



March 17th, 2026 @ 9AM

Golden Isles Development Authority (GIDA) Board Room

BOARD MEMBERS PRESENT

BILL DAWSON
DAREN PIETSCH
WALTER RAFOLSKI
GREER ANDERSON
RICHARD NIXON

BOARD MEMBERS ABSENT

OTHERS PRESENT

RYAN MOORE, STAFF
SHERRI PRUITT, STAFF via phone
MCKENZIE PADGETT, STAFF
JOAN HEARN, STAFF
REES SUMERFORD, COUNSEL
WAYNE NEAL, GLYNN COUNTY
REGINA McDUFFIE, CITY OF BRUNSWICK
ROB BURR, GCAC
TERRA WINSLETT, GCAC
SHAUNA WILLIAMS, GCAC
MATHEW HILL, DDA
JULIE MARTIN, SIGNATURE SQUARES
KIMBERLY BURGESS, COASTAL PINES TECHNICAL COLLEGE
DONTE HABERSHAM, MR SHUCK'S SEAFOOD
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 led Pledge of Allegiance.

ACCEPT AGENDA

A **MOTION** was made by Greer Anderson, seconded by Richard Nixon, and passed unanimously to accept agenda as presented. The **MOTION** carried unanimously: 5-0.

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 Daren Pietsch and seconded by Richard Nixon to approve February 3rd, 2026, Minutes as presented. The **MOTION** carried unanimously: 5-0.

FINANCIALS

Approve January Financials

Joan Hearn noted that January was a relatively quiet month financially. The only significant activity in the latter half of the budget period was the Foreign Trade Zone (FTZ) annual billing, with no other major variances reported.

A **MOTION** was made by Walter Rafolski and seconded by Richard Nixon to approve January 2026 financials as presented. The **MOTION** carried unanimously: 5-0.

CONSENT AGENDA

- **Accept the Glynn County Airport Commission Audit for FY 2024/2025**
- **Approve the Request to Assign Frederica Hangar Unit #4 From Fish N Grits to VK Aviation LLC Subject to Legal and Financial Review**
- **Approve the Request to Assign 2809 Kilo LLC Lots L and N Subleases to Odyssey GIA Holding Pending Legal Review.**

A **MOTION** was made by Walter Rafolski and seconded by Daren Pietsch to approve Consent Agenda as presented. The **MOTION** carried unanimously: 5-0.

NEW BUSINESS

Consideration for Share the Future Extension for Adeline's Candy

Sherri Pruitt reported that Adeline's Candy requested a six-month extension to complete its equipment purchases.

A **MOTION** was made by Greer Anderson and seconded by Walter Rafolski to approve the extension, with the new expiration date set for September 30, 2026 as presented. The **MOTION** carried unanimously: 5-0.

Consideration for Share the Future Grant for Butter Factory, LLC

Sherri Pruitt reported that the Butter Factory's goal is to expand distribution and place their signature garlic butter on retail shelves, bringing a locally loved product to a broader market. With increasing business needs, additional machine production is needed to keep up with the demand and expand the business.

A **MOTION** was made by Richard Nixon and seconded by Walter Rafolski to approve the Share the Future grant in an amount up to \$10,000, dollar-for-dollar, from GIDA as presented. The **MOTION** carried unanimously: 5-0.

Consideration for Share the Future Grant for EBEX IT Business Experts, LLC

Deferred.

Consideration of Contractor for Breakbulk Entrance

Ryan Moore reported on the Breakbulk entrance project. Two bids were received and it is recommended we reward the contract to the lowest responsive bidder, The Scruggs Company.

A **MOTION** was made by Daren Pietsch and seconded by Richard Nixon to approve the bid from The Scruggs Company for the Breakbulk entrance project, as presented and subject to legal review. The **MOTION** carried unanimously: 5-0.

Consideration of Mallard GRAD Engineering

Ryan Moore reported on the Mallard Tract project and presented two proposals for GRAD engineering services, submitted by **RLC** and **Thomas & Hutton**. Ryan recommends approval of the budget for the GRAD engineering work.

A **MOTION** was made by Walter Rafolski and seconded by Greer Anderson to approve the GRAD certification, as presented and subject to legal review. The **MOTION** carried unanimously: 5-0.

Consideration of Mallard Entry Engineering

Ryan Moore reported that the Mallard site currently has no designated entrance. He recommended that the Authority move forward with construction of an entrance.

A **MOTION** was made by Walter Rafolski and seconded by Richard Nixon to approve the the Mallard Entrance proposal from T&H Engineering for design and engineering services with a budget of \$206,700, as presented and subject to legal review. The **MOTION** carried unanimously: 5-0.

Mallard Industrial Park Rural Site Development Program GRAD Grant Application

Ryan Moore reported that staff has applied for a Georgia Rural Site Grant for Mallard Industrial Park Site GRAD Engineering costs.

UPDATES

PRESIDENT'S INFORMATIONAL ITEMS:

NEW BUSINESS ATTRACTION

Georgia Trend Tour

Ryan Moore reported that Georgia Trend publishes an annual article and is planning to feature the Authority and the Golden Isles in its upcoming June edition.

CSX Select Site Announcement

McKenzie Padgett reported that the recent CSX site announcement included the Breakbulk site, has been designated as a CSX select site, setting it apart as a premier rail served tract, and putting it on a short list of designated sites.

