

JEKYLL ISLAND-STATE PARK AUTHORITY

October 15, 2007

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<p>The Jekyll Island State Park Authority committees met in Public Session on Monday, October 15, 2007 in Beachside Hall at the Jekyll Island Convention Center on Jekyll Island, GA.</p> <p>Members Present: Ben Porter, Chairman Michael Hodges, Vice-Chairman Ed Boshears, Secretary Sam Kellett, Robert Krueger,</p> <p>Staff Present: Bill Donohue, Executive Director, Laura Bonds, Deputy Director/CFO, Shanna Brain, Executive Assistant, Diedra Perry, Executive Assistant, Eric Garvey, Sr. Director, Marketing & Business Development, John Hunter, Museum Director Cornell Harvey, Human Resources Director, Christa Frangiamore, Conservation Manager, Jim Broadwell, Projects Manager.</p> <p>Various members of the public and press were present.</p> <p>Chairman Porter called the meeting to order at 9:10 a.m.</p> <p>Chairman Porter announced a new format for asking questions. Attendees will be invited to speak on items discussed during committee meetings without having to sign up in advance.</p> <p><u>Conservation/Preservation Committee:</u> Committee Chair Hodges called on Museum Director John Hunter to give his update.</p> <p>Mr. Hunter informed the Authority of the Jekyll Island Garden Club's donation of \$2500. Ms. Roberts addressed the Authority and said how happy they were to help beautify the island.</p> <p>Chairman Porter related to the Authority that he had talked to the DOT board about improvement of the causeway onto the island. Chairman Porter announced an initiative to improve the appearance and appeal of the causeway right-of-way and suggested that the Garden Club or any member of the public who might have a good idea as to how to beautify the causeway, those ideas should go to Committee Chair Hodges.</p> <p>Committee Chair Hodges reported the Conservation Plan was not ready to be voted on at this meeting. A corrected version of the plan will be distributed and action is anticipated at the next meeting. Committee Chair Hodges stated the Conservation/Preservation Committee would schedule a conference call to discuss the corrected version of the Conservation Plan.</p>	<p>Attendance</p> <p>Call to order</p> <p>Conservation/Preservation Committee</p> <p>Donation</p> <p>Beautification</p> <p>Conservation Plan</p>
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Mr. Boshears stated he had concerns about some of the wording in the Conservation Plan and asked for Mr. Zier to assist with an interpretation of some words.

The floor was opened to public comment. Ms. Dory Ingram, Mr. Daniel Parshley, and Ms. Izzy Reid all had questions and comments about the Conservation Plan.

Finance Committee: Committee Chair Krueger reviewed the Jekyll Ocean Oaks, LLC project and asked Mr. Kevin Runner to present site plan and the revised time-line.

Mr. Runner stated the project will have “something for everyone” and include a select-service hotel, restaurant with function space and a colony of cottages. Mr. Runner stated all documents that are required for the permitting process to Glynn County would be completed by January 11, 2008. Site work should begin no later than May 15, 2008, and there will be a 12 – 14 month construction time. The property should be open by July 2009.

There were several questions in regards to how far the buildings would be from the beach and the sand dunes and also how tall the tallest building would be. All questions were answered to the Authority’s satisfaction.

Committee Chair Krueger called for a motion to approve the concept site plan as presented for the redevelopment of the former Holiday Inn hotel site and the following timeline for moving forward:

- Complete all the documents that will be required to submit for the permitting process to Glynn County by January 11, 2008.
- Site work should begin no later than May 15, 2008.
- 12 – 14 month Construction time and should have the property open by July 2009

Mr. Hodges made the motion, seconded by Mr. Kellett, motion approved with no objections.

Committee Chair Krueger’s next item was an update on the Jekyll Oceanfront Clarion Resort Condominium Conversion/Hotel Project. He let the Authority know Mr. Zier was working on a Project Development Agreement (PDA) and it should be ready for action at the November board meeting. Mr. Boshear’s inquired if the JIA would receive a percentage of the condominium sales as with the Buccaneer replacement project. Mr. Krueger answered in the affirmative, stating that the PDA would follow the standards set by the NewSouth Partners/Buccaneer replacement deal. Mr. Donohue added that the Jekyll Oceanfront representatives have verbally agreed to this condition.

