

JEKYLL ISLAND-STATE PARK AUTHORITY

September 24, 2007

Page 2 of 7

moving along nicely since the August 17 meeting. She let the board know there would be a public information session on October 4 from 3-5 in the Convention Center. Ms. Frangiamore let the Board know about three grants that were going to come before them today for Board approval. The first one is from the Georgia Department of Natural Resources (GADNR) in the amount of \$40K for the Diamondback Terrapin Program. The second one is from the Georgia Forestry Commission in the amount of \$20K and will go towards a manual including native plantings and landscape designs for people on the island and will also build in some fire-wise elements. The final grant is from the GADNR in the amount of \$20K to the Georgia Sea Turtle Center (GSTC) to assist with payment of two educational exhibits specifically related to the mission of both the GADNR and the GSTC.

Committee Chair Hodges called for a motion to approve the acceptance of all three grants. Ms. Kelley made the motion, seconded by Ms. Lynn, motion approved with no objections.

Mr. Jason Smith presented the \$10K check from the Buccaneer Hotel to Mr. Bill Lattimore, Board Chairman of the Jekyll Island Foundation Board.

Mr. Bill Lattimore spoke briefly about the Jekyll Island Foundation and informed the board that their new project committee is hard at work. They had a work session on Tuesday and Wednesday of last week in which they went over 8-10 prospective projects that had been presented to the Foundation. Mr. Lattimore said they have chosen a new project and after they receive approval from their Board at their October 6 & 7 Foundation Board meeting they would bring the project proposal to the Jekyll Island Authority's next Board meeting on October 15.

Finance Committee: Committee Chair Krueger briefly went over the Capital Expenditure Request and asked for a motion to approve the budget as presented. Mr. Hodges made the motion to approve, seconded by Ms. Kelley, motion approved with no objections.

Committee Chair Krueger gave an update on the results of a meeting that occurred on August 15th between himself, Mr. Donohue, Mr. Zier, Ms. Bonds, and Mr. Snyder, a representative of Mr. Leslie Lurken the current lessee and owner of the Jekyll Oceanfront Clarion Resort. The purpose of the meeting was to discuss the future of the property, and the desire of Mr. Lurken to convert the units on the north end to condo-hotel units. Mr. Lurken was also looking to tear down units on the south end of the property and construct a new all-suite condo hotel.

Committee Chair Krueger called for a motion to approve the staff to work along with the Office of the Attorney General together with Mr. Lurken to develop a comprehensive Project Development Agreement that addresses the conversion of the renovated northern units to condo hotel units for sale and

Grants

Committee Motion

Check presentation

Mr. Lattimore

Finance Committee

Jekyll Oceanfront
Clarion Resort

Committee Motion

JEKYLL ISLAND-STATE PARK AUTHORITY

September 24, 2007

Page 3 of 7

the replacement of the southern units with a newly constructed condo hotel development. The PDA will provide the terms and conditions, timelines and commitments for this development, and will be brought back before the Finance Committee for consideration. Mr. Hodges made the motion, seconded by Mr. Croy, with no objection the motion passed.

Mr. Boshears asked who is going to participate in the negotiation, and if there would be any outside consultant or attorney advising. Committee Chair Krueger informed Mr. Boshears it would be the Finance Committee along with Mr. Zier working on the negotiations. Mr. Boshears stated he did not have a problem with Mr. Zier working on the project but he felt Mr. Zier is a very busy man with many other items on his agenda and for a deal like this he felt it would be wise to have someone who is an expert in negotiations such as these. Committee Chair Krueger noted Mr. Boshears concern.

Committee Chair Krueger's next item for discussion was a Special Interest License Plate featuring the Georgia Sea Turtle Center logo. Committee Chair Krueger let everyone know there must be 1000 tags applied for with the \$25 manufacturing fee paid up front before the DOR will manufacture the first tag. Committee Chair Krueger stated that he hoped the Jekyll Island Citizen Association would support this project.

Committee Chair Krueger then called for a motion to approve the agreement between the Georgia Department of Revenue and JIA for a specialty license plate featuring the Georgia Sea Turtle Center, Mr. Croy made the motion, seconded by Mr. Hodges, with no objections the motion passed.

Committee Chair Krueger informed the Board of the Conservation Water and Wastewater Study currently underway. This study was last conducted in 1998 the Finance Committee thinks this will be a useful tool. More information will be presented at the October Board Meeting.

Committee Chair Krueger's final update was on finances. Committee Chair Krueger provided a quick overview of the first month of the new fiscal year.

The floor was opened to public comment. Ms. Dory Ingram and Ms. Mindy Egan both commented on affordability of accommodations.

Personnel Committee: Committee Chair Lynn called on Mr. Harvey to provide the report on the Personnel Committee.

