GOLDEN ISLES
DEVELOPMENT AUTHORITY

November 3rd, 2026 @ 9AM
Golden Isles Development Authority (GIDA) Board Room

BOARD MEMBERS PRESENT

BILL DAWSON
DAREN PIETSCH
WALTER RAFOLSKI
GREER ANDERSON

BOARD MEMBERS ABSENT

RICHARD NIXON

OTHERS PRESENT

RYAN MOORE, STAFF
SHERRI PRUITT, STAFF
JOAN HEARN, STAFF
REES SUMERFORD, COUNSEL
ROB BURR, GCAC
TERRA WINSLETT, GCAC
REGINA McDUFFIE, CITY MANAGER
MATHEW HILL, DOWNTOWN DEVELOPMENT AUTHORITY
JULIE MARTIN, DDA & SIGNATURE SQUARE PROPERTIES
BRIAN WEESE, GICCA
PAUL CHRISTIAN, ROBERTS CIVIL ENGINEERING
PAM SHEIRLING, THE ISLANDER

CALL TO ORDER

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

INVOCATION AND PLEDGE OF ALLEGIANCE

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

ACCEPT AGENDA

A MOTION was made by Walter Rafolski seconded by Daren Pietsch and passed unanimously to accept the 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 Walter Rafolski and seconded by Greer Anderson to approve October 6th, 2026, Minutes as presented. The **MOTION** carried unanimously: 4-0.

FINANCIALS
Approve September Financials
Joan Hearn reported that September was relatively quiet, with nothing significant to report. However, RSM activity is expected to pick up over the next few months.
A **MOTION** was made by Daren Pietsch and seconded by Greer Anderson to approve September 2026 financials as presented. The **MOTION** carried unanimously: 4-0.

NEW BUSINESS
BQK Land Disturbing Activities Permitting Proposal
Ryan Moore reported that the Authority is working on a BQK Land Disturbing Activities Permitting proposal related to GCAC's wetlands management project. GCAC has allocated $400,000 in its budget and Ryan recommends that the Authority cover the $69,000 engineering cost through Thomas & Hutton Engineering.
A **MOTION** was made by Walter Rafolski and seconded by Greer Anderson to approve the engineering cost as presented. The **MOTION** carried unanimously: 4-0.

NEW BUSINESS
PRESIDENT'S INFORMATIONAL ITEMS:
Ryan Moore presented the ICMA video celebrating the counties' 250th anniversary.

NEW BUSINESS ATTRACTION
Margaritaville Groundbreaking
Ryan Moore reported that the event was well attended by the community with a great opportunity to introduce the concept to the community. Chairman Bill Dawson echoed Ryan's comments and noted the excitement and enthusiasm surrounding the upcoming ribbon cutting as well.

Jacksonville Broker Lunch

Ryan Moore reported that one of the OKRs is to focus on Jacksonville brokers. McKenzie Padgett has been leading the advertising and marketing efforts and recently hosted a lunch to bring Jacksonville brokers to Glynn County and introduce them to the area and its opportunities.

SEGA Project Manager Update

Ryan Moore reported that SEGA presented to the Economic Development group in Atlanta and partnered with all six counties to host its annual Project Manager Update. The event was well attended, with approximately 30–40 participants and provided an opportunity to showcase the six-county region as a team. The group joined in the Halloween spirit by dressing as Ghostbusters. Sherri Pruitt shared that Dorie Bacon, with the Economic Development team, reported that the event was very well received, with conversations continuing afterward about the team's participation and gifts.

RSM

Ryan Moore reported that the Authority is in full planning mode for the upcoming RSM event, scheduled for November 19–22. Thursday and Friday will be filled with Site Selectors, Project Managers, and consultants and the Authority will showcase Jekyll Island, while Saturday and Sunday will focus on Industry Days, with veterans invited to participate both days. Traditionally centered on business development and existing industry engagement, this year's event will expand to include transitioning service members from Kings Bay. This addition will give local industries an opportunity to connect with service members as they transition into civilian careers.

