

**JEKYLL ISLAND-STATE PARK AUTHORITY**

**January 8, 2007**

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<p>The Jekyll Island-State Park Authority met in public session on Monday, January 8, 2007, in DNR Board Room, East Tower, Suite 1252 in Atlanta, Georgia. Chairman Wood called the meeting to order at 9:00 a.m. Mr. Wood called the meeting to executive session at 9:01 a.m. At 9:45 a.m. the public session was called to order.</p>	<p>Call to order</p>
<p>Members Present:                    Richard Wood, Chairman    Mike Hodges, Vice Chairman    Ed Boshears, Secretary    Steve Croy    Becky Kelly    Robert Krueger    Tom Lewis    Sybil Lynn    Ben Porter</p> <p>Legal Counsel Present:            George Zier, Sr. Asst. Attorney General</p> <p>Staff Present:                        Bill Donohue, Executive Director    Laura Bonds, Deputy Director/CFO    Jane Moore, DNR Confidential Secretary</p>	<p>Attendance</p>
<p>Members of the public, the press and the Jekyll Island Foundation Board were present.</p>	
<p>Chairman Richard Wood welcomed the large group and asked Mr. Bill Donohue to summarize their December meeting with Governor Sonny Perdue.</p>	
<p><b><i>RFI Meeting with Governor Perdue:</i></b> Mr. Donohue stated he and Mr. Wood met with the Governor and his leadership team to present information gathered through the RFI process, the draft Design Guidelines, the Conservation Plan and other planning documents. Options were presented to the Governor as he had requested in November 2004. The consensus of the Board was expressed to move forward to find an experienced private sector partner to help revitalize the commercial aspects of the Island, and to keep the 65% undeveloped/35% developed portions. The private partner would bring the expertise, experience and funding to bring about the revitalization plan. Governor Perdue is supportive of efforts to continue Jekyll Island as a place for all Georgians, is supportive of the concepts introduced in the Conservation Plan and Design Guidelines, and is supportive of the Authority seeking an extension of the Lease this Session.</p>	<p>RFI meeting with Governor</p>
<p><b><i>Legislative Committee Update:</i></b> Mr. Porter summarized the Authority plan he had outlined for Representative Keen and Senator Chapman to partner with a master developer, maintain the 65% natural area and improve, modernize, redevelop, revitalize the 35% developed area of the Island. Mr. Porter stated they were receptive to an extension of the Authority lease considered necessary to attract a quality developer. Legislation will be prepared for introduction this Session to extend the lease of Jekyll Island and extend the life of the Authority. Mr. Porter also met with Speaker Glen Richardson who asked if the Board was in unanimous support of this direction.</p>	<p>Legislative Committee Update Master Developer</p> <p>Lease Extension</p>

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<p>Chairman Wood briefly restated the four options presented to the Governor:          1) Status Quo until 2049,          2) Extend the lease and the life of the Authority, the Authority and the staff operate and redevelop the Island;          3) Extend the lease and the life of the Authority and contract with a private sector partner to redevelop and manage the commercial aspects of the Island,          4) Sell or convert to fee simple.          The Governor was opposed to Options 1 and 4.</p>	<p>Four options presented to the Governor</p>
<p>Roundtable comments were heard with a consensus for selecting a private sector master revitalization partner under the direction and oversight and vision of the Jekyll Island Authority Board. And as legislation to extend the lease is introduced to request engrossing it. Mr. Hodges moved to direct Mr. Porter to inform Speaker of the House Richardson the Authority unanimously supports legislation to extend the lease and the life of the Authority and supports a public/private partnership to revitalize the Island. The motion was seconded by Ms. Lynn, and amended by Mr. Porter to clarify "Authority includes Board and Staff". The motion passed with all in favor.</p>	
<p><b>JIA Committees:</b> Chairman Wood appointed Mr. Lewis to the Legislative Committee and Evaluation Committee.</p>	<p>Committees</p>
<p>Ms. Kelley moved to eliminate the Rules Committee as it was determined the Board follows the rules of procedure within the Bylaws; seconded by Mr. Krueger; no opposition; the Motion passed.</p>	<p>Rules Committee Eliminated Motion Approved</p>
<p><b>Approval of November 13, 2006, Minutes:</b> Ms. Kelley moved to accept the Minutes of November 13, 2006. Mr. Croy seconded the motion. There was no opposition, the motion carried.</p>	<p>Board Minutes Motion Approved</p>
<p><b>Hotel Committee Minutes:</b> Mr. Porter moved the December 18, 2006, Hotel Committee Minutes be tabled. In discussion it was requested a transcript be circulated among Committee members and rewritten minutes presented to the Board at the February meeting. Mr. Boshears seconded the motion, there was no opposition, the motion carried.</p>	<p>Hotel Committee Minutes - tabled</p>
<p><b>Liquor License Fee revision:</b> Mr. Croy moved to adopt the revised liquor license fees as recommended by the Hotel Committee, Mr. Hodges seconded the motion, there was no objection, the motion passed.</p>	<p>Liquor License Fee Motion Approved</p>
<p><b>Buccaneer Lease Extension:</b> Mr. Donohue updated the board on subsequent discussions and responses to the requests from the hotel committee since the Dec 18 Hotel Committee meeting. Staff recommended use of the Buccaneer Project Development Agreement (PDA) prepared by George Zier for the board to consider the Lease Extension. Mr. Wood queried if the Patton Group had complied with all elements of JIA due diligence requirements as identified in the policies and procedures; Mr. Porter reiterated his concern for criteria expressed by the Hotel Committee. Mr. Boshears voiced his revenue concerns</p>	<p>Lease Extension Buccaneer - motion deferred</p>

