



**MINUTES – November 2, 2021 at 9:00 AM
Large Board Room**

BOARD MEMBERS PRESENT

JACK KILGORE
BILL AUSTIN
CHRISTY JORDAN
WAYNE JOHNSON
JONES HOOKS

BOARD MEMBERS ABSENT

OTHERS PRESENT

RYAN MOORE, STAFF VIA ZOOM
VANESSA WAGNER, STAFF
JOAN HEARN, STAFF
REES SUMERFORD, COUNSEL
DOMINIQUE CLINCH, JR., BURROUGHS MOLETTE ELEMENTARY SCHOOL
TRACEY CLINCH, BURROUGHS MOLETTE ELEMENTARY SCHOOL
ROB BURR, GCAC
TERRA WINSLETT, GCAC
BILL BRUNSON, GLYNN COUNTY
MAYOR HARVEY, CITY OF BRUNSWICK
DIALO CARTWRIGHT, GEORGIA POWER
RALPH STAFFINS, CHAMBER OF COMMERCE
PAT HARVEY, ATLANTA GAS LIGHT COMPANY
LORI PEACOCK, GICCA

CALL TO ORDER

Chairman Jack Kilgore called the meeting to order at 9:00am.

INVOCATION

Bill Austin gave invocation.

PLEDGE OF ALLEGIANCE

Dominique Clinch, Jr. and Tracey Clinch – Mount Olive Missionary Baptist Church began pledge of allegiance.

WELCOME & RECOGNIZE GUESTS

Chairman Jack Kilgore welcomed guests

ACCEPT AGENDA

A **MOTION** was made by Jones Hooks, seconded by Wayne Johnson, and passed unanimously to accept the agenda as presented. The **MOTION** carried unanimously: 5-0.

PUBLIC COMMENT

Chairman Jack Kilgore invited public comments.

CHAIRMAN'S ITEMS

No items to discuss

APPROVAL OF MEETING MINUTES

A **MOTION** was made by Jones Hooks and seconded by Bill Austin to approve the October 5, 2021 Minutes with changes as stated by Jones Hooks. The **MOTION** carried unanimously: 5-0.

FINANCIALS

Approve September Financials – Joan Hearn

Joan Hearn presented the financials.

A **MOTION** was made by Jones Hooks and seconded by Bill Austin to approve the September financials as presented. The **MOTION** carried unanimously: 5-0.

Revised Operating Budget – Chairman Jack Kilgore

Chairman Jack Kilgore presented a revision to the FY22 budget to account for receipt of a grant presented by Georgia Power for the Workforce Development Program.

A **MOTION** was made by Christy Jordan and seconded by Bill Austin to approve the revised operating budget as presented. The **MOTION** carried unanimously: 5-0.

NEW BUSINESS

Consideration of MOU with Scojet

Ryan Moore reviewed the MOU with Scojet that was distributed to the board. The MOU is for Scojet to exercise their option to purchase their current facility from the Authority. Scojet will move into a new facility to be constructed in the North Glynn Commerce Park. Scojet will invest Five Million dollars in a 50,000sf facility and create 15 new jobs.

A **MOTION** was made by Bill Austin and seconded by Jones Hooks to approve the donation of the land at the North Glynn Commerce Park, site work development grant of \$200,000, and reimbursement permitting fees up to \$20,000 as presented. The **MOTION** carried unanimously: 5-0.

Accept Georgia Power Workforce Development Grant

Dialo Cartwright with Georgia Power presented a Workforce Development grant to the Authority in the amount of \$30,000.

UPDATES

PRESIDENT'S INFORMATIONAL ITEMS:

NEW BUSINESS ATTRACTION

Project Update

Ryan Moore reported that project activity has slowed slightly but one thing picking up is people reaching out directly to the Authority with credit to Vanessa Wagner for marketing efforts.

RSM Update

Ryan Moore reported that the RSM Chalet will be shared again this year with CVB and Jekyll Island Foundation. With travel restrictions, the Authority took the opportunity this year to invite brokers from surrounding areas and existing industries. More to come.

National Business Aviation Association (NBAA) Conference

Ryan Moore reported that the NBAA Conference was well attended. The takeaway is that we are entering the age of the Jetson's with vertical take offs, electrified vehicles, with a multitude of companies trying to be the first to market. with Gulfstream announcing the new jets, the G800 and G400, the timing for attendance is ideal.

Area Development Consultants Forum

Vanessa Wagner reported that she attended the Area Development Consultants Forum in Chicago with 13 Site Selection meeting set up in addition to the conference. Takeaways are that workforce development and site readiness are top priorities.

Site Selectors Guild

Ryan Moore reported that The Southeast Georgia Alliance that the Authority is a member of, invited a small group of consultants in our community. They toured the sites and report back the next day with their feedback:

- Spec buildings are a must in this area and they were surprised at the amount of property by the airport and that is a great opportunity for the Golden Isles.
- Prioritize your website and relationships with site selectors and project managers.
- Manufacturing is good but don't be locked in on just that.
- Talent location trends showed the number one priority was a good school system. Jones Hooks would like a presentation from the schools at our meeting on where they are. Housing cost is a close second to school system.
- One of the main factors that Site Selectors look at is do we have the workforce.

