



July 7th, 2026 @ 9AM

Golden Isles Development Authority (GIDA) Board Room

BOARD MEMBERS PRESENT

BILL DAWSON
DAREN PIETSCH
WALTER RAFOLSKI
GREER ANDERSON

BOARD MEMBERS ABSENT

RICHARD NIXON

OTHERS PRESENT

RYAN MOORE, STAFF
SHERRI PRUITT, STAFF
MCKENZIE PADGETT, STAFF
JOAN HEARN, STAFF
REES SUMERFORD, COUNSEL
ENA WITLEY, QCP ENTERPRISES
BRAD ROGERS, QCP ENTERPRISES
KEY IMPERIAL, WINGS OF GRACE
CASSIDY TAYLOR, DDA
ROB BURR, GCAC
TERRA WINSLETT, GCAC
SHAWNA WILLIAMS, GCAC
BRIAN WEESE, GICCA
ANDE NOKTES, LUCAS CENTER
WAYNE JOHNSON, SYNOVUS
FREDDIE ZEH, SYNOVUS
REGINA McDUFFIE, CITY OF BRUNSWICK
JENNIFER FORDHAM, GaDCA
PAUL CHRISTIAN, ROBERTS CIVIL ENGINEERING
PAM SHEIRLING, THE ISLANDER
GORDAN JOACKSON, BRUNSWICK NEWS

CALL TO ORDER

Chairman Bill Dawson called the meeting to order at 9:00 am.

INVOCATION AND PLEDGE OF ALLEGIANCE

Darren Pietsch gave an invocation and led Pledge of Allegiance.

ACCEPT AGENDA

Chairman Bill Dawson amended the agenda to include the Walter Rafolski's Swearing in under Chairman Items.

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

WELCOME & RECOGNIZE GUESTS

Chairman Bill Dawson welcomed guests.

PUBLIC COMMENT

Chairman Bill Dawson invited public comments.

CHAIRMAN'S ITEMS

• Swearing in of Board Members

Rees Sumerford did swearing in of the board members as follows:

- **Walter Rafolski** took the oath of office as a new board member for a one-year term, beginning August 1, 2025, and expiring July 31, 2027, or until his successor is appointed.

APPROVAL OF MEETING MINUTES

A MOTION was made by Daren Pietsch and seconded by Greer Anderson to approve June 2nd, 2026, Minutes as presented. The **MOTION** carried unanimously: 4-0.

A MOTION was made by Daren Pietsch and seconded by Greer Anderson to approve June 23rd, 2026, Called Minutes as presented. The **MOTION** carried unanimously: 4-0.

FINANCIALS

Investment Account Year in Review

Freddie Zeh, Vice President of Investments at Synovus Securities, serves as the financial advisor managing investment accounts and fund options for the GIDA. Freddie presented the annual updates to the GIDA board and the public, and covered the authority's capital allocations, local financial portfolio performance, and specialized funding.

Approve May Financials

Joan Hearn reported that May places the organization at just over 90 percent of the way through the fiscal year on budget.

A **MOTION** was made by Walter Rafolski and seconded by Daren Pietsch to approve May 2026 financials as presented. The **MOTION** carried unanimously: 4-0.

NEW BUSINESS

Consideration for Share the Future Grand for Wings of Grace Ministries, Inc.

Sherri Pruitt reported that Wings of Grace Ministries, Inc. is pursuing a Share the Future grant in the amount of \$20,000, matched by GIDA dollar-for-dollar. The proposed grant would fund the west side exterior of the facility, located on the Golden Isles Airport property that is in urgent need of improvement. Sherri Pruitt noted the improvements are necessary to address increasing business demand and the expansion of qualified professionals, alongside ongoing operational challenges. Key Imperial, representing Wings of Grace Ministries, presented the organization's needs and responded to questions from the Board.

A **MOTION** was made by Greer Anderson and seconded by Walter Rafolski to approve the Share the Future grant in an amount up to \$20,000, dollar-for-dollar, from GIDA as presented. The **MOTION** carried unanimously: 4-0.

Consideration for Share the Future Grant for Quaker City Plating (QCP)

Sherri Pruitt reported that QCP is pursuing a Share the Future grant in the amount of \$20,000, matched by GIDA dollar-for-dollar. The proposed grant would support the purchase of equipment needed and expansion of the building to meet steadily increasing business demands. Sherri noted that QCP continues to expand its footprint within the Golden Isles business community and has proven to be a significant benefit to the region. Ena Witley and Brad Rogers, representing QCP, presented the organization's needs and responded to questions from the Board.

A **MOTION** was made by Walter Rafolski and seconded by Daren Pietsch to approve the Share the Future grant in an amount up to \$20,000, dollar-for-dollar, from GIDA as presented. The **MOTION** carried unanimously: 4-0.

Breakbulk Logo Consideration

Ryan Moore reported on the landscape logo package currently underway for the Breakbulk logo. McKenzie Padgett presented several logo design options to the board. After review and discussion, the board selected Option 1 with the addition of color to the logo.

Consideration of 2027 Budget

Ryan Moore presented the proposed 2027 budget to the board for review and approval.

A **MOTION** was made by Greer Anderson and seconded by Walter Rafolski to approve the 2027 budget as presented. The **MOTION** carried unanimously: 4-0.

UPDATES

PRESIDENT'S INFORMATIONAL ITEMS:

FY 2026 OKR Review

Ryan Moore reviewed the FY 2026 OKR's to the board for review.

