



January 9, 2024
Large Board Room

BOARD MEMBERS PRESENT

CHRISTY JORDAN
BILL DAWSON
DAREN PIETSCH
GREER ANDERSON
RICHARD NIXON

BOARD MEMBERS ABSENT

OTHERS PRESENT

RYAN MOORE, STAFF
JOAN HEARN, STAFF
SHERRI PRUITT, STAFF
REES SUMERFORD, COUNSEL
WALTER RAFOLSKI, GLYNN COUNTY
LANCE SABBE, CITY OF BRUNSWICK
MATHEW HILL, DDA
LARISSA HARRIS, PARAMOUNT PRINTING
ROB BURR, GCAC
TERRA WINSLETT, GCAC
JESSICA SNYDER, GCAC
PAM SHIERLING, THE ISLANDER NEWS
GORDAN JACKSON, THE BRUNSWICK NEWS

CALL TO ORDER

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

INVOCATION

Bill Dawson gave an invocation.

PLEDGE OF ALLEGIANCE

Chairman Christy Jordan led the Pledge of Allegiance.

ACCEPT AGENDA

A MOTION was made by Bill Dawson, seconded by Daren Pietsch, 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

No items to discuss.

OLD BUSINESS

Glynco Parkway Closing

Ryan Moore gave a presentation of the Glynco Parkway land sale that closed on December 28, 2023. The planned 10-acre facility will have offices in front and flexible warehousing in the back. More to come.

NEW BUSINESS

Consideration of Share the Future for Paramount Printing and Design, Inc.

Sherri Pruitt presented the Share the Future grant for Innovation funding by Paramount Printing and Design, Inc. not to exceed \$10,000 with a total project cost of \$20,000+. The grant will be used for a crease/slit machine to increase production and/or competitiveness.

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

Consideration of Contract for Sale with Hillpointe, LLC

Ryan Moore reported that the Authority has been in negotiations with Hillpointe, LLC, that warehouses construction supplies. They warehouse space in Glynn County and will build half million-sf space on 55 acres of the GIDA I-95 site at Tradewinds and will occupy a third of the building. Another occupant is lined up for a third of space and the final approximately 150,000sf of speculative space will remain. The contract has been reviewed by the legal and Rees Sumerford reviewed the details and answered questions.

A MOTION was made by Greer Anderson, seconded by Daren Peitsch, and passed unanimously to accept the agreement as presented, subject to legal review. The **MOTION** carried unanimously: 5-0.

Consideration of MOU with Kevin Pullen

Ryan Moore presented an MOU with Kevin Pullen and Colors Exhibit to provide space for 15 to 30 pieces of art in the new office space. They can be viewed by appointment only. Kevin Pullen

will manage, source and be responsible for any sale of the art with 10% of the sales going to the Authority. After six months a third of the art will be sourced from local artists. The Authority can terminate the agreement any time with 30 days' notice and the art displayed is subject to approval by the Authority.

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

Ratification of Purchase and Sale Agreement with Moxley Realty, LLC

Ryan Moore reported on the negotiations with Solid Rock Holdings for the eastern portion of the I95 site for 10-acres with a target of building a 75,000-sf flexible warehousing space. The offer price is \$351,000 with a 90-day due diligence with conceptual plan to be submitted prior to approval.

A MOTION was made by Daren Peitsch, seconded by Richard Nixon, and passed unanimously to accept the agreement with Moxley Realty LLC as presented, subject to legal review. The **MOTION** carried unanimously: 5-0.

Consideration of Capital Allocation for Furniture Purchase

Ryan Moore requested to table the item.

Consideration of Capital Allocation for East Gate Power Delivery

Ryan Moore reported that GIDA East Gate lots needs power extended to the property. To have power run underground there is a charge of \$32,000 and the Authority and their partner, McBride, have agreed to split the cost. The Authority's cost will be \$16,000 for infrastructure to bury power lines.

A MOTION was made by Daren Peitsch, seconded by Bill Dawson, and passed unanimously to accept the agreement as presented, subject to legal review. The **MOTION** carried unanimously: 5-0.

Consideration of Credit Card Limit Increase

Joan Hearn requests an increase to the credit card limit from \$20,000 to \$35,000 adding \$5,000 to each card.

A MOTION was made by Greer Anderson, seconded by Richard Nixon, and passed unanimously to accept credit card limit increase as presented. The **MOTION** carried unanimously: 5-0.

