



**Agenda**  
**Tuesday, December 8, 2020**  
**9:30 a.m.**  
**Remote Meeting**  
**JIA Committees and Meeting**

*Due to the current COVID-19 pandemic, special remote procedures will be in place for this meeting. Anyone with web access should be able to view the meeting.*

**Public Remote Attendance:**

• This meeting will be streamed to YouTube at:  
<https://www.youtube.com/channel/UCuWsJpfyPMTCr66XoVFLdOA>

• Meeting documents and public comments are available at:  
<https://www.jekyllisland.com/jekyll-island-authority/board-directors/>

**NOTE:** Updated Online Public Comment Procedures

*Public comments can be submitted online till 12:00 noon on Monday, December 7<sup>th</sup> at the JIA Board of Directors website (above). The name of the person and the topic of the comment will be read into the record. The full public comment will become part of the permanent record.*

**Chairman, Joseph B. Wilkinson, Jr. – Call to Order**

**I. Historic Preservation/Conservation Committee**

Bob Krueger, Chair

- A. Conservation Plan Update – Ben Carswell, Director of Conservation
- B. Mistletoe Wallpaper Project – Taylor Davis, Historic Preservationist

**II. Finance Committee**

Bill Gross, Chair

- A. Request for Jekyll Island Fire Department for Turnout Gear from the Fire Equipment Reserve Fund – Noel Jensen, Chief Operations Officer

### **III. Human Resources Committee**

Buster Evans, Chair

- A. Policy Update, Attendance and Hours Worked – Jenna Johnson, Human Resources Director

### **IV. Marketing Committee**

Joy Burch-Meeks, Chair

- A. Report from Marketing Department – Alexa Orndoff, Director of Marketing

### **V. Legislative Committee**

Trip Tollison, Chair

- A. Report from Chair – Trip Tollison, Chair of the Legislative Committee

### **VI. Committee of the Whole**

Joseph B. Wilkinson, Jr., Chair

- A. Golf Master Plan Next Steps: Review of National Golf Foundation Findings – Jones Hooks, Executive Director
- B. Consideration of R-2020-5, Resolution Approving an Amendment to the 2014 Jekyll Island Master Plan to Convert from Undeveloped Area to Developed Land Approximately 2.59 Acres for the Georgia Power Company Substation – Melissa Cruthirds, General Counsel
- C. Request for Summer Waves New Slide Complex Civil Construction Package – Noel Jensen, Chief Operations Officer
- D. Executive Director’s Report – Jones Hooks, Executive Director
- E. Chairman’s Comments – Joseph B. Wilkinson, Jr., Chairman

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## **Board Meeting Agenda**

### **Chairman, Joseph B. Wilkinson, Jr. – Call to Order**

#### **Action Item**

1. Minutes of the November 17, 2020 Board Meeting
2. Request for Jekyll Island Fire Department for Turnout Gear from the Fire Equipment Reserve Fund
3. Policy Update, Attendance and Hours Worked
4. Consideration of R-2020-5, Resolution Approving an Amendment to the 2014 Jekyll Island Master Plan to Convert from Undeveloped Area to Developed Land Approximately 2.59 Acres for the Georgia Power Company Substation
5. Summer Waves New Slide Complex Civil Construction Package

#### **Adjournment**



MEMORANDUM

DATE: 12.2.2020

FROM: Ben Carswell, Director of Conservation

RE: Stakeholder input submitted during the 36-day public comment period in response to the draft Conservation Plan Update

The materials accompanying this memo include:

1. Public Comments made by private citizens and by organizations representing stakeholder groups.
2. Summary notes of two virtual sessions that were held to reconvene a Technical Advisory Group and a Stakeholder Advisory Group, that had previously been engaged during initial draft development.
3. Written comments received from one member of the Technical Advisory Group following the virtual session.

A revised draft Conservation Plan Update is currently in prep and will be made available in the digital blue folders in conjunction with this month's Board of Directors meeting. To allow time for Board Members to review the draft, a vote to adopt the 2020 Conservation Plan will not be called for at the December meeting, but is anticipated for the January meeting agenda.

# Conservation Plan 2020 Draft Public Comments

#	Name	Message	Submission Date & Time
1	Katherine Doherty	<p>6.2 Material-Waste Reduction</p> <p>Specific and achievable goals need to be put in place for the Island for waste diversion percentages from the landfill and targets to decrease waste outputs all together. More focus on alternative resource recapture streams needs to be implemented. These alternative systems should be improved and extended, such as recycling and composting. Industrial composting is extremely important to consider here. Though there are financial costs, there are also many places already doing industrial composting in locations of a similar scale. Considering that the island already has yard waste collection and processing facility in place, that could be an excellent place to add industrial compost capacity, or off island locations could be considered. Industrial composting companies also are becoming available in multiple locations nation wide and working at the home and business level to collect organic material. In the same way that the solar farm generates island income a composting company could do the same through offering additional paid for services to island residents, off island residents and independent businesses. Compost Now is a industrial composting company operating in numerous cities, to reference.</p> <p>Additionally, "green fees" could assist in raising funds for sustainable island initiatives. These small fees could be applied to new builds on the island and generate money specifically for sustainable improvements to other facilities.</p>	10/19/20... 11:13am
2	Beverly E Hopkins Hopkins	<p>I have watched the use of EAP in recent years for development projects on Jekyll. It was disappointing to see how little attention was actually given to the findings (particularly for the Moorings). I was also concerned by the heavily JIA weighted teams. If this process is meant to be objective, then more outside members are needed. I do not think having 2 outside members chosen by the Exec. Director achieves that. I can't offer a real solution to how you do it, but believe there should be 4 team members free of any JIA connection. Doing this would decrease the perception of JIA bias in any EAP recommendations.</p>	10/20/20... 1:28pm
3	debra glidden	<p>I support the comments made by 100 Miles on Jekyll's Conservation Plan. Jekyll is a wonderful resource for all of us! Thank you, Deby Glidden</p>	11/11/2020 11:52am
4	Kristi L Smith Smith	<p>The 2020 plan should:</p> <p>Update the Environmental Assessment Procedure (EAP) described in Chapter 7 to be more transparent and offer opportunities for public review.</p> <p>While we are pleased to see more non-JIA staff included in the EAP process, it is important that decisions and recommendations be shared with the public prior to consideration by the JIA Board of Directors.</p> <p>Establish a standing technical advisory group to review and offer recommendations for management strategies and enhancement or development projects.</p> <p>Many of the ecological strategies in the updated plan could be strengthened with input from a standing group of experts convened to consider island-wide and regional impacts of the projects.</p> <p>Specify areas on Jekyll Island that are not appropriate for redevelopment or development.</p> <p>Because of sea level rise and changing climate conditions, many areas once considered appropriate for development on Jekyll may now put residents and visitors at risk should redevelopment or development occur.</p>	11/11/2020 12:05pm

#	Name	Message	Submission Date & Time
5	Elizabeth King	I would like to see a standing technical advisory group established to review and offer recommendations for management strategies and enhancement or development projects.	11/11/2020 5:10pm
6	Josh Messer	<p>Hello,</p> <p>I am a supporter of One Hundred Miles and their efforts to preserve and protect our coastline. With regard to the updates being considered for Jekyll's 2020 conservation plan, there are also some areas that we feel need improvement.</p> <p>In particular, the 2020 plan should:</p> <p>Update the Environmental Assessment Procedure (EAP) described in Chapter 7 to be more transparent and offer opportunities for public review.</p> <p>While we are pleased to see more non-JIA staff included in the EAP process, it is important that decisions and recommendations be shared with the public prior to consideration by the JIA Board of Directors.</p> <p>Establish a standing technical advisory group to review and offer recommendations for management strategies and enhancement or development projects.</p> <p>Many of the ecological strategies in the updated plan could be strengthened with input from a standing group of experts convened to consider island-wide and regional impacts of the projects.</p> <p>Specify areas on Jekyll Island that are not appropriate for redevelopment or development.</p> <p>Because of sea level rise and changing climate conditions, many areas once considered appropriate for development on Jekyll may now put residents and visitors at risk should redevelopment or development occur.</p>	11/12/20... 8:04am

#	Name	Message	Submission Date & Time
7	Lois Weitz Weitz	<p>Section 7, "Environmental Assessment Procedure" (EAP) This section deals with the environmental impact of proposed development projects,</p> <p>For the sake of transparency, explain how the EAP process works, including how project recommendations are formulated by the EAP team, half of which consists of JIA staff members. Make the preliminary recommendations of the EAP team regarding projects under evaluation available for public review on the JIA's website. Post comments submitted by the public on the EAP's findings. Archive on the JIA's website all EAP final reports, along with public comments.</p> <p>Section 7.1 "Special Protected Areas" (SPA)</p> <p>This section should include a high-resolution map indicating areas of the island that are not subject to development. There is ambiguity regarding whether the area between the beach and Beachview Road running from Shell Road to Oceanview Beach Park is included as one of the SPAs. For reasons that are unclear, this vegetated area, which provides a wide-open view of the Atlantic Ocean, is currently defined as "developed" in the 2014 Jekyll Island Master Plan. If this land is to be "specially protected," then it should be reclassified as "undeveloped" and specifically cited as a SPA. The 2020 Jekyll Island Golf Course Master Plan recommends converting 82 acres of the golf course into natural green space. The CPU should include a provision that prevents this area from being subject to development in the future. Designating this land as one of Jekyll's Special Protected Areas ineligible for commercial or residential development would be a good way to secure this goal.</p> <p>Section 5.2 Park-wide Management - Sea Level Rise</p> <p>This section includes a recommendation to revise the Jekyll Island Design Guidelines to require, prior to concept approval, a sea level rise and coastal flooding resiliency analysis for evaluation by the EAP Review Team. This important recommendation should include a corollary stating that, resiliency aside, areas having exceptional exposure to storm events and sea level rise should be off limits for development or redevelopment.</p>	11/13/20... 12:28pm
8	Phyllis Patterson	<p>I agree with the recommendations as stated in the proposal. We need to protect Jekyll Island's beauty needs to needs to be protect from further unnecessary damage from new development. The uniqueness of the island is part of it's attraction from tourist which are necessary for the economy of the state and island.</p>	11/13/20... 3:18pm
9	Elizabeth Knowlton	<p>As a user of public lands on Jekyll and in Geogia, I am most concerned about Section 7, "Environmental Assessment Procedure" (EAP). It needs to be clearer which areas of the island are not subject to development because, as we all know, developers must be aggressive in order to make a living. Please add a high-resolution map showing those areas so that it is clear to all what cannot be developed.</p>	11/14/20... 7:58am
10	Steve Newell	<p>Comments:</p> <p>p.83 2.vi. &amp; vii. Shouldn't it be stated that these persons in an EAP group are not to be associated with the group proposing the real-estate development under consideration?</p> <p>p.84 4. &amp; 5. As stated here, the public doesn't have access to the EAP report until it is final. Wouldn't it be reasonable to present the report to the public on the JISPA website in an early form, following its review by the Executive Director? Then, after the public has offered advice on the report's construct, it could be presented again in potentially amended final form on the JISPA website.</p> <p>Thank you, Jay &amp; Ben, for all the hard work that has been required to produce this important document!</p>	11/14/20... 5:09pm

#	Name	Message	Submission Date & Time
11	Beth Cheetham	I think the golf courses are so important for Jekyll. They need a better management team as Andy and Aaron do not meet Par for the course. Spencer, the Head Golf Pro seems to take favorites rather than being diplomatic. Also I am not in favor of more housing. The new building at the marina should not have happened, but I suppose it was needed for money matters. I think it has a flood issue?	11/14/20... 7:08pm
12	Earl Hess	Section 7.1: (1) The area between the beach and Beachview Rd. (from Shell Rd. to Oceanview Beach Park), which provides a wide-open view of the Atlantic Ocean, needs to be reclassified from "developed" to "special protected area." (2) The 82 acres of the golf course that are planned to be converted to natural green space need to be reclassified from "developed" to "special protected area."	11/15/20... 12:46pm
13	Pratibha Dabholkar	--I support (and second) the previous comment about important changes needed in Section 7.1 --Regarding the bobcat population (surreptitiously introduced by JIA in 2014 and now grown to 5-10), I urge JIA not to increase this population further, as suggested in the plan. Instead, please move all the bobcats off the island. Let the deer live peacefully. "Over-browsing" is not a big deal, but killing fawns is! It is shocking and ironic that deer are referred to as a "threatening species" and bobcats are referred to as a "wildlife priority population." I urge JIA to adopt a more humane mindset and treat deer (and fawns) with respect and consideration.	11/15/20... 1:08pm
14	Howard Sculthorpe	I agree with the IPJI recommendations.	11/15/20... 4:29pm
15	Joanna Baxter	Thank you for the time and thought put into this document. I found the data and facts about the island very interesting. Section 7.0 with your concept explanation of the EAP and Design Guidelines working together to be "guardrails" with strict attention to the details of all project proposals for development or change to the island is especially significant to me. This is so important. I was there in October and saw the "King Tide."  I am in favor of the minimal recommendations being proposed by the IPJI for clarification of the areas they cite. For example, there are so many helpful maps and diagrams in this document, but it is not shown exactly what areas are designated SPA. Thank you for including this opportunity for concerned citizens who enjoy Jekyll so much to understand and be involved in its future.	11/15/20... 8:13pm

