



**January 7<sup>th</sup>, 2025**

**Golden Isles Development Authority (GIDA) Board Room**

**BOARD MEMBERS PRESENT**

CHRISTY JORDAN  
BILL DAWSON  
DAREN PIETSCH  
RICHARD NIXON  
GREER ANDERSON

**BOARD MEMBERS ABSENT**

**OTHERS PRESENT**

RYAN MOORE, STAFF  
SHERRI PRUITT, STAFF  
MCKENZIE PADGETT, STAFF  
JOAN HEARN, STAFF  
REES SUMERFORD, COUNSEL  
WALTER RAFOLSKI, GLYNN COUNTY  
WAYNE NEAL, GLYNN COUNTY  
REGINA McDUFFIE, CITY OF BRUNSWICK  
ROB BURR, GCAC  
TERRA WINSLETT, GCAC  
SHAUNA WILLIAMS, GCAC  
MACS SZEKELY, GENESIS GREENS FARM  
BARNABAS SZEKELY, GENESIS GREENS FARM  
BRIAN WEESE, GICCA  
JENNIFER FORDHAM, GA DCA  
JASON COLEY, GA POWER  
PAM SHIERLING, ISLANDER NEWS

**CALL TO ORDER**

Chairman Christy Jordan called the meeting to order at 9:00 am.

## **INVOCATION**

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

## **ACCEPT AGENDA**

**A MOTION** was made by Daren Pietsch, seconded by Greer Anderson, and passed unanimously to accept the agenda as presented. The **MOTION** carried unanimously: 5-0.

## **WELCOME & RECOGNIZE GUESTS**

Chairman Christy Jordan welcomed guests.

## **PUBLIC COMMENT**

Chairman Christy Jordan invited public comments.

## **CHAIRMAN'S ITEMS**

### **Grant Award Announcement**

Ryan Moore and Chairman Christy Jordan gave an update on the grant award for two million dollars for the breakbulk site off Hwy 82 for the new concept approved by Department of transportation with two access point at a total cost of 3 million dollars. The timeline for completion is the end of the year 2025.

### **Approve 2025 Meeting Schedule**

**A MOTION** was made by Bill Dawson, seconded by Darren Pietsch, and passed unanimously to approve the 2025 meeting schedule as presented. The **MOTION** carried unanimously: 5-0.

## **NEW BUSINESS**

### **Share the Future (STF) Grant Consideration for Genesis Greens LLC Innovating**

Macs and Barnabas Szekely presented the Genesis Greens LLC project, while Ryan Moore provided an update on the Share the Future funds. Ryan Moore requested an extension of the grant amount to approve a \$6,500 grant with GIDA contributing up to \$3,250 of the dollar-for-dollar grant.

**A MOTION** was made by Richard Nixon, seconded by Bill Dawson, and passed unanimously to approve the Share the Future for Gebesus Greens LLC as presented. The **MOTION** carried unanimously: 5-0.

### **Consideration of Engineering Services Proposal for Breakbulk Entry Design**

Ryan Moore provided an update on the proposal for the breakbulk entry design by Thomas and Hutton and recommended its approval.

**A MOTION** was made by Daren Peitsch, seconded by Richard Nixon, and passed unanimously for engineering services design with Thomas and Hutton as presented. The **MOTION** carried unanimously: 5-0.

### **Consideration of Proposal of Grant Management Services**

Ryan Moore reported that the Coastal Regional Commission has assisted with managing grants in the past and is requesting they manage the current grant. Although there is no proposal or agreement in place yet, their services have come at no cost in the past.

### **Consideration of Commercial Investment Incentive Policy**

Ryan Moore presented a commercial investment incentive policy for the board to review and adopt. The policy would serve as a guideline for the staff and would establish a threshold framework with flexibility for future use.

**A MOTION** was made by Greer Anderson, seconded by Richard Nixon, and passed unanimously to approve the Commercial Investment Incentive policy as presented. The **MOTION** carried unanimously: 5-0.

### **APPROVAL OF MEETING MINUTES**

**A MOTION** was made by Daren Pietsch and seconded by Bill Dawson to approve the November 5th, 2024, Minutes as presented. The **MOTION** carried unanimously: 5-0.

### **FINANCIALS**

#### ***Approve October and November Financials***

Joan Hearn reviewed the October financials noting that the Authority's main activity was the closing of Tradewinds property.

**A MOTION** was made by Bill Dawson and seconded by Richard Nixon to approve the October financials as presented. The **MOTION** carried unanimously: 5-0.

Joan Hearn reviewed the November financials noting that the Authority's main activity was the RSM event.

**A MOTION** was made by Bill Dawson and seconded by Richard Nixon to approve the November financials as presented. The **MOTION** carried unanimously: 5-0.

### **UPDATES**

#### **PRESIDENT'S INFORMATIONAL ITEMS:**

#### ***SEGA JDA Strategic Planning***

Ryan Moore provided an update on the SEGA JDA strategic planning, explaining that the authority is a state-approved entity for establishing a regional authority. SEGA meets monthly

and consists of six coastal communities: Camden, Brantley, Glynn, McIntosh, Charlton, and Wayne. SEGA concentrates on the southeastern region, organizing events at the capital, the Southeast Georgia Conference, Site Selection Guild, and various outreach activities to enhance its presence and benefit all six county authorities.

### ***NEW BUSINESS ATTRACTION***

#### ***Project Update***

McKenzie Padgett reported that there are 21 active projects, with advanced manufacturing consistently generating the highest number of inquiries.