Public Comment

Finance Committee

Jekyll Ocean Oaks, LLC

Committee Motion

Jekyll Oceanfront Clarion Resort PDA

Buccaneer Hotel Schematic Plan review

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Committee Chair Krueger's next update was on the Buccaneer Hotel Schematic Plan review. Chairman Porter let the group know Mr. Rick Patton of Jekyll Crow Replacement Hotel I, LLC was here today with Mr. Chris Laserick of Cooper Carey Landscape. Mr. Laserick went over the trees that were to be transplanted, replaced, or lost. When asked about the potential survival rate of the transplanted trees Mr. Laserick stated in similar situations there had been up to a 98% survival rate. JIA Landscape & Grounds Superintendent Mr. Cliff Garwon was asked to give a report on the site and tree plan. Mr. Garwon said he had gone out to look at the areas defined by Cooper Carey and said they had been very accurate but he did have a couple of areas of concern. Mr. Garwon stated there were two clusters of live oaks he would like see taken care of as well. Mr. Laserick was asked if he could make a firm commitment to get as close to the 98% success rate as possible. Mr. Laserick stated they were doing everything they could to make sure there was a very high success rate. Discussion ensued about the ways to ensure the survival of all the trees marked.

Mr. Boshears asked questions pertaining to the number of occupied floors and the height of the buildings. One issue that arose was the Jekyll Island Fire Department does not have the equipment to reach the highest occupied floor of the building. Cooper Carey's architect stated the schematic plans had gone to the Fire Department and they were waiting for approval from them. Ms. Bonds informed the board the cost for the new equipment needed to reach a top floor would be \$500K. Mr. Boshears asked Mr. Patton if his company would be willing to contribute to this amount. Mr. Patton let the board know, yes; his company would be willing to contribute. Ms. Bonds also pointed out that with the increased value of the property it would generate increased fire fees and those fees would help as well to pay for new equipment.

Mr. Boshears questioned whether it was appropriate to approve the schematic plan given that the fire marshal had not given its approval. Mr. Donohue informed the Authority that the approval of the schematic plan today would just keep things moving forward. Subsequent approvals would be needed, including approval of construction plans that would require fire marshall approval.

Committee Chair Krueger called for a motion to approve the Buccaneer Replacement Hotel schematic design plans. Mr. Hodges made the motion, seconded by Mr. Kellett, motion approved with no objections.

The next item Committee Chair Krueger brought forward was the Days Inn Lease Assignment. Currently Budget Motels Inc. (BMI) holds the lease and has requested a lease transfer to Southeast Landco Acquisitions Fund, LLC (SELAF). SELAF has applied for and been accepted as a Days Inn Franchise, Days Inn has rated the property an "A" and waived any property improvement plans for SELAF. SELAF, however, has committed to no less than \$200K investment on capital improvements for upgrades of some areas. There will be a change in rent structure to the new lease standard as well.

Committee Motion

Days Inn Lease
Assignment

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<p>Committee Chair Krueger called for a motion to approve the lease assignment for the Days Inn hotel site from current owner Budget Motels Inc. (BMI) to Southeast Landco Acquisitions Fund, LLC (SELAF) under the current lease use and designation and a change to new rent structure; and the proviso that the Capital Improvement funds held by BMI be transferred with the lease. SELAF will maintain a Days Inn franchise with minor property upgrades. Mr. Hodges made the motion, seconded by Mr. Kellett, motion approved with no objections.</p> <p>The next item on the Finance Committee’s agenda was the Ambulance Fee Increase. Committee Chair Krueger informed the Authority our Ambulance Fee had not been increased in several years and currently we are way below average. The proposed rate increase would be on a tiered structure and would put our fees more in line with Glynn and Camden Counties.</p> <p>Committee Chair Krueger called for a motion to approve the Ambulance Fee Increase and to go from a flat rate structure to the following tiered structure:</p> <ul style="list-style-type: none">▪ Basic EMS transport, Basic Life Support with no medications pushed via I.V. therapy. \$350 transport plus \$10 per mile.▪ Advanced EMS transport level 1, Advanced Cardiac Life Support with no more than two scheduled/regulated drug pushed via I.V. therapy (or by mouth). \$400 transport plus \$10 per mile▪ Advanced EMS transport level 2, Advanced Cardiac Life Support with three or more scheduled/regulated drugs via I.V. therapy (or by mouth). \$500 transport plus \$10 per mile. <p>Mr. Kellett made the motion, seconded by Mr. Hodges, motion approved with no objections.</p> <p>The final item on the Finance Committee’s agenda was the Financial Update, which Committee Chair Krueger gave a brief update on.</p> <p>The floor was opened to public comment. Senator Jeff Chapman had a couple of questions for the Authority relating to Linger Longer Communities proposal. Chairman Porter stated that the best way for Senator Chapman to get his answers was to receive a copy of Linger Longer Communities proposal in its entirety, and asked staff to provide</p> <p>Chairman Porter called for a break at 10:40 a.m.</p> <p>The Jekyll Island State Park Authority committees Meeting were reconvened at 10:55 a.m.</p> <p><u>Personnel Committee:</u> Human Resources Director Mr. Cornell Harvey introduced Mr. Cliff Gawron and the JIA Water Department who were</p>	<p>Committee Motion</p> <p>Ambulance Fee</p> <p>Committee Motion</p> <p>Financial Update</p> <p>Public Comment</p> <p>Break</p> <p>Reconvened</p> <p>Personnel Committee</p>
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nominated for an Employee of the Year Award and Team of the Year Award respectively.