Mr. Harvey informed the Board of two nominations for Employee of the year. For the individual award Mr. Cliff Gawron had been nominated and for team, JIA Water Department was nominated. Mr. Harvey also let the Board know there were 12 employees up for the Faithful Service Award. Chairman Porter asked Mr. Harvey to invite Mr. Gawron and the Water Department to the October Board Meeting for recognition.

Special Interest License Plate

Committee Motion

Conservation Water and Wastewater Study

Public Comment

Personnel Committee

Employee of the year nominations

Legislative Committee

JEKYLL ISLAND-STATE PARK AUTHORITY

September 24, 2007

Page 4 of 7

Legislative Committee: Committee Chair Croy informed the Board that he had the opportunity to speak with the Governor, Lt. Governor, and Speaker after the Oversight Committee meeting. They are all anxious to see the results of today's Board meeting and seeing the Authority going forward with the private partnership. He said that they all expressed their continued support of what the Authority is doing for Jekyll. Committee Chair Croy also let the Board know that he had had an opportunity to thank Senator Tommie William who is the Chair of the Oversight Committee for his support and leadership at the August 30th Oversight Committee meeting.

Marketing Committee: Committee Chair Kellett called on Mr. Garvey to give the Marketing report.

Mr. Garvey informed the Board his team has been very busy with the Beach Music Festival and the Shrimp and Grits Festival since the last Board meeting. Mr. Garvey also wanted to thank his team and especially Beth Burnsed for all of the hard work. Mr. Garvey stated his team is going to look at changing the Saturday afternoon beach concert, which is the signature event of Beach Music Festival, as it is losing appeal. Mr. Garvey informed the Board the Shrimp and Grits Festival went very well and exceeded expectations on both financial performance as well as expected visitation. He also let the Board know the Bella Sera Jazz Festival had been cancelled due to budget constraints.

Committee of the Whole: Chairman Porter stated that the purpose of bringing the draft policy on Lodging Availability document to the Board was to have Board discussion and input as well as public input before it is adopted. Chairman Porter read to the public the draft policy. Discussion of the Policy ensued to clarify the terms used specifically. Chairman Porter called for a motion for the committee to approve draft II as amended. Mr. Boshears made the motion, seconded by Ms. Kelley, with no objections the motion passed.

Chairman Porter called on Mr. Donohue to give the Staff reports.

Mr. Donohue introduced Ms. Debbie Dlugolenski from the Governor's Office of Planning and Budget. Mr. Donohue thanked the DNR for choosing to invest money in Jekyll Island. Mr. Donohue let the Board know the staff of the Buccaneer Hotel has given an outline of their plans for closing. They will be closing the hotel as of October 1 followed by 30 to 40 days of liquidation. Mr. Donohue informed the Board, at Mr. Boshears request; there would be a walking tour of the Historic District at 10:00 a.m. on Friday, September 28.

Chairman Porter introduced and welcomed Senator Johnson and Representative Keen as advisory members of the Board and thanked them for their interest in Jekyll.

Chairman Porter called for a break at 10:37 a.m.

Marketing Committee

Marketing events

Committee of the Whole

Introduction

Break

JEKYLL ISLAND-STATE PARK AUTHORITY

September 24, 2007

Page 5 of 7

<p>Chairman Porter called to order the meeting for the Jekyll Island-State Park Authority at 11:00 a.m.</p>	<p>Reconvened</p>
<p>Chairman Porter announced and thanked Senator Johnson and Representative Keen and also announced other Glynn County Commissioners and the Mayor.</p>	
<p><u>Approval of Minutes:</u> Chairman Porter asked for a motion to approve the minutes of the July 9, August 1, and September 7, 2007 Jekyll Island State Park Authority Meetings. Ms. Kelley made the motion to approve the minutes, seconded by Mr. Krueger, with no objections the motion passed.</p>	<p>Motion Approved</p>
<p><u>Election of Officers:</u> Chairman Porter called for a motion to approve the following officer nominations:</p>	<p>Motion Approved</p>
<p>Vice Chairman: Mike Hodges Secretary: Ed Boshears Treasurer: Laura Bonds Assistant Secretary: Shanna Brain</p>	
<p>Ms. Lynn made the motion to approve the nominated officers, seconded by Ms. Kelley, with no objections the motion passed.</p>	
<p><u>Conservation/Preservation Committee motion:</u> The Board approved the Conservation/Preservation committee's motion to approve a \$40K GA DNR Coastal Incentive grant for the benefit of the Georgia Sea Turtle Center.</p>	<p>Motion Approved</p>
<p><u>Conservation/Preservation Committee motion:</u> The Board approved the Conservation/Preservation committee's motion to approve a \$20K Urban Forestry Grant from the Georgia Forestry Commission. The grant requires an in-kind match that will be supplied through JIA staff involvement in the project and will not require cash expenditure.</p>	<p>Motion Approved</p>
<p><u>Conservation/Preservation Committee motion:</u> The Board approved the Conservation/Preservation committee's motion to approve a \$20K GA DNR Non-game Conservation Fund Grant for the benefit of the Georgia Sea Turtle Center.</p>	<p>Motion Approved</p>
<p><u>Finance Committee motion:</u> The Board approved the Finance committee's motion to approve the FY 07 Capital Expenditures request in the amount of \$476,089.06 as presented.</p>	<p>Motion Approved</p>
<p><u>Finance Committee motion:</u> The Board approved the Finance committee's motion to approve the staff to work along with the Office of the Attorney General together with Mr. Lurken, current lessee and owner of the Jekyll Oceanfront Clarion Resort and his representatives to develop a comprehensive Project Development Agreement that addresses the conversion of the north units to condo hotel units for sale, and the replacement of the south units with newly constructed condo hotel development. The PDA will provide the terms and conditions, timelines and commitments for this development, and will be brought back before the Finance Committee for consideration.</p>	<p>Motion Approved</p>

