



August 5th, 2025 @ 9AM

Golden Isles Development Authority (GIDA) Board Room

BOARD MEMBERS PRESENT

CHRISTY JORDAN
BILL DAWSON
GREER ANDERSON
RICHARD NIXON
DAREN PIETSCH
WALTER RAFOLSKI

BOARD MEMBERS ABSENT

OTHERS PRESENT

RYAN MOORE, STAFF
MCKENZIE PADGETT, STAFF
JOAN HEARN, STAFF
REES SUMERFORD, COUNSEL
WAYNE NEAL, GLYNN COUNTY COMMISSIONER
LANCE SABBE, CITY COMMISSIONER
LINA BARENO, DOWNTOWN DEVELOPMENT AUTHORITY
ROB BURR, GCAC
TERRA WINSLETT, GCAC
SHAWNA WILLIAMS, GCAC
BRIAN WEESE, GICCA
MATTHEW CARBO, RECOVERY SOLUTIONS WORLDWIDE
SHAWN WILLIAMS, COASTAL OUTREACH SOCCER
BRETT BERGIADIS, TROY ACOUSTICS
ADELINE THOMPSON, ADELINE'S CANDY COMPANY
CHRISTA THOMSON, ADELINE'S CANDY COMPANY
PAUL CHRISTIAN, ROBERTS ENGINEERING
DORIE BACON, GDEcD
JENNIFER FORDHAM, DCA
JULIE MARTIN, SIGNATURE PROPERTIES GROUP
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 agenda as presented. The **MOTION** carried unanimously: 5-0.

WELCOME & RECOGNIZE GUESTS

Chairman Christy Jordan welcomed guests.

PUBLIC COMMENT

Chairman Christy Jordan invited public comments.

CHAIRMAN'S ITEMS

- **Officer Election**

New Board Officers effective August 5, 2025 are as stated:

Bill Dawson – Chairman

Daren Pietsch – Vice Chairman

Greer Anderson – Secretary-Treasurer

A MOTION was made by Richard Nixon seconded by Bill Dawson and passed unanimously to elect current officers as presented. The MOTION carried unanimously: 5-0.

- **Passing of the Gavel**

Chairman Christy Jordan passed the gavel to Bill Dawson as the newly appointed Chairman of the Golden Isles Development Authority.

- **Swearing in of Board Members**

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

- **William B. Dawson** took the oath of office as a board member, with a term beginning August 1, 2025, and expiring July 31, 2027, or until his successor is appointed.
- **Daren B. Pietsch** took the oath of office as a board member, with a term beginning August 1, 2025, and expiring July 31, 2029, or until his successor is appointed.
- **Greer Anderson** took the oath of office as a board member, with a term beginning August 1, 2025, and expiring July 31, 2030, or until his successor is appointed.

- **Richard B. Nixon, Jr.** took the oath of office as a board member, with a term beginning August 1, 2025, and expiring July 31, 2026, or until his successor is appointed.
- **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, 2026, or until his successor is appointed.

Chairman Bill Dawson thanked Chairman Christy Jordan for their dedication and service to the Authority and to the community.

- **Year in Review Update**

Ryan Moore presented the Year in Review Update, highlighting GIDA's accomplishments over the past year.

APPROVAL OF MEETING MINUTES

A MOTION was made by Daren Pietsch and seconded by Richard Nixon to approve June 3rd, 2025, Minutes as presented. The **MOTION** carried unanimously: 5-0.

FINANCIALS

Approve May and June Financials

Joan Hearn reported that the May financials were in line with the budget and there were no significant items to note. The June financials were in line with the budget and there were no significant items to note.

A MOTION was made by Greer Anderson and seconded by Daren Pietsch to approve May financials as presented. The **MOTION** carried unanimously: 5-0.

A MOTION was made by Daren Pietsch and seconded by Richard Nixon to approve June financials as presented. The **MOTION** carried unanimously: 5-0.

NEW BUSINESS

Consideration of Share the Future Grant for Coastal Outreach Academics - Educating

A MOTION was made by Greer Anderson and seconded by Daren Pietsch 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.

Troy Acoustics - Innovating

A MOTION was made by Daren Pietsch and seconded by Richard Nixon 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.

Adeline's Candy Company - Innovating

A **MOTION** was made by Daren Pietsch 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 of Revolving Loan Fund for Recovery Solutions Worldwide

A **MOTION** was made by Daren Pietsch and seconded by Richard Nixon to approve the Revolving Loan Fund in the amount of \$100,000 as presented, subject to legal review. The **MOTION** carried unanimously: 5-0.

Consideration of Site Plan for Glynco East Flex Space

A **MOTION** was made by Richard Nixon and seconded by Greer Anderson to approve the Site Plan for Glynco East flex space as presented, subject to legal review. The **MOTION** carried unanimously: 5-0.

