



**April 1<sup>st</sup>, 2025 @ 9AM**

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

**BOARD MEMBERS PRESENT**

CHRISTY JORDAN

BILL DAWSON

DAREN PIETSCH

GREER ANDERSON

RICHARD NIXON

**BOARD MEMBERS ABSENT**

**OTHERS PRESENT**

RYAN MOORE, STAFF

SHERRI PRUITT, STAFF

MCKENZIE PADGETT, STAFF

JOAN HEARN, STAFF

REES SUMERFORD, COUNSEL

WAYNE NEAL, GLYNN COUNTY COMMISSIONER

MATHEW HILL, DOWNTOWN DEVELOPMENT AUTHORITY

LINA BARENO, DOWNTOWN DEVELOPMENT AUTHORITY

BRITTANY ROZIER, DOWNTOWN DEVELOPMENT AUTHORITY

ROB BURR, GCAC

TERRA WINSLETT, GCAC

CHELSEA HILL, CITY OF BRUNSWICK

BRIAN WEESE, GICCA

JARED DEVINCENT, ON THE FLY

PAUL CHRISTIAN, ROBERTS ENGINEERING

PAM SHIERLING, ISLANDER NEWS

**CALL TO ORDER**

Chairman Christy Jordan called the meeting to order at 9:00 am.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

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

## **ACCEPT AGENDA**

**A MOTION** was made by Greer Anderson, seconded by Daren Pietsch, and passed unanimously to accept the agenda as presented. The **MOTION** carried unanimously: 4-0.

## **WELCOME & RECOGNIZE GUESTS**

Chairman Christy Jordan welcomed guests.

## **PUBLIC COMMENT**

Chairman Christy Jordan introduced Jared DiVincent from On The Fly. Jared expressed his gratitude to GIDA for the Share the Future grant and shared that their business has seen a 20% increase thanks to a redesign and new storefront. He also announced the upcoming Golden Isles Fly Fishing Festival on April 12th, which will feature a book signing, skiff show, film festival, and conclude at Silver Bluff Brewery. They will be closing Gloucester Street between New Castle and Bay Street for the event. This family-friendly event is open to all, and everyone is invited to join in the celebrations.

## **CHAIRMAN'S ITEMS**

No items to discuss

## **NEW BUSINESS**

### ***Consideration of Property Transfer***

Ryan Moore reported that GIDA collaborated with Buc-ee's to establish their facility and negotiated a payment in lieu of taxes arrangement. As part of the deal, GIDA now owns the property, and Buc-ee's is required to donate 4/10 of an acre for the Right of Way improvement to the County. Ryan is requesting to approve the transfer of the property back to the County.

A **MOTION** was made by Daren Pietsch and seconded by Bill Dawson to approve the transfer of the property back to the County for Right of Way improvements as presented. The **MOTION** carried unanimously: 4-0.

### ***Consideration of Wings of Grace AMT Training Reimbursement***

Ryan Moore shared that several months ago, Georgia Power awarded GIDA a \$40,000 for workforce development. He highlighted that Wings of Grace is best positioned to address the workforce needs. In March, Wings of Grace graduated 13 students. Rob Burr then announced that GCAC has established a strong partnership with both companies and mentioned that GCAC has moved Wings of Grace into a larger hangar at BQK to support their ongoing growth. Ryan recommends reimbursing the first 50 students who graduate, at a rate of \$800 per student.

A **MOTION** was made by Greer Anderson and seconded by Daren Pietsch to approve the reimbursement of the first 50 students to graduate at a cost of \$800 per student for a total of \$40,000 as presented, subject to legal review. The **MOTION** carried unanimously: 4-0.

#### **APPROVAL OF MEETING MINUTES**

A **MOTION** was made by Bill Dawson and seconded by Greer Anderson to approve March 4<sup>th</sup>, 2025, Minutes as presented. The **MOTION** carried unanimously: 4-0.

#### **FINANCIALS**

##### ***Approve February Financials***

Joan Hearn presented the February financials, which followed the standard monthly format, with the addition of the Gateway Trac closing processed.

