



**December 2<sup>nd</sup>, 2025 @ 9AM**

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

**BOARD MEMBERS PRESENT**

BILL DAWSON  
GREER ANDERSON  
DAREN PIETSCH  
WALTER RAFOLSKI

**BOARD MEMBERS ABSENT**

RICHARD NIXON

**OTHERS PRESENT**

RYAN MOORE, STAFF  
SHERRI PRUITT, STAFF  
MCKENZIE PADGETT, STAFF  
JOAN HEARN, STAFF  
REES SUMERFORD, COUNSEL  
WAYNE NEAL, GLYNN COUNTY  
MATHEW HILL, DDA  
ROB BURR, GCAC  
TERRA WINSLETT, GCAC  
SHAUNA WILLIAMS, GCAC  
BRIAN WEESE, GICCA  
ZACH HARRIS, HUNTER MACLEAN  
PAUL CHRISTIAN, ROBERTS ENGINEERING  
PAM SHIERLING, ISLANDER NEWS  
GORDAN JACKSON, BRUNSWICK NEWS

**CALL TO ORDER**

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

**INVOCATION AND PLEDGE OF ALLEGIANCE**

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

**ACCEPT AGENDA**

**A MOTION** was made by Greer Anderson, seconded by Walter Rafolski, and passed unanimously to accept 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**

GIDA and the Chamber of Commerce will partner to host the ribbon cutting and groundbreaking for Hillpointe on Thursday, December 11th at 9:00 a.m. All are encouraged to attend and join in the celebration.

### **APPROVAL OF MEETING MINUTES**

A **MOTION** was made by Daren Pietsch and seconded by Greer Anderson to approve October 7th, 2025, Minutes as presented. The **MOTION** carried unanimously: 5-0.

### **FINANCIALS**

#### ***Approve September Financials***

Joan Hearn reported that the September financials were in line with the budget and there were no significant items to note.

A **MOTION** was made by Daren Pietsch and seconded by Greer Anderson to approve September financials as presented. The **MOTION** carried unanimously: 4-0.

#### ***Approve October Financials***

Joan Hearn reported that the October financials reflected expenses for hosting the Existing Industry event, the RSM event, and two STF grants. October was a busy month of supporting and engaging with the community.

A **MOTION** was made by Greer Anderson and seconded by Walter Rafolski to approve October financials as presented. The **MOTION** carried unanimously: 4-0.

### **NEW BUSINESS**

#### ***2026 Board Meeting Schedule***

A **MOTION** was made by Walter Rafolski and seconded by Daren Pietsch to approve 2026 Board Meeting Schedule as presented. The **MOTION** carried unanimously: 4-0.

### **OLD BUSINESS**

#### ***Mallard Purchase***

Ryan Moore reported that the purchase from Weyerhaeuser has been completed. The Authority will move forward with obtaining engineering proposal for GRAD certification and grant funding for the cost of engineering.

Ryan also noted that the Breakbulk entrance project is expected to be ready for contractor selection by the February meeting.

## **UPDATES**

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

#### ***New Business Attraction***

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

McKenzie Padgett reported that the Authority currently has 22 active projects, including one mega project. She noted that the steel manufacturing industry remains very active, and advanced manufacturing continues to lead overall project interest.

##### ***RSM Update***

McKenzie Padgett reported that the RSM event was a great success, with 20 project managers and 3 site consultants in attendance. The event also included a boat tour of GPA Facilities.

##### ***Annie Gregson Conference***

McKenzie Padgett reported that the Annie Gregson Conference was held in Savannah. The event offers extensive networking opportunities with women in economic development and is a great chance to meet with consultants.

##### ***Economix***

McKenzie Padgett reported on the Economix event held in Orlando, noting that it provides an excellent networking opportunity with site consultants.

## ***EXISTING INDUSTRIES***

#### ***Industry Appreciation Event Update***

Sherri Pruitt reported that the Fourth Annual Industry Appreciation Event was held October 9th at Silver Bluff Brewery, with JB's Shrimp Shack providing catering. She noted that the previous event saw strong attendance, with over a 50% increase in industry participation and excellent networking among local industries.

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

Sherri Pruitt reported on attending the GAMA event in Savannah, where the Hyundai Mobility Training Center of Georgia was announced, with Governor Kemp present for the ribbon cutting. She noted that tariffs are prompting a shift of products from China to India, which benefits the East Coast due to its proximity to ports. Battery recycling remains a challenge, and efforts are underway to address it. Soft skills continue to be the top workforce concern in the U.S.

### ***La Playa Park STF Video***

Sherri Pruitt reported on the video shoot, noting that behind-the-scenes photos will be shared on social media prior to the video release. She highlighted that La Playa Park will be a game changer for the Norwich corridor, featuring a family-friendly theme with permanent food trucks and local trucks throughout the week. The anticipated opening is February or March 2026.