Ryan Moore reported that McKenzie Padgett is attending an Advanced Economic Leadership Training class in Dallas this week.

EXISTING INDUSTRIES

Fiber Broadband Association Panelist

Ryan Moore reported that he attended the Fiber Broadband Association event and participated as a panelist during the opening session.

Savannah State of the Port

Sherri Pruitt reported that Authority staff and board members attended the Savannah State of the Port, joined this year by two industry partners, Logitech and Wallenius Wilhelmsen (WWL). The presentation provided valuable information on the Port of Savannah's regional economic impact and its importance to the area's industries and economy.

Industry Leader Roundtable

Sherri Pruitt reported on the kickoff of the Industry Leader Roundtable, which provided industry leaders an opportunity to share challenges, ideas, and resources. The first event had a strong turnout, with an almost unanimous vote to continue meeting quarterly. Participants also recommended inviting GICCA, Coastal Pines Technical College, and the College of Coastal Georgia to the next meeting.

Wings of Grace Ribbon Cutting

Sherri Pruitt reported that Wings of Grace had a well-attended ribbon-cutting ceremony celebrated the unveiling of its newly renovated hangar, with improvements partially funded through Share the Future grant funds.

WORKFORCE

Teacher of the Year

Sherri Pruitt reported that the Authority partnered with Georgia Power and the Chamber of Commerce as presenting sponsors of the Teacher of the Year program. This year's event was held at the new College of Coastal Georgia Center for the Arts. Chairman Bill Dawson attended on behalf of the Authority, and Sherri participated in the award presentation. Jessica Andrews of Risley Middle School was named Teacher of the Year.

This Girl Can

Sherri Pruitt reported that the Authority participated in the first day of This Girl Can, where she spoke with young girls about career opportunities in the trades and introduced keynote speaker Amy Spinks. Sherri noted that participation has more than doubled in recent years, with 33 girls participating this year. The program has also expanded to include aviation and first responder pathways, in addition to engineering, welding, and automotive.

MARKETING

Wright Square Dedication

Ryan Moore reported that he attended the Wright Square dedication and asked Julie Martin to provide an update. Julie reported that the dedication went extremely well, with strong community support for Jerry Spencer's family. She noted that it was a meaningful opportunity for the family to see him honored and remembered. Julie also reported that construction is now underway at Queens Square.

GCAC

Skyspaces Condominium, Inc. – Third Amendment – SSI Airport

A **MOTION** was made by Daren Pietsch and seconded by Walter Rafolski to approve the Skyspaces Condominium, Inc. – Third Amendment at the SSI airport as presented. The **MOTION** carried unanimously: 4-0.

GCAC Seat Appointment

Rob Burr reported that Commissioner Farley was the sole applicant for the GCAC seat and that GCAC recommends his reappointment to a second five-year term. Commissioner King will serve on the Nominating Committee.

A **MOTION** was made by Daren Pietsch and seconded by Walter Rafolski to approve Commissioner Farley's reappointment to a second 5-year term as presented. The **MOTION** carried unanimously: 4-0.

IMPORTANT DATES

- GIDA Board Meeting – Tuesday, December 1st, 2026, at 9am at 209 Gloucester Street, Suite 211, Brunswick, GA 31520
- Brunswick State of the Port – November 10th, 2026, at noon

MESSAGE OF THE MONTH

Ryan Moore presented the *Message of the Month* and noted that McKenzie Padgett will get it out to the board later today.

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

Returned to Open Session

A **MOTION** was made by Walter Rafolski and seconded by Greer Anderson to approve authorizing staff to negotiate the Pinova Letter of Intent as presented. The **MOTION** carried unanimously: 4-0.

ADJOURN
A MOTION to adjourn was made by Walter Rafolski and seconded by Greer Anderson. The MOTION carried unanimously: 4-0. The meeting adjourned at 10:50am.

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Chairman Bill Dawson

Attest:

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

Attachments may be viewed on our website or in the Minutes Book at the Golden Isles Development Authority office at 209 Gloucester St., Ste 211t, Brunswick, Ga 31520.