A **MOTION** was made by Daren Pietsch and seconded by Bill Dawson to approve the February financials as presented. The **MOTION** carried unanimously: 4-0.

***Board member Richard Nixon arrived.***

#### **UPDATES**

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

##### ***OKR Update***

Ryan Moore reviewed the following OKR updates:

- New Business Attraction
- Business Retention and Expansion
- Talent Attraction and Development
- Marketing
- Site Development
- Entrepreneurship

Ryan Moore noted that GIDA is on target to achieve most of its goals for the year.

##### ***NEW BUSINESS ATTRACTION***

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

McKenzie Padgett reported that, in addition to project updates, one of the goals is to maintain strong relationships with state officials. This allows GIDA to take advantage of opportunities to meet with site selectors and project managers when active project inquiries slow down.

##### ***GEDA Luncheon***

McKenzie Padgett reported that GIDA will be traveling to Atlanta for the GEDA luncheon to engage with the content presented and connect with partners, as well as have one-on-one time for networking opportunities.

### ***Georgia International Trade Conference (GITC)***

Ryan Moore reported that the GITC, hosted by the Georgia Ports Authority, will be held again this year at Sea Island. The event will feature Industrial Development and port-related private sector industries. More to come.

### ***Georgia Academy Economic Development (GAEd) Conference***

Sherri Pruitt attended the GAEd conference and highly recommended it to anyone involved in community roles. The key takeaway from the session was the importance of avoiding silos. Silos and a lack of collaboration can be detrimental to a community. To foster growth in both work and community, it's essential to listen to diverse perspectives with an open mind and be approachable and authentic.

## ***EXISTING INDUSTRIES***

### ***Good News Event***

Sherri Pruitt attended the Spring 2025 Southeast Georgia Good News event on Protocol Training, held this year at The Oaks on the River in Darien. It was a great venue and location, and one of the best events to date. Special thanks to Jason Coley with Georgia Power and the Savannah World Trade Center team for hosting it again.

### ***Georgia Department Economic Development (GDEd) Port Tour***

Sherri Pruitt reported on the port tour with Lina Bareno from the Downtown Development Authority, Theresa Atkins, Director of Ga Tech Industry Strategic Partnerships, and Sandy Lake, Director of Logistics at Georgia Innovation. Special thanks to Forest Strickland and Reed Handabaka from the Georgia Ports Authority for leading the tour, which started at Mayor Point and continued to Colonel's Island.

## ***WORKFORCE***

### ***Talent Discovery Showcase***

McKenzie Padgett reported that the Talent Discovery showcase has seen significant growth, with excellent attendance. CPTC, WWL, GICCA, and KGR all had booths featuring heavy machinery simulators, large commercial equipment, and interactive booths that engaged both kids and parents throughout the event.

### ***Aviation Career Day (ACD)***

Sherri Pruitt reported that ACD is an annual event hosted by GCAC for youth interested in pursuing a career in aviation. The event began in 2016, and Sherri mentioned that she has volunteered for several years, watching it increase in both size and interest. This year, GIDA had a booth featuring KGR brochures outlining the steps to pursue a career in aviation, along with blue backpacks distributed to the youth attending. It was exciting to see the large number of blue backpacks, and Sherri is optimistic that GIDA will continue its involvement in this initiative.

### ***Wings of Grace Aviation Mechanic Graduation***

McKenzie Padgett reported that GIDA participated in the Wings of Grace Aviation Mechanic event, and Gulfstream reached out expressing interest in creating a strong workforce pipeline, inspired by what they saw about the event on social media.

## **CAPITAL PROJECTS**

### ***Update***

Ryan Moore reported on the sale of Gateway Trac to JB2 for a 60,000 sq. ft. facility. Next door, Hillpointe occupies a 250,000 sq. ft. facility, with a tenant already secured for 50,000 sq. ft. of space. It's expected that the remaining 200,000 sq. ft. will be leased by the end of the year. Breakbulk engineering for the entryway is currently in progress, and all DCA grants have been approved, more to come.