## **WORKFORCE**

### ***JAX TV Interview***

Ryan Moore reported that JAX News ran a segment on workforce housing and interviewed him regarding housing affordability, noting that it's encouraging to see the Authority recognized in the coverage in Jacksonville.

### ***Teacher of the Year Event***

Sherri Pruitt reported that the Authority partners with Georgia Power and the Glynn County School System to present the Teacher of the Year awards. Richard Nixon and Dr. Sabrina Nixon attended on behalf of the Authority. This year, the awards also included the Classified Employee of the Year. The Chamber and Georgia Power presented a \$1,000 check to the winner, Jessica Gibbs-Zettler of Brunswick High, and all nominees received recognition with community-donated gifts.

### ***Connect Glynn Teacher Externship Launch***

Ryan Moore spoke at the latest Teacher Externship event, and Brian Weese of GICCA reported that 29 teachers attended, with seven site visits conducted this year. Results from the program will be shared on March 16th.

## **MARKETING**

### ***Marketing Update***

McKenzie Padgett presented an overview of the activity summary for the board and attendees to review.

### ***Georgia Trend: Georgia 500***

McKenzie Padgett reported that *Georgia Trend* featured the state's Top 500 Leaders in an upcoming magazine article, with Ryan Moore and five others from Glynn County included in the list.

### ***Brunswick News Business Feature: Silver Bluff***

McKenzie Padgett reported that the GIDA newsletter was sent to consultants, highlighting Silver Bluff as well as the Authority's activities and accomplishments over the past year.

***Accelor8 Speaking Engagement with the Lucas Center for Entrepreneurship***

McKenzie Padgett served on a panel at the Accelor8 Lucas Center for Entrepreneurship to discuss the various opportunities available in our area.

***Rotary Speaking Engagement with Brunswick Rotary and Golden Isles Rotary***

Ryan Moore spoke at both the Brunswick Rotary and the Golden Isles Rotary in the local area.

**GCAC**

***Appoint Commissioner King to serve a second five-year term on the Airport Commission***

A **MOTION** was made by Walter Rafolski and seconded by Daren Pietsch to approve appointment of Commissioner Cedric King to serve a second five-year term on the Airport Commission as presented. The **MOTION** carried unanimously: 4-0.

***Approve Budget Amendments: #2526-01 and #2526-02***

A **MOTION** was made by Walter Rafolski and seconded by Greer Anderson to approve budget amendments: 2526-01 and 2526-02 as presented. The **MOTION** carried unanimously: 4-0.

***Approve Odyssey GIA Holdings, LLC - "Lot 1" (Palmetto Aviation) Second Sublease Amendment - St. Simons Island Airport***

A **MOTION** was made by Greer Anderson and seconded by Daren Pietsch to approve Odyssey GIA Holdings, LLC - Lot 1 Second Sublease Amendment -SSI as presented. The **MOTION** carried unanimously: 4-0.

***Approve EOP (Warren Green) Assignment to Lance Toland for Aeronautical Use - St. Simons Island***

A **MOTION** was made by Daren Pietsch and seconded by Walter Rafolski to approve EOP Assignment to Lance Toland for Aeronautical Use - SSI as presented. The **MOTION** carried unanimously: 4-0.

***Approve Joint Water Sewer Sublease Agreement and MOU***

A **MOTION** was made by Walter Rafolski and seconded by Daren Pietsch to approve the Joint Water Sewer Sublease Agreement and MOU as presented. The **MOTION** carried unanimously: 4-0.

***Approve Skylane Condominium Association Assignment and Second Amendment***

A **MOTION** was made by Walter Rafolski and seconded by Greer Anderson to approve the Skylane Condominium Association Assignment and Second Amendment as presented. The **MOTION** carried unanimously: 4-0.

***Approve Garden Style Landscape Assignment and Second Amendment***

A **MOTION** was made by Walter Rafolski and seconded by Daren Pietsch to approve the Garden Style Landscape Assignment and Second Amendment as presented. The **MOTION** carried unanimously: 4-0.

**Informational Items**

Rob Burr provided updates on the following topics:

- Military Operations Area (MOA) Update
- RSM Golf Classic
- Government Shutdown Impact
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**IMPORTANT DATES**

- GIDA Board Meeting – Tuesday, January 6<sup>th</sup>, 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 Walter Rafolski 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 Walter Rafolski and seconded by Greer Anderson 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 the 12-year lease beginning January 1, 2026 with SSP BREV Holdings, LLC and authorize officers to sign as presented, subject to legal review. 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 10:45am.

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*Chairman Bill Dawson*

*Attest:*

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