



STEPHENS COUNTY DEVELOPMENT AUTHORITY

ATTRACTION & RECRUITMENT

- We worked Projects Steam, Beta, Fiber , X-Cel, Echo, Blue, Willow Creek, Cotton, Sky, Silver Street, Giant, Sunshine, Pinpoint, Apollo, Maple, Triathlon, Rocking Horse, Blue Sun, Mower, Solar, Marco, Ten, Rodney, and Comparta
- Allied Ecovery purchased the former Ferro building at absolute auction for \$556,000 and added 3 jobs
- Cotton Conversions started up their operations on Jordan Road
- Tencate located an operation at 1228 Memorial Drive
- We partnered with United Renewable Energy to pursue a 600-kwh solar panel farm off Turner Road
- We, with our JDA colleagues, hosted 29 State Project Managers at the Georgia Resource Center in Atlanta
- We visited site location consultants in Greenville, South Carolina and Charlotte, North Carolina
- Goody's returned to the local retail market
- Participated in the International Council for Shopping Centers (ICSC) Fall Conference in Atlanta
- Met with representatives of Hilton Properties re a potential Stephens County location
- Formed a sub-group to focus our Hotel/Motel recruitment efforts. Terry Carter and Clay Fisher have agreed to lead this program.
- Co-sponsored the annual Business Plan competition with the Toccoa-Stephens County Chamber of Commerce and hosted the affiliated Participant Expo.
- Worked with JM Williams Contractors to develop a 50,000 sq.ft., virtual spec building with a guaranteed \$1,538,008 price and a 100-day delivery
- Met with Georgia National Guard Adjutant General Jim Butterworth re the state's UAV industry recruitment effort
- Hosted two golf events at the Currahee Club for statewide development project managers

EXISTING INDUSTRY RETENTION & EXPANSION:

- Caterpillar completed its \$20.5M, 43,000 sq.ft. expansion
- Patterson Pumps expanded their operations into a building in the Meadowbrook Industrial Park
- We held a ribbon cutting ceremony at Osborne Wood Products on a 10,000 sq.ft., \$800K addition
- TMF completed an expansion of their operations
- G-M Wood Products announced their intentions to exercise their option and purchase the building they occupy
- Meadowbrook Machine & Tool added 2 jobs, taking advantage of an Opportunity Zone designation
- Trachte completed an expansion of their local operation
- Scrap Masters expanded their operation into a building on West Currahee Street
- Cope Closet Concepts announced they will be moving into a larger building on an Opportunity Zone site
- Crown Resources is adding a second line and increasing their employment
- PTL Equipment announced a significant online advertising effort
- We obtained directional signage for Eddy West
- Global Partitions was recognized as the Toccoa-Stephens County Chamber of Commerce Industry of the Year
- We welcomed new plant managers at Caterpillar and Dewtex
- We hosted Quarterly Plant Managers Luncheons
- We shared GDEcD's Monthly Trade Opportunities Alerts (TOA) with our existing industries

- We alerted local industries on new legislation that impacted their cost of energy used in the manufacturing process
- We administered PILOT agreements (invoicing, collection, and distribution) for several of our industries
- We continued concerted efforts to coordinate company training needs and NGTC offerings
- We hosted a meeting with GDEcD's Senior International Trade Manager
- We co-sponsored, with our JDA counterparts, Quarterly Tri-County Manufacturers' Meetings
- We fielded a foursome of golfers at the Toccoa-Stephens County Chamber of Commerce annual golf event
- We worked extensively with various parties to address the horrific odors emanating from Wilbros

COMMUNICATIONS & MARKETING:

