



MINUTES
GLYNN COUNTY AIRPORT COMMISSION
July 15, 2025

COMMISSIONERS PRESENT

ED FARLEY, Chairman
DAVID FURNISH, Vice Chairman
DOUG HUTSON, Secretary-Treasurer
CEDRIC KING – via phone

STAFF PRESENT

ROBERT BURR
VERNON BESSING
SHAWNA WILLIAMS
TERRA WINSLETT
JOHN DUNCAN
KATHERINE KISSLING
TIFFANY LANDRY
CRAIG PACE
LEIGH NEWTON
MIKE WILLIAMS

LEGAL

HILLARY STRINGFELLOW

PUBLIC OFFICIALS

COUNTY COMMISSIONER WAYNE NEAL
COUNTY COMMISSIONER BOB DUNCAN

TENANTS AND PUBLIC PRESENT

ANDY JENNINGS
RON HLOZANKSY
BRIAN THOMPSON
JESSICA WARD
DREW GLENN
JEFF PAYNE
RONNIE HALL

RIC SORBO
KEVIN KNIGHT
JEFF GRIFFITH
STEPHEN FLOYD
DAVID MANNING
LEONA LEWIS
MAKAYLA O'BRIEN

CYNTHIA DAVIS
JERRY LATVALA
SHERRI PRUITT
DARLYN DAVIS
ED ZWIN
DEVON WHALING
LARRY WADE

The monthly meeting of the Glynn County Airport Commission (GCAC) was held at **9:00 a.m. on Tuesday, July 15, 2025 at the Brunswick Golden Isles Airport, 295 Aviation Parkway, Second Floor Conference Room Brunswick, Georgia 31525.**

Call to Order – The meeting was called to order at 9:00 a.m. by Chairman Farley. He welcomed attendees to the meeting. The Chairman recognized Glynn County Commissioners Wayne Neal and Bob Duncan and thanked them for attending the meeting.

Invocation and Pledge of Allegiance – Commissioner Farley gave the invocation and led the Pledge of Allegiance.

Accept Agenda – The meeting agenda was sent out to the Airport Commissioners the previous week. Chairman Farley requested any changes to the meeting agenda. None were stated.

Commissioner Furnish made a motion to accept the agenda.
Commissioner Hutson seconded the motion, and it carried unanimously: 4-0.

Public comment

Chairman Farley asked for any public comments or requests to speak. None were requested.

Pilot Recognition

Darlyn Davis – Private Pilot

Training was completed with Flight Instructor Makayla O'Brien, High Tide Aviation, at the St. Simons Island Airport.

Stephen Floyd – Commercial Pilot Rating

Training was completed with Flight Instructor Jessica Ward, High Tide Aviation, at the St. Simons Island Airport.

Approval of Minutes

Chairman Farley presented the May 20, 2025 Glynn County Airport Commission meeting minutes for approval and asked for any corrections or changes. None were stated.

Commissioner Hutson made a motion to approve the May 20, 2025 meeting minutes.
Commissioner Furnish seconded the motion, and it carried unanimously: 4-0.

Redfern Hangars Condominium Association, Inc. – Sublease Second Amendment – St. Simons Island Airport -
Extend sublease term 20 years effective November 1, 2031 through October 31, 2051. Rate shall be increased to the current aeronautical rate beginning November 1, 2031. Capital investment proposed over the extended term of the sublease of \$147,000.

Recommendation: Approve the 20-year sublease extension for Redfern Hangars Condominium Association, Inc. to include capital investment and adjusted rental rate for the extended term, subject to satisfactory inspection of hangars for aeronautical use, and recommend approval to the Golden Isles Development Authority, pending legal review.

**Commissioner Hutson made a motion to approve the recommendation.
Commissioner Furnish seconded the motions and it carried: 4-0.**

Steve Pello Sublease Amendment and Extension Assignment to Regency Innovations, LLC – Brunswick Golden Isles Airport (BQK) – Mr. Pello has requested to assign sublease to Regency Innovations, LLC for aeronautical use. Extend the term to add one (20) year option, extending lease to November 30, 2045. The Capital Development requirement is approximately \$100,000 for the requested extended term. Subleasee will be required to relocate the hangar at Subleasee expense to East GA area within a six-month time frame of a potential Aeronautical Development need at BQK. Rental rate will be increased to current aeronautical rate of \$5,243 annually with an annual CPI adjustment.

Recommendation: Approve the Hangar Assignment, Amendment, and Extension to Regency Innovations LLC, and recommend approval to the Golden Isles Development Authority, pending legal review.

**Commissioner Hutson made a motion to approve the recommendation.
Commissioner Furnish seconded the motion and it carried: 4-0.**

Happy Hangars C-6 Transfer from Rodney Foutch to Benjamin Forsyth Hubert, Jr. for Aeronautical Use – St. Simons Island Airport – This transfer for aeronautical use was previously approved by the Executive Director.