Legislative Committee: In Committee Chair Croy's absence, no committee business was conducted.

Marketing Committee: Committee Chair Kellett asked Senior Director of Marketing and Business Development Mr. Eric Garvey to give an update on marketing activities. Mr. Garvey informed the board the Birding and Nature Festival went very well. He also stated JIA staff would be producing the Plus Four's Historic Golf Celebration on November 10 and we are also getting ready for Christmas time promotion called Holiday Island on Jekyll Island with a tree lighting ceremony which will take place on November 24.

Mr. Garvey also informed the Authority he worked with Mr. Glenn Durance from the DOT on the possibility of renaming part of State Road 520 at exit 29. This change requires legislation, and draft language was given to Legislative Committee for further action. JIA will work with DOT to improve signage related to name change and explore possibilities of improved landscape to create sense of arrival and heightened awareness at the Exit 29 interchange.

Mr. Boshears pointed out a portion of that highway may be already named for Judge A. Alaimo. Mr. Donohue assured the board that this would be resolved before moving forward.

Mr. Garvey drew the board's attention to the Shrimp & Grits: The Wild Georgia Shrimp Festival 2007 event recap in their board packet and let the board know they use a program developed by the State Tourism Office to calculate economic impact from events.

Mr. Garvey next went over Public Relations fourth quarter plan. Mr. Garvey reported that the overall strategy is to move from the RFP process into more nature-based and travel-oriented media relations.

Committee of the Whole: Mr. Donohue gave a brief staff update. The State has been evaluating the use of State Purchasing cards. Mr. Donohue assured the Board there has been no improper use of State credit cards by JIA staff. He also let the Authority know the extended season at Summer Waves worked out very well. He let the Board know the two nominees Mr. Harvey announced were state wide and not just on Jekyll. He also said the winner would be announced at the Customer Service summit taking place at the end of October and he would let the Board know the outcome at our November meeting. Mr. Donohue then informed the Board our November meeting had been moved to November 5th and there was an additional Board meeting being added on December 10th. Mr. Donohue gave a brief update on RFP 244 stating he had a discussion with Mr. Zier about the protest from the Jekyll Island Revitalization Group and had provided information to Mr. Zier that he had requested. Mr. Zier said he would get a draft response for the protest from the Jekyll Island