- We made periodic updates on SCDA activities to the City, County, and Chamber of Commerce Boards
- The Toccoa Record periodically featured several of our industries as Spotlighted Industry of the Week
- WNEG AM630 featured several of our industries as Spotlighted Industry of the Week
- We used Blogger for 136 posts and Facebook for 130 posts with 4319 views
- Monthly *State of Stephens* newsletters were posted to our website, Blogger and Facebook and emailed to 74 subscribers; quarterly *State of Stephens* were emailed to 232 recipients
- SCDA's Facebook page now has 222 "Likes" (218-US, 1-Brazil, 1-UK, 1-Thailand, 1-Mexico)
- We launched our SCDA page on LinkedIn and feature HBBP and 5 additional premium properties
- We made multiple enhancements to the SCDA webpage including upgraded content, interactive maps, streaming video footage, aerial photography, and Search Engine Optimization (SEO) technology. We also re-designed the website for faster navigation and better features to promote Stephens County and our properties
- An article in GEMC's *Georgia Magazine* featured the 70th Anniversary of Camp Toccoa
- Another GEMC *Georgia Magazine* article featured Toccoa places and events in "Autumn in Georgia"
- We gained a mention in *Georgia Trend's* Economic Yearbook
- Our Hayestone Brady Business Park is featured on Select Georgia's website
- We continued listing our properties on CoStar and LoopNet
- We placed a SCDA ad in the *Living on Main Street* publication which featured HBBP
- We assisted the Class of 1962 with a "Reunion Video."
- We promoted the numerous events held in connection with the Smithsonian New Harmonies visit to Toccoa
- Conducted economic development sessions for the Adult and Youth Toccoa-Stephens County Leadership classes
- Made presentations to a variety of organizations such as the Banks County Leadership Class and the Georgia Upstate Lakes Board of Realtors
- We were interviewed by a Reuters reporter on the use of industrial bond financing
- We were interviewed by an AJC reporter on the recently released population counts for northeast Georgia
- We were interviewed by a *Georgia Trend* reporter on our broadband connectivity initiative and then in another month on our economic development efforts
- Co-sponsored the annual Tri-County visit to the Georgia Resource Center (25 project managers)

PRODUCT DEVELOPMENT:

- We completed Phase 3 grading at Hayestone Brady Business Park
- We are reviewing HBBP covenants to make sure they are current and appropriate
- GDOT announced a Notice To Proceed on our two GA17 projects. CW Matthews is the contractor on both legs.

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- We selected the North Georgia Network to be our broadband connectivity partner. All General and Special Conditions have been met to draw against the \$998,000 One Georgia Authority grant/loan. The first two legs (Hollywood to Toccoa & Toccoa to Hartwell) have been built. A partnership agreement with Hart Telephone Company is in place for Hart County companies and residents. Partnerships in Franklin and Stephens Counties are pending. Toccoa Falls College has already signed onto the new network.
- We're pursuing with NGN and North Georgia College a Georgia Center for Digital Innovation
- City and County Commissions hired Goodwyn Mills Cawood Inc. to design sewer and water improvements for the South Big A Road and Veterans Parkway areas. The GMRC is helping us apply for various state and federal agency grants to leverage available local SPLOST funds.
- We held a Chamber of Commerce ribbon cutting ceremony for the upgrades to the Lake Hartwell Bruce Creek Boat Ramp (fishing habitat, restrooms, and walking trail)
- We gained Opportunity Zone designations for Jordan Road (Cotton Conversions) and Memorial Drive (Tencate) parcels
- Façade work and related interior remodeling work on our Doyle Street office were completed
- North Georgia Technical College broke ground on a \$3.2M, 12K sq.ft, 8-classroom healthcare addition at the Currahee Campus
- We provided the Stephens County Literacy Council loaner laptops from our workforce development initiative
- We helped researchers conduct a survey of our companies on workforce sustainability skills
- We assisted the Northeast Georgia Employers Association host their Supervisory Skills seminar
- We're working with GDOL to conduct a Strategic Workforce Attraction Training (SWAT) event
- The TSPLOST referendum failed in our region
- We're monitoring ongoing talks and planning efforts to build hi-speed rail between Atlanta and Charlotte
- The Toccoa-Stephens County Humane Society held a ribbon cutting ceremony on its new animal shelter
- We continued our efforts to obtain Foreign Trade Zone (FTZ) status for several sites in Stephens County