#	Name	Message	Submission Date & Time
16	Jane McKinley	<p>Section 7, "Environmental Assessment Procedure" (EAP)</p> <p>For transparency, explain how the EAP process works, including how project recommendations are formulated by the EAP team.</p> <p>Make the preliminary recommendations of the EAP team regarding projects under evaluation available for public review on the JIA's website.</p> <p>Post comments submitted by the public on the EAP's findings.</p> <p>Archive on the JIA's website all EAP final reports, along with public comments.</p> <p>Section 7.1 "Special Protected Areas" (SPA)</p> <p>Include a high-resolution map indicating areas of the island that are not subject to development. There is ambiguity regarding whether the area between the beach and Beachview Drive running from Shell Road to Oceanview Beach Park is included as one of the SPAs. For reasons that are unclear, this vegetated area, which provides a wide-open view of the Atlantic Ocean, is currently defined as "developed" in the 2014 Jekyll Island Master Plan. If this land is to be "specially protected," then it should be reclassified as "undeveloped" and specifically cited as a SPA.</p> <p>The 2020 Jekyll Island Golf Course Master Plan recommends converting 82 acres of the golf course into natural green space. The CPU should include a provision that prevents this area from being subject to development in the future. Designating this land as one of Jekyll's Special Protected Areas ineligible for commercial or residential development would secure this goal.</p> <p>Section 5.2 Park-wide Management - Sea Level Rise</p> <p>The Jekyll Island Design Guidelines should require, prior to concept approval, a sea level rise and coastal flooding resiliency analysis for evaluation by the EAP Review Team. This important recommendation should include a corollary stating that, resiliency aside, areas having exceptional exposure to storm events and sea level rise should be off limits for development or redevelopment.</p>	11/15/20... 10:23pm
17	Kay Hoffman	<p>Page 33, Wildlife and Inhabitants. Threats and Stresses, "Human caused disturbances for nesting and roosting shorebirds..."</p> <p>There is never I time when I walk the "Glory Beach" that I fail to see people walking, running or bicycling through hundreds of resting pelicans, terns, sea gulls, sanderlings etc. If the JIA is serious about conservation, significant signage needs to be established at the end of every beach access, warning of the damage these irresponsible activities do to our threatened seabird populations. While I understand the need to limit signs as a way to maintain the island's beauty, this is a completely different situation. It is vital for the JIA to stringently enforce protections of our frequently endangered shorebirds. To ignore the general public's consistent irresponsible behavior is to condone it.</p>	11/16/20... 5:41pm
18	Patrick Stafford	<p>I believe development on Jekyll Island needs to stop and the uniqueness of the island firmly protected from avarice and greed. The condo's built there and the subsequent huge rock wall to protect them at the South end of Driftwood Beach are just a joke. They should never have been built! As far as the golf courses, there is nothing wrong with them as is that a little renovation wouldn't take care of. Those are the kinds of things that the public is and should be outraged against, especially the people who live there. My desire is to see protection, not further development and desecration for profit.</p>	11/18/20... 11:46am
19	Ernie McDaniel	<p>No more new developments on Jekyll Island, please! It's already overdeveloped as it is and I'm afraid the island will lose its charm and turn into another overcrowded resort. We enjoy coming to Jekyll Island 3 or 4 times a year and we've noticed all the changes over the years. Not all of the changes are good but it's still a charming place nevertheless.</p>	11/18/20... 12:03pm
20	Denise Griffin	<p>I have been coming to Jekyll Island as long as I can remember. I am now 51 and it is truly my happy place. Jekyll does not need to be developed any further and needs it's lands protected. We choose to come to Jekyll because it isn't so developed. Those of us who choose to vacation in Jekyll love the quietness of the island. We are not Panama City people, nor do we want to be. Please not more development of hotels or condos. The nature and wildness at Jekyll is what brings us back. I have utterly loved kayaking with Turtle Tides Jekyll this year, especially this summer to see the pod of manatees there. I didn't have to go to Florida for that! Please keep our island safe from further development.</p>	11/18/20... 12:58pm

#	Name	Message	Submission Date & Time
21	Mark and Janet Brown	<p>Our family has been coming to Jekyll Island for at least a week every year since 1983. WE LOVE THIS ISLAND!!</p> <p>We were involved attending hearings for the re-development plan of 2011. We thought the compromises made then were one of the best examples of two sides who truly wanted the best for the future of Jekyll. This was accomplished by reaching an agreement that guaranteed the financial stability of Jekyll while realizing the island's natural beauty and relative lack of development were critical to maintain.</p> <p>We would like to see the debate of the Master Plan of 2020 also result in a balanced plan that maintains the incredible biodiversity of Jekyll. The development that has happened should be considered virtually complete for the next generation. I heartily recommend that the JIA do everything it can to guarantee the island is maintained as a haven for marine and mammal life in the area. We humbly request the JIA follow the IPJI recommendations regarding the 2020 master plan.</p> <p>Thanks for all you do for the Jekyll lovers in this world. I look forward to my grandchildren enjoying the same essential Jekyll that we and our children have over the past 37 years.</p> <p>Mark and Janet Brown</p>	11/19/20... 9:43am
22	Lisa Johnston	<p>We all recognize that conservation planning for Jekyll is a challenge -- should you feed the desire for development by some when so many others who want the status quo? The answer is in the middle.</p> <p>I've been going to and spending my money on Jekyll since a kid in 1959. I go there for the rare feel of untamed Nature, the chance to explore the woods and trails, the quiet feel and the dwindling beach. But chopping the island up for more properties, more parking lots, more traffic, more crowds, and more asphalt is killing the reason we go to the island in the first place.</p> <p>The new conservation plan lacks transparency, which serves on developers. It adds dangerous ambiguity where details should be spelled out, again serving only developers. It enables condos to be built in a flood zone. It ignores the natural ebb/flow of the Atlantic Ocean and will allow developers to build too close to the beach -- which will HARM their properties in the long term as storms continue. The Special Protected Areas are discussed so vaguely as to practically promise that wiggle room will be given to anyone with deep enough pockets.</p> <p>I stay in hotels, rent homes, patronize shops and restaurants, enjoy tennis and don't see why you are DEAD SET ON BREAKING THE BACK OF THE ISLAND. You are peeing in your own water, don't you see?</p> <p>Please take time to think long term on the Plan and not just to quick bucks to make a few happy, who will pay down the road by chopping up and not working WITH the natural state of the island.</p>	11/19/20... 4:26pm

#	Name	Message	Submission Date & Time
23	Ann Pequigney	<p>My name is Ann Pequigney and I live in Sea Palms West on SSI. I'm sharing the goals and objectives of our plan to transform a former 9 hole golf course into a green space. Please see below.</p> <p>As a golfer, I understand the trajectory of golf continues to head downward. Millennials don't want to play and the ability of an aging population to play is diminishing. How many holes of golf can Jekyll Island sustain without operating in the red? The expense of maintaining multiple golf courses is cost prohibitive. Are tax payer dollars being used for this project? The budget that was reported (most likely on the VERY low side) in the Brunswick News does not appear sufficient for the scope of the project. PLEASE take a good look at the economics of trying to justify all these golf courses. I would much rather see more emphasis on more green space, bike paths and natural habitats. Here is the background of our community's goals and objectives of turning a former golf course into a green space. We are a community of 338 homeowners within 9 sub communities. In 2018, our community collectively purchased a former 9 hole golf course with the express desire to thwart further development in Sea Palms West. Preserving the natural character of the landscape and our neighborhood was the driving force behind our success in purchasing this property. Our desire is to transform approximately 40 acres of bermuda grass fairways, lagoons, sand traps, greens and cart paths into a green space we can all enjoy.</p> <p>Mission Statement: To restore the property to an ecologically sound, natural green space for our community to enjoy in perpetuity. Our goal is to assess the water quality of lagoons, evaluate water management to mitigate flooding and storm water run off, to identify invasive species, to attract more native species, and implement a neighborhood survey to enhance user expectations and experience.</p> <p>Scope of project: A former 9 hole golf course encompassing approximately 40 acres.</p> <p>Project Goals and Objectives:</p> <p>Forestry/ Wildlife Goals:</p> <ol style="list-style-type: none"> <li>1. Inventory Species: Plants and Wildlife</li> <li>2. Inventory Invasive Species: Plants and Wildlife</li> <li>3. Maintain green space with minimal maintenance without irrigation</li> <li>4. Recommend Plantings, Seedings</li> <li>5. Maximize aesthetic appeal</li> </ol> <p>Water Resources Management Goals:</p> <ol style="list-style-type: none"> <li>1. Storm water management</li> <li>2. Storm surge management</li> <li>3. Flood management</li> <li>4. Sea level rise</li> <li>5. Plan for protecting wetlands and marshes</li> </ol> <p>Fisheries/Lagoons Goals:</p> <ol style="list-style-type: none"> <li>1. How do lagoons interconnect with each other</li> <li>2. How do lagoon interface with marsh and wetlands</li> <li>3. Determine health of lagoon after many years of chemical treatment as a golf course</li> <li>4. Plan for reintroducing wildlife in and around lagoons</li> <li>5. Plan for riparian buffers around lagoons</li> <li>6. Algae growth management</li> </ol> <p>Parks and Recreation Goals:</p> <ol style="list-style-type: none"> <li>1. Create and implement a user survey</li> <li>2. Encourage neighbors to interact with nature and each other</li> <li>3. Encourage a deeper sense of ownership through volunteer activities</li> <li>4. Increase community awareness of water management, erosion, storm surge and flood mitigation</li> </ol> <p>Finally - here are my comments regarding Environmental Assessment Procedure (EAP) process:</p> <p style="padding-left: 40px;">-- In an effort to be more transparent in what is recommended to developers or project managers, it would be helpful to share EAP recommendations with the public. The information can be posted online prior to projects being implemented and before meetings where they are discussed with the JIA Board of Directors.</p> <p style="padding-left: 40px;">-- Invite the public to review and offer feedback on large projects that will have a significant impact on the quality of life and natural resources on Jekyll. Open the EAP recommendations and projects to public review, similar to the public review of site plans and development projects reviewed by Glynn County and/or the City of Brunswick .</p>	11/19/20... 5:19pm

#	Name	Message	Submission Date & Time
24	Charles Catlett	As ones who have been spending a month every year for 20 years, we fully support and endorse IPJI's recommendations regarding the Jekyll Island Conservation 2020. These recommendations are necessary to preserve Jekyll Island as the unique and magical place we have always known it to be. Jeff and Karen Catlett	11/20/20... 8:55am
25	David Kyler	<p>Comments on the Jekyll Island Conservation Plan Update                    November 20, 2020</p> <p>On behalf of the Center for a Sustainable Coast</p> <p>Sea-level rise is a factor of pivotal importance for the planning and conservation of barrier islands. While the Jekyll Island Conservation Plan Update (CPU) acknowledges rising sea-level, based on the science available we firmly believe that the issue and its impacts deserve far more emphasis in the document.</p> <p>In the proposed "management strategies" the CPU allows for no possibility of sites being, or becoming, so flood-and-risk prone that they must not be developed or redeveloped.</p> <p>Given the accelerating trends of global climate disruptions that are driving rising sea-level, the CPU and other planning for Jekyll Island must provide pragmatic assessment of flooding and storm surge risks that are likely to result in some areas of the island being – or becoming – either too dangerous or prohibitively expensive to be actively used.</p> <p>Accordingly, all related management decisions must be guided by reliable, accountable procedures that are based on well-informed assessment of the impacts of rising sea-level. Such procedures must accommodate the possibility that managed areas will become irreversibly unsuitable for active use.</p> <p>The approach needed under these circumstances is best described as "adaptive management," the benefits of which will vitally depend on consistently applying rigorous, science-based monitoring and assessment of conditions and trends affecting the future of Jekyll Island State Park.</p> <p>In support of our position, consider this citation from a recent scientific study (see link below):</p> <p>"Present-day extreme water-level events will become commonplace within the next few decades. Given established emissions trajectories and sea-level projections, the odds of extreme coastal flooding will double every 5 years into the foreseeable future at most locations in the U.S. The near-constancy (in space and time) of the 5-year doubling period found here is particularly consequential: Sea-level rise will likely increase the odds of flooding by a thousand-fold ... in a half-century."</p> <p>Source: "Sea-level rise exponentially increases coastal flood frequency"</p> <p>Published: April 16, 2020    <a href="https://www.nature.com/articles/s41598-020-62188-4#Sec4">https://www.nature.com/articles/s41598-020-62188-4#Sec4</a></p>	11/20/20... 11:17am
26	Charles McMillan	<p>November 20, 2020</p> <p>Mr. Jones Hooks Executive Director Jekyll Island Authority (JIA) 100 James Road Jekyll Island, Georgia 31527</p> <p>RE: Comment Letter, Georgia Conservancy Jekyll Island Conservation Plan</p> <p>Dear Jones,</p> <p>The Georgia Conservancy is pleased to provide this letter of comment for the 2020 Jekyll Conservation Plan update. Georgia Conservancy would like to convey its broad support for the 2020 Jekyll Island Conservation Plan. The update provides a more sophisticated approach to conservation and highlights how far JIA has come since the 2011 plan. The island has seen a notable rebound in island visitation and extensive redevelopment. Thus, most of our comments relate to the importance of balancing the island's ecology with changes in use brought by the JIA.</p> <p>The Georgia Conservancy is a statewide conservation organization that works to develop solutions to protect Georgia's natural resources through advocacy, engagement, and collaboration on conservation issues. The conservation, protection, and enjoyment of Jekyll Island for the people of Georgia has been a high priority for the Georgia Conservancy throughout its entire 53-year history.</p>	11/20/20... 3:35pm

