



October 3, 2023

Large 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
REES SUMERFORD, COUNSEL
WAYNE NEAL, GLYNN COUNTY
JULIE MARTIN, CITY OF BRUNSWICK
REGINA MCDUFFIE, CITY OF BRUNSWICK
KIAKALA NTEMO, CITY OF BRUNSWICK
ROB BURR, GCAC
TERRA WINSLETT, GCAC
CHARLES EZELLE, THOMAS AND HUTTON
LORI PEACOCK, GOLDEN ISLES GOURMET POPCORN
LANCE SABBE, FORWARD BRUNSWICK
PETE SNELL, COASTAL PINE TECHNICAL COLLEGE
MATHEW HILL, DOWNTOWN DEVELOPMENT AUTHORITY
CHELSEA HILL, DOWNTOWN DEVELOPMENT AUTHORITY
GRACIE JORDAN, DOWNTOWN DEVELOPMENT AUTHORITY
BRIAN WEESE, GOLDEN ISLES COLLEGE CAREER ACADEMY
PAM SHIERLING, THE ISLANDER 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

Bill Dawson led the Pledge of Allegiance.

ACCEPT AGENDA

A MOTION was made by Greer Anderson, 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

Engineering/GRAD Update – Charles Ezelle, Thomas & Hutton (T&H)

Chairman Christy Jordan introduced Charles Ezelle with T&H. Ryan Moore noted that a lot of what is done with the Authority happens behind the scenes with site visits, GRAD certification, etc. That's where the engineering aspects come into play with Charles Ezelle and T&H.

Charles Ezelle reported that they are in four states and one of their primary focuses is to assist county and city development authorities with local government. Thomas and Hutton surveyed wetlands on the 665-acre airport site for GRAD certification. In addition, T&H surveyed the Break Bulk / Dean Island Tract and is awaiting approval. This site has rail access and frontage of 82 Highway with access to one of two ports available in Georgia. These are just a few examples of sites T&H are working hand in hand with the Authority to assist in the growth of Glynn County.

APPROVAL OF MEETING MINUTES

A MOTION was made by Richard Nixon and seconded by Bill Dawson to approve the September 15th, 2023, Minutes as presented. The MOTION carried unanimously: 5-0.

FINANCIALS

Approve August Financials

Joan Hearn reviewed the financials with the board with the usual activity for the month of August.

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

NEW BUSINESS

Consideration of Share the Future Grant for Burnem Real Estate Investments - Placemaking

Sherrri Pruitt presented the Share the Future request for Placemaking by Burnem Real Estate Investments not to exceed \$10,000 with a total project cost of \$50,000. The grant will be used for aesthetics and visibility to increase attractiveness and/or competitiveness.

A MOTION was made by Daren Pietsch and seconded by Greer Anderson to approve the Share the Future grant as presented. The MOTION carried unanimously: 5-0.

Consideration of Share the Future Grant for Golden Isles Gourmet Popcorn - Innovating

Sherri Pruitt presented the Share the Future request for Innovating by Golden Isles Gourmet Popcorn not to exceed \$5,000 with a total project cost of \$10,000. The grant will be used for a equipment to increase production to keep up with demand.

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

UPDATES

PRESIDENT'S INFORMATIONAL ITEMS:

Fiscal Year 2023 OKR Review and Annual Report

Ryan Moore reported July was the start of the Authority's new fiscal year 2023 and distributed the Year in Review books to the board and audience. Ryan Moore reported a banner year and gave a presentation for the objectives and key results for the fiscal year 2024 with more to come.

Washington Fly-In

Ryan Moore reported that the Washington Fly-In was well represented by Glynn County and the group was able to meet with both senators, Congressman Carter, and various representatives.

NEW BUSINESS ATTRACTION

Project Update

Ryan Moore reported that the Authority has had a very busy year with projects. There have been around a dozen projects this year along with 24 still pending for the year with couple of the projects pending announcements. The electric vehicle battery industry has been especially busy along with advanced manufacturing. More to come.

GIDA Orientation

Ryan Moore reported that the Authority had a GIDA orientation with the new board members. The board members were able to get out into the community and see some the sites and get an idea of where everything is.

