



**December 6, 2022**  
**Large Board Room**

**BOARD MEMBERS PRESENT**

BILL AUSTIN  
JONES HOOKS  
CHRISTY JORDAN  
JACK KILGORE  
BILL DAWSON

**BOARD MEMBERS ABSENT**

**OTHERS PRESENT**

RYAN MOORE, STAFF  
JOAN HEARN, STAFF  
SHERRI PRUITT, STAFF  
REES SUMERFORD, COUNSEL  
BEN LEE,  
BILL BRUNSON, COUNTY  
JEREMIAH BERGQUIST , CITY OF BRUNSWICK  
DAMON WHITLOW, CHRIST FLIGHT MINISTRIES  
STACIE WHITLOW  
MICHAEL KAZLAREK, KING KAZLAREK LAW, LLC  
ROB BURR, GCAC  
TERRA WINSLETT, GCAC  
PETE SNELL, COASTAL PINE TECHNICAL COLLEGE  
PAM SHERLING, THE ISLANDER  
GORDAN JACKSON, THE BRUNSWICK NEWS

**CALL TO ORDER**

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

**INVOCATION**

Damon Whitlow with Christ Flight Ministries gave an invocation.

**PLEDGE OF ALLEGIANCE**

Bill Dawson began the pledge of allegiance.

### **ACCEPT AGENDA**

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

### **WELCOME & RECOGNIZE GUESTS**

Chairman Bill Austin welcomed guests.

### **PUBLIC COMMENT**

Chairman Bill Austin invited public comments.

### **CHAIRMAN'S ITEMS**

Chairman Bill Austin presented an inscribed clock in gratitude for Commissioner Bill Brunson's dedicated service to the community.

### **NEW BUSINESS**

#### ***Buc-ee's Bond Resolution Amendment***

Michel Kazlarek with King Kazlarek Law, LLC presented Buc-ee's bond resolution amendment to the board and noted that the legal has reviewed all documentation.

A **MOTION** was made by Christy Jordan and seconded by Bill Dawson to approve the bond resolution amendment as presented. The **MOTION** carried unanimously: 5-0.

### **APPROVAL OF MEETING MINUTES**

A **MOTION** was made by Christy Jordan and seconded by Jones Hooks to approve the November 1<sup>st</sup>, 2022, Minutes as presented. The **MOTION** carried unanimously: 5-0.

A **MOTION** was made by Christy Jordan and seconded by Jones Hooks to approve the November 9<sup>th</sup>, 2022, Called Minutes as presented. The **MOTION** carried unanimously: 5-0.

### **FINANCIALS**

#### ***Audit Presentation and Approval***

Ben Lee with Ben Palmer Lee, CPA LLC presented a clean audit and noted the Authority was in good, sound financial condition.

A **MOTION** was made by Jones Hooks and seconded by Jack Kilgore to approve the Audit as presented. The **MOTION** carried unanimously: 5-0.

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

A **MOTION** was made by Christy Jordan and seconded by Jack Kilgore to approve the October financials as presented. The **MOTION** carried unanimously: 5-0.

## **UPDATES**

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

#### **NEW BUSINESS ATTRACTION**

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

Ryan Moore reported that project activity is still strong with a lot of interest in breakbulk sites. More to come.

##### ***RSM Event***

Ryan Moore reported that the RSM event was very impactful with project managers, the Hyundai group, and local manufacturers in attendance.

#### **EXISTING INDUSTRIES**

##### ***MAP Groundbreaking***

Ryan Moore reported that the MAP project is moving forward with the 40,000sf expansion and the groundbreaking will be held this Friday. More to come.

##### ***FTZ 101 Seminar – Savannah, Ga***

Sherri Pruitt attended the FTZ 101 Seminar held in Savannah and hosted by the Savannah World Trade Center. Very informative class along with good contacts and networking.

#### **MARKETING**

##### ***Eat'N Together***

Sherri Pruitt reported that she and McKenzie Padgett represented the Authority along with the Chamber and others who participated in the Eat'N Together event that feeds local families for Thanksgiving.

#### **WORKFORCE**

##### ***Teacher Externship***

Ryan Moore reported that the Authority has partnered with the Chamber kick-off event for the Teach Externship with more to come.

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

Sherri Pruitt reported that Taylor Priest with Satilla Marsh was Teacher of the Year. The Authority helps coordinate the event and it was well attended with the food portion of the event prepared by GICCA students.

#### **ENTREPRENEURSHIP**

##### ***Global Entrepreneurship Week***

Sherri Pruitt reported that McKensie Padgett did a lot of marketing, partnering with the Lucas Center to spotlight global entrepreneurship on social media.

##### ***WOMXN Conference 2023 Partnership***

Sherri Pruitt reported that the Authority is partnering with the WOMXN Conference by offering scholarships to fund the underserved audience. The Lucas Center and Marshland Credit Union are some of the sponsors for the event. More to come.

### **Lucas Acceler8 Local Ecosystem Panel**

Sherri Pruitt reported that the Authority participated in Acceler8 program which is an 8-week accelerator program for local businesses about how to leverage the support system in our community as you grow. The panel included Sherri Pruitt, McKenzie Padgett, Mathew Hill, Lance Sabe, and Jenny Lee with Ande Noktes leading the program.

### **GCAC**

#### **Informational Items**

Rob Burr reported that SPLOST has three airport-related projects that will now proceed forward with more to come. Terra Winslett reported that Aviation Career Day is moving along, and the event is set to take place on March 4<sup>th</sup> with more to come.

### **IMPORTANT DATES**

- Development Authority Board Meeting – January 10<sup>th</sup>, 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

Closed Session - Personnel OCGA Section Section §50-14-2(b)(2)

A **MOTION** was made by Jack Kilgore and seconded by Christy Jordan to enter into Closed Session to discuss Real Estate, Pending or Potential Litigation, and Personnel. The **MOTION** carried unanimously: 5-0.

A **MOTION** was made by Bill Dawson and seconded by Jones Hooks on to return to Open Session. The **MOTION** carried unanimously: 5-0.

## **Returned to Open Session**

A **MOTION** was made by Jack Kilgore and seconded by Bill Dawson to enter into a right of first refusal agreement with Project Nemo which shall provide for a payment of \$250,000 for a six-month right of first refusal to purchase the Dean Island tract, which six-month period shall begin the date of closing of the purchase by the Authority of the Dean Island tract, and further provide for an additional payment of \$250,000 for a second six months' right of first refusal. Further, if Project Nemo exercises its right to purchase, the amounts paid for the right of first refusal shall be applied toward the purchase price, but if Project Nemo does not exercise its right to purchase, the amounts paid for the right of first refusal shall be non-refundable. Further, legal counsel shall work with Ryan to prepare the agreement as legal counsel deems it appropriate. The **MOTION** carried unanimously: 5-0.

A **MOTION** was made by Christy Jordan and seconded by Jones Hooks to approve the Terracon site plan proposal as presented. The **MOTION** carried unanimously: 5-0.

#### **ADJOURN**

A MOTION to adjourn was made by Jack Kilgore and seconded by Jones Hooks. The MOTION carried unanimously: 5-0. The meeting adjourned at 11:00 am.

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*Chairman William L. Austin, Jr.*

*Attest:*

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