JEKYLL ISLAND-STATE PARK AUTHORITY

September 24, 2007

Page 6 of 7

<p><u><i>Finance Committee Motion:</i></u> The Board approved the Finance committee’s motion to approve the Agreement between the Georgia Department of Revenue and JIA for a Specialty license plate featuring the Georgia Sea Turtle Center for the benefit of conservation and preservation of Jekyll Island’s natural and cultural resources, primarily its marine and avian life and their habitats.</p> <p><u><i>Committee of the Whole motion:</i></u> The Board approved the Committee of the Whole’s motion to approve the Policy on Lodging Availability as attached to these minutes.</p> <p>Chairman Porter asked Mr. Broadwell, Project Manager to discuss with the group the RFP 244 process.</p> <p>Mr. Broadwell stated that he is very excited with the results. He emphasized, the process was done in compliance with Georgia Code. Mr. Broadwell emphasized the Authority was picking a partner not a plan. Mr. Broadwell then passed out the RFP timeline (attached to these minutes) and went over it. Mr. Broadwell turned the floor over to Mr. Ken Bleakly of the Bleakly Advisory Group.</p> <p>Mr. Bleakly gave a summary of the RFP process and reviewed the power point presentation comparing all three shortlisted firms.</p> <p>Chairman Porter stated that we had three excellent proposals to choose from and we would have been happy to have any one of them.</p> <p>Mr. Krueger made the motion that Linger Longer Communities be selected by the Jekyll Island Authority as the proposed Private Partner, and that the Board instruct the Private Partner Committee to negotiate an agreement with Linger Longer Communities to become the Authority’s Private Partner for the revitalization of Jekyll Island. Mr. Boshears seconded the motion. Chairman Porter then called for discussion from the Board prior to final vote. All Board members voiced their support of the Selection Committee’s decision. Mr. Kellett asked Mr. Bleakly questions about the proposals, Mr. Bleakly answered all of Mr. Kellett’s questions to his, and the entire Boards, satisfaction. Chairman Porter then asked to hear from the Board’s two Advisory Board members, Senator Eric Johnson and Representative Jerry Keen.</p> <p>Senator Johnson stated that there were four points that he planned to take back to the Senate:</p> <ul style="list-style-type: none">○ The selected partner offers the most affordable solution of the three proposers.○ The selected partner has the best environmental proposal.○ The selected partner has the second highest return to the state of Georgia, and the fastest return.○ The selected partner are Georgians committed to a long-term partnership and have to answer to their product.	<p>Motion Approved</p> <p>Motion Approved</p> <p>RFP 244</p> <p>Motion</p>
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JEKYLL ISLAND-STATE PARK AUTHORITY

September 24, 2007

Page 7 of 7

Representative Keen reminded the Board that the purpose in creating Advisory positions in legislation was to make sure the General Assembly of Georgia would be paying attention to Jekyll Island and partnering with the Authority so future legislators and Authority members would not be making this decision 40 years down the road. Representative Keen stated that he concurred with the apparent action the Authority would be taking today. Representative Keen also stated that, as someone who lives and works here, he is very excited about the future of Jekyll Island. He let the Authority know he would be taking back, to the House; the Authority is on course to meet the mandate that it gave in its legislation this past year.

The floor was opened to public comment from Mr. Joe Wilkinson, Chairman Tony Thaw, Mr. Woody Woodside, Ms. Martha Thornton, and Mr. David Egan. All favorably commented on the selection of Linger Longer Communities as JIA's Private Partner for the Revitalization of Jekyll Island. With no objections the motion passed.

Chairman Porter invited the Board and general public to a presentation at 9:00 a.m. on September 25 in Beachside Hall at the Convention Center on Jekyll Island by Linger Longer Communities.

Chairman Porter also stated the process from here forward is completely public.

Meeting adjourned at 12:50 p.m.

Motion Approved

Public
announcement

Meeting
Adjourned