GEDA Conference

McKenzie Padgett reported that the GEDA Conference was a great networking opportunity with state project managers, site selectors, and utility partners. One of the sessions was the importance of AI with site selectors. The Authority's GIS online service helps facilitate the AI searches.

RSM Update

McKenzie Padgett reported that the Authority will be hosting site selectors and project managers this year with the maximum of 20 guests already signed up for the event. More to come.

GEDA Development Authority Executives Summit

Ryan Moore reported that the GEDA Executive Summit, held annually, was spent discussing legislation that effects the development authority. This year there is a joint committee for tax credits and all tax credits for the state of Georgia are up for discussion this year such as investment tax credits. More to come.

MARKETING

Digital Marketing Kick-Off

McKenzie Padgett reported the Authority invested in Google ads to attract investors that don't use Site Selectors or Project Managers. This ad will also be used as an opportunity to attract the workforce to the community. More to come.

Decade of Excellence Event Sponsorship

McKenzie Padgett reported that the Authority is a sponsor for the state department and will be attending the Decade of Excellence Event today to represent the Golden Isles at the Governors Mansion today to show our support. More to come.

Community Video

McKenzie Padgett reported that the Authority partnered with Live Oak Fiber along with other local workforce industries to do a community video. McKenzie will continue to share the community video on all social channels throughout the year.

The Fiber with Ryan Moore

Ryan Moore reported that he was on a podcast with Live Oak Fiber. Live Oak Fiber has a sound studio built into their offices and they do podcasts periodically and ask Ryan to join them. It's well done and good for community discussions updating the public of things happening in the community.

WORKFORCE

Wallenius Wilhelmsen (WW) Video

McKenzie Padgett and Sherri Pruitt partnered to do both industry awareness and workforce videos. The most recent was WW with a tour of the vessels, what they do, and how to get in touch with them for possible employment. More to come.

State of the Workforce and Education Chamber Event

Ryan Moore reported that he was part of a team of panelists for the Workforce and Education Chamber Event. The takeaway was how to train our future workforce with great discussion and questions from the panelist and attendees.

ENTREPRENEURSHIP

Accelor8 Partnership

McKenzie Padgett reported that the Authority partners with Accelor8 quarterly and sponsor current business owners in finding resources to help their businesses continue to grow and thrive in Glynn County.

Lucas Center Advisory Board Strategic Planning

McKenzie Padgett reported that the Authority was very involved in the advisory board for the Lucas Center to help them in fund raising needs and marketing. The Authority continues to support the Lucas Center and all that encompasses. McKenzie Padgett, Greer Anderson, and Daren Peitsch all serve on the board for the Lucas Center.

VIA Connects Women of the Year

McKenzie Padgett reported that the Authority will be presenting the Future Leader award at the event hosted by VIA Connects. Via Connects is a non-profit that supports female entrepreneurs in the community. They host monthly events highlighting business resources, speakers, and networking opportunities for other female entrepreneurs with the most recent speaker being Suzane LeRoux of One Love Organics. More to come.

GCAC

Informational Items

Rob Burr reported on some of the environmental issues having a large impact of some of the airport projects. One is the North Apron project where GCAC is building a taxiway. The environmental determination was previously done but the FAA is requiring it be done again since the project was originally done five years ago. More to come.

Rob Burr reported on Saint Simons Island Airport they have a tenant that requesting to build a hangar and GCAC is doing an environmental assessment for that.

Terra Winslett reported two of the local pilots donated their aircraft and four pilots donated their time to tour some of the state legislators around to visit 10 of the 103 airports located in Georgia. The tour was to show the need and economic value of the airports in our area.

IMPORTANT DATES

- Manufacturing Appreciation Event, Silver Bluff Brewery, October 12th at 5:30pm
- Development Authority Board Meeting – November 7th, at 9 am in Large Board Room

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 Richard Nixon to return to Open Session. The **MOTION** carried unanimously: 5-0.

Returned to Open Session

ADJOURN

A MOTION to adjourn was made by Bill Dawson and seconded by Greer Anderson. The MOTION carried unanimously: 5-0. The meeting adjourned at 11:10 am.

Chairman Christy Jordan

Attest:

Sherri Pruitt

Director of BR&E / Golden Isles Development Authority