#	Name	Message	Submission Date & Time
		<p>The 2011 Jekyll Island Conservation Plan set a high bar for conservation at this state park. The 2020 update builds upon evolving best practices in environmental science and ecology and incorporates important lessons learned on Jekyll since 2011. The continued focus on the science for enhancing ecological restoration is laudable.</p> <p>The concerns and issues expressed in this letter center on three ongoing concerns that impact conservation on the island:</p> <ul style="list-style-type: none"> <li>• Balancing ecology and visitation: The 29% increase in visitation (page 98) since 2014 highlights the challenge in maintaining wildlife and natural habitats in an increasingly popular state park. There needs to be stronger alignment between the Conservation Plan update and JIA's foundational documents, including the park's enabling legislation, the 2018 Jekyll Island Carrying Capacity and Infrastructure Assessment, Jekyll Island Design Guidelines, and the Jekyll Island Master Plan, among others.</li> <li>• Redevelopment: The golf course redevelopment represents a significant opportunity to implement ecological restoration at a scale that could greatly benefit Jekyll Island. Georgia Conservancy sees that the Conservation Plan Update's sound science and goals will greatly benefit the golf course master plan currently under review by JIA. It is hard to overstate the importance of this new habitat for both the island's ecology and what can be learned and applied elsewhere along our coast.</li> <li>• Process and JIA institutional operational comments: <ul style="list-style-type: none"> <li>o Mandating the use of the Coastal Supplement in Stormwater Design for redevelopment is a welcome addition. Jekyll Island has the opportunity to set the standard for appropriate coastal development criteria, using this document's approach as a foundation.</li> <li>o The Environmental Assessment Process (EAP) on Jekyll has had mixed success. Given the scale of redevelopment Jekyll over the last nine years, there have been some notable gaps in project design, review, and implementation. The updated conservation plan envisions using this process more broadly, which Georgia Conservancy wholeheartedly supports. The EAP is a useful framework, but it could benefit from several procedural improvements that will improve its effectiveness and build broader support for implementation, which we have listed below: <ul style="list-style-type: none"> <li>■ Incorporate EAP and Design Guidelines in the schematic and concept phase of design. Developers need to have the information from the Conservation Plan very early in the scoping and design process. This will save mandating costly changes after project design has been developed and should result in projects that have less environmental impact.</li> <li>■ A more transparent EAP process is warranted. Consideration should be given to posting more information online for active and past projects.</li> </ul> </li> <li>o If there is not a peer group of external (non-JIA staff or consultants) advisors that oversee the increasingly complex ecological restoration planning and the resultant adaptive management, we recommend forming one to ensure long-term ecological health and sustainability in the park.</li> </ul> </li> </ul> <p>The addition of Institutional Sustainability included in Chapter 6 is a notable example of how a park-level action by a state authority can provide leadership on Climate-related issues.</p> <p>Lastly, I would like to thank the Jekyll Island Authority for your partnership with the Georgia Conservancy Stewardship Program. Each year we host an outing to Jekyll, and your interpretative staff provides a wondrous experience for our trip participants. This represents a fruitful example of the nature-based education and outdoor recreation discussed in Chapter 8 of the plan.</p> <p>Thank you for seeking comments and for using a process that allows for input from stakeholders. Please let me know if you have any questions or need any information.</p> <p>Sincerely,</p> <p>Charles H. McMillan, III  Natural Resource Director  The Georgia Conservancy, Inc.</p>	

#	Name	Message	Submission Date & Time
27	Betsy Rogers	<p>Growing up in Brunswick, I have spent quite a bit of time on Jekyll Island. It's definitely one of my favorite places in the world. Reading the Conservation Plan, I think the JIA is taking many steps in the right direction; recognizing that Jekyll Island's wild beauty is part of its broad appeal and that the JIA has a responsibility to preserve the diversity of habitats throughout the island is a positive step.</p> <p>There are, however, some areas in which the Conservation Plan could be improved:</p> <p>Update the Environmental Assessment Procedure (EAP) described in Chapter 7 to be more transparent and offer opportunities for public review.</p> <p>Establish a standing technical advisory group to review and offer recommendations for management strategies and enhancement or development projects.</p> <p>Specify areas on Jekyll Island that are not appropriate for redevelopment or development.</p> <p>These three improvement areas are called for by the organization One Hundred Miles, and I support their recommendations. I'd also go a step further and recommend a specific area not appropriate for development: the southern end of the island. Not only would a development there destroy the dune-slough wetland system, but it would also take out dune scrub and forest. As a long-time volunteer with Jekyll Island Banding Station (JIBS), I would like to see this southern end habitat protected because of the important role it plays in bird migration. The importance of this habitat is attested to by 43 years of continuous bird banding data from the southern end of the island. Preserving this area not only is important to the migrating birds that use the Atlantic coast as a flyway, but also would help assure that bird migration research would continue in the future. Thank you!</p>	11/20/20... 4:35pm
28	Al Tate	<p>Comments on 2020 Draft Conservation Plan Round 2 By Al Tate November 19,2020</p> <p>I wish to thank Ben Carswell for alerting me to my strange oversight of commenting on the original 2011 plan. It was a bizarre and humbling experience. In reading again through the 2020 Draft, I find a more reasonable and encouraging document. The following comments are referenced by page and paragraph number in the Draft.</p> <p>p 13, Figure 2: This figure has no readable labels or reference legend to indicate the extent of the study area for this Conservation Plan</p> <p>p 16: Text ends in mid-sentence at the bottom of the page. An illustration that locates the First Creek tidal system and the failed Marina construction project would be helpful here. The "novel ecosystems" on the old dredge spoils described in this paragraph result from succession of pioneer vegetation that colonized the sandy piles of dredge slowly over several years. During that time, outwash from the spoil piles covered several acres of salt marsh associated with First Creek and created a large inland beach on top of the salt marsh. Over time the high tides have continued dispersal of this sand cover and the marsh is beginning to recover. This area remains today as an educational area to see a damaged salt marsh and great place to observe its gradual reclamation.</p> <p>p 17, Par 1: The response of marsh vegetation to the thin layer placement of dredge material should be watched in the coming years. This technique may be helpful to salt marsh recovery from rising sea levels.</p> <p>p 17, Par 2: Shoreline accretion on Jekyll's south end has, in the past several years, stopped and the rising tides have created a new "driftwood" beach of tree skeletons there. The dead and fallen trees are difficult to walk around and you can no longer walk on the sand beach at high tide.</p> <p>p 17, Par 3: Tropical storm Fay (August 2008) came in very close to Jekyll with 40-60mph winds and caused beach erosion and tree damage.</p> <p>p 20, Item 6: The meaning of the last sentence is not clear. It is certainly clear that our small freshwater wetlands are disappearing and that surface groundwater levels are declining. Likely culprits include increased temperatures and drought acceleration of canopy evapotranspiration, drainage ditches in the island interior, and perhaps increases in wind. How does fire or the absence thereof cause wetland loss?</p> <p>p 44 Par 1, 2nd to last sentence: "...atypical..." should be corrected to "...a typical..."</p> <p>p 44 Par 1: The population density of deer on Jekyll Island has, for at least the past 60 years, been high; certainly much higher than the DNR recommended 20-30 deer per square mile. The herd, though dense, does not appear to be starving or showing other signs of overpopulation. Nor does their supporting habitat exhibit any obvious signs of deer overpopulation. Your data will support a theory that the deer population has been stable for a long time at this high level. The question that needs to be addressed is, "What is the limiting factor (or factors) that regulates the Jekyll deer population?"</p> <p>p 46: Reptiles- Watchlist Species: Several years ago (July 2013 I believe) I captured and released an Island Glass Lizard behind the Cottages just above the beach.</p> <p>p 48, Climate Change general comment: In addition to the concerns raised here, several should be added that are of direct concern for Jekyll: First, warmer temperatures in late summer will likely increase drought</p>	11/20/20... 5:06pm

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		<p>events which will in turn dry up freshwater wetlands, alter all vegetation communities and increase the potential for fire events. Second, high tides resulting from sea level change could increase salt marsh exposure to higher salinity levels and alter productivity; possibly causing a spartina die-off. Productivity loss in the salt marsh would be devastating to crabs, shrimp, fish, and the entire seafood industry.</p> <p>p 58,Item 4: Include walking trail designation for fire breaks and add to the trail map on page 58.</p> <p>p 59: Item 5.3 Please see my comments (p 14) on Appendix K, of the original 2011 Plan.</p> <p>p 67: Objective 3C: The dredge spoil shrub thickets (at least the one SW of the old abandon marina I'm familiar with) are actually seral communities that developed very slowly from pioneer plants establishing on the bare dredge piles and continue to progress through a slow successional pattern. Recommend periodic study of this community species mix (both plants and animals) as succession proceeds.</p> <p>p 73: Golf Courses, Objective 5C: The golf courses present a great, seldom used, educational opportunity for multiuse activities. Nature tours through the golf course trails to the bird rookeries at the back ponds during periods when the golfers are not playing can provide great opportunities for wildlife viewing. Crepuscular and night time tours provide great opportunities to see deer, gators, and the big wading birds as they leave just before sunrise and return at dusk. Also, daytime tours could be added during the slow golfing season once a week or so.</p> <p>p 91: 8.0 Nature-Based Education and Outdoor Recreation  These two items hold the key to long term success for Jekyll Island, both financially and for sustainability. Creating new/unique ways for the public to experience showcase species and natural communities on Jekyll is very supportive of Jekyll's mission statement. It will make citizens more aware of our natural heritage that still remains, and alert us to the loss of biodiversity problem facing our (and particularly our children's) future. Some new projects I recommend include:  Building a new low level fishing pier just south of the boat dock designed for children and parents to have fun and educate them.  Put a tree canopy walk (perhaps with a zip line) in the live oak orchard behind and south of the Millionaire Village Shops  Building an easy access enclosed all-weather birdwatching structure with heat/AC and large one-way viewing glass for aging birdwatchers at one of the wading bird rookeries. (This would require very careful construction and timing and be difficult to accomplish, but would be a singular asset for Jekyll Island)  Place remote wildlife cameras at a number of special wildlife sites around the island to include the eagle's nest, an osprey nest, Horton Pond alligator platform, the wading bird rookery on the causeway. Run the feed from these cameras to the Convention Center and offer to provide a feed to the Jekyll Island Hotel, the Weston, and other motels on the island.  I have developed more detail to flesh out these and other ideas and will be glad to provide to JIA if requested.</p> <hr/> <p>Appendices</p> <p>Title Page: The Table of contents should include the title of the each Appendix in the Contents page.</p> <p>Appendix A: Glad to see the update includes Georgia Code updating the change to acreage.</p> <p>Appendix B: Priority Species List. Needs an explanatory paragraph/notes. Some explanation is found the the plan but the appendix should be self explanatory. Also, the columns "Status" and " Jekyll Effort " do not provide any information about the status of each species on Jekyll Island or specific information about distribution (if any) on JI. And it would be helpful to the public if there was a mechanism/encouragement for observations of priority species to be reported to and recorded by the Conservation Department. Annual updates to the JIA Board could include these added sitings.</p> <p>Appendix C: Species Referenced. This Appendix is just a laundry list of animals and plants mentioned in the Plan with their scientific names. There is no referral to the location in the Plan, when/where observed on JI, or other useful information. The original plan Appendices had a more useful and content rich Appendix of species that occurred or could occur on Jekyll. (It was Appendix D that was badly numbered). The objective here would be to provide a place where nature lovers, when finding a new/curious plant or animal, could see if it was known to occur on Jekyll. I recommend that this Appendix be rewritten to include the list of species that occur or could occur from the 2011 Conservation Plan, add an asterisk to identify those referenced in the plan and/or page location. A JIA contact person/number for the public to</p>	