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associated with this transaction. Mr. Porter moved to table full Board consideration of the PDA and Buccaneer lease extension until the Hotel Committee had thoroughly assessed the PDA and the financial and other information requested to be provided by the Patton Group. The Motion was seconded by Ed Boshears, no opposition, motion carried.

**Georgia Coast Inn:** Mr. Boshears moved to give the Patton group six months from December 18, 2006, to resolve the Georgia Coast Inn lawsuit and if not resolved, to terminate that Lease, the Patton group to furnish monthly status reports to Staff or Mr. Zier. Ms. Kelley amended to say “resolved on or before June 11, 2007” to coincide with the June Board meeting; there was no opposition, the motion carried.

**Hotel Ground Lease Rental Option:** Chairman Wood asked, on behalf of the Hotel Committee, that the Board choose one of the four rental options of the proposed new Hotel Ground Lease. Members expressed concern in not knowing the "private partner's" views yet, and decided to address the issue at a later date.

**Jekyll Island Marina, Beachview Club Base Rent Provisions:** On the recommendation of Hotel Committee members, Mr. Krueger made a motion to extend the base rent provisions of the Jekyll Island Marina and the Beachview Club for five years from this date, provided discussed proposed improvements are made. The amount invested will be brought back to the board. The motion was seconded by Mr. Hodges, no opposition, the motion carried.

**Jekyll Island Foundation Operating Agreement:** Mr. Donohue, noting the Board Chairman and other members of the Jekyll Island Foundation Board were present, discussed the present “handshake” agreement for Foundation costs covered by the Authority, and the successful Foundation fund raising projects dedicated to Jekyll Island. The Authority Board had discussed the Foundation as a self-sustaining operation at the June 2006 meeting, and Mr. Zier has been working on a more formal operating agreement between the Authority and the Foundation. Mr. Zier needs to confirm the terms and the timing that each organization will be comfortable working with and will then present the Agreement for consideration by both organizations. Chairmen Wood requested the agreement be brought before the board at the March meeting.

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**Executive Director’s Report:** Mr. Donohue reported the preliminary indications from December are positive: revenues are up slightly over budget and expenses are below budget, the hotels had an excellent month with an increase in revenue, convention center activity is good, golf is stronger than it has been in the past.

Chairman Wood queried the feasibility of offering the Gas Station to a private operator on a short-term 2 year lease and asked Staff to prepare a financial analysis for the next Board meeting.

Georgia Coast Inn  
Motion approved

Hotel Ground  
Lease Option

Jekyll Island  
Marina  
Beachview Club  
Base Rent  
Motion approved.

Jekyll Island  
Foundation  
Report

Executive  
Director’s Report

Gas Station

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**Professional Consultation Service:** Professional Consultation Service: Mr. Porter stated that the governor suggested that a consultant be hired to help the Authority with the Request for Qualifications (RFQ)/Request for Proposal (RFP) for a private revitalization partner that will be circulated to a broad group of planners/developers. The state selection process for selecting the consultant was outlined by Mr. Zier with suggestions for modifications from the Chairman. The resulting selection would be a single RFQC involving two steps, to be initially drafted by Mr. Zier in accordance with state selection procedures generally following the selection process in O.C.G.A. §50-22-1 for professional consultants. Selection committees will be appointed that will initially rank the applicants based upon qualifications to arrive at a short list of between three and eight of the best qualified participants. The short listed applicants will then be interviewed, evaluated and ranked on their proposals. The top three proposers would be presented to the Hotel Committee and the Board for review. The Board will determine the final rank ordering, and contract negotiations would begin with the top ranked proposer. The goal was to have the consultant under contract in March. Mr. Zier's draft of the RFQC would be reviewed by the Executive Director, the Board Chairman, and Hotel Committee Chairman prior to release, with a goal of announcing/publishing the invitation on January 15.

**Public Comments:** Chairman Wood called upon 13 members of the public for comments as time permitted. Those from other than Glynn County were given priority. Written comments were provided by Mr. Al Tate and Clifton and Sylvia Pannell.

There being no additional business the meeting was adjourned.

Meeting Adjourned at 1:01 P.M..

ATTEST:

APPROVED:

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William A. Donohue  
Executive Director

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Richard V. Wood  
Chairman

Professional  
Consultant  
Selection Process

Public Comments