



**June 3<sup>rd</sup>, 2025 @ 9AM**

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

**BOARD MEMBERS PRESENT**

CHRISTY JORDAN

BILL DAWSON

GREER ANDERSON

RICHARD NIXON

**BOARD MEMBERS ABSENT**

DAREN PIETSCH

**OTHERS PRESENT**

RYAN MOORE, STAFF

SHERRI PRUITT, STAFF

MCKENZIE PADGETT, STAFF

JOAN HEARN, STAFF

REES SUMERFORD, COUNSEL

WAYNE NEAL, GLYNN COUNTY COMMISSIONER

WALTER RAFOLSKI, GLYNN COUNTY COMMISSIONER

MATHEW HILL, DOWNTOWN DEVELOPMENT AUTHORITY

ROB BURR, GCAC

TERRA WINSLETT, GCAC

SHAWNA WILLIAMS, GCAC

PETE SNELL, COASTAL PINE TECHNICAL COLLEGE

PAUL CHRISTIAN, ROBERTS ENGINEERING

RENN GRUBER, BRUBER AVIATION, INC.

NADIUSKA RAMOS, RANDSTAD

PAM SHIERLING, ISLANDER NEWS

TAYLOR COOPER, BRUNSWICK NEWS

**CALL TO ORDER**

Chairman Christy Jordan called the meeting to order at 9:05 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 Richard Nixon, and passed unanimously to add Consideration of Ordinance for GCAC to NEW BUSINESS as presented. The **MOTION** carried unanimously: 4-0.

## **WELCOME & RECOGNIZE GUESTS**

Chairman Christy Jordan welcomed guests.

## **PUBLIC COMMENT**

Chairman Christy Jordan invited public comments.

## **CHAIRMAN'S ITEMS**

Chairman Christy Jordan provided an update on the upcoming board member appointments, noting that Vice Chairman Bill Dawson has submitted an application for a second term and that a county commissioner will be joining the board.

## **APPROVAL OF MEETING MINUTES**

A **MOTION** was made by Bill Dawson and seconded by Richard Nixon to approve May 6<sup>th</sup>, 2025, Minutes as presented. The **MOTION** carried unanimously: 4-0.

## **FINANCIALS**

### ***Approve March and April Financials***

Joan Hearn reported that the March financials were in line with the budget and there were no significant items to note. The April financials included the completion of a land purchase along with other standard financial activity.

A **MOTION** was made by Bill Dawson and seconded by Richard Nixon to approve March financials as presented. The **MOTION** carried unanimously: 4-0.

A **MOTION** was made by Greer Anderson and seconded by Richard Nixon to approve April financials as presented. The **MOTION** carried unanimously: 4-0.

### ***Consideration of FY 2026 Budget***

Ryan Moore presented the FY 2026 budget, highlighting an overall 11% increase in expenses. Key components include a 5% payroll increase, a 30% rise in insurance costs, \$20,000 allocated for airport air service marketing, and \$125,000 designated for Share the Future grants.

A **MOTION** was made by Bill Dawson and seconded by Richard Nixon to approve FY 2026 budget as presented. The **MOTION** carried unanimously: 4-0.

## **NEW BUSINESS**

### ***Consideration of Extension of Share the Future Grant for The Park***

Sherri Pruitt reported that The Park has requested a three-month extension of their Share the Future grant due to various construction delays. Other than the revised dates, the terms of the original contract would remain the same.

A **MOTION** was made by Greer Anderson and seconded by Richard Nixon to approve the three month extension for The Park effective June 3<sup>rd</sup>, 2025 as presented. The **MOTION** carried unanimously: 4-0.

### ***Consideration of Airport Ordinance***

Rob Burr reported that the Airport ordinance amendment was reviewed and approved by the Airport Commission and recommends approval from the Authority. The amendment changes the commission's composition to include one county commissioner appointed by the Board. The current commission consists of five members serving five-year staggered terms; the amendment adds a sixth position. Board concurrence and comments are required before the ordinance proceeds to a county public hearing for final approval.

A **MOTION** was made by Bill Dawson and seconded by Richard Nixon to approve airport ordinance 2025 as presented. The **MOTION** carried unanimously: 4-0.

## **UPDATES**

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

#### ***Southeast Georgia Alliance Joint Development Authority (SEGA JDA) Update***

Ryan Moore provided an update on the SEGA JDA, noting that the most recent meeting was held at the Okefenokee in Folkston to showcase the heritage site. Ryan reported that the SEGA JDA is responsible for coordinating regional marketing and business attraction across a six-county area.

Additionally, Ryan Moore reported that Job Corps is set to lose federal funding and will cease operations on June 6, affecting approximately 150 students. He urged anyone with influence to advocate on behalf of the program.

## **UPDATES**

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

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

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

McKenzie Padgett reported on upcoming travel to Atlanta for a statewide project manager event. Unlike previous years, which focused on specific themes, this year's event will feature breakout groups centered on strategic planning. More to come.

##### ***Select USA***

McKenzie Padgett reported on her recent trip to Washington, D.C., where each state that was invited hosted a booth and had the opportunity to engage directly with foreign investors. She returned from the event with two potential leads.

##### ***GEDA Spring Workshop***

McKenzie Padgett reported that she and Ryan Moore attended the GEDA Spring Workshop, which was held in Braselton, Georgia. Key topics of interest for the state included the continued growth in manufacturing, an increase in data center development, and a slowdown in speculative building.