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		<p>report new sitings should be added.</p> <p>Also: List organization categories are jumbled: Plants and Invertebrates are sandwiched between Vertebrates, as are Fungi. This is confusing as the plant list covers 3+ pages and Reptiles comes at the end.</p> <p>p C-14: It's a Gulf Fritillary, not "Gritillary"</p> <p>Appendix E: Priority Invasive Species: Appendix E is way too long (89 Pages) to be of much use. It contains good information and the pictures are valuable for identification; but it needs heavy editing. Recommend it be paired down so that the photos and species information pages be included only for those "Priority" Invasive Species that are becoming a problem on Jekyll Island and all the rest of them be added as a list for watchful concern at the end.</p> <p>Appendix F:</p> <p>p F-120: Strategy A-3- ...And monitor changes in those communities to include changes in soil salinity and plant productivity.</p> <p>p F120: Strategy A-10- ...And conduct an annual meeting to keep stakeholders and the general public abreast of the changes occurring on Jekyll Island.</p> <p>p F120: Strategy C-11- Add: Identify wildlife travel corridors and potential corridors throughout the island and salt marsh habitats. As opportunity presents, develop or enhance these corridors and protect them as SPA's.</p> <p>Strategy E-11 Add: Consider adding water meters to water wells on JI that are not part of JIA's public water system and charging for their water usage, at least during drought periods. (I don't think that is currently being done)</p> <p>p F123 Strategy G-4: Add: Consider adding "Walking Trail" designation to fire break trails.</p> <p>p F124: Strategy CM-1: Consider adding 0.1 mile markers along Jekyll Causeway for accurate reference to Conservation Management projects/events along the causeway. Also, refer to my ideas about Appendix K of the 2011 Conservation Plan posted on p 14 of my previous comments.</p> <p>p F126: Strategy 3A-4: "...historical salinity levels" are unknowable. The estuary is a giant mixing zone of sea water and fresh water. It has highly variable salinity throughout the tidal creeks and salt marsh. This naturally occurring variability, while frequently measured, is episodal, vertically as well as spatially variable, and no local point historical levels are established. It is certainly desirable to reduce the freshwater discharge to tidal creeks as much as possible to help restore surface groundwater levels.</p> <p>Appendix G: This is a great reference list for those of us interested in Jekyll Island ecology and natural resources. However there are many, many more references specific to Jekyll Island that pertain to other topics and are not listed. Title Page should read "...Specific to Jekyll Island Ecology and Natural Resources"</p> <p>Appendix I: Watershed Protection Plan This Appendix appears to be just a fraction of the plan and is very difficult to follow. The Table of Contents lists 20 pages, 2 Tables are then listed, followed by 5 Figures (missing 5 and 6), then a list of 6 Plates. Only the continuous Appendix numbers are found on the pages, so Contents list is useless. Tables 1 and 2 can be found at the end of the Appendix (p 163, 164) but tables found on p 151, 158, 159, are unlisted. No Figures or Plates are found in the report. Starting with the Introduction Page (149) the document ends on page 164, so the whole plan as presented is only 15 pages long. Where are the missing 5 pages?</p> <p>Appendix K: Appendix K is titled "Duke Wildlife Corridor Study" That title page is followed by a second title page (K-168), which reads, "Management for an imperiled reptile on a barrier island: Eastern diamondback rattlesnake (Crotalus adamanteus)". It is a masters thesis project, from Duke University students. The thesis does include some corridor information (Corridor Analysis p K184) focused on the pattern of rattlesnake movements through the golf courses, and also includes a Restoration Plan (p K193) for the Golf Courses.</p> <p>While this thesis is an interesting and well done research paper, the misleading title page makes it confusing and unclear as to why it is included in the Conservation Plan Appendices. A study of wildlife corridors on Jekyll Island would be most welcome, but a thesis on our rattlesnakes, their movements, and plans for modifying the golf courses to accommodate their activities does not satisfy that need. This thesis is 70 pages long and the title is misleading, with content peripheral to Wildlife Corridors. Recommend that this Appendix either be removed or at least correctly titled. It has very little useful information about wildlife corridors.</p> <p>Appendix L: This is an interesting and informative appendix. The Geodesign approach looks very promising for our future. This and several other appendices would provide much better information if their figures, tables, and illustrations were all clear enough to see/read. In this appendix the tiny postage stamp figures of Jekyll are hopeless, legends on some of the larger ones are too small or blurry; some of the tables (ex. Fig. 33 p L-253) are unreadable.</p>	

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		<p>Before the Draft Plan is finalized, recommend that the whole plan be edited to make certain the figures, tables, illustrations are clearly readable.</p> <p>Al Tate, 404-384-0658</p>	

**Initiative to Protect Jekyll Island State Park**  
**Comments on the Jekyll Island 2020 Conservation Plan Update**  
Submitted by David and Mindy Egan  
IPJI Co-directors  
November 16, 2020



**OVERVIEW:** The CPU has enhanced the 2011 CP in a number of ways, including sections dealing with sea level rise, institutional sustainability, park-wide management, and the assessment of the environmental impact of proposed development projects. Also noteworthy is that the Special Protected Areas listed in the 2011 CP have been expanded to include *“any naturally vegetated land lying between the beach and leased parcels, roads, public structures, or so-designated public beach parks, not otherwise included as SPAs.”* Additionally, the JIA and its consultant – Jay Exum – should be commended for engaging the public in the CPU process, including multiple sessions with technical advisors and stakeholder groups, presentations to the general public, and various opportunities for the public to submit CPU comments online.

The JIA should consider imposing an impact fee on development/redevelopment projects, the funds from which should be designated for use by the Conservation staff to help realize the goals described in the CPU.

**Table of Contents:** The sub-headings within the CPU’s various sections should be included in the Table of Contents. Doing so would make the CPU easier for the public to navigate the document while, at the same time, indicate the Plan’s range and depth. Similarly, subject headings are needed for each of the 12 sections in the Appendix.

**Introduction - Section 2.5:** The role played by the public in the Conservation Plan Update (CPU) is noted but should be expanded by citing the sections of the CPU particularly affected by public input along with a few specific examples wherever appropriate. Doing so would validate the importance of involving the public in the CPU; show that the JIA actually used public input to enhance the CPU; and promote public confidence in the CPU process as well as its results.

**Park-wide Management – Section 5.2** The recommendation to revise the Jekyll Island Design Guidelines to require, prior to concept approval, a sea level rise and coastal flooding resiliency analysis for evaluation by the EAP Review Team should either be relocated to or repeated in the EAP section. This important recommendation should include a corollary stating that, resiliency aside, areas having exceptional exposure to storm events and sea level rise should be off limits for development or redevelopment.

**Section 7 - EAP:** To help preserve the unique character of Jekyll Island State Park in the face of development pressures, the EAP Review Team should take into account the extent to which redevelopment projects affect that character. While the concern for preserving Jekyll’s character is, in part, rooted in aesthetics and may not be readily quantifiable, it is an important one often mentioned by many of Jekyll’s visitors. As such, it should be at least be recognized by the EAP Team when evaluating

the impact of development and redevelopment proposals. Preserving Jekyll's character while ensuring the state park's economic vitality is, in fact, a key point made in the CPU's Executive Summary (p.4), which states: *"By reaffirming its commitment to this Plan, the JIA demonstrates its abiding faith in a simple but profound idea that is foundational to the existence of this place that is loved by so many – Jekyll Island's ecological vitality and its economic vitality are inextricably linked, and the preservation of its character depends upon actively holding these two otherwise opposing values in a careful balance that must be mutually empowering."*

**Section 7.1 "Special Protected Areas"** should include a high-resolution map indicating areas of the island that are not subject to development, particularly land this is at extraordinary risk of flooding due to storm events and sea level rise.

Among the land designated as a Special Protected Area in Section 7.1 is *"Any naturally vegetated land lying between the beach and leased parcels, roads, public structures, or so-designated public beach parks, not otherwise included as SPAs."* The area between the beach and Beachview Road running from Shell Road to the North Beach Park would appear to be included in this designation, but that area is defined as "developed" in the 2014 Jekyll Island Master Plan, which implies that it may not qualify as "naturally vegetated." If this area is to be designated as "specially protected," then it should either be reclassified as "undeveloped" or specifically cited as an area that is, in fact, a SPA.

To ensure impartiality, the majority of the members of the EAP team should not be affiliated with the JIA.

More details are needed regarding the EAP process, including how project recommendations are formulated and agreed upon by the EAP team. For example, are specific points voted upon by the team; is the final draft subject to a vote; if there is a tie vote by the team's 8 members, how is it resolved; are dissenting opinions recorded in a minority report?

The preliminary recommendations of the EAP team regarding projects under evaluation should be made available for public review on the JIA's website. Comments submitted by the public regarding EAP team's findings should also be posted. All EAP final reports, along with public comments, should be archived on the JIA's website.

**Section 8.2 Outdoor Recreation:** On page 94, the CPU identifies a promising recreational opportunity that would provide public access to over 400 acres of Maritime Live Oak Hammock and Southeastern Florida Maritime Hammock on Jekyll Island. This unique natural asset is interlaced with approximately 8 miles of dirt service roads that "are not currently maintained for public use, but with careful design, retractions of use and monitoring, they could facilitate a unique pedestrian experience through a unique habitat." If this concept becomes an actual proposal, it should be subjected to an EAP review.

Page 95 states, "As changes are made that impact the development footprint on the Island, such as the 2020 Jekyll Island Golf Master Plan project, opportunities should be identified to diversify both passive and active outdoor recreation offerings while protecting Jekyll Island's unique character as a limited-development public land holding." A question that arises here is will golf course land repurposed as

natural green space continue to be part of the 1,609 acres defined as “developed” in the 2014 JI Master Plan? Will this “green space” be added to the Special Protected Areas on Jekyll Island or be eligible for development in the future?



November 19, 2020

Mr. Ben Carswell  
Conservation Director  
Jekyll Island State Park Authority  
100 James Road  
Jekyll Island, GA 31527

Dear Mr. Carswell,

Thank you for the opportunity to comment on the Jekyll Island Authority's (JIA) updated Conservation Plan. One Hundred Miles (OHM) is an advocacy organization dedicated to protecting and preserving the 100-miles of the Georgia coast through education, advocacy and community engagement. We appreciate the invitation to serve on the stakeholder advisory committee and appreciate your efforts to clarify our questions since the draft document was posted. These comments and recommendations are submitted on behalf of our members and Board of Directors.

Overall the document is extremely educational. First, the outline of the environmental setting, wildlife and habitats and species of concern is thorough. Secondly, we applaud JIA for raising up climate change and changing conditions and needs due to sea level rise as a priority. Coastal Georgians have for years, either ignored the real changes we are experiencing or considered this area immune to the force and impact of our changing climate. The chart and the narrative describing "king tides" in Section 5.2 (page 51) are powerful evidence of the reality that Jekyll Island and all of us face. Thirdly, the inclusion of institutional sustainability practices is critical to "walking the walk" of conservation on an island like Jekyll. We appreciate JIA's commitment defined in Chapter 6.

The updated language in the Conservation Plan is positive, but we feel the document can be strengthened to convey the importance of preserving the natural environment while commercial and residential growth continues on the island. Please consider incorporating the following in the final draft of the Conservation Plan:

- 1) Offer the maps in the final plan as interactive or, at the least, zoomable files online. The maps included in the Conservation Plan are informative but would be more useful if readers were able to zoom in to particular areas and have the ability to navigate through the maps as files separate from the plan itself.
- 2) Specify the JIA Sea Level Rise planning parameters (page 20). This reference is very vague, but is quite important to convey the long-term strategies for addressing impacts of sea level rise on Jekyll.
- 3) Incorporate more environmentally-friendly methods of managing mosquitoes (pages 47 and page 56, Strategy #7). The Conservation Plan states that JIA will work with Glynn County officials but will continue to defer mosquito control to Glynn County officials. Unfortunately,

the county predominantly uses permethrin, which is known to be toxic to salt and freshwater species and can be harmful to birds in aerosol form. We recommend JIA advocate for the County to use to alternative methods of mosquito control, or to use chemicals that do not harm other species. JIA can further its commitment to sustainable practices and can influence management practices throughout the region.