## **ENTREPRENEURSHIP**

### ***Ecosystem Panel***

Sherri Pruitt participated in a panel discussion alongside Mathew Hill and Lina Bareno from the Downtown Development Authority, City Commissioner Lance Sabbe, Jennifer Lee from SBDC, and others. The panel focused on entrepreneurship, offering insights into how individuals can access support and resources within the county and city.

### ***VIA Connects Event***

Sherri Pruitt reported on the conference held this past week that she attended, where GIDA served as a sponsor. She noted that the event was well-attended, featuring several local inspiring speakers and valuable workshops. Held at the college this year, the event drew a full crowd and continues to grow in both size and impact each year.

## **MARKETING**

### ***Marketing Update***

McKenzie Padgett shared social media updates, noting that year-to-date performance is on track to meet or exceed the annual goals.

### ***Business Feature***

McKenzie Padgett reported that International Auto Processing was the featured business of the month which spoke about their global connections and the significant economic impact they have on our community.

### ***SSI Rotary Speaker***

Ryan Moore reported on the opportunity to speak at SSI Rotary to talk about all the updates from the Authority.

### ***STF Biron Tea Video***

Sherri Pruitt presented a video featuring Biron Tea, one of our STF recipients, highlighting how much they've accomplished in a short period of time. She noted that they are finalists in this year's Flavor of Georgia competition, with only 39 finalists selected statewide. Last year, Golden Isles Popcorn was also a finalist, which is a significant achievement for Glynn County to have a finalist two years in a row.

Ryan Moore highlighted that GIDA has made several STF investments downtown and has observed some of the positive impacts resulting from them.

### **GCAC**

#### **Aviation Career Day Recap from March 8<sup>th</sup> – Brunswick Golden Isles Airport**

Terra Winslet shared a video recap of the Aviation Career Day event, which saw over 600 attendees, including more than 400 students. Additionally, over 100 Young Eagles had the opportunity to fly that day and a highly successful community event.

#### **Coastal Georgia Honor Flight – May 3<sup>rd</sup> – Brunswick Golden Isles Airport**

Terra Winslet provided an update on the upcoming Coastal Georgia Honor Flight on May 3<sup>rd</sup>, noting that the kickoff meeting is taking place today.

#### **Golden Isles Air Show – May 17<sup>th</sup> and 18<sup>th</sup> – Brunswick Golden Isles Airport**

Terra Winslett reported that the Golden Isles Air Show is fast approaching, and anyone interested in volunteering can sign up on the website.

### **Informational Items**

- Rob Burr reported that he and Cedric King Airports attended Capitol Hill for the 2025 AAAE/ACI-NA Washington Legislative Conference. This two-day conference for airport industry leaders to hear directly from members of Congress, administration officials, and Capitol Hill staff about what the airport industry can expect from Washington in the year ahead.

### **IMPORTANT DATES**

- GIDA Board Meeting – Tuesday, May 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 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 Daren Pietsch 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 authorize the Authority Phase II at \$6,750 for the Oyster Farm consulting agreement with Roberts Engineering, as presented, pending legal review. The MOTION passed unanimously: 5-0.

A MOTION was made by Daren Pietsch and seconded by Bill Dawson to approve the contract for the sale of the Eastgate property as presented, subject to legal review. The MOTION carried unanimously: 5:0.

Ryan Moore reported that he had a conversation with Commissioner Booker and Charleen Thomas of Biz Quick regarding a \$60,000 donation to the Black Business League of the Golden Isles to support minority entrepreneurship. Ryan suggested initiating discussions with the Lucas Center for potential collaboration, as they offer services at no charge. He also expressed interest in speaking at their next meeting to further discuss this opportunity.

### ADJOURN

A MOTION to adjourn was made by Greer Anderson and seconded by Richard Nixon. The MOTION carried unanimously: 5-0. The meeting adjourned at 10:35am.

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*Chairman Christy Jordan*

*Attest:*

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*Sherri Pruitt*

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