



January 6th, 2026 @ 9AM

Golden Isles Development Authority (GIDA) Board Room

BOARD MEMBERS PRESENT

BILL DAWSON
GREER ANDERSON
DAREN PIETSCH
WALTER RAFOLSKI

BOARD MEMBERS ABSENT

RICHARD NIXON

OTHERS PRESENT

RYAN MOORE, STAFF
SHERRI PRUITT, STAFF via phone
MCKENZIE PADGETT, STAFF
JOAN HEARN, STAFF
REES SUMERFORD, COUNSEL
WAYNE NEAL, GLYNN COUNTY
ROB BURR, GCAC
TERRA WINSLETT, GCAC
BRIAN WEESE, GICCA
MATHEW CARBO, RSW
DONTE HABERSHAM, MR. SHUCKS
KATIE WILKIN, MR. SHUCKS
PAUL CHRISTIAN, ROBERTS ENGINEERING
PAM SHIERLING, ISLANDER NEWS
GORDAN JACKSON, BRUNSWICK NEWS

CALL TO ORDER

Chairman Bill Dawson called the meeting to order at 9:00 am.

INVOCATION AND PLEDGE OF ALLEGIANCE

Chairman Bill Dawson gave an invocation and Chairman Bill Dawson led Pledge of Allegiance.

ACCEPT AGENDA

A MOTION was made by Greer Anderson, seconded by Walter Rafolski, and passed unanimously to accept agenda as presented. The **MOTION** carried unanimously: 4-0.

WELCOME & RECOGNIZE GUESTS

Chairman Bill Dawson welcomed guests.

PUBLIC COMMENT

Chairman Bill Dawson invited public comments.

CHAIRMAN'S ITEMS

No items to discuss

APPROVAL OF MEETING MINUTES

A **MOTION** was made by Daren Pietsch and seconded by Greer Anderson to approve December 2nd, 2025, Minutes as presented. The **MOTION** carried unanimously: 4-0.

FINANCIALS

Approve November Financials

Joan Hearn reported that the November financials were in line with the budget and there were no significant items to note.

A **MOTION** was made by Greer Anderson Pietsch and seconded by Daren Pietsch to approve November financials as presented. The **MOTION** carried unanimously: 4-0.

NEW BUSINESS

Consideration of Partnership with Lucas Center and Communities of Coastal Georgia Foundation for Microloan Program

Ryan Moore reported that the three entities are working collaboratively to establish a fund to provide loans in the range of \$10,000–\$20,000 to businesses through the Lucas Center. The Authority is still developing the details and will bring a proposal back to the Board at a future date.

Elevate Glynn Brand

Ryan Moore reported that the Authority has created a brand that encompasses all small business grant, loan, and micro-lending programs. McKenzie Padgett reported that a new logo unveiling, along with updates related to the RLF and micro-lending initiatives, will be forthcoming.

OLD BUSINESS

Consideration of New Revolving Loan Fund Policy

Ryan Moore reported that the Authority is continuing to work through the process. The full policy has been sent to the Board for review, with an initial balance of \$375,000.

A **MOTION** was made by Daren Pietsch and seconded by Greer Anderson to approve Revolving Loan Fund Policy as presented, subject to legal review. The **MOTION** carried unanimously: 4-0.

UPDATES

PRESIDENT'S INFORMATIONAL ITEMS:

New Business Attraction

Proponents Ribbon Cutting

McKenzie Padgett reported that the Proponents ribbon cutting was held at their new 500,000-square-foot facility, which warehouses construction materials, and that the event was well attended.

Hillpointe Groundbreaking

McKenzie Padgett reported that immediately following the Proponents ribbon cutting, the groundbreaking for the 150,000-square-foot Hillpointe facility was held. Ryan Moore reported that the Authority partnered with the Chamber of Commerce to help orchestrate the event, and in turn, the Authority funded a one-year Chamber of Commerce membership for Hillpointe.

Amazon Announcement

McKenzie Padgett reported on the Amazon announcement, which includes a 58,000-square-foot facility and the creation of 100 new jobs starting at \$25 per hour. A ribbon cutting will be held in the near future after the holidays.

Georgia Brownfield Event

McKenzie Padgett reported on the year-end event hosted by Georgia Brownfield in Atlanta and noted that the Authority will meet with site consultants, brokers, and developers while there.

GA EMC Visit

McKenzie Padgett reported that the Authority will meet with Georgia EMC in Atlanta to connect with new project managers working in the region.

WORKFORCE

Talent Discovery Showcase

McKenzie Padgett reported that the Talent Discovery Showcase is scheduled for March, allowing plenty of time to prepare and organize the event.

MARKETING

Marketing Update

McKenzie Padgett presented an overview of the activity summary for the board and attendees to review noting a new ad that was launched with the top performing post was the Children's Business Fair.

Grits and Issues

McKenzie Padgett reported that the Grits and Issues was well attended and very informative.

UGA Economic Outlook

McKenzie Padgett reported that the Authority has secured a table for the UGA Economic Outlook, with additional details to follow.

GCAC

Terra Winslett provided updates on the Glynn County Airport Commission, reporting that the airport had a very busy month but there were no voting items on the agenda for this month's meeting.

IMPORTANT DATES

- GIDA Board Meeting – Tuesday, February 3rd, 2026, at 9am at 209 Gloucester Street, Suite 211, Brunswick, GA 31520

CLOSED SESSION

Closed Session - Real Estate OCGA Section §50-14-3(b)(1)(B)

Closed Session – Pending or Potential Litigation OCGA Section §50-14-2

Personnel OCGA Section §50-14-2 (b)(2)

A **MOTION** was made by Greer Anderson and seconded by Walter Rafolski to enter into Closed Session to discuss Real Estate, Pending or Potential Litigation, Personnel. The **MOTION** carried unanimously: 4-0.

A **MOTION** was made by Walter Rafolski and seconded by Greer Anderson to return to Open Session. The **MOTION** carried unanimously: 4-0.

Returned to Open Session

A **MOTION** was made by Greer Anderson and seconded by Walter Rafolski to approve contract with Greenland Developers with amendment to contract and authorize officers to sign as presented, subject to legal review. The **MOTION** carried unanimously: 4-0.

ADJOURN

A MOTION to adjourn was made by Greer Anderson and seconded by Walter Rafolski. The MOTION carried unanimously: 4-0. The meeting adjourned at 10:15am.

Chairman Bill Dawson

Attest:

Sherri Pruitt
Director of BR&E / Golden Isles Development Authority