



**MINUTES – July 13, 2021 at 9:00 AM
Large Board Room**

BOARD MEMBERS PRESENT

JACK KILGORE
BILL AUSTIN
JONES HOOKS
CHRISTY JORDAN
WAYNE JOHNSON

BOARD MEMBERS ABSENT

OTHERS PRESENT

RYAN MOORE, STAFF
VANESSA WAGNER, STAFF
JOAN HEARN, STAFF
SHERRI PRUITT, STAFF
REES SUMERFORD, COUNSEL
DON HOGAN, STATE REPRESENTATIVE
BILL BRUNSON, COUNTY COMMISSIONER
PASTOR CARL BROWN, JR., MT. OLIVE MISSIONARY BAPTIST CHURCH
ROB BURR, GCAC
SHAWNA WILLIAMS, GCAC
RALPH STAFFINS, CHAMBER
TOME SELLARS, HALYARDS RESTAURANT GROUP
ERIN GRANDOS VIA ZOOM, FORWARD BRUNSWICK
GORDAN JACKSON VIA ZOOM, THE BRUNSWICK NEWS
PAM SHERLING VIA ZOOM, THE ISLANDER

I. CALL TO ORDER

Chairman Wayne Johnson called the meeting to order at 9:00am.

II. CHAIRMAN ITEMS

Installation of New Board Officers

Jack Kilgore – Chairman

Bill Austin – Vice Chairman

Jones Hooks – Secretary Treasurer

Chairman Jack Kilgore presented out-going Chairman Wayne Johnson with award thanking him for his invaluable leadership for the past two years.

III. INVOCATION

Pastor Carl Brown, Jr. – Mount Olive Missionary Baptist Church gave invocation.

IV. PLEDGE OF ALLEGIANCE

Pastor Carl Brown, Jr. – Mount Olive Missionary Baptist Church began pledge of allegiance.

V. WELCOME & PUBLIC COMMENT

Chairman Jack Kilgore welcomed guests and invited public comments.

State Representative Don Hogan informed everyone that redistricting was coming up and touched on the Buckhead's desire to create their own city. State Representative Don Hogan also mentioned that Saint Simons Island expressed interest in creating their own city and may bring this up again as well. More to come.

VI. ACCEPT AGENDA

A MOTION was made by Christy Jordan, seconded by Wayne Johnson, and passed unanimously to accept the agenda as presented. The MOTION carried unanimously: 5-0.

VII. APPROVAL OF MEETING MINUTES

A MOTION was made by Jones Hooks and seconded by Bill Austin to approve the May 4, 2021 Minutes as presented. The MOTION carried unanimously: 5-0.

A MOTION was made by Jones Hooks and seconded by Bill Austin to approve the June 1, 2021 Minutes as presented. The MOTION carried unanimously: 5-0.

VIII. FINANCIALS

GIDA Proposed Budget FY2022 Presentation

Ryan Moore reported that Jack Kilgore and Bill Austin served on the budget committee this year and worked with staff on the draft budget. Ryan Moore presented an overview of the proposed budget.

Approve April Financials – Joan Hearn

Joan Hearn presented the financials as presented.

A MOTION was made by Bill Austin and seconded by Wayne Johnson to approve the April financials as presented. The MOTION carried unanimously: 5-0.

Approve May Financials – Joan Hearn

Joan Hearn presented the financials noting that funds were moved to facilitate the budget amendment as presented.

A MOTION was made by Bill Austin and seconded by Jones Hooks to approve the March financials as presented. The MOTION carried unanimously: 5-0.

IX. NEW BUSINESS

Consideration of GIDA Proposed Budget FY2022

Ryan Moore reported that the major changes to the budget were the Glynn County Commission reinstating the Authority for the full contract amount. Much of the operation side of the reinstated funds will be used for marketing and advertising. On the Capital side the funds will go to the Industrial Park development.

A **MOTION** was made by Wayne Johnson and seconded by Jones Hooks to approve the proposed budget FY2022 as presented. The **MOTION** carried unanimously: 5-0.

X. UPDATES

PRESIDENT'S INFORMATIONAL ITEMS:

NEW BUSINESS ATTRACTION

Project Update

Ryan Moore reported that the Authority has three multi-billion-dollar projects in the pipeline. The Authority continues to see an increase in electric vehicle related projects in the automotive sector. The Authority continues to see dire need of buildings in the 5,000-10,000sf buildings and has reached out to local brokers and Golden Isles Association of Realtors on availability. More to come.

GEDA Events

Ryan Moore reported that the Authority has participated in the Spring Conference with Ryan Moore moderating the diversity and inclusion panel for the event. Ryan Moore and Vanessa Wagner attended the event that included a group of consultants and project managers in attendance.

Power of Connection Business Summit

Vanessa Wagner reported that the Authority participated in the state-wide Power of Connection business summit hosted through the OUT Georgia Business Alliance. The Authority hosted, moderated, and participated in a panel on building your business outside of Atlanta. Great opportunity to get in front of businesses to let them know more about the Golden Isles.

Meet the Consultants

Vanessa Wagner attended the Meet the Consultants in Richmond Virginia hosted by Area Development. The Authority had the advantage of being only one of two Georgia representatives in the group and consultant's focus on manufacturing and food processing.

SEDC Annual Conference

Vanessa Wagner reported that she will be attending the SEDC Annual Conference next month in Tampa with more to come.