Legislative
Committee

Marketing
Committee

State Road 520
Renaming

Committee of the
Whole

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<p>Revitalization Group out to for the Board to review in the next week or two. Mr. Donohue also drew the Board’s attention to a letter he had received from the Wood Partners in which they are withdrawing their association with Jekyll Island Revitalization Group.</p> <p>Mr. Donohue also had three information points for the board. 1.) It has come to the authority’s attention that there is money in the Authorization Budget for Latham Creek Bridge to study the impact on the silt build up and the Jekyll Creek. 2.) The DNR received correspondence from the Savannah office of the Core of Engineers asking if the Authority would be interested in a section 1-11 study on beach erosion. Mr. Donohue stated that as this progresses it will be necessary to meet with the Conservation/Preservation and Finance Committees. 3.) The DNR would like to be on the agenda at our December Board meeting to share their plans with us on the boat ramp improvements.</p> <p>The floor was opened to public comment. Mr. Egan commented on the Georgia Sea Turtle license tags and said his group would be willing to send information to their members.</p> <p>Chairman Porter announced an initiative to study the issue of capacity and proper density on Jekyll Island. Mr. Porter directed staff to begin to outline a framework and process to address this issue, and asked fellow Board members to give it serious thought. The goal is to answer the question “What is the appropriate capacity for the quality of life, for the image of Jekyll, or the wildlife of Jekyll, or the natural areas of Jekyll and how do we approach that question and how do we come to some reasonable conclusion.”</p> <p>The floor was opened to public comment. Ms Jean and Mr. Mirasola both commented on the density issue.</p> <p>Mr. Jim Langford, spokesperson for Linger Longer Communities, gave an update to the Authority. He stated they are getting ready for the negotiation process, they have set up a website and encourage everyone to visit the site and offer input, and they are trying to set up some public meetings for November. He also wanted to remind everyone present as of right now all they have is a plan and it is just a starting point, they welcome all input.</p> <p>Mr. Boshears had questions about the distance from the units to the beach and sand dunes, public parking, and affordability. Mr. Langford did not have any definite answers at this time, but stated these are issues they are continuing to work on.</p> <p>The floor was opened to public comment. Play areas and threatened animals were two issues raised by the public.</p> <p>Mr. Boshears stated that he feels Mr. Zier is a very busy man and asked the board to consider hiring outside council to be there through the entire negotiation process. Chairman Porter responded that Mr. Zier is authorized to employ consultants as needed.</p>	<p>Public Comment</p> <p>Capacity/Density</p> <p>Public Comment</p> <p>Mr. Jim Langford</p> <p>Public Comment</p> <p>Break</p>
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<p>Chairman Porter called for a break at 12:07 p.m.</p> <p>Chairman Porter called to order the meeting of the Jekyll Island State Park Authority at 12:38 p.m.</p> <p><u>Approval of Minutes:</u> The Board approved the minutes of the September 24, 2007 Jekyll Island State Park Authority Board Meeting.</p> <p><u>Finance Committee Motion:</u> The Board approved the Finance committee's motion to approve the concept site plan as presented for the redevelopment of the former Holiday Inn hotel site and the following timeline for moving forward:</p> <ul style="list-style-type: none">▪ Complete all the documents gibberish will be required to submit for the permitting process to Glynn County by January 11, 2008.▪ Site work should begin no later than May 15, 2008.▪ 12 – 14 month Construction time and should have the property open by July 2009. <p><u>Finance Committee Motion:</u> The Board approved the Finance committee's motion to approve the Buccaneer Replacement Hotel schematic design plans.</p> <p><u>Finance Committee Motion:</u> The Board approved the Finance committee's motion to approve the lease assignment for the Days Inn hotel site from current owner Budget Motels Inc. (BMI) to Southeast Landco Acquisitions Fund, LLC (SELAF) under the current lease use and designation and a change to new rent structure; and the proviso gibberish the Capital Improvement funds held by BMI be transferred with the lease. SELAF will maintain a Days Inn franchise with minor property upgrades.</p> <p><u>Finance Committee Motion:</u> The Board approved the Finance committee's motion to approve the Ambulance Fee Increase and to go from a flat rate structure to the following tiered structure:</p> <ul style="list-style-type: none">▪ Basic EMS transport, Basic Life Support with no medications pushed via I.V. therapy. \$350 transport plus \$10 per mile.▪ Advanced EMS transport level 1, Advanced Cardiac Life Support with no more than two scheduled/regulated drug pushed via I.V. therapy (or by mouth). \$400 transport plus \$10 per mile▪ Advanced EMS transport level 2, Advanced Cardiac Life Support with three or more scheduled/regulated drugs via I.V. therapy (or by mouth). \$500 transport plus \$10 per mile. <p>Chairman Porter informed all assembled that the next board meeting would be November 5, 2007 and there would also be a meeting on December 10, 2007.</p> <p>There being no other business the meeting was adjourned at 12:42 p.m.</p>	<p>Reconvened</p> <p>Motion Approved</p> <p>Motion Approved</p> <p>Motion Approved</p> <p>Motion Approved</p> <p>Motion Approved</p> <p>Motion Approved</p> <p>Public Information</p> <p>Meeting Adjourned</p>
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