

JEKYLL ISLAND-STATE PARK AUTHORITY

August 14, 2006

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The Jekyll Island-State Park Authority met in public session on Monday, August 14, 2006, in Meeting Room 9 at the Jekyll Island Convention Center on Jekyll Island, Georgia. Chairman Wood called the meeting to order at 9:30 a.m.

Members Present: Richard Wood, Chairman
Mike Hodges, Secretary
Ed Boshears
J.Y. Jones
Becky Kelley
Sybil Lynn
Steve Scheer

Members Absent: Jack Collins
Tom Lewis

Legal Counsel Present
By Conference Phone: George Zier, Sr. Asst. Attorney General

Staff Present: Bill Donohue, Executive Director
Laura Bonds, Deputy Director/CFO
Judy Dressner, Executive Assistant
Dawn Howard, Executive Secretary

Various members of the public and press were present.

Chairman Wood opened discussion concerning the following issues:

Board Meeting Minutes: Board reviewed minutes from 5/11/06, 6/11/06, 6/12/06, and 6/22/06 JIA Board Meetings.

FAA Lease Extension: Mr. Donohue explained where the tower, situated on 0.2 acres of land is located and stated that Ms. Bonds had resolved the lease rent issues. Ms. Bonds detailed the changes to the Federal Aviation Administration (FAA) Lease Extension which would be retroactive to October 1, 2005. The rent would increase from \$800 per year to \$1,500 per year for the first five years, \$3,000 per year for the second five years.

Liquor Ordinance Amendment: Chairman Wood stated that multiple questions arose after reviewing the existing JIA Liquor Ordinance such as the possibility of allowing mini-bars in hotels and permitting other locations besides the Convention Center to provide catering that included alcoholic beverages.

The amendments to the Liquor Ordinance would allow the retail sale of malt beverages and wines for consumption off the premises at more than

Call to Order

Attendance

Discussion

Review of Agenda
Items

FAA Lease Extension

Liquor Ordinance

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one location on Jekyll Island (currently only available at the Beverage Center), provide a license for in-room service of alcoholic beverages in hotels and motels holding an on-premises license, and would make available a license for catering alcohol off-site by holders of an on-premises license.

A redlined copy of the ordinance, which is attached and made a part of the minutes, was provided at the meeting and to be posted on the JIA website, available for public viewing and comment. No action will be taken until after the second reading at the next Board meeting scheduled on September 11, 2006.

Flood Prevention Ordinance: Ms. Bonds reviewed the amendments to the Flood Prevention Ordinance and explained that the changes were requested by FEMA. An updated copy of the redlined Flood Prevention Ordinance, which is attached and made a part of the minutes, was provided to the Board at the meeting. No action will be taken until after the second reading at the next Board meeting scheduled on September 11, 2006.

Mr. Wood inquired about the status of CBRA. Ms. Bonds updated the board that the full House Resource Committee met and unanimously approved the new map. Ms. Bonds presented the map that was attached to the bill with an additional layer representing Glynn County building footprints marked in red on the map. The light green areas will be taken out of the protected area and made available for Flood insurance. All footprints on the map (those footprints currently paying property taxes) were inside the light green areas. The OPA only excludes eligibility for Federal Flood insurance coverage. The plan is for the Senate and the House to vote on this bill when they come back from their break in September.

Villas by the Sea Boardwalk Construction: Mr. Donohue explained that the proposed boardwalk would replace the existing, destroyed boardwalk and that Villas has been working with DNR on the new design which will provide handicap access on the hotel side of the Johnson rocks. Mr. Donohue stated that Board approval was required since this is a substantial property improvement. Villas by the Sea will be financially responsible for this entire project.

Ms. Bonds presented the conceptual plans that detailed combining boardwalk 1 & 2 and 4 & 5. Two sets of stairs, shown in the drawing will be changed to handicap accessible ramps. These ramps will be on the hotel side only because ramp access on the ocean side is not possible due to the tides.

Flood Prevention Ordinance

CBRA Legislation

Villas by the Sea Boardwalk Construction

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Update of Bylaws: Mr. Zier is working on updating outdated language in the current Bylaws. Due to an extremely busy schedule, Mr. Zier was unable to provide an update. Action on this item will be deferred to a later date.

Georgia Sea Turtle Center: Mr. Donohue provided a status update of the Turtle Center stating that the abatement was completed and construction to start September 1, 2006. Currently the project is under the \$2.6M budget and on schedule.

New Parking Fee: Ms. Lynn requested an update on the new Parking Fee that took effect on August 4, 2006. Ms. Bonds replied that JIA is working on acquiring new signage that will better explain the new changes to our guests. Ms. Bonds also stated that while revenues are short it is too early to tell the financial effect this will have on the Authority since the new parking fee has only been in effect for 6 days.

Georgia Coast Inn: Mr. Boshears asked for information on the recent Georgia Coast Inn (GCI) auction that took place on August 1, 2006. Mr. Wood stated that the Bankruptcy Court lifted the stay so the lender could foreclose on the note. The Southeast Landco, LLC (Reynolds Plantation) and 150 Beachview Holdings, LLC (Patton group) were the two bidders on GCI. The Reynolds Group made the final bid of \$3.9 M and the Patton group demanded immediate payment. Representatives from Reynolds Plantation left to get a check. The property was re-auctioned a few minutes later and the Patton Group won the bid at \$3 M. The case has been filed in Federal Court.