FY 2027 OKR Presentation

Ryan Moore reviewed the FY 2027 OKR's to the board for review.

SEGA Strategic Planning

Ryan Moore presented the SEGA Strategic Plan to the board, emphasizing the importance of regional county participation and representation throughout the planning process.

NEW BUSINESS ATTRACTION

Project Updates

McKenzie Padgett reported that GIDA currently has 23 active projects and has conducted three virtual site visits. Advanced manufacturing continues to be the primary focus among the active projects.

Area Development Conference

McKenzie Padgett attended the Area Development Conference in New Orleans, where she met with site consultants. She reported that a key takeaway from the conference was that employers are increasingly prioritizing the quality of the workforce over the quantity of available workers.

WORKFORCE

Wings of Grace Campus Opening

Ryan Moore attended the grand opening of the Wings of Grace campus in Vero Beach, Florida. The campus provides housing and educational opportunities for young adults who have aged out of the foster care system. He reported that the event was well attended and a great success. Wings of Grace hopes to replicate this model in Glynn County to provide similar support and opportunities for local youth.

PRODUCT DEVELOPMENT

Rural Site Development Initiative (RSDI) Grant

McKenzie Padgett reported on the \$2 million RSDI award for the breakbulk sites. GIDA expressed special thanks to Jennifer Fordham with the Georgia Department of Community Affairs (DCA) for her assistance in securing the funding. Additional updates will be provided as the project progresses.

MARKETING

McKenzie Padgett reported that Georgia Trend magazine published a feature highlighting GIDA. Copies of the magazine were distributed to board members and staff.

Annual Chamber Gala

Ryan Moore reported on the Annual Chamber Gala, which was held at the new Performing Arts Center at the College of Coastal Georgia. He noted that the event was well attended and demonstrated strong community support.

CPTC Leadership Speaker

McKenzie Padgett spoke to the Leadership program at Coastal Pines Technical College about community growth and the strategies needed to achieve it. She noted that the program included an impressive group of emerging young leaders who represent the future of our community.

GCAC

Budget Amendment #2526-05

Shawna Williams presented Budget Amendment #2526-05. The amendment adjusts the budget to encumber the funds necessary to complete the runway crack sealing, sealcoating, and remarking project at St. Simons Island Airport, as well as emergency repairs to Taxiway Alpha, at a total cost not to exceed \$180,300.

A **MOTION** was made by Daren Pietsch and seconded by Greer Anderson to approve the adjustments to the capitals budget as present and subject to legal review. The **MOTION** carried unanimously: 4-0.

Webb & Collins, LLC (dba Bone Dry Roofing)-Amendment and Assignment to TSGFD615LLC (Ben Carter and Brett Flanagan) – SSI Airport

A **MOTION** was made by Daren Pietsch and seconded by Greer Anderson to approve the Webb & Collins, LLC (dba Bone Dry Roofing) Amendment and Assignment TSGFD615LLC (Ben Carter and Brett Flanagan) – SSI Airport as presented, subject to legal review by the FAA and GDOT. The **MOTION** carried unanimously: 4-0.

Fish & Grits Inc. (Ernie Knight) Frederica Hangar #4 Assignment to FMT Aero, LLC-SSI Airport

A **MOTION** was made by Greer Anderson and seconded by Walter Rafolski to approve the Fish & Grits Inc. (Ernie Knight) Frederica Hangar #4 Assignment to FMT Aero, LLC-SSI Airport as presented, subject to legal review by the FAA and GDOT. The **MOTION** carried unanimously: 4-0.

Informational Items reported by Rob Burr:

- SSI Airport Skylane infrastructure project has been awarded to SEC Sitework LLC
- The airport Commission has received one of three grants for the BGI airport parking lot expansion project
- There were a record number of passengers in the month of May at the BGI airport

IMPORTANT DATES

- GIDA Board Meeting – Tuesday, August 4th, 2026, at 9am at 209 Gloucester Street, Suite 211, Brunswick, GA 31520

SPECIAL ANNOUNCEMENT

Mckenzie Padgett announced the launch of Elevate Glynn, a program designed to provide local entrepreneurs with capital, education, and resources to start, grow, and expand businesses. The initiative represents more than \$1 million in planned investment and includes funding opportunities such as microloans, a revolving loan fund, and matching grants.

MESSAGE OF THE MONTH

This month, GIDA is proud to share strong FY26 progress, including \$70 million in new project investment, 90 new jobs, support for five business expansions, and 23 open projects in the pipeline.

GIDA also launched the Elevate Glynn Initiative in partnership with the Lucas Center for Entrepreneurship, a \$1 million investment supporting local business growth through loan funds and matching grants.

Glynn County gained statewide attention through a Georgia Trend feature, and GIDA received an RSDI grant to help move Mallard Industrial Park closer to GRAD certification.

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 Walter Rafolski and seconded by Daren Pietsch 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 Walter Rafolski and seconded Greer Anderson to return to Open Session. The **MOTION** carried unanimously: 4-0.

Returned to Open Session

A **MOTION** was made by Daren Pietsch and seconded by Walter Rafolski to approve the Richland Rum contract and the engineering for Hwy 99, as presented and subject to legal review. The **MOTION** carried unanimously: 4-0.

ADJOURN

A MOTION to adjourn was made by Greer Anderson and seconded by Walter Rafolski. The MOTION carried unanimously: 4-0. The meeting adjourned at 11:25am.

Chairman Bill Dawson

Attest:

Sherri Pruitt

Director of BR&E / Golden Isles Development Authority