Georgia Chamber Update

McKenzie Padgett reported that she will be traveling to Atlanta tomorrow to attend the Georgia Chamber's economic update. She will also be participating in a dinner with site consultants, with additional updates to follow.

EXISTING INDUSTRIES

WWL Port Tour

Sherri Pruitt reported that Matt Henderson with WWL led a tour of the port for representatives from local manufacturers, WorkSource, media, Glynn County, Camden County, and the Department of Community Affairs (DCA). She noted that the Authority coordinated and organized the tour, ensuring key community and industry partners were included. She also shared that *The Islander* published an excellent article about the tour in their recent edition.

Georgia Automotive Manufacturing Association (GAMA) Event

Sherri Pruitt reported that she attended the GAMA event, noting that hybrids remain the fastest-growing vehicle segment in the United States, outpacing EVs and expected to continue leading for the next decade. She also shared that robotaxis are among the fastest-growing mobility sectors, with California, Texas, Las Vegas, Arizona, and Atlanta emerging as key markets. She added that the event provided an excellent networking opportunity.

Goodwill Job Fair

Sherri Pruitt reported that the Authority partnered with Goodwill to help promote and support their recent job fair. The event saw good participation from local manufacturers, GICCA, and other community partners. She noted that the job fair resulted in several successful job placements, highlighting the value of the collaboration.

La Playa Park Share the Future Video

Sherri Pruitt shared the Share the Future video with the group, highlighting La Playa, which is scheduled to open in May with Farm 99 supplying food trucks and providing grocery options for local residents.

Aviation Economic Development Committee

Ryan Moore reported on the activities of the Joint Aviation Economic Development Committee, which includes participation from GCAC and GIDA. He noted that the committee is focusing on significant hangar development.

WORKFORCE

Talent Discovery Showcase

McKenzie Padgett reported on another successful Talent Discovery Showcase event, featuring heavy machinery brought in by GICCA, WWL, and Christ Flight Ministry. The event, held during First Friday in Downtown, continues to draw large crowds and remains a strong community engagement opportunity.

MARKETING

Marketing Update

McKenzie Padgett presented an overview of the monthly activity summary for the Board and attendees to review, noting that January was a particularly strong month, supported in part by the ongoing Brunswick News monthly ads.

Business Profile

McKenzie Padgett reported on the business profile featuring GICCA and Brian Weese and the impact to our community.

GIDA Update

McKenzie Padgett reported on her recent speaking engagement with approximately 40 individuals on St. Simons Island, noting it was a productive opportunity for outreach and community engagement.

Leadership Southeast Georgia

McKenzie Padgett reported that Ryan Moore, along with Christy Jordan of Southeast Georgia Health System and John Evans of the College of Coastal Georgia, spoke at the Leadership Southeast Georgia event held in Camden County.

Capital Trip

Ryan Moore reported that this year's Capitol trip was highly successful, with a strong group in attendance, including several Authority board members. He noted that it was the largest delegation ever representing Glynn County, resulting in a significant and positive impact.

Community Leader Roundtable

Sherri Pruitt reported on the Quarterly Leader Roundtable, noting 90%+ attendance and a series of 3-to-5-minute updates from community leaders. She emphasized that the session was highly informative and continues to be a valuable forum for collaboration.

Good News Gathering

Sherri Pruitt reported that the Good News Gathering was hosted once again this year by Georgia Power and the Savannah World Trade Center in Darien. The event was well attended by representatives from across the region and featured exciting updates from each county.

South Coast Junior Board Economic Panel

Ryan Moore reported that he, along with representatives from the Chamber and GICCA, participated in a workforce panel discussion. The audience consisted of 10th–12th grade students, providing an opportunity to share insights on local workforce needs and career pathways.

GCAC

Informational Items reported by Rob Burr:

- There will be expanded concession services with *Tipsy's Grab and Go*. Rob Burr noted that there will be a meeting event on Tuesday, March 24th to open it.
- The Honor Flight event will be later this year in recognition of the 250th anniversary of the United States. The event will be rescheduled to June 13th this year.
- The military operation request was formally denied, but a second submission has been filed, with more updates expected as the process continues.

IMPORTANT DATES

- GIDA Board Meeting – Tuesday, April 7th, 2026, 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 Richard Nixon and seconded by Walter Rafolski 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 Walter Rafolski and seconded Greer Anderson to return to Open Session. The **MOTION** carried unanimously: 5-0.

Returned to Open Session

A **MOTION** was made by Greer Anderson and seconded by Richard Nixon to approve the **Scojet** agreement for the Innovation Drive 5.25-acre site at \$40,000 per acre, including a five-year tax abatement, \$100,000 for site development, and \$20,000 in permits, as presented and subject to legal review. The **MOTION** carried unanimously: 5-0.

A **MOTION** was made by Greer Anderson and seconded by Daren Pietsch to approve the **T47 Commercial Laundry** facility at \$20,000 per acre for 8 acres, along with \$15,000 toward marketing to include support for a groundbreaking and ribbon-cutting ceremony. The agreement includes a five-year construction timeline for the facility to be built near the TIBI site on Innovation Drive, as presented and subject to legal review. The **MOTION** carried unanimously: 5-0.

ADJOURN

A MOTION to adjourn was made by Daren Pietsch and seconded by Richard Nixon. The MOTION carried unanimously: 5-0. The meeting adjourned at 11:10am.

Chairman Bill Dawson

Attest:

Sherri Pruitt

Director of BR&E / Golden Isles Development Authority