Mr. Zier said that the Authority does not know who the leasehold owner is at this point. The Authority does not have a legal position in this suit, however the Attorney General will make sure the sale was conducted fairly. The property has been uninhabitable for 2 ½ years and the Authority has the right to declare default or terminate the lease. When asked about the rent due on this property, Mr. Zier stated that JIA was entitled to the rent.

Currently the GCI building is condemned and the bottom floor is boarded up to secure the building.

Board Member Resignation: Dr. Jones presented letters to all of the Board members and stated that due to issues of a personal nature he was turning in his resignation as a member of the Board. The Board expressed appreciation for Dr. Jones service over the years.

Meeting recessed at 10:15 a.m. on Monday, August 14, 2006.

Update of Bylaws

Sea Turtle Center

New Parking Fee

GA Coast Inn

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Public session reconvened and meeting was called to order at 11:00 a.m. on Monday, August 14, 2006 in Beachside Hall at Jekyll Island Convention Center.

Various members of the public and press were present.

Board Meeting Minutes: Mr. Hodges made the motion to approve the minutes of 5/11/06, 6/11/06, 6/12/06, and 6/22/06. Ms. Lynn seconded the motion and it passed unanimously.

Mr. Hodges made the motion to approve the Rules Committee minutes of 7/6/06, the Performance Committee minutes of 7/6/06, and the Hotel Committee minutes of 7/13/06. Ms. Lynn seconded the motion and the motion passed with no objections.

FAA Lease Extension: Ms. Bonds described the VHR omni directional range (VOR), a type of radio navigation system for aircraft, which is located on 0.2 acres of Jekyll Island and provided a rent overview. Ms. Kelley made the motion to approve the resolution and Ms. Lynn seconded the motion. Motion carried.

Liquor Ordinance Amendment: The redlined copy of the ordinance will be posted on the Jekyll Island website until the next board meeting allowing individuals to review and submit comments. The Board was asked to accept the first reading of the Liquor Ordinance Amendment. Mr. Hodges made the motion to accept and Ms. Kelley seconded the motion. Motion carried unanimously.

Flood Prevention Ordinance Amendment: The redlined copy of the Flood Ordinance Amendment will be posted on the Jekyll Island website so the changes can be viewed by the public. These changes were dictated by the Federal Emergency Management Agency (FEMA) and Ms. Bonds stated that the JIA Staff supports these changes. Ms. Lynn made a motion to accept the first reading of this document and Dr. Jones seconded the motion. Motion passed with no objections.

Villas by the Sea Boardwalk Construction: Ms. Bonds stated that JIA Facilities Senior Director, Ronny Smith has reviewed this concept plan that combines boardwalk 1 & 2 and 4 & 5 and does allow for 2 handicap access ramps. Board approval is required for this construction. Mr. Scheer made the motion to approve the concept plan and Dr. Jones seconded the motion. Motion passed unanimously.

Update of Bylaws: Board decided to hold this matter in abeyance until a future Board meeting. No action taken at this time.

Meeting Recessed

Meeting
Reconvened

Minutes Approved

Motion Approved

Motion Approved

Motion Approved

Motion Approved

Motion Approved

Bylaws

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Executive Director's Report: Mr. Donohue reviewed the staff reports and pointed out that Jekyll Island made the cover of the *Pilot Getaways* magazine. The cover showed local pilot, Richard Van Iderstyne and co-pilot C.J. Jeffries.

Mr. Donohue drew the Board's attention to the t-shirts that had been passed out to the Board members that show a new activity to the island, Geocaching, which is a Global Positioning System (GPS) game. Jekyll Island currently has 16 Geocaching sites for participants to locate using a GPS device.

JIA Projects Manager, Jim Broadwell presented an update on the Georgia Sea Turtle Center project. The first bids came in high, architectural styling was then changed to make it less expensive. Those bids came in good and a rehab company out of Virginia won the bid. The demolition and abatement work have been completed and the asbestos has been removed. The Turtle Center is on schedule and within budget.

Mr. Broadwell will share an overview of the results of the RFI at the September Board meeting.

The Conservation Report is a 500-page book that JIA Staff, Board representatives and stakeholders will review.

Financial Report: Ms. Bonds reported that the golf numbers are up for July and the JIA amenities are up by 6%. The demolition of the Holiday Inn has begun per Kevin Runner, manager of Jekyll Club Hotel. Mr. Garvey reported that groups that have previously picked Jekyll as their destination are starting to come back.

Board Member Resignation: At the breakfast session, Dr. Jones presented a letter of resignation to the Board and stated that his decision to leave was based on a personal decision. His time served on the Board has been a great experience for him and he really appreciated his time here.

Mr. Scheer asked that the minutes reflect a heartfelt thanks to Dr. Jones for his service. Mr. Donohue and Mr. Wood presented Dr. Jones with a framed photograph of Jekyll Island's Driftwood Beach.

There being no members of the public signed up to address the Board, Mr. Wood closed the public comments segment of the meeting.

There being no additional business to discuss, a motion was made by Mr. Hodges and was seconded by Ms. Kelley to adjourn the August 14, 2006 meeting of the Jekyll Island-State Park Authority.

Meeting was adjourned at 11:30 a.m.

Executive Director's Report

Geocaching

Sea Turtle Center Update

RFI

Conservation Rpt.

Financial Rpt.

Motion to Adjourn

Meeting