Board Meeting Minutes
October 21, 2026
20 Doyle Street, Toccoa, GA

Attending: Brian Akin, Evan Hellenga, Chris Rickman, Christian Hamilton, Fredda Wheeler, Janney Sanders, Chad Dorsett, Tessa Reavis, Kevin McCraney, 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, [Hellenga:Rickman]. All in favor; none opposed.

A motion was made to approve the September 16, 2026 Board Meeting Minutes, [Rickman:Hellenga]. All in favor; none opposed.

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

Program Updates/Reports:
Attraction: Ivey shared that state project managers said that Project Ace is indefinitely on hold. Project Juniper's RFI is due this week. We are submitting Lots 3 & 4. Project Cloud is still asking questions about the Sage Building. Project Osiris only two sites in GA Lot 3A & the Caterpillar building. Project C. Stone has re-engaged with SCDA regarding a potential hospitality project. Project Max is evaluating whether to lease its building due to utility costs. Project Next is still waiting to get permits. Project PG has not submitted the requested building plans for Lot 14. Project Seven's groundbreaking is tomorrow. Project Shark is exploring operations at its former Old Castle building. Project Venture 2.0 has no new updates.
Existing Industry: Ivey reported that GM Wood Products is making an approximately $400,000 investment in a new dust collection system. Pak-Pro continues working to improve employee retention while pursuing plans to relocate its remaining operations from Atlanta to Toccoa. Sark-Wire is completing its seventh expansion with potential for further expansion.
Product Development: Ivey reported that the natural gas line installation along Hayes Wilbanks Road is complete. SCDA is also working to update its GRAD-certified sites through Georgia Power's new certification system.

President's Report:
Existing Industry: The ASI bond validation hearing went smoothly, keeping the project on track for closing. SCDA completed its first round of eighth-grade industry tours, with strong participation from both students and participating industries.
Workforce Development: SCDA is coordinating with the school system and Chamber on the upcoming Discovery Tour, including opportunities to expand participation to additional teachers, counselors, and students. SCDA is working with Advancement Academy students on soft skills and participate in SCHS mock interviews. The UGA Workforce Conference is in November.
Recruit New Industry: Ivey reported that the JDA presentation went well and generated interest in local sites and buildings.

Input from Others: Hamilton reported that the county is extending the data center moratorium through January 14 and updating the road acceptance ordinance. The City of Toccoa shared upcoming events and ongoing infrastructure projects. Tessa Reavis shared upcoming Chamber networking events and the December 10 Christmas Parade.

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 8:04 a.m., [Rickman:Hellenga]. All in favor; none opposed.

A motion was made to exit Executive Session at 8:14 a.m., [Hellenga:Rickman]. All in favor; none opposed.

A motion was made to adjourn the meeting at 8:14 a.m., [Rickman:Hellenga]. All in favor; none opposed.

Submitted By:

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Brian Akin, Chairman

Attested By:

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Brittany W. Ivey, President/CEO