Consideration of Industrial Park Landscape Maintenance Proposal

A **MOTION** was made by Greer Anderson and seconded by Richard Nixon to approve the Industrial Park landscape maintenance proposal as presented, subject to legal review. The **MOTION** carried unanimously: 5-0.

Consideration of Contract with Butin PR

A **MOTION** was made by Richard Nixon and seconded by Daren Pietsch to approve the contract with Butin PR as presented, subject to legal review. The **MOTION** carried unanimously: 5-0.

UPDATES

PRESIDENT'S INFORMATIONAL ITEMS:

Strategic Planning Summary

Ryan Moore reviewed the annual Strategic Planning report, summarizing accomplishments from the past year and outlining initiatives planned for the upcoming year.

FY25 OKR Review

Ryan Moore presented the FY25 Objectives and Key Results (OKR) and provided an overview of GIDA's accomplishments during the fiscal year.

FY26 OKR Presentation

Ryan Moore presented the FY26 Objectives and Key Results (OKR) and provided an overview of GIDA's strategic goals for the upcoming fiscal year.

NEW BUSINESS ATTRACTION

Project Manager Update

McKenzie Padgett reported on the Georgia Experience Center, noting a full house. This year, GIDA provided each group with feedback packets to gather input on what GIDA is doing well and areas for improvement.

Buc-ee's Grand Opening

Ryan Moore reported on the great turnout for Buc-ees grand opening noting some people have driven from the Virginia ribbon cutting the day before to attend the ribbon cutting in Brunswick.

EXISTING INDUSTRIES

Georgia Chamber Legislative Update

Ryan Moore reported that GIDA participated in the Georgia Chamber Legislative Update with Chamber executives and board members. He noted that the main takeaway was the rapid approach of the next term, which will bring a new Governor and significant changes.

WORKFORCE

Talent Discovery Showcase

McKenzie Padgett reported on the Talent Discovery Showcase held in June, noting a strong turnout, with First Friday averaging 15,000 attendees. McKenzie added that the next showcase is scheduled for October, with additional events planned.

State of Workforce Chamber Event

Ryan Moore announced that the State of the Workforce Chamber event will be held next Friday, where he will serve as a panelist. The panel will provide an overview of current developments in local educational institutions and the workforce industry. He encouraged everyone to attend if possible.

MARKETING

Golden Isles Association of Realtors Update

Ryan Moore reported on the Golden Isles Association of Realtors event at GICCA, noting approximately 50 guests in attendance.

Community Leader Roundtable

Ryan Moore reported on the quarterly Community Leader Roundtable, where he provided a three-minute overview of current developments in the community.

Chamber GALA Event

McKenzie Padgett reported that GIDA attended the Chamber GALA, which highlighted the year's accomplishments. She noted it was an excellent networking event and a great opportunity for GIDA to show its support.

GCAC

Redfern Hangars Condominium Association, Inc. - Sublease Second Amendment-SSI Airport

A **MOTION** was made by Daren Pietsch and seconded by Richard Nixon to approve the Redfern Hangars Condominium Association, Inc. – Sublease Second Amendment – SSI as presented. The **MOTION** carried unanimously: 5-0.

Steve Pella Sublease Amendment and Extension Assignment to Regency Innovations, LLC - BQK Golden Isles Airport

A **MOTION** was made by Richard Nixon and seconded by Daren Pietsch to approve the Steve Pella Sublease Amendment and Extension Assignment to Regency Innovations, LLC – BQK Golden Isles Airport as presented, subject to legal review. The **MOTION** carried unanimously: 5-0.

Informational Items:

Appointment of Commissioner Wayne Neal to the Airport Commission

BQK ARFF and Fire Station 5 Project Update

BQK New Passenger Boarding Bridge

IMPORTANT DATES

- GIDA Board Meeting – Tuesday, September 9th, 2025, at 9am at 209 Gloucester Street, Suite 211, Brunswick, GA 31520
- Chamber Workforce Education Event – Friday, August 15, Epworth by the Sea at noon

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 Daren Pietsch and seconded by Greer Anderson 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 Richard Nixon 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 Greer Anderson to approve the Glynco Site plan option agreement as presented, subject legal review. The MOTION passed unanimously: 5-0.

A MOTION was made by Richard Nixon and seconded by Walter Rafolski to approve the 262 acres at \$8,500 per acre of Weyerhaeuser property on 82 as presented, subject to legal review. The MOTION passed unanimously: 5-0.

ADJOURN

A MOTION to adjourn was made by Richard Nixon and seconded by Walter Rafolski. The MOTION carried unanimously: 5-0. The meeting adjourned at 11:05am.

Chairman Bill Dawson

Attest:

Sherri Pruitt

Director of BR&E / Golden Isles Development Authority