- 4) Add a strategy to Park-wide Management that limits developments and redevelopments to those lands that are not at high risk for flooding, storm surge, or sea level rise (page 52). Sea level rise is not felt evenly throughout the island. Some areas will be hit harder by rising seas than others. Additionally, there are areas within or near "high velocity zones" during storm events, where increased risk to human health and safety should development occur in these areas. Consider the heavy damage to several homes in the The Cottages development on the north end of the island and the regular flooding in the Moorings Condominium development at the Jekyll Marina, currently under construction.

Page 51 of the Conservation Plan refers to the JIA "Carrying Capacity and Infrastructure Assessment" that includes an evaluation of risks associated with up to 3 feet of sea level rise. The maps in this study on pages 250 and 251 contain critical information JIA administration should use to ensure re-developments and new developments are not putting the lives and health of future residents at risk. As the "landlord" of Jekyll Island state park, the JIA Board and the JIA Administration have the authority to deny proposals in areas where the map indicates a high risk from sea level rise. This is important to protect human safety and minimize liability concerns. Specifically, we recommend that JIA add a 12<sup>th</sup> strategy to "Park-wide Management" section that commits JIA to only approving re-development and new development proposals that are outside the areas of risk identified in the carrying capacity and infrastructure map. (<https://www.jekyllisland.com/jekyll-island-authority/jekyll-island-carrying-capacity-infrastructure-assessment/>).

- 5) Add a strategy for JIA to consider "dog free beaches" during certain times of the year and to consider a predator control program to increase nesting shorebird success in order achieve the Protect Wildlife Priority Species objective (page 57). Many of the priority species JIA has identified are dependent on healthy and safe beach environments. Disturbance from humans, mammals, and predators on beaches during critical times of year, like nesting season, can negatively impact the survival of endangered individuals. Even on beaches with leash-laws, many dogs escape and can disturb nesting birds and hatchlings. Dog-free beaches help ensure human-caused disturbances are limited.
- 6) Add a Management Priority to maintain foraging and resting areas for birds in the causeway management plan (pages 59 - 60). All the strategies in Section 5.3 that relate to managing shrubs, trees and bushes on the causeway defer to the Department of Transportation (DOT) transmission line guidelines. It is easy to recognize that the causeway shrubs and bushes are a rich source of food and refuge for swallows and migrating swifts. JIA must maintain these food sources and places of rest for these valuable species. There are many opportunities to fulfill the need for marsh views and, in select locations along the causeway, to meet the needs of the migrating avian species.
- 7) Add a strategy that golf courses on Jekyll will adopt the Georgia Chapter of the Golf Course Superintendents Association Best Management Practices (BMPs) for water conservation (page 72). Water used for irrigation on golf courses can draw down aquifer sources necessary for multiple uses. The guidance offered by the GGCSA is a good start to increasing water efficiency and reducing the withdrawals from surficial and deep-water

aquifers for irrigation. (The GGCSA water conservation BMP guide is found online: <https://www.ggcsa.com/water-info-and-bmps>).

- 8) Incorporate compliance with the Conservation Plan, including the institutional operations strategies, into new leases for commercial properties (page 75). As manager of the state park, JIA has the authority to offer leases for commercial developments that specify each development comply with the all the terms of the Conservation Plan. Objective 6A – “Minimize footprint of development uses on conservation lands” can be best accomplished if the expectation of compliance with conservation commitments is incorporated into the new or renewed leases for any new development or re-development on the island.
- 9) Incorporate free and low-cost educational opportunities for underserved communities, low-income communities, and communities of color. We appreciate the inclusion of the strategy to, “Pursue partnerships that increase and enhance opportunities for lower-income and minority individuals to be aware-of and included-in nature-based education in Jekyll Island State Park” in Chapter 8, Nature-Based education section (page 92). This strategy should be enhanced by specifying that such partnerships will result in free and/or low-cost educational opportunities for the target communities listed. The strategy should also include a commitment to offer scholarships for paid programs, reduction of fee-based programs to Title 1 schools, and specific programs offered for free to the public. Jekyll’s long-standing reputation as being “the people’s island” is still relevant, so all visitors should be offered opportunities to deepen their appreciation and understanding of the natural resources this plan proposes to conserve, regardless of their income.
- 10) Establish a standing council or group of advisors to offer professional input to JIA on conservation-related projects, plans, and management strategies. Many of the ecological strategies in the updated Conservation Plan could be strengthened with input from experts convened to consider island-wide and regional impact of the projects. Such a group of standing technical advisors can offer landscape-scale expertise, make recommendations for prioritizing projects and implementing management plans, and help review proposals received from outside the authority. These technical advisors could also be helpful in screening development proposals to recommend which projects merit a public input through the environmental assessment procedures described in Chapter 7.

Little St. Simons Island convenes an Ecological Advisory Council to help evaluate proposed projects’ potential impact to state, regional, and global priorities. This group offers guidance on how to accomplish goals set forth in the island’s conservation plan. Cannon’s Point Preserve on St. Simons Island, managed by the St. Simons Land Trust, also convenes a Conservation Task Force with a similar charge. The equivalent on Jekyll Island, would be a consistent team of advisors that JIA staff convene for projects, planning initiatives, and ordinance updates offering input on the statewide and regional implications of the project proposal.

Members of such a JIA advisory council could also be incorporated into the “Research Committee” convened to evaluate external proposals, described in Section 4.4.5. The advisory council could also assist in implementing the strategy #2 described in Section 5.2 (page 52) that prioritizes the revision of the Jekyll Island Design Guidelines to require a sea level rise and flood resiliency analysis be conducted prior to concept approval.

11) Strengthen the Environmental Assessment Procedure (EAP), Chapter 7, through the following recommendations:

- a. We are pleased to see more non-JIA participants included in the process. This will only strengthen the assessment by diversifying the expertise and perspective.
- b. Clarify how the EAP is implemented. Chapter 7 regarding the EAP should clearly identify how projects are evaluated and what steps of are taken to fulfill the EAP. Through our involvement in the stakeholder advisory group, we have learned that the "Special protection areas" described in section 7.1 (page 85) and "Landscape scale impacts" described in section 7.2 (page 87) are specific areas that will be considered through the EAP. This, in particular, should be clarified in the section describing how the EAP works.
- c. Post EAP recommendations online before any evaluated projects begin or before the development concept is presented to the JIA Board of Directors. In an effort to be more transparent in what is recommended to developers or project managers, it would be helpful to share EAP recommendations with the public. This will help educate members of the public and will inform any public comments offered to the JIA Board of Directors during monthly meetings.
- d. Offer an opportunity for the public to engage in the EAP. Many projects that are evaluated through the EAP 1) are large-scale, 2) are highly visible to the public, 3) have the potential to impact residents and visitors' experiences, and 4) could have a major impact on the public-owned state park. As such, we recommend incorporating public review and comment into the EAP process.

A good example of how public involvement can be incorporated into the EAP is the process used by Glynn County related to new construction and site development. Glynn County describes a process online (<https://www.glynncounty.org/842/Development-Review>) for how the county staff reviews proposed site developments to evaluate environmental impacts and compliance with the comprehensive plan for the county. Specifically, the components of development review include:

- Staff technical review for applications for rezoning.
- Review of applications for planned development.
- Staff technical review of applications for subdivision approval.
- Staff technical review of applications for site plan approval.
- Staff technical review for applications for zoning variances approval
- Participation in the Development of Regional Impact (DRI) process.

Glynn County site plans and subdivisions are not required to have a public hearing, yet the technical review comments made by staff on site plans and subdivisions can be viewed by the public. Site/development plans and official staff comments are posted on the county website at least one week prior to the meeting at which the appropriate planning commission will discuss the plans. All members of the public have an opportunity to review the plans and the technical review comments made by staff. The planning commission meetings are open to the public and public comments are allowed prior to the vote of the commission.

Such expectations for and anticipation of public review are not perfect. However, we recommend JIA incorporate a similar process for project review by the EAP to

provide a transparent process and invitation for citizens to discuss and engage in decision-making regarding the growth, developments and subdivisions that will affect the publicly-owned island.

- 12) Include OHM and the other established organizations as partners. (page 98). OHM and several other organizations have contributed to this plan, have participated in the EAP review, and are consistently represented in public processes for Jekyll Island. The Partnership section should be updated to include OHM and other groups that regularly engage with JIA in projects and development proposals because of shared regional objectives and conservation interests. We acknowledge that we do not always agree with JIA on management decisions or strategies, and that our approaches to community engagement often diverge. That is to be expected, and even encouraged, in robust working groups and community dialogue. However, our commitment to Jekyll Island and the conservation of the coast is firm, and our intent is to help strengthen the natural resources, traditional character of the island, and the quality of life for all residents and visitors. As such, we respectfully request to be included as a partner organization contributing to the natural resource protection on the island.

Thank you again for the opportunity to comment on the updated Conservation Plan for Jekyll Island. Contact me at any time if you have questions or would like to discuss these ideas and recommendations. I can be reached at 912.230.6494 or [alice@onehundredmiles.org](mailto:alice@onehundredmiles.org).

Sincerely,

*Alice M. Keyes*

Alice M. Keyes  
VP of Coastal Conservation  
One Hundred Miles

## MEMORANDUM

**To:** Ben Carswell

**From:** Jay Exum

**Date:** November 11, 2020

**Re:** Notes from the Jekyll Island Technical Stakeholder Group Video Meeting 11/9/2020

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### Attending:

Ben Carswell, Jekyll Island Authority Conservation Director

Jay Exum, Exum Associates, Inc., project facilitator

Technical Stakeholder Group members:

- Bill Wikoff
- Clay Montague
- Doug Samson
- Katy Smith
- Mark McClellan
- Jacob Thompson and
- Scott Coleman

### Summary

I presented a PowerPoint slide deck that summarized the information presented to the JIA Board and the public on October 20. This overview highlighted those chapters of the Conservation Plan Update that had a substantial rewrite and provided a synopsis of comments from Technical Stakeholders after their review of the first draft of the Conservation Plan Update. Technical Stakeholder Group members then provided specific comments on the new draft of the Conservation Plan Update.

### *Comments from Technical Stakeholder Group members included:*

- Doug had 4 specific initial comments:
  - We should add climate change as a Threat/Stressor to natural resources on the Island. Sea level rise and storm surge are referenced, but there is no direct reference to climate change.
  - Add a discussion of how Jekyll Island developed after 1947, and how that relates to future development patterns.
  - For the Institutional Sustainability chapter, Doug continues to recommend that it should not be in the Conservation Plan Update and suggested that we evaluate putting it in the Master Plan. The section on water use could be included in the Conservation Plan Update but not energy and waste reduction.
  - Capacity needs should be added to the human resources chapter to specify budget and staffing that is needed to accomplish the goals of the Plan.



- Jacob suggested that there be a description of the contents of each Appendix, and they should be referenced in the Table of Contents.
- Clay reiterated that a complete greenhouse gas emissions analysis should include all components of carbon emissions and reminded us that “it’s not easy being green.
- Doug asked that we send comments from the Advisory Stakeholder Group to the Technical Stakeholder Group.
- Bill Wikoff provided an email after the meeting updating the status of two priority species of birds in the Appendix: the eastern black rail and the red knot are now listed as Threatened.
- Doug and others indicated that they would send additional, specific comments on the Plan.

## MEMORANDUM

**To:** Ben Carswell

**From:** Jay Exum

**Date:** November 11, 2020

**Re:** Notes from the Jekyll Island Advisory Stakeholder Group Video Meeting 11/10/2020

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### Attending:

Ben Carswell, Jekyll Island Authority Conservation Director

Jay Exum, Exum Associates, Inc., project facilitator

Advisory Stakeholder Group members:

- David and Mindy Egan
- Alice Keyes
- Ame Ivanov
- Steve Newell
- Laura Early
- Charles McMillan

### Summary

I presented a PowerPoint slide deck that summarized the information presented to the JIA Board and the public on October 20. This overview highlighted those chapters of the Conservation Plan Update that are substantially different from what it was in the 2011 Plan. I then asked for any comments on the Updated Plan from the Group and we used the rest of the meeting to go over them.

### *Comments from Advisory Stakeholder Group members included:*

- Mindy stated that the appendices need titles and corrected page numbers in the Table of Contents and asked that the definition of time frames be given at the beginning of the management actions appendix.
- Alice requested that there be the ability to zoom into the Special Protection Areas map either on an interactive basis, or with a higher resolution map. Ben responded that the Plan will at least have a higher resolution map that will allow zooming into this graphic.
- David suggested that there might need to be an EAP review of any proposed recreation in the interior of the Island.
- Alice asked how to determine which projects justify an EAP review. She asked that it be clarified, maybe in an introduction to the chapter.
- David Egan understands that that the “beach prairie” is an SPA but stated that it is also shown as being developed in the Master Plan and asked how the inconsistency could be resolved. Ben suggested that perhaps this could be accomplished by protecting green

space in developed areas, but also agreed that this issue might need to be changed in the Master Plan. Charles asked that we consider focusing recreation inside developed areas and cited an example from Atlanta.