#### ***RSM***

McKenzie Padgett reported that this year's RSM event had excellent attendance, with new project managers taking part. Guests were given the chance to take a plane tour to explore available sites in the community. In addition, a day was set aside for the manufacturing community to attend the event.

#### ***Business Attraction Brochure***

McKenzie Padgett distributed brochures to the board and the public, showcasing the business and opportunities in Glynn County.

### ***EXISTING INDUSTRIES***

#### ***GDEcD Tour Visit***

Sherri Pruitt reported on the port tour with Dorie Bacon, Sr. Project Manager for Georgia Economic Development (GDEcD) Malissa Mackay, Sr. Industry Engagement Manager at GDEcD, and Jason Coley, Economic Manager at Georgia Power. Matt Henderson and Tommy Sydner of WWL led the tour at the port. After the port the group visited MAP International and had the opportunity to meet their new President and CEO, Chris Palombo.

#### ***Chick-fil-a lunch for Manufacturer of the Year Recipient: King and Prince Seafood***

Sherri Pruitt reported that the Manufacturer of the Year, King and Prince Seafood, celebrated with their entire team treated to lunch from Chick-fil-a. King and Prince was recognized for their impact and commitment to the community and their employees.

The award recipients were as follows:

**Manufacturer of the Year** – King and Prince Seafood

**Innovation Excellence** – Wallenius Welhelmsen (WWL)

**Locally Grown Manufacturer of the Year** – One Love Organics

**Dave Smith Award** – Julie Martin

#### ***Georgia Automotive Manufacturing Association (GAMA)***

Sherri Pruitt reported on the GAMA event, noting that the U.S. is becoming more receptive to hybrid and hydrogen vehicles, while electric vehicles (EV) are experiencing slower growth, with a projected 10-year progression. She emphasized that AI is here to stay and should be embraced, but from an HR perspective, human connection remains crucial, as 70% of employees leave due to management issues. Therefore, AI should be used, but not as a standalone solution.

## **WORKFORCE**

### ***Keep Glynn Running (KGR) – Email Campaign***

McKenzie Padgett reported that the Authority is starting a quarterly email campaign next month with more to come.

## **MARKETING**

### ***Marketing Update***

McKenzie Padgett presented social media updates for October and November, highlighting that the site development grant was featured in 181 publications, reaching an audience of 25 million.

### ***Christmas Parade***

Sherri Pruitt reported that the County reached out to GIDA and requested our participation in this year's Christmas parade. The Authority partnered with Wallenius Wilhelmsen and won first place. Sherri noted that the community came together to truly showcase the spirit of Glynn County, adding that events like these play a significant role in attracting businesses to the area.

### ***Grits and Issues***

Ryan Moore reported on the Grits and Issues event hosted by the Chamber, noting that it was well-attended and highly informative.

### ***Business Attraction Campaign***

McKenzie Padgett launched the business attraction campaign last month highlighting Georgia breakbulk logistics park and will be highlighting Tradewinds park next quarter.

## **GCAC**

### **Airport Commission Recommendation of Jeff Culwell-Rob Burr**

A **MOTION** was made by Daren Pietsch and seconded by Richard Nixon to approve Commissioner Jeff Culwell be reappointed to a second five-year term on the Glynn County Airport Commission. The **MOTION** carried unanimously: 5-0.

### **Tallvine/Odyssey GIA Holding, Inc. Recommendation-Rob Burr**

A **MOTION** was made by Richard Nixon and seconded by Daren Pietsch to approve the assignment of five Odyssey GIA Holdings leases based on change of control: FBO Agreement, Lot M Agreement, Hangar G Agreement, Lot 1 Agreement and Lots 3 & 4 Agreement to Tallvine Partners as presented, pending legal review. The **MOTION** carried unanimously: 5-0.

### **Informational Items-Terra Winslett**

Terra Winslett announced the Golden Isles Air Show will be held at the Brunswick Golden Isles Airport (BGIA) on May 17 &18, 2025 with more to come. Aviation Career Day is fast approaching and will be held at the BGIA on March 8, 2025.

Terra Winslett reported a record high in airline activity, with expectations for continued growth.

### **IMPORTANT DATES**

- GIDA Board Meeting – Tuesday, February 4th, 2025, 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 Daren Pietsch to enter into Closed Session to discuss Real Estate, Pending or Potential Litigation, Personnel. The **MOTION** carried unanimously: 5-0.

A **MOTION** was made by Bill Dawson and seconded by Daren Pietsch to return to Open Session. The **MOTION** carried unanimously: 5-0.

## **Returned to Open Session**

A MOTION was made by Greer Anderson and seconded by Daren Pietsch to approve the Eastgate purchase and sale agreement as presented, subject to legal review. The MOTION carried unanimously: 5:0.

A MOTION was made by Greer Anderson and seconded by Bill Dawson to authorize Ryan Moore to negotiate contract of Harris Point property as presented, subject to legal review. The MOTION carried unanimously: 5:0.

A MOTION was made by Daren Pietsch and seconded by Richard Nixon to approve Glynco offer with John Jennett, subject to legal review. The MOTION carried unanimously: 5:0.

A MOTION was made by Daren Pietsch and seconded by Greer Anderson to execute the lease with Recovery Solutions Worldwide as presented, subject to legal review. The MOTION carried unanimously: 5:0.

**ADJOURN**

A MOTION to adjourn was made by Greer Anderson and seconded by Bill Dawson. The MOTION carried unanimously: 5-0. The meeting adjourned at 11:50am.

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*Chairman Christy Jordan*

*Attest:*

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*Sherri Pruitt*

*Director of BR&E / Golden Isles Development Authority*