SCDA BOARD:

- SCDA updated its five-year strategic plan
- Barry Roberts was named to fill the unexpired term of Cam Parker on the SCDA Board
- Presented semi-annual updates to city, county and chamber
- Supported the various efforts of the Joint Development Authority of Franklin, Hart & Stephens Counties
- Supported the various efforts of Toccoa-Stephens County Tomorrow and served on the Leadership Action Team including pursuing UGA Archway Community status
- Promoted the publication of **Images of America: Toccoa**, authored by Angie Ramage and Kelly Vickers
- Helped host the NEGA Job Fair & Career Expo at NGTC
- Helped host Congressman Broun's Grants & Small Business Expo at NGTC
- Welcomed newly elected Congressman Collins and State Representative Dan Gasaway to various events
- Welcomed Danette Smith as the new northeast Georgia regional GDOL representative
- Welcomed Tammy Caudell as the new northeast Georgia regional GDEcD representative
- Hosted Congressman Collins' "Open Office Day" staffed by NE GA Field Rep. Bill Kokaly
- Hosted a Stephens County field trip by the Banks County Leadership Class
- Hosted a delegation of Waynesboro-Burke County leaders
- Celebrated the 50th Anniversary of Lake Hartwell
- Served as host for the Autumn Train Excursion (1000 visitors)

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- Helped host the Building Inspections & Contractor Appreciation Breakfast Forum
- Demoed the litter & blight “mock-umentary”
- Conducted mock interviews with graduating TFC seniors
- Sponsored TFC student Kyle Nelson for a one semester SCDA internship
- Co-sponsored with the T-SC Chamber of Commerce the annual SCSS Report to Community Luncheon
- Attended the GA Chamber of Commerce Eggs & Issues Breakfast
- Helped host pre and post Legislative Session Forums with Senator Wilkinson and Representative Gasaway
- Attended six GEDA events (Oct, Nov, Feb, Mar, Apr, May)
- Served as evaluator in the annual Chamber of Commerce Business Plan competition
- Co-sponsored with Chamber of Commerce the Toccoa -Stephens County Day at the Capitol “All Things Currahee”
- Visited with US Senators Chambliss and Isakson and Representatives Collins, Bishop, Broun, and Kingston, along with the U.S. Chamber of Commerce and the International Economic Development Council in Washington, D.C.
- Gave an update on SCDA to the Stephens County Grand Jury
- Stephens County Hospital was named the 8th top small hospital in Georgia by *Georgia Trend* magazine
- Stephens County High School graduate Jonathan Sangster was named General Manager of Economic Development at the Georgia Power Company
- Helped draft the EDA regional Comprehensive Economic Development Strategy (CEDS)
- Participated in the GMRC area EDPRO event
- Interviewed by a Medical College of Georgia student on community challenges
- Worked with regional counterparts to extend Hartwell Railroad to CSX in Elberton
- Summoned to testified at a court hearing to address Wilbros odor concerns
- Served as guest lecturer on strategic planning at North Georgia Technical College
- Attended the Janus Forum – an interactive economic development forum focused on critical issues facing communities, organizations, and practitioners.
- Had contact with GDEcD, DCA, OGA, GMRC, ARC, EDA, USDA-RD, GEFA, GDOL, USACOE, DNR, EPD, DOR, TCSG, CDC & Prevention, OSHA, GEMA, GSFC, DOE, DOI, SBDC, US-SBA, GDOT, GDPS, UGA, GT, NGTC, TFC, Governor, Lt. Governor, Secretary of State, Speaker of the House, U.S. Senators, Congressmen, Adjutant General of the GNG, Georgia Chamber of Commerce, US Chamber of Commerce, IEDC, and others