



February 6, 2024
Large Board Room

BOARD MEMBERS PRESENT

CHRISTY JORDAN
BILL DAWSON
DAREN PIETSCH
GREER ANDERSON
RICHARD NIXON

BOARD MEMBERS ABSENT

OTHERS PRESENT

RYAN MOORE, STAFF
JOAN HEARN, STAFF
MCKENZIE PADGETT, STAFF
REES SUMERFORD, COUNSEL
DAVID SWEAT, GLYNN COUNTY
JASON COLEY, GEORGIA POWER
MATHEW HILL, DDA
ROB BURR, GCAC
TERRA WINSLETT, GCAC
JESSICA SNYDER, GCAC
SHAUNA WILLIAMS, GCAC
GORDAN JACKSON, THE BRUNSWICK 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

Jaylin Frierson led the Pledge of Allegiance.

ACCEPT AGENDA

A MOTION was made by Richard Nixon, seconded by Bill Dawson, 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

No items to discuss.

NEW BUSINESS

Consideration of Jered Bond Issues

Ryan Moore presented the Jered Bond package and Rees Sumerford reviewed the package. Rees Sumerford noted that the Authority has no liability in the bond resolution as presented.

A **MOTION** was made by Daren Pietsch and seconded by Greer Anderson to approve the Jered Bond Resolution as presented. The **MOTION** carried unanimously: 5-0.

APPROVAL OF MEETING MINUTES

A **MOTION** was made by Bill Dawson and seconded by Richard Nixon to approve the January 9th, 2024, Minutes as presented. The **MOTION** carried unanimously: 5-0.

FINANCIALS

Approve December Financials

Joan Hearn reviewed the financials with the board noting the Authority is now halfway through the year with the 10-acre McBride sale and the semi-annual solar payment has been received.

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

UPDATES

PRESIDENT'S INFORMATIONAL ITEMS:

GIDA Ribbon Cutting

Ryan Moore reported that the GIDA ribbon cutting was well attended with approximately 100 people in attendance. Ryan Moore reminded everyone that Open house will be March 1st, First Friday, and encouraged everyone to attend.

Chamber Capital Trip

Ryan Moore reported that the Chamber Capital trip is coming up in a couple of weeks and he and Jason Coley with Georgia Power Economic Development will present to the Leadership Glynn Class. A small group of community members will meet with the Commissioner of the Department of Economic Development. Ryan Moore reported that a couple of board members will be attending the trip as well. More to come.

NEW BUSINESS ATTRACTION

Project Update

Ryan Moore reported that several of the GIDA projects are coming to fruition, including Buc-ee's officially breaking ground. Glynco Parkway property closed, and two more projects are set to close soon with the possibility of being out of GIDA owned large parcels by the end of the year. More to come.

GEDA Legislative Meeting

Ryan Moore reported that the Authority attended the GEDA Legislative meeting last week. GEDA has changed their focus to more legislative issues, so it was a great opportunity for the Authority to participate in the meeting.

Buc-ee's Groundbreaking

Ryan Moore reported that Bud-ee's groundbreaking was well attended by Glynn County and leadership partners. The Authority is looking forward to the ribbon cutting in the next year with more to come.

ENTREPRENEURSHIP

Golden Isles Developers Academy

McKenzie Padgett reported that the Golden Isles Developers Academy will be held here on March 22nd with Ryan Moore speaking and Forward Brunswick and the Lucas Center partnering together for a great opportunity for entrepreneur's interested in developing workforce housing, etc. More to come.

EXISTING INDUSTRIES

CEO Reception

Ryan Moore reported that the Authority partnered with the CVB and Chamber to host the CEO reception. The event was well attended with a great social hour held at the Frederica Golf Club to show appreciation to the community.

Unsung Hero Campaign Launch

McKenzie Padgett reported that the Authority has launched the Unsung Hero Campaign to feature those in the community that are not always recognized for all they do behind the scenes. The campaign will launch today at 11:30am with more to come.

WORKFORCE

UGA Economic Outlook

Ryan Moore reported that the Economic Outlook was an optimistic outlook with good things to come.

Connect Glynn Teacher Externship: Keep Glynn Running

McKenzie Padgett will be speaking on the Keep Glynn Running at the Connect Glynn Teacher Externship with students that may not be sure of the path they want to take after graduation. McKenzie Padgett will be attending some of the industry tours with GICCA as well. More to come.

MARKETING

Google Ad Report

McKenzie Padgett reported on the key words in google search including large acreage, commercial property sites, etc. The biggest take away is they are looking for land availability, places to do business, and quality of life. McKenzie Padgett shared the results in a presentation for the board to review.

GCAC

Audit Report Fiscal Year 2022-2023

A **MOTION** was made by Richard Nixon and seconded by Daren Pietsch to approve the audit report for FY2022-2023 as presented. The **MOTION** carried unanimously: 5-0.

Live Oak Fiber LLC Utility Easements and Infrastructure Installation BGI Airport & SSI Airport

A **MOTION** was made by Richard Nixon and seconded by Bill Dawson to approve the Live Oak Fiber LLC Utility Easements and Infrastructure Installation for BGI Airport and SSI Airport as presented. The **MOTION** carried unanimously: 5-0.

Glynn County Board of Commissioners Request for Property Easement – BGI Airport – Harry Driggers Roundabout & Road Improvements

A **MOTION** was made by Richard Nixon and seconded by Greer Anderson to approve the Glynn County Board of Commissioners request for property easement for the BGI Airport for the Harry Driggers roundabout and road improvements as presented. The **MOTION** carried unanimously: 5-0.

IMPORTANT DATES

- GIDA Board Meeting – Tuesday, March 5th, 2024, at 9am at 209 Gloucester Street, Suite 211, Brunswick, GA 31520
- GIDA New Office Open House, First Friday, March 1st from 4:00-7:00pm

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 Richard Nixon 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 Greer Anderson and seconded by Bill Dawson to return to Open Session. The **MOTION** carried unanimously: 5-0.

Returned to Open Session

A **MOTION** was made by Daren Pietsch and seconded by Bill Dawson to enter into a Letter of Intent with JB2 for a distribution center as presented, subject to legal review. The **MOTION** carried unanimously: 5:0.

A **MOTION** was made Greer Anderson and seconded by Daren Pietsch to approve the HWS Abatement schedule as presented. The **MOTION** carried unanimously: 5:0.

A **MOTION** was made by Greer Anderson and seconded by Daren Pietsch to approve \$25,000 for Pinova Development as presented. The **MOTION** carried unanimously: 5:0.

A **MOTION** was made by Greer Anderson and seconded by Bill Dawson to approve the MOU with Kevin Pullen as presented. The **MOTION** carried unanimously: 5:0.

A **MOTION** was made by Richard Nixon and seconded by Daren Pietsch to approve the Jered Purchase and Sale as presented. The **MOTION** carried unanimously: 5:0.

ADJOURN

A **MOTION** to adjourn was made by Greer Anderson and seconded by Bill Dawson. The **MOTION** carried unanimously: 5-0. The meeting adjourned at 10:45 am.

Chairman Christy Jordan

Attest:

*McKenzie Padgett on behalf of Sherri Pruitt
Director of BR&E / Golden Isles Development Authority*