

Input from Others: The County provided an update on tax bills and upcoming solar project appreciation event. Reavis reported on upcoming Chamber events. J. Davis reported on continued project activity & interest in Stephens County.

A motion was made to adjourn the meeting at 8:09 a.m., [Hellenga:Wilkins]. All in favor; none opposed.

Submitted By:

Attested By:

Brian Akin, Chairman

Brittany W. Ivey, President/CEO