SEDC Meet the Consultants

Vanessa Wagner reported that she will be attending the SEDC Meet the Consultants Forum in Atlanta in a few weeks. Some of the topics will be Advanced Manufacturing and Food Processing with more to come.

EXISTING INDUSTRIES

Leadership Glynn Queen Square Project

Ryan Moore reported that the Leadership Glynn group that Sherri Pruitt was in, completed the Queen Square project. Dialo Cartwright reported that he along with the Leadership Glynn

group, Jekyll Island Authority and Julie Martin's crew provided their knowledge and hard work with a great end-result. Ralph Staffins stated that it was what the Leadership Glynn was designed to do, bring leaders together to help better the community.

WTC Savannah International Business of the Year

Ryan Moore reported that the Authority had two nominations for International Business of the Year award, PaR Marine and MAP International. MAP International joined the Authority at the event with Lindsey Hollard of MAP International, Bill Austin and Sherri Pruitt in attendance.

WORKFORCE DEVELOPMENT

Workforce Strategy Implementation

Ryan Moore reported that 9 of the 11 objectives are now complete. Great progress and looking into more resources thanks to Georgia Power to execute plan. Ralph Staffins reported that the Chamber was able to put STEM kits in every classroom with a grant awarded to them from Georgia Power as well.

Career Technical Agricultural Education Staff Presentation

Lori Peacock reported that Ryan Moore, Ralph Staffins, Vanessa Wagner and McKenzie Padgett spoke with CTAE teachers at GICCA at the last in-service day. The feedback was that it was the best in-service day and most informative they have ever been to.

This Girl Can

Vanessa Wagner reported that the Authority will be sponsoring This Girl Can again with three at once, Engineering, Welding and Auto mechanics. More to come.

MARKETING

Unified Breakfast

Ryan Moore reported that he presented a video in his absence at the Unified Breakfast. The board commented on the tremendous feedback from the video. Mayor Harvey reported it was well-attended and well-received by the community.

ENTREPRENEURSHIP

Mentorship Pilot Launch Update

Vanessa Wagner reported that the Authority are currently under our one-year pilot. Thanks to Dialo Cartwright for being part of the mentorship committee. There will be a website in the near future. More to come.

Global Entrepreneurship Week with Melanin Makers Market on November 13th

Vanessa Wagner reported that the Global Entrepreneurship network is dedicated to building a global one stop shop and we are partnering with Melanin Makers November 13th at noon with Melanin Makers Market Community at the Marshes of Glynn Library with presentations to other makers attending with more to come.

GCAC

S & K Air, LLC Sublease Amendment – St. Simons Island Airport

A **MOTION** was made by Wayne Johnson and seconded by Jones Hooks to approve an Amendment to the S & K Air, LLC Sublease, subject to legal review. The **MOTION** carried unanimously: 5-0.

Approve the Assignment of Island Aviation Detailing Sublease to 100 Happy Hangars, LLC, subject to legal and financial review

A **MOTION** was made by Christy Jordan and seconded by Bill Austin to approve the Assignment of Island Aviation Detailing Sublease to 100 Happy Hangars, LLC, Subject to legal and financial review. The **MOTION** carried unanimously: 5-0.

Happy Hangars Condominium Association Unit #B-8- St. Simons Island Airport

The Executive Director has approved the request from Mr. Ed Strickland to assign his Happy Hangar Unit B-8 to Mr. Zack Hinton. The authorization is limited to aeronautical use and the hangar association being in good standing and the request does meet these qualifications.

IMPORTANT DATES

- Development Authority Board Meeting – Tuesday, December 7th at 9am in Large Board Room
- One Million Cups – November 3rd, Topsy McSway's, Wednesday at 9am
- Makers Meetup – November 3rd, Silver Bluff at 5:30pm
- Chamber CEO Reception – November 4th
- RSM Classic – November 15-21

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

A **MOTION** was made by Bill Austin and seconded by Wayne Johnson to enter into Closed Session to discuss Real Estate, Pending or Potential Litigation. The **MOTION** carried unanimously: 5-0.

A **MOTION** to was made by Wayne Johnson and seconded by Christy Jordan to return to Open Session. The **MOTION** carried unanimously: 5-0.

Returned to Open Session

Ryan Moore reported that Dr. Skip Mounts with the College of Coastal Georgia would like for Dr. Don Mathews, Professor of Economics at the College of Coastal Georgia, come on as an ex-officio board member to the Board. The Board recognizes the value and recommends Don Mathews as an advisor to the Board and report quarterly. More to come.

ADJOURN

A **MOTION** to adjourn was made by Wayne Johnson and seconded by Christy Jordan. The **MOTION** carried unanimously: 5-0. The meeting adjourned at 10:45am.

Chairman Jack Kilgore

Attest:

Sherri Pruitt
BRE Coordinator/ Golden Isles Development Authority