Terminal Painting Project Contract – Brunswick Golden Isles Airport – Harrison Contracting Company submitted the lowest responsive quote to paint the exterior of the BQK terminal, Fire Department building, and storage building including all wood decking and beams at designated walkway canopies in an amount not to exceed \$197,975. This project is included in the Capital Improvement Plan (CIP). The quote is within budget.

Recommendation: Award BQK exterior paint project contract to Harrison Contracting Company in an amount not to exceed \$197,975.

**Commissioner Hutson made a motion to approve the recommendation.
Commissioner Furnish seconded the motion and it carried: 4-0.**

Tabby House Improvements – St. Simons Island Airport – Staff has completed installation of the new deck, steps, and trellises. Windows were ordered and have arrived. They will be installed later in the week. After the windows have been installed, quotes for painting the exterior of the Tabby House will be obtained.

Airfield Generator Installation – St. Simons Island Airport – The airfield generator for KSSI has been ordered. It is expected to arrive and be installed mid-August. It will control the airfield and ramp lighting for the airport.

New Airport Beacon – St. Simons Island Airport – The beacon at KSSI was replaced with a high intensity beacon.

Landscaping – Entrance to Brunswick Golden Isles Airport – The entrance landscaping to BQK was recently upgraded. White rock was added to the garden area. Plants in planters along the terminal walkway have been replaced.

Terminal Curbside Procedures – Brunswick Golden Isles Airport – Now that BQK has the larger aircraft, there are more passengers using the facility for each flight and here is more congestion on the curbside. Curbside rules state that the curbside is not for parking, but only for active loading and unloading. Recently drivers have been blocking all the traffic lanes and parking on the curbside. Staff has had to reinstitute previous procedures and policies that enforce the curbside rules. We have free parking and a commercial area for commercial vehicles right across from the curbside. Staff is maintaining curbside management. During flights the curbside is for loading and unloading only. The curbside will be managed in a safe manner. Staff is there for customer service and curbside management.

Capital Projects Update

BQK ARFF and Fire Station 5 Replacement Recommendation of Award (Project 185C)

On May 23, 2025 GCAC received and opened competitive bids for the Aircraft Rescue Fire Fighting (ARFF) and Fire Station 5 Replacement construction project at the Brunswick Golden Isles Airport. Three bids were submitted for the proposed project. Place Service, Inc. was the lowest bid but proposed 0% DBE participation against a project goal of 10% DBE (Disadvantaged Business Enterprise) participation as well as other minor deviations. PSI failed to provide justification and documentation of Good Faith Efforts to meet the DBE goal. As such the PSI proposal is considered non-responsive and is not considered for the award. Among the provisionally responsive bids, Samet Corporation is the apparent low bidder for the ARFF and Fire Station #5 Replacement program at BQK. This construction program anticipates FAA AIP Entitlement, AIP Discretionary, and Infrastructure Investment and Jobs Act (IIJA) funding support in addition to GDOT, Glynn County SPLOST and local airport funding.

Recommendation: Award contract to Samet Corporation for a Base Bid amount of up to \$7,649,633 and Base Bid plus Additive Bid 01 for a total contract award of \$8,061,272. This recommendation is subject to the timely receipt of grant funding and subject to review by legal counsel. Authorize the Executive Director to accept grant funding and execute all necessary documentation.

The various components of funding for the project were explained.

Commissioner Hutson made a motion to approve the recommendation.

Commissioner Furnish seconded the motion and it carried unanimously: 4-0.

RS&H Work Order No. 03 – BQK ARFF and Fire Station 5 Replacement Construction Administration and Resident Project Representative Services

The scope of services will include construction administration services, resident project representative services and project close-out services. Project will be concurrent with the BQK ARFF Fire Station 5 replacement construction program. Construction is programmed for 14-month construction duration, plus one month of start-up and close-out totaling 16 months. Total compensation is not to exceed \$1,422,635.

Recommendation: Approve RS&H Work Order No. 03 BQK ARFF and Fire Station 5 Replacement Construction Administration and Resident Project Representative Services in an amount not to exceed \$1,422,635, contingent upon independent fee estimate (IFE) results, and authorize the Executive Director to execute all necessary documentation.

Commissioner Hutson made a motion to approve the recommendation.
Commissioner Furnish seconded the motion and it carried unanimously: 4-0.

Safety Improvements Project - St. Simons Island Airport

The environmental clearance has been issued for this project. The safety project will be a multi-year project including the construction of the EMAS. This project will enter the design phase at the start of the federal budget year.

Skylane Development Project Design – St. Simons Island Airport

The environmental clearance has been issued for this project. Now the design will be completed and finalized. The project was prefunded. There is reserve money in the budget to begin construction.