APPROVAL OF MEETING MINUTES

A MOTION was made by Daren Pietsch and seconded by Greer Anderson to approve the December 5th, 2023, Minutes with change detailed by Greer Anderson as presented. The **MOTION** carried unanimously: 5-0.

FINANCIALS

Approve November Financials

Joan Hearn reviewed the financials with the board with the usual activity.

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

UPDATES

PRESIDENT'S INFORMATIONAL ITEMS:

NEW BUSINESS ATTRACTION

Project Update

Ryan Moore presented an overhead report to the board reporting on 24 active projects along with 11 new projects this year. Ryan Moore reported that warehouse and distribution is on the increase with three RFI's coming in last week.

GEDA Monthly Meeting

Ryan Moore reported that he will be attending the GEDA monthly meeting that is coming up. More to come.

EXISTING INDUSTRIES

Shot Show

Sherri Pruitt reported that she will be attending the Shot Show this year with three local businesses: SBR, Troy Acoustics, and Coastal Armory. The Shot Show is the nation's largest gun manufacturing and industry event with national and international networking opportunities. More to come.

Georgia Chamber Eggs and Issues

Ryan Moore reported that he will be attending the annual Eggs & Issues event in Atlanta on January 10th with more to come.

CEO Reception

Ryan Moore reported that GIDA partnered with the Chamber and the CVB for the CEO Reception to be held at the Frederica Golf Club on January 18th to this year to show appreciation to the community. More to come.

WORKFORCE

GICCA Open House

Ryan Moore reported that GICCA's open house will begin at 5:30pm on January 19th this year and encouraged everyone to attend. More to come.

UGA Economic Outlook

Ryan Moore reported that the annual Economic Outlook event will be on January 29th at the Jekyll Island Convention Center. Invitations to attend will be sent out to the board and staff this week.

Keep Glynn Running Messaging

McKenzie Padgett reported that the authority is spreading awareness of the opportunities in Glynn County by distributing 2,500 flyers to counselors at the schools.

MARKETING

Community Leader Roundtable

Sherry Pruitt reported on the Quarterly Community Leader Roundtable where each community leader gives a 3–5-minute snapshot of what’s happening in their organization. The event continues to be well-received with an abundance of information shared.

Unsung Heros Campaign

McKenzie Padgett reported on the Unsung Heros Campaign to highlight community leaders such as Mathew Hill with the Downtown Development Authority. The Campaign will launch to the local papers with a press release soon. More to come.

SITE DEVELOPMENT

GRAD Certification Update

Ryan Moore gave a presentation with updates on the GRAD Certification:

- RLC – Wetland Flagging (\$38,000); in process, saltwater wetlands tbd
- T&H - Wetland survey (\$77,300); In process – February 14th
- Terracon – Geotech (\$25,000); Feb 1 – March 1
- Brockington - Cultural Resources (\$8,000); Feb 1 – April 1
- RLC – T&E (\$6,250); Feb 1 – May

GCAC

Informational Items

Rob Burr reported the Audit Committee will be meeting this month and the airport will reach out to the GIDA Committee nominees with a date and time. More to come.

GCAC continues to meet with the FAA on environmental issues with more to come.

Glynn County continues to update zoning and will be including airport height zone.

IMPORTANT DATES

- GIDA Board Meeting – Tuesday, February 6th, 2024, at 9am at 209 Gloucester Street, Suite 211, Brunswick, GA 31520
- Buc-ee's Groundbreaking Ribbon Cutting will be held on the new site on January 29th
- GIDA New Office Ribbon Cutting on February 2nd at 11:30am
- Open House will be on First Friday, March 1st at 4:00pm

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 Bill Dawson 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 Greer Anderson 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 Daren Pietsch and seconded by Greer Anderson to enter into an Letter of Intent with JB2 for a distribution center and Ryan Moore is authorized to sign as presented, subject to legal review. The **MOTION** carried unanimously: 5:0.

A **MOTION** was made Bill Dawson and seconded by Daren Pietsch to approve the purchase of furniture for the office as presented with a budget up to \$50,000 as presented. The **MOTION** carried unanimously: 5:0.

A **MOTION** was made by Greer Anderson and seconded by Daren Pietsch to ratify the furniture purchase for the multipurpose room in the amount of \$11,000 as presented. 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 10:15 am.

Chairman Christy Jordan

Attest:

Sherri Pruitt

Director of BR&E / Golden Isles Development Authority