- Mindy agreed with the ideas in the Plan to project the recreation needs of younger people but suggested that we be careful not to embrace activities that could turn out to be fads. She wondered if zip lining might be an example of this.
- Mindy also suggested that the intent of the EAP review be made clearer. She also suggested that the EAP include a specific list of projects that would require a review.
- Alice suggested that perhaps there should be a map like the SPA map that would show what is unsuitable for development. Ben stated that there was a map that was included in the Capacity Study, which is an appendix to the Conservation Plan Update. He clarified that it is not a binary developable/undevelopable map. Instead it shows a gradient of “suitability”. Mindy suggested that this might be a part of the EAP review, perhaps through a cross reference to the Capacity Study map.
- Alice suggested that there be an Ordinance to codify the EAP process. Ben asked if a Zoning designation would work, and there was some dialogue about the benefits of each. Charles stated that either an Ordinance or Zoning Map would help civil engineers, designers, and developers understand the review and approval process before investments in site design are made.
- Ame stated that the Plan seems to include varying definitions as to when an EAP is required and suggested that we make edits to make sure the language is consistent.
- Mindy and David Egan pointed out that the management section, strategies, 5.2 was great and appreciated the new ideas that have been included since the first draft of the Plan Update. In that section, there is a reference to a requirement that development plans address coastal zone resiliency during the Design Guidelines process. David stated that this concept needed to be included in the EAP chapter.
- Alice asked how adaptive management is treated. Jay stated that there were short-term modifications to management taken on a regular basis as a result on field experience and longer-term approaches to adaptive management, including changing strategies in future updates to the Plan. Ben suggested that this concept was more ideological than formally defined, but it was inherent to their management approach.
- David indicated that he would like to see any green space that was taken out of active golf course management to be considered as an SPA. Ben indicated that once these areas are restored to the community types that are included in the SPA, they could be converted to SPA status.
- Alice and others suggested that they had numerous other questions or comments on the Plan. Ben requested that these be provided via email to him and me. Ben stated that comments received during the public review phase of the update process would be included in the summary of comments on the JIA website. It is preferred that these be submitted through the online submission form provided by JIA or in the form of a formal letter.

## Comments on Final Draft of Update to the Jekyll Island Conservation Plan

(the Draft I reviewed had the file name “[Conservation\\_Plan\\_2020\\_Draft\\_2020-10-29.pdf](#)” and was posted on the Jekyll Island Authority website Oct. 29, 2020)

### **Doug Samson, Sapelo Island NERR Reserve Manager**

Technical Stakeholder Group member

Nov. 16, 2020

.....  
First, I want to reiterate my comments during the Technical Stakeholder Group virtual meeting on November 9, 2020. I provided (or attempted to provide) the following feedback (not verbatim, of course):

- 1) I think the Plan overall is extremely well thought-out, well-reasoned, and well-articulated, as it’s based on a clear, consistent and deep commitment to the conservation of natural habitats and native species on Jekyll Island, and the important physical, biological and ecological processes that sustain those natural resources. Further, the Plan is always mindful of the context of the past, present and future human impacts to species and natural habitats on the island. And it reflects considerable scientific understanding, as well as professional experience and expertise, and considerable time spent in the field by JI Conservation Team staff.
- 2) As I argued in comments I provided on the earlier draft, I think a concise but thorough summary of the history of human development on Jekyll Island in Section 3.6 would help set the context for both the timeline of alterations to natural systems on the island and the spatial patterns of development impacts. The latter would also provide some context or expectations as to where *new* development impacts are most likely to occur in the future (BTW, too, not mentioning the several books that have been written on the history of Jekyll Island seems a major omission).
- 3) Climate change should be explicitly included as a major Threat in the Threats list presented in Section 3.7 (pages 19-20). Over and above that fact that it’s a major threat to all species and ecosystems everywhere now, you explicitly refer to climate change in a number of the management objectives, priorities and strategies later in the Plan; so it needs to be acknowledged as a priority Threat at the beginning of the Plan.
- 4) I provided the opinion that the Institutional Sustainability chapter belongs more appropriately in the Jekyll Island Master Plan, as many of the objectives don’t involve native species, natural habitats or ecological processes, and responsibility for implementing many of the actions rests with the JI Authority rather than the Conservation Program. Your justification for why it’s included in this Plan is strategically sound and I won’t argue this point further.
- 5) I suggested that including an explicit listing and discussion of anticipated capacity needs – new staff, new major equipment (vehicles, boats, buildings, etc.), new resources (\$) – over the next 5-10 years in order to be able to implement and accomplish the management priorities, objectives, and strategies might be worthwhile, as it would put you on record for those needs.
- 6) I pointed out that elements of the style, format and organization of the draft Plan make it the most “beautiful” conservation plan I’ve ever seen; *I didn’t necessarily mean that as a complement*, a point I’ll address in much more detail below (“Point 6 Details, Part A”). In my

comments during the virtual meeting, I decided not to publicly “scold” the planning team about a major related need, which is to *have the Plan professionally proof-read*. The current draft has way too many errors, omissions, and deficiencies in the text, formatting, style, grammar, punctuation, etc., to be considered a “Final” draft. The fact that almost no one out there “cares” about such structural details anymore isn’t a justification for accepting a product that doesn’t meet professional standards. I offer a number of details on this in my “Point 6 Details, Part B” section below.

#### **Point 6 Details, Part A:**

Several of the stylistic choices you’ve made in the Plan make it very visually interesting/stimulating and engaging (i.e., it’s “beautiful” to look at on many pages). This in spite of the use of a font size that seems smaller than normal, which makes the text a little harder to read and visually dense (maybe the two are interrelated?). Examples of the attractive stylistic features include really nice fade-into photos at the bottom of many pages, “floating” photos or graphic illustrations of plants and animals, animal tracks in the margins, and maps with associated text variably indented to “gently” frame the map (i.e., without a bordering box). These are really nicely done, and I assume the goal was to have a Plan that people – especially perhaps non-professionals and the public? - will find enjoyable to read and look at. I generally commend you for these choices and notable accomplishment.

The downside of this style, though, is a Plan that is not professionally – i.e., technically - formatted, and that doesn’t use many of the standard “rules” that *professionals* – especially scientists - expect in this kind of Plan. That can/may significantly affect the efficiency and effectiveness of communication of the content to such readers, and can also be frustrating. Examples of this include:

- 1) Figures (photos) that have no title, number or legend, so there’s no information as to *what* the photo illustrates, *where* on Jekyll the picture was taken, and so on. Some of these aren’t explicitly referenced in the text anyway, and there’s nothing wrong with scattering “pretty pictures” throughout a Plan to break up text sections and make it more visually engaging (i.e., above). But where photos *do* illustrate an important point being made in the adjacent text, it’s frustrating not to know exactly what it is that’s being shown in the photo, where, and so on.
- 2) Figures (maps, graphs) that have no legend or even a title (e.g., maps 1, 4 and 7), so finding them when they’re referenced in the text is harder than it should be. Not having a border, a scale bar and a compass on a technical map is highly unusual, and maps that entirely lack internal labels are also not very common (they’re especially rare in technical plans). I *assume* the maps were done accurately in GIS, based on rigorously created and objective datalayers, etc., but they don’t project the rigor that comes with a standard technical map.
- 3) Tables that have no title, number or legend and also no border (e.g., Plant Priority Species on p. 37, Wildlife Priority Species on p. 46); just *centering* a list on the page doesn’t make it a Table, referring to that Table later in the Plan is much harder, and the reader has to work a lot harder to find it again later if they’re wanting to go back to it from a subsequent section of the document.

- 4) Page-centered bullet lists - numerous examples of which are scattered throughout the Plan - look odd, as page centering is traditionally used to *highlight* something, not *list* it. In some cases, the bullets run onto multiple lines because the column width is constrained by the centering. That not only looks odd, but also disrupts the flow of reading.
- 5) No Latin binomials were used for species names; I understand why you probably made this decision (audience readability, above), but there are really good reasons, of course, why scientists/professionals use Latin names (usually *together* with common names).
- 6) No references cited. I hammered you for this one in my last Comments, so I won't lash you again here - 😊. I hope/assume you've at least created some kind of bibliography to put at the end of the Plan – if not, I'll be *significantly* disappointed (in part because such a reference list would benefit my work!).

You've obviously talked about all this and made deliberate choices, and are comfortable with the tradeoffs. Hopefully, most professionals reading the Plan will understand your overarching objective, and will tolerate the "soft" nature of the document without discounting the rigor of your analyses, priority-setting, and selection of management objectives and strategies (a major caveat here is that I haven't looked at the Appendices, so I don't know whether or not those provide some of the scientific/professional rigor "lacking" in the main Plan itself).

#### **Point 6 Details, Part B:**

The Plan badly needs professional proof-reading, and it might best be done by someone external to the project team, as they'd bring the most objective, least review-weary eyes and brain to the exercise. I first list below some major/ubiquitous needs and then provide a few specific instances of problems.

#### **Ubiquitous:**

- 1) missing words – at least a dozen but maybe more (I didn't record them)
- 2) punctuation errors – scattered throughout
- 3) bullet lists:
  - a. punctuation at the end of each bullet in a list depends on context and usage (see rules available online)
  - b. punctuation use needs to be consistent *within* lists on the same page
  - c. line spacing needs to be consistent *within* the same list, and/or same page
  - d. as noted above, *page-centered* bullet lists are odd/awkward, for several reasons
- 4) text/paragraph justification is different in different sections of the Plan, and...
- 5) hyphenation of words at the end of text lines (in full-justification paragraphs) is inconsistent and several times just plain wrong (e.g., at least one place where a word was hyphenated after the first letter!!!)
- 6) text formatting choices are very unusual or just wrong (see #4 below)

#### **Specifics:**

- 1) Executive Summary, p. 8, Section 2.3, #1: there's some kind of typo in the last line
- 2) Section 3.5, p. 16: the last sentence on the page above the photo is cut off

- 3) Sections 3.5 and 3.6, p. 18: the last two paragraphs of Section 3.5 are *identical* to the first two paragraphs of Section 3.6
- 4) Section 4.4.6, p. 46: using lowercase for species names is unusual, but using “s.e.” and “e.” as abbreviations is just wrong
- 5) Objective 5A, Discussion, p. 71: revise third sentence for clarity
- 6) Section 6.0, p. 79: reformat the Focus Area list at bottom of page with sub-categories so as to match the three main headers subsequently used in Sections 6.1, 6.2 and 6.3 (p. 80-82)

Finally, I have a few random other comments and/or questions:

- 1) Section 3.5, p. 15: Text in the last part of the second paragraph and beginning of the third paragraph is confusing, as it talks about du Bignon raising cattle starting in 1884 and the island being largely unmanaged for the following 20 years, but then goes on to talk about the Jekyll Island Club buying it in 1886 and using prescribed fire to manage for hunting.
- 2) Section 4.4.4, p. 44: The amount of detail provided on deer density methods seems out of place, and the graph shown has too few years to draw any statistical conclusions, except that densities vary. What is the point of this section, with respect to deer management priorities and actions?
- 3) Section 4.4.6, p. 46: It’s very unusual in a conservation plan not to identify which species are protected by law (i.e., federal ESA, state regs) and which are not.
- 4) Section 5.1, p. 49: the land cover/land use map (Figure 4? it’s not labeled) raises several questions:
  - a. acreage of Golf Courses is much larger than shown in the Figure 3 map
  - b. combining Urban and Park categories is not explained
  - c. adding Golf Courses and Urban/Park acreages totals 2116.23 acres, which appears to exceed the 1675 acre development limit on Jekyll.
- 5) Section 5.1, p. 49: the Management Units are shown on the map (Figure 4?) more than 10 pages *before* they are defined and discussed (on p. 61), which is unusual and a little frustrating.
- 6) Unit 2: Holocene Maritime Forest, p. 64: the text (multiple sub-sections) makes no mention of the considerable area of this Unit at the *north end* of the island shown on the map/Figure.
- 7) Section 7.0, p. 83: additional information/discussion on how the EAP Review Team operates, votes, gains consensus, and so on, would be helpful and appreciated, as this is really important in the context of impacts to native species and natural habitats targeted by the Plan.
- 8) Section 7.0, p.83: it would be very helpful to clarify who on the JIA staff can serve on the Design Review Group and how that group is constituted (beyond being assigned by the JIA Executive Director).
- 9) Section 9.1, p. 96: an org chart of JIA staff would be helpful and informative here.
- 10) Absolutely, Appendices (Bibliography, etc.) should be listed in the Table of Contents, and a little more detail under Chapter headings (major sub-sections?) would be helpful, too.