EXISTING INDUSTRIES

Rise Risley Event

Sherri Pruitt reported that the Authority was invited to join the Rise Risley event and partner with the Downtown Development Authority (DDA). It was a great way to get the Keep Glynn Running job opportunity site out to the public. The Authority will continue to partner with the DDA to host regular events that engaged the community.

Makers Meet Up - Virtual

Sherri Pruitt reported that the Makers Meet up with Kut Kwick was another successful event. Kut Kwick celebrated their 75-year anniversary in Brunswick and remains a leader in innovative mower designs. The DDA, Glynn County Commissioner Allen Booker, Daren Pietsch and Steve Johnson of Kut Kwick and their CCGA intern Matt Delaney joined us for the event.

Chamber Experience and Business & Bites

Sherri Pruitt reported that the Chamber Experience had a good turn-out and the Authority was positioned beside our partners, GCAC for the event. The event is always a great networking opportunity for the Authority to engage with local businesses.

Local Entrepreneur Success Story

Sherri Pruitt reported that the Authority was asked to help with a surprise event for Hugo Acero, the owner of two Arte Pizza locations in Glynn County. The event was to highlight a local entrepreneur success story and to surprise him with a dedication of a flag from a two-star general in honor of Hugo's recent citizenship. The Authority included the DDA, Downtown businesses and the Chamber of Commerce in the celebration. It was a great turnout by the community.

WORKFORCE DEVELOPMENT

Workforce Strategy Update

Ryan Moore reported that the Workforce committee was able to meet and tour several existing workforce training programs. The biggest takeaway visiting several places is there are several available programs that we need to get word out better to our community.

Ralph Staffins reported that the Youth and Young Adult externship is a longer investment. A teacher externship will start and one teacher from each school will go to various industries to see what they do and come back and give presentations on what they learn.

This Girl Can Expansion

Vanessa Wagner reported that on June 12th GICCA was awarded a grant of \$2,500 through the St. Marks Hello Goodbye Program. The contribution was in recognition of the This Girl Can project and to support funding for its expansion.

PRODUCT DEVELOPMENT

New Signage

Ryan Moore reported that the industrial signage has been replaced. All signs include our new logo, structural issues have been fixed, and landscaping is in progress. More to come.

Spec Building Update

Ryan Moore reported that spec building design and engineering for North Glynn is underway with tenants already expressing interest. More to come.

MARKETING

Georgia Trend

Vanessa Wagner reported that the Authority took the opportunity in a partnership ad in the June issue of Georgia Trend. The ad highlighted different opportunities and success stories Glynn County.

Campaign: Great Things Are Made Here

Vanessa Wagner reported that the Authority wrapped up the Great Things Are Made Here campaign with the focus to reach directly to business leaders and site selectors influencers on helping them understand types of products being made here. The Authority did a mix of videos, blogs, and advertisements to connect with our audience. More to come.

Golden Isle Development Authority Medallion at GCAC Airport

Vanessa Wagner reported that we partnered with the GCAC to help advertise to visitors coming in the airport with our new logo and medallion at the airport.

XI. GCAC

- **Hangar Transfer – Happy Hangars Condominium Association Unit C-7 from Chris Lewis to Kenton Harrison – St. Simons Island Airport**
- **Hangar Transfer – Happy Hangars Condominium Association Unit B-3 from Thomas and Mary Ann Anderson to Michelle Petrina – St. Simons Island Airport**
- **Glynn County Airport Commission Reconstitutes Audit Committee for Fiscal Year 2021/2022**

Rob Burr reported that Al McKinnon and Doug Hudson will fill the Audit Committee slots for GCAC and request that the Authority nominate their Audit Committee by August meeting.

A **MOTION** to was made by Bill Austin and seconded by Christy Jordan to elect Audit Committee no later than August meeting as presented. The **MOTION** carried unanimously: 5-0.

XII. IMPORTANT DATES

- Development Authority Board Meeting–August 3rd, Large Board Room, Tuesday at 9am.
- Chamber Annual Dinner – July 22nd, Jekyll Island Convention Center, Thursday at 6pm
- Strategic Planning - Friday, August 13th at 8am at the Sandbox Consulting Group on Saint Simons Island

XIII. 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

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

A **MOTION** to was made by Bill Austin and seconded by Wayne Johnson to return to Open Session. The **MOTION** carried unanimously: 5-0.

Returned to Open Session

A **MOTION** was made by Jones Hooks and seconded by Wayne Johnson to approve Bill Austin and Christy Jordan to serve on the Airport Audit Committee for FY21-22 as presented. The **MOTION** carried unanimously: 5-0.

A **MOTION** was made by Christy Jordan and seconded by Bill Austin to approve Jones Hooks and Wayne Johnson to serve on the Real Estate Committee to work with Ryan Moore as presented. The **MOTION** carried unanimously: 5-0.

A **MOTION** was made by Wayne Johnson and seconded by Bill Austin to approve the consulting services agreement with CBRE, Inc. (by and through Timothy C. Hutchens, Executive Vice President) as discussed and to authorize Ryan Moore as the signing authority on behalf of the Golden Isles Development Authority. The **MOTION** carried unanimously: 5-0.

XIV. ADJOURN

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

Chairman Jack Kilgore

Attest:

Sherru Pruitt
BRE Coordinator/ Golden Isles Development Authority