North Taxiway Development Environmental and Design – Brunswick Golden Isles Airport

The FAA has not given environmental clearance, but it is anticipated soon. This construction project will be scheduled after the ARFF station is complete.

Passenger Boarding Bridge Construction Completion – Brunswick Golden Isles Airport

The new passenger boarding bridge is being installed. The old bridge has been removed. The new bridge is a significant improvement with additional amenities. There will be pre-conditioned air for the aircraft. It will be able to serve all the single-isle air carrier aircraft. Training will start this week. The air conditioning unit is expected to arrive on July 29th and be installed on the 30th.

Executive Director's Items

Golden Isles Republican Women's Luncheon Report – Robert Burr was invited to speak at the Golden Isles Republican Women's Luncheon on June 9th. This was during the Public Comment period for the St. Simons Island Airport project. There were questions from the audience about the project. Mr. Burr was able to thoroughly explain the details of the project. He frequently speaks to various community groups about the airports.

Chairman's Item

Glynn County Airport Ordinance Amendment

Thursday night the Glynn County Board of Commissioners will meet to amend the Airport Ordinance to add one Glynn County Commissioner to the Airport Commission. It is anticipated that County Commissioner Wayne Neal will be appointed to the Airport Commission. The Airport Commission will then be composed of an even number. Going forward the Chairman will have the tie-breaking vote. Chairman Farley welcomed Commissioner Neal to the Airport Commission.

Activity Report

Enplanement Report - There were 4,963 enplaned passengers in June of the year compared to 4,000 in 2024.

Flight Reliability Report - In June 70% of flights were on time, 26% of flights were delayed and 4% were cancelled. Delta had some system-wide weather issues. The reliability percentages at BQK are in line with the average for the entire Delta network.

Airport Operations - At BQK in June there were 1,272 operations, compared to 1,114 operations in June 2024. At KSSI, there were 2,862 operations in June compared to 3,246 in June of 2024. Staff is encouraging training flights to use BQK to even out the traffic. Hours at Golden Isles Aviation have been expanded. The FBO is now opening at 6:00 a.m. and closing at 9:00 p.m. based on customer demand.

Rental Cars Report – Gross receipts for May totaled \$386,135.

Parking Lot Capacity – Brunswick Golden Isles Airport – The average number of cars parked at BQK for the month of June was 278 which provides adequate capacity.

Upcoming Events

- **Glynn County Airport Commission Monthly Meeting – August 19, 2025 – BQK**
- **Georgia Airport Association Annual Conference & Expo - October 15 – 17, 2025 – Macon**

Executive Session

**Commissioner Furnish made a motion to enter into Executive Session at 9:35 a.m.
Commissioner Hutson seconded the motion, and it carried unanimously: 4-0.**

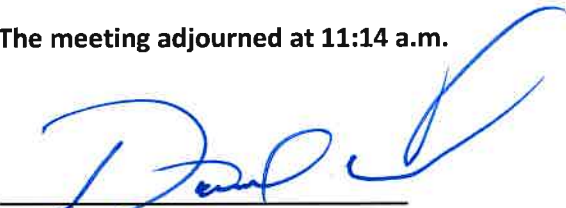
Discuss possible Real Estate Items as permitted by O.G.C.A §50-14-3(b)(1)(B), Personnel as permitted by O.C.G.A. §50-14-2(b)(2) and Legal Items as permitted by O.C.G.A. § 50-14-2.

Return to Open Session

**Commissioner Furnish made a motion to return to Open Session.
Commissioner Hutson seconded the motion, and it carried unanimously: 4-0.**

**Commissioner Hutson made a motion to adjourn the meeting.
Commissioner Furnish seconded the motion and it carried unanimously: 4:0**

The meeting adjourned at 11:14 a.m.



David Furnish, Vice Chairman

Doug Hutson, Secretary-Treasurer

Katherine Kissling, Attest



AFFIDAVIT – CLOSED MEETING

AFFIDAVIT AS REQUIRED UNDER O.C.G.A. §50-14-4(b) (1)

GLYNN COUNTY, GEORGIA

Personally appeared before me the undersigned attesting officer, duly authorized to administer oaths, **Ed Farley**, who, after being duly sworn, deposes and, on oath, states the following:

(1) I was the Chairman of a meeting of the Glynn County Airport Commission meeting held on the 15th day of July 2025.

(2) The subject matters of the closed portion of the meeting, which was closed for purpose of the discussion of Real Estate matters as allowed under O.C.G.A. §50-14-3(b)(1)(B) and Legal matters as allowed under O.C.G.A. §50-14-2 and were devoted to matters within these exceptions as provided by law.

(3) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. §50-14-4(b) (1) that such an affidavit be executed.

This 15th day of July, 2025.

Sworn to and subscribed before me, who is personally known

this 15th day of July, 2025.


Ed Farley, Chairman


Notary Public

My Commission Expires: May 29, 2029

NOTARIAL SEAL