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**MEMORANDUM**

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**TO:** FINANCE COMMITTEE  
**FROM:** MARJORIE JOHNSON, CHIEF ACCOUNTING OFFICER  
**SUBJECT:** PURCHASE OF TURNOUT GEAR – FIRE DEPARTMENT  
**DATE:** 12/2/2020

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The fire department is requesting approval to purchase three sets of Turnout Gear from the fire equipment capital fund. Turnout gear is the protective clothing worn by firefighters from exposure to heat and other hazardous situations during fires and other emergencies. The sets contain a helmet, flash hood, gloves, coat, pants, and boots for each firefighter. The components generally have a 10-year lifespan depending on conditions. The fire department recently filled some positions that need their own set of turnout gear. The department's shared inventory has been depleted and with COVID-19 concerns they would like to ensure the full-time staff members are equipped with their own set of turnout gear.

Staff hereby requests approval of the purchase of Turnout Gear in the amount of \$8,125.50 from the Fire Equipment Reserve Funds.

# JEKYLL ISLAND-STATE PARK AUTHORITY

## POLICY MANUAL

Section: Human Resources Standards of Practice	Section: 4.1
	Effective Date:
Subject: Attendance and Hours Worked	Original Date: 5/25/81
	Revision Dates: 11/18, 2/17, 6/16,4/00,4/93, 8/89,

**STANDARD**

Each job plays a critical role within each work team and in the overall organizational pursuit of the mission and vision. All employees are expected to report to work promptly such that they are prepared to begin work at the scheduled time. Each employee should recognize that deviations from working as scheduled disrupts fellow employees and creates a hardship on the department.

**PRACTICE GUIDELINES**

1. ***The Work Week:*** The standard work week shall be from 12:01 a.m. Friday until 12:00 p.m. midnight on Thursday, a time span of seven (7) consecutive twenty-four (24) hour periods.
  
2. ***Administrative Standard Business Operations:***  
 Full-time administrative employees are typically scheduled five (5) nine (9) hour days, with one hour for lunch, Monday through Friday. The Executive Director will determine business hours based on business demands. Employees are expected to work the hours necessary to achieve department / organization goals.
  
3. ***Field and Service Operations:***  
 Many employees shall work hours that differ from the administrative standard business operations. This is necessary to best serve the customers and deliver services. Each department manager, with the approval of the Senior Director will set and enforce work hours within each department.
  
4. ***Alternate Work Schedules:*** When the activities of a particular department require some other schedule to meet work needs, the Executive Director or Senior Director may authorize a deviation from the standard work schedule.
  
5. ***Training:***
  - a) Time spent attending or completing assigned or required training is considered work time and must be recorded on the employee’s time record accordingly.
  - b) Time spent at training is not work time if all of the following apply: the training is outside of the employee’s regular working hours; attendance is voluntary; not related to the employee’s position; and no work related to the job is performed while in attendance.
  - c) For training, including professional development seminars and workshops, requiring overnight lodging, study time and/or social gatherings, such time is not work time and must not be listed or included in the employee’s time record.

# JEKYLL ISLAND-STATE PARK AUTHORITY

## POLICY MANUAL

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6. **Travel Time:** Employees may be required to travel away from their primary work place to perform the duties of their job.
- a) Normal travel from home to work and return is not work time.
  - b) Travel between an employee’s normal work site and another place of assignment, or travel between one assignment and another during the work day, is considered work time.
  - c) Travel associated with a one-day assignment at a different location must be considered time worked to the extent that the travel exceeds the time spent in the employee’s normal travel between home and work.
  - d) The FLSA does not require that travel time out-of-town for overnight stay as a passenger outside of normal work hours be counted as time worked. It is the policy of the JIA to count bona fide travel time of all employees which include the driver and all passengers outside normal work hours as work time.
7. **Overtime:** In keeping with the provisions of the Fair Labor Standards Act (FLSA), each Manager shall have the responsibility of controlling overtime in each department. Overtime is neither desired nor expected on a regular basis. However, during peak periods when overtime becomes necessary, it should be distributed as equally as possible among qualified employees in the same classifications, department and shift without regard to age, sex, color, creed, religion, national origin, or physical handicap.
- a) Supervisors shall arrange the work schedules of their employees to accomplish the required work within the standard workday. Overtime work shall be considered work performed by a non-exempt employee when hours physically exceed the established work week.
  - b) Sick leave, annual leave or leave without pay does not count as hours worked for purposes of overtime computations.
  - c) Holidays do not count as hours worked for the purposes of overtime computations. For example, if an employee works 37 hours in a work week with a holiday, the employee would be paid straight time for 37 hours plus straight time for 8 hours holiday pay.
  - d) Non-exempt employees, except Fire employees, required to work overtime will be compensated at the rate of 1 ½ times the regular rate of pay for hours worked over 40 per week. Non-exempt Fire employees (non-administration) will be compensated at the rate of 1 ½ times the regular rate of pay for hours worked over 106 per pay period.
  - e) Overtime work must be approved by and directed by the Manager prior to the time it is worked. Unapproved work performed during non-work hours, including time prior to

# JEKYLL ISLAND-STATE PARK AUTHORITY

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the start of the workday, during the lunch period, and after the work day has concluded, including taking work home, is prohibited and subject to disciplinary action.

- f) Employees whose position meet the exempt qualifications set forth in the FLSA are exempt from overtime requirements.
8. ***Flex Time:*** Supervisors are encouraged to utilize flex time, whenever possible, to avoid incurring overtime expense while meeting critical departmental work demands. Flex time is at the discretion of the manager and is permitted only within the current, work week. Carrying forward hours and/or minutes from one work week to the next is not permitted.
9. ***Compensatory Time:*** Exempt employees, as defined by the FLSA, will be eligible to accrue compensatory time for hours worked in excess of 40 in the identified workweek.
- a) Compensatory time may be accrued up to 80 hours and used as paid time off at a later date.
  - b) Compensatory time has no financial value and is not paid out in any event of separation of employment including retirement.
  - c) Non-exempt employees, as defined by the FLSA, are not eligible to receive compensatory time for any reason.
10. ***Notification:***
- a) If an employee must be absent from work, the employee must notify their immediate supervisor no later than the start of their scheduled shift. If possible, the employee should notify the supervisor before starting time, or as soon as he/she knows he/she is not able to report to work. The employee is expected to notify the immediate supervisor directly each day of absence.
  - b) Employees must notify their immediate supervisor, as soon as it is known, if he/she will be tardy. Such notifications help the supervisor in the difficult and time consuming task of finding a replacement or in rescheduling work, as necessary.
  - c) Nothing in Standards or Guidelines precludes Managers from developing operating procedures for greater advance notification of absence in order to secure departmental needs.
  - d) Tardiness and absenteeism interfere with department objectives and may result in disciplinary action.
  - e) Unauthorized or unreported absence shall be considered absence without leave, and deduction of pay shall be made for periods of absence in accordance with FLSA.
  - f) Employees who take unauthorized or unreported leave the day before or the day after a holiday will not be paid for the holiday.

# JEKYLL ISLAND-STATE PARK AUTHORITY

## POLICY MANUAL

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- g) Three (3) consecutive scheduled days of absence without authorized leave may be considered a resignation from employment without notice. Employees in such cases will be removed from the payroll and employment will be terminated.

11. ***Inclement Weather and Emergency Situations:*** In situations involving inclement weather, ice or snow storms, hurricanes, or other unusual conditions affecting all or a majority of Authority departments and/or operation, it is incumbent upon the Managers to ensure that their department is opened to the public at the usual time unless the Manager has received prior notification to the contrary from the Executive Director or designee’s office.
  - a) Departments shall remain open for the full scheduled work shift unless authorization for late start-up, early closing or other deviation is received from the Executive Director or designee’s office. Sufficient notice will be given in either event. Employees who voluntarily leave work before an official early closing time has been announced or arrive later than start time will be required to use earned annual leave, compensatory time (if applicable) or time without pay. Employees must properly notify immediate supervisors of their need to leave and obtain approval.
  - b) Periodically, employees may be unable to perform their daily tasks due to weather primarily affecting their workplace and not all or the majority of Authority departments and/or operations. Effort will be made to find an alternative job task for regular full-time staff members when possible. If alternative work is not available, full time staff may use accrued annual leave, compensatory time (if applicable) or leave without pay to complete their regular scheduled time. Part time and temporary staff members will typically be released for the day, without pay, if there is not work to be done.
  - c) During inclement weather closure or any closure due to emergency situations, regular full-time employees affected by the closure may use accrued annual leave, compensatory time (if applicable) or leave without pay to complete their regular scheduled time until work has been designated to resume and the employee can return to work. No other compensation or wages will be paid for time the employee does not work.
  - d) Employees on a regular day off, on scheduled leave, or otherwise not affected when their office or workplace closed because of severe weather conditions will not receive additional time off or other considerations because of the closing.
  - e) Under a declared state of emergency, in which Jekyll Island is evacuated, the Executive Director will designate, if any, critical stages of the state of emergency at which time non-exempt employees whose positions are deemed “essential” and are required to work will be paid emergency rate of 1 ½ times the employee’s regular rate of pay. Emergency rate will continue to be paid at the same rate for hours worked beyond 40

# JEKYLL ISLAND-STATE PARK AUTHORITY

## POLICY MANUAL

Section: Human Resources Standards of Practice	Section: 4.1
	Effective Date:
Subject: Attendance and Hours Worked	Original Date: 5/25/81
	Revision Dates: 11/18, 2/17, 6/16,4/00,4/93, 8/89,

hours. Exempt employees whose positions are deemed “essential” and are required to work during critical stages of the state of emergency will receive straight time pay for time worked beyond scheduled hours.

12. ***On-call and Call-back time:*** On-call and call-back time and applicable pay applies to employees whose positions have been designated as on-call positions by department managers based on operational needs and continuation of business operations. Department managers, with division director approval, shall submit a departmental list of designated on-call positions and personnel annually or as personnel changes.

a) ***On-call Requirements:***

- i. Designated on-call employees, when scheduled, are considered to be “on-call” when required to be available by phone and/or carry a mobile communication device during off-duty hours.
- ii. Unless otherwise advised, the employee is not required while on-call to remain on Jekyll Island. However, the employee must remain available by telephone, text or pager while off site and respond to messages within 15 minutes.
- iii. The employee is not required to restrict his or her activities while on-call, but the employee must remain free of the influence of alcohol, illegal drugs, or any substance that may adversely affect his or her ability to safely and effectively perform his or her job duties.
- iv. If the employee has a conflict and is unable to fulfill the scheduled on-call obligation, it is employee’s responsibility to pre-arrange for replacement to cover the on-call shift with a qualified individual and inform his or her immediate supervisor of the arrangement.
- v. Employees who fail to respond when called, fail to find a replacement and/or otherwise meet the on-call requirements are subject to disciplinary action, up to and including termination of employment.

b) ***Call-back Pay:***

- i. Non-exempt employees who are called back for emergency duty outside of their scheduled work hours and after they have left Jekyll Island will receive two (2) hours call-back pay in addition to compensation for any hours worked plus mileage reimbursement for travel to and from the employee’s home or current location.
- ii. Non-exempt, on-call employees who respond to an emergency call but are not required to report to Jekyll Island will be paid for their actual hours worked but will not receive the minimum two (2) hour call-back pay or mileage reimbursement.

# JEKYLL ISLAND-STATE PARK AUTHORITY

## POLICY MANUAL

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- iii. Exempt, on-call employees are eligible to earn comp time should the total hours worked in a workweek in conjunction with a call-back exceed forty (40) hours. Comp time accrual may not exceed eighty (80) hours per section 9 of this policy, Compensatory Time.
  - iv. Call-back pay applies to approved call-back emergency work regardless of whether the employee was in “on-call” status. Emergency work is necessitated by a serious situation or occurrence that happens unexpectedly and demands immediate action to critical operations. If an on-call employee is not called back, no pay will be earned.
  - v. Overtime compensation is applicable only when total hours physically worked exceed the established work week per Policy 4.1, section 7 Overtime. Call-back minimum pay is not considered work time for the purposes of computing overtime.
  - vi. Mileage reimbursement for call-back work must be submitted by the employee to his/her supervisor for approval and submission to accounting within 30 days.
- c) *Documentation:* Department managers are required credit the appropriate time to the employee’s timecard including appropriate notations when on-call employees have been called back or have responded to an emergency call.

13. ***Timekeeping requirements:*** All JIA employees are required to record, for each applicable day, all hours and minutes worked. JIA will provide time clocks and associated software/hardware for use in reporting hours worked to ensure accurate record of attendance and proper payment for hours worked. Time and pay records will be retained for no less than three (3) years in accordance with the FLSA.

14. ***Clocking in and out:*** All JIA employees are responsible for clocking in and out at each starting and stopping time during work hours. This includes at the beginning and end of the workday and when leaving the work site for lunch or other personal breaks lasting more than 15 minutes or when leaving the work site on personal business regardless of length of break.