#### ***EXISTING INDUSTRIES***

##### ***Prosperity Through Trade at World Trade Center Savannah (STC Sav)***

Sherri Pruitt reported that WTC Savannah hosts the annual Prosperity Through Trade International Business of the Year awards, which draws over 500 attendees. This year, the Development Authority nominated Wallenius Wilhelmsen as Glynn County's representative for the award. While Hyundai was selected as the overall winner, Wallenius Wilhelmsen remains a standout for Glynn County. Sherri also extended thanks to Matt Henderson and Nick Dierlam of Wallenius Wilhelmsen for joining the Authority at their table during the event.

## **WORKFORCE**

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

McKenzie Padgett reported that the Quarterly Talent Discovery Showcase will take place this Friday during the First Friday event. The showcase will feature participation from local education and industry partners. Brian Weese will present the EV battery car from GICCA, and Wings of Grace will bring their Air Force simulator. The event consistently sees strong community engagement, and everyone is encouraged to attend.

## **ENTREPRENEURSHIP**

##### ***Lucas Entrepreneur Pitch Event***

Sherri Pruitt reported on the recent six-week program designed to support startups and side hustles looking to accelerate their business growth. She served as a judge at the 6Seed Pitch Event, which is considered Glynn County's version of "Shark Tank." The event showcased several promising local entrepreneurs. A notable runner-up was Blissful Memories Travel Agency. The top prize was awarded to two participants: Evie Staples with *Empower the Future*, a company focused on providing marketing and support services for startups, and Linda Drinkwine with *Cover Your Assets*, a fashionable and safety-conscious clear purse cover alternative for sports and concert attendees.

## **MARKETING**

### ***Marketing Update***

McKenzie Padgett provided a social media update, reporting that year-to-date performance is on track to meet or surpass annual goals. McKenzie highlighted a notable increase of over 50% in newsletter engagement, well above the industry average of 25%, and reported 2.15 million PR/media impressions to date.

### ***Share the Future (STF) Willies Winnie Wagon (WWW) Video***

Sherri Pruitt reported that the Authority has completed videos for WWW and Coastal Armory, and just filmed the segment for On the Fly yesterday. Due to technical issues, the WWW video could not be shared at this meeting but will be ready for the next one.

Last week, Sherri hosted a representative from another county along with Dorie Bacon from Georgia Economic Development for a day-long visit. The group toured Jared, SBR, Troy Acoustics, and One Love Organics. Each business was incredibly generous with their time and hospitality.

## **GCAC**

### **Glynn County Airport Commission Fiscal Budget 2025/2026**

Shawna Williams provided an update on the GCAC budget for the upcoming fiscal year. Proposed operating revenues are projected at \$4.7 million, up from \$4.4 million, while operating expenses are estimated at \$4.5 million, an increase from \$4.2 million. The capital contribution is projected at \$130,000. Revenue sources include 39% from land rentals, 21% from building rentals, 12% from terminal concessions, 11% from FBO concessions, and 6% from non-operating income.

A **MOTION** was made by Bill Dawson and seconded by Greer Anderson to approve the FB 2025/2026 as presented. The **MOTION** carried unanimously: 4-0.

## **Happy Hangars Amendment and Extension – SSI Airport**

Terra Winslett reported on the 100 Happy Hangars Amendment, which involves the transfer of ownership from two partners to Jorge Flores for a space totaling over 19,000 square feet. The amendment also includes an 18-year lease extension and a planned investment of \$160,000.

A **MOTION** was made by Greer Anderson and seconded by Bill Dawson to approve the 100 Happy Hangars Amendment and Extension as presented, subject to legal review. The **MOTION** carried unanimously: 4-0.

Vice Chairman Bill Dawson conveyed the appreciation of the board and staff to Chairman Christy Jordan for her dedicated service over the past six years, including her leadership as chairman during the past two years.

#### **IMPORTANT DATES**

- GIDA Board Meeting – Tuesday, July 1<sup>st</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 Bill Dawson and seconded by Greer Anderson 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 Richard Nixon and seconded by Greer Anderson to return to Open Session. The **MOTION** carried unanimously: 4-0.

## **Returned to Open Session**

Chairman Christy Jordan reviewed the restructured board terms, which assign staggered 1-, 2-, 3-, and 4-year terms to four members, effective July 1, 2025. Members will be eligible for reappointment to an additional 4-year term, with a maximum total service of 8 years. Officer roles—Chair, Vice Chair, and Secretary-Treasurer—will rotate among non-commissioner

members. It was recommended that the Chair serve a minimum of two years to maintain continuity.

The newly assigned terms are as follows:

- Richard Nixon – 1-year term ending in 2026
- Bill Dawson – 2-year term ending in 2027
- Greer Anderson – 3-year term ending in 2028
- Daren Pietsch – 4-year term ending in 2029

Each member will be eligible for a 4-year reappointment as presented.

A MOTION was made by Bill Dawson and seconded by Greer Anderson to authorize the reconstruction of the board as presented, subject legal review. The MOTION passed unanimously: 4-0.

A MOTION was made by Bill Dawson and seconded by Richard Nixon to approve the sale of the Eastgate property at \$25,000 per lot, totaling \$125,000 for the Authority's half interest. The McBride firm will also sell its half interest. The sale, as presented, is subject to legal review. The MOTION passed unanimously: 4-0.

## **ADJOURN**

A MOTION to adjourn was made by Greer Anderson and seconded by Richard Nixon. The MOTION carried unanimously: 4-0. The meeting adjourned at 10:20am.

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*Chairman Christy Jordan*

*Attest:*

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*Sherri Pruitt*

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

Minutes-Brunswick and Glynn County Development Authority

June 3<sup>rd</sup>, 2025

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Attachments may be viewed on our website or in the Minutes Book at the Golden Isles Development Authority office at 209 Gloucester St., Ste 211t, Brunswick, Ga 31520.