15. ***Non-exempt Employees:*** Employees whose positions are classified as non-exempt are:

- a) Expected to clock in no later than the beginning of their shift/day and clock out no later than ten minutes after the end of the shift/day. Employees must receive approval from their supervisor to clock in more than 10 minutes prior to the start of the shift/day.
- b) Expected to be at the work site, clocked in and ready to begin work at their scheduled time. Any work-related preparation, such as pre-work briefing, work assignments, equipment checks, tool gathering, etc. is considered hours worked. Personal

# JEKYLL ISLAND-STATE PARK AUTHORITY

## POLICY MANUAL

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preparation, such as eating breakfast is not considered hours worked. Arrival after the scheduled start time shall be considered late.

- c) Not to work before or after scheduled work times, during the lunch break or take work home without prior approval from their immediate supervisor.
- d) Not to clock out for regular short work breaks lasting 15 minutes or less. In the event an employee needs more than a 15-minute break to conduct personal business, or leaves the work site during a break to conduct personal business, the employee must first get permission from the supervisor, and then clock out/in.
- e) Not to perform work, including training, without being clocked in, supervisors may not ask or require employees to work without being clocked in.
- f) Employees must notify supervisors immediately if they are unable to clock in/out or if they fail to clock in/out for any reason.

**COMPLIANCE:** Employees are required to comply with the guidelines of this policy. Appropriate disciplinary action, up to and including termination of employment, will be taken against employees who violate the guidelines of this policy.

For additional information or assistance, please contact the JIA Human Resources Office.

\*\*\*\*\*

## **Golf Master Plan Next Steps**

### **Review - National Golf Foundation Assessment and Recommendations**

In January 2017, the National Golf Foundation (NGF) issued their Assessment and Recommendations for improvements to the golf on Jekyll Island. In addition to experience and serving as a clearinghouse for golf trends and information from throughout the United States, public input was an important component of the assessment conducted by the National Golf Foundation.

While marketing, operational, and maintenance recommendations were included in the NGF study, the major findings and recommendations of the National Golf Foundation assessment specific to the proposed Golf Course Master Plan included:

- Golf is not necessarily a revenue generating enterprise. Only 67% of municipal golf course operations are able to cover on-site expenses, and only 33% of courses can cover both on-site expenses and capital costs. Jekyll Island courses experience an annual estimated loss of approximately \$625,000 on golf operations, excluding other necessary costs such as administrative overhead, capital upgrades and new investment infrastructure.
- Overall condition of the Jekyll golf club is declining due in part to age and deferred maintenance. JIA's budget is better suited for a smaller golf facility – not the large footprint of three 18-hole courses and a 9-hole course.
- Jekyll's Golf Club maintenance budget is too low to cover all needed items, especially when considering the aging infrastructure in place, where irrigation and other systems are 40 plus years old. The NGF finds the \$1.78 million golf maintenance budget better suited for a 45-hole facility than a 63-hole facility. NGF stated the full complement of 63 holes may be too much to sustain in an economically efficient way based on golf trends and competition within the Golden Isles region.
- NGF estimated a total cost of \$14 million for a full renovation and new clubhouse were considered (2017).
- According to NGF, if Jekyll Island golf continues "as-is," without facility enhancement, there is no driver to create increased rounds or revenue per round.
- Several golf courses in the Golden Isles market have undergone or are planning to complete upgrades to golf courses. As a result, Jekyll Island may be lagging behind its competitors in terms of quality of facilities.
- In 2016, Jekyll's golf course total facility staffing was 17 FT and 24 PT for an average of 3.1/2.3 (FT/PT) per 18 holes. The golf industry staffing standards average for 18 holes were: 7.0/40.0 FT/PT.
- NGF documented a divided customer base on Jekyll: regular-play customers place a higher important on affordability and a more transient, tourist golfer seeks a higher level of quality with less concern about price.

Jones Hooks, Executive Director  
December 2, 2020



## MEMORANDUM

TO: BOARD OF DIRECTORS  
FROM: MELISSA CRUTHIRDS, GENERAL COUNSEL  
RE: MASTER PLAN AMENDMENT – GEORGIA POWER SUBSTATION  
DATE: NOVEMBER 30, 2020

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### **Summary**

Georgia Power is requesting to relocate and expand its substation on Jekyll Island. In order to do so, the “new” land needs to be converted from undeveloped to developed under the Master Plan. Once the new substation is constructed, the current leased premises and any unused portion of the new premises will revert back to Jekyll Island’s possession, at which time it will be reconverted back to undeveloped land.

### **Background**

The Authority entered into a lease with the Georgia Power Company on March 4, 1974, for the lease of certain premises on Jekyll Island, Georgia, for a term commencing on January 1, 1974, and which lease has continued by various agreements since that time. Georgia Power currently leases .2043 acres from the Authority for its current substation.

### **Issue**

Georgia Power, in order to accommodate the voltage requirements at Colonel’s Island in Brunswick, Georgia, upgraded the electrical lines running to Jekyll Island from 46kV to 115kV, which now requires an upgrade to the substation so that it may accommodate the higher voltage. The proposed new 115kV substation will be a larger footprint in order to house larger equipment to accommodate the higher voltage and will require additional clearances with more safety and design spacing for maintenance and reliability of equipment, in accordance with the National Electric Safety Code.

In order to accommodate a larger substation, Georgia Power desires to relocate and expand the leased premises to approximately 2.59 acres adjacent to the current leased premises. The proposed leased premise is currently designated “undeveloped area” in

the Master Plan and requires an amendment to the Master Plan to convert it to “developed land” in order for the substation to be constructed.

Georgia law allows the Authority to convert no more than 1,675 acres of the total land area of Jekyll Island into developed land. As of January 1, 2014, 1,597 acres had already been deemed developed land. Of the remaining seventy-seven acres (1,675 – 1,597) available for conversion, forty-six of those acres may be converted for “public health, public safety, or public recreation.” In 2019, this Board approved an amendment to the Master Plan to convert approximately three acres from undeveloped area to developed land under the “public health, public safety, or public recreation” category in order to construct a public safety complex, leaving approximately forty-three acres available for conversion under that category. Failure to upgrade the current Georgia Power substation could result in a massive power failure on Jekyll Island and elsewhere, putting life and safety at risk. Thus, this conversion is critical for to protect the public health and safety of our residents and visitors.

After the substation is constructed, Georgia Power intends to remediate and disclaim its leasehold interests in the current leased premises and any unused portion of the proposed leased premises and request that the Jekyll Island-State Park Authority amend the Master Plan to re-convert the disclaimed premises back to undeveloped area.

**Procedure**

<b>Statutory Requirement</b>	<b>Status</b>
“Any proposed amendment to the master plan” must be “described in written form, and if capable of such description, in visual form and presented publicly at a regular meeting of the Authority”	The proposed amendment presented publicly in written and visual form at a regular meeting of the Authority on September 15, 2020.
“After the proposed amendment is presented publicly at a regular meeting of the Authority, a brief summary of the proposed amendment shall be advertised in the legal organs of Glynn and Fulton counties, distributed to the media by news release, and published in appropriate publications of the Authority”;	A brief summary of the proposed amendment, including a notice of the date, time, and location of the public hearing and the December 8, 2020 meeting in which the proposed amendment would be considered by the Authority’s Board of Directors, and including the website address to submit public comments, was <ul style="list-style-type: none"> <li>• advertised in the legal organ of Glynn County on September 18, 2020;</li> </ul>

	<ul style="list-style-type: none"> <li>• advertised in the legal organ of Fulton County on September 18, 2020;</li> <li>• was placed on the Authority’s website on September 18, 2020;</li> <li>• distributed via press release to four media outlets on September 18, 2020, and</li> <li>• sent to subscribers of the Authority’s mobile notification system on September 18, 2020.</li> </ul>
<p>The proposed development area must be “surveyed and marked at least seven days prior to the public hearing.”</p>	<p>The proposed development area was surveyed and marked by September 11, 2020.</p>
<p>A “public hearing on the proposed amendment . . . no earlier than 15 days after the latest publication of the advertisement in the legal organ.”</p>	<p>A public hearing on the proposed amendment was held on October 6, 2020, at 5:00 p.m. at the Jekyll Island Convention Center and streamed on the internet via YouTube.com wherein a presentation was made and public comment was received.</p> <p>Comments were also received from the public through the Authority’s website and to the Authority by e-mail.</p>
<p>The Authority must transmit the brief summary which is advertised in the legal organs to the “Speaker of the House, President of the Senate, members of the Jekyll Island-State Park Authority Oversight Committee, and Office of Legislative Counsel at least 60 days prior to the date of the meeting at which the proposed amendment will be considered.”</p>	<p>The Authority transmitted a brief summary of the proposed amendment, including a copy of the legal advertisements, to the Speaker of the House, President of the Senate, members of the Jekyll Island-State Park Authority Oversight Committee, and Office of Legislative Counsel on September 21, 2020.</p>
<p>If the Jekyll Island-State Park Authority Oversight Committee objects to the proposed amendment, the Committee is required to file an objection to the proposed amendment with the chairperson of the Authority prior to the Authority’s taking action on the proposed</p>	<p>No objection to the proposed amendment has been received by the chairperson of the Authority from the Jekyll Island-State Park Oversight Committee.</p>

<p>amendment. If the Oversight Committee does file an objection to the proposed amendment, the Authority may not take any action on approving or rejecting the amendment until such time as the Committee’s objection is resolved.</p>	
<p>There must be a “meeting of the Authority at which the proposed amendment will be considered for approval or rejection, which meeting shall not be held any sooner than 30 days after the meeting of the Authority at which the proposed amendment was announced.”</p>	<p>That meeting is today.</p>

**POSSIBLE BOARD ACTIONS**

1. Reject the proposed amendment, which will prevent the Georgia Power Company from relocating and expanding the Jekyll Island Substation.
2. Approve and adopt the amendment, which would allow the Georgia Power Company to relocate and expand the Jekyll Island Substation.
3. Suggest other alternatives.

**RECOMMENDATION**

Action Number Two is recommended if the Board wishes to adopt the proposed amendment to the Master Plan.





27 WHEREAS, on April 14, 2014, former Governor Nathan Deal signed into law  
28 Senate Bill No. 296 which, among other things, amended O.C.G.A.  
29 § 12-3-243 by adding in designations of “developed land” and  
30 “undeveloped area”; and

31 WHEREAS, S.B. 296 further amended O.C.G.A. § 12-3-243 by specifically  
32 authorizing the conversion of undeveloped area to developed land  
33 for “[f]orty-six acres to be used solely for public health, public safety,  
34 or public recreation”; and

35 WHEREAS, S.B. 296 further amended O.C.G.A. § 12-3-243 to set forth the  
36 procedure to convert undeveloped area to developed land, which is  
37 found in O.C.G.A. § 12-3-243.1; and

38 WHEREAS, the Jekyll Island-State Park Authority entered into a lease with the  
39 Georgia Power Company on March 4, 1974, for the lease of certain  
40 premises on Jekyll Island, Georgia, for a term commencing on  
41 January 1, 1974, and which lease has continued by various  
42 agreements since that time; and

43 WHEREAS, the Georgia Power Company currently leases .2043 acres from the  
44 Jekyll Island-State Park Authority for its current substation; and

45 WHEREAS, the Georgia Power Company, in order to accommodate the voltage  
46 requirements at Colonel’s Island in Brunswick, Georgia, upgraded  
47 the electrical lines running to Jekyll Island from 46kV to 115kV, and  
48 such upgrade of electrical lines requires an upgrade to the Jekyll  
49 Island substation so that it may accommodate the higher voltage;  
50 and

51 WHEREAS, the proposed new 115kV substation will require a larger footprint in  
52 order to house larger equipment to accommodate the higher voltage  
53 and will require additional clearances with more safety and design  
54 spacing for maintenance and reliability of equipment, in accordance  
55 with the National Electric Safety Code; and

56 WHEREAS, in order to accommodate a larger substation, the Georgia Power  
57 Company desires to relocate and expand the leased premises to  
58 approximately 2.59 acres adjacent to the current leased premises,  
59 as show in *Exhibit A*, attached; and



60 WHEREAS, after the substation is constructed, the Georgia Power Company  
61 intends to remediate and disclaim its leasehold interests in the  
62 current leased premises and any unused portion of the proposed  
63 leased premises; and

64 WHEREAS, after the substation is constructed, the Georgia Power Company  
65 requests that the Jekyll Island-State Park Authority amend the  
66 Master Plan to re-convert the disclaimed premises back to  
67 undeveloped area; and

68 WHEREAS, the proposed leased premise is currently designated “undeveloped  
69 area” in the Master Plan and requires an amendment to the Master  
70 Plan to convert it to “developed land”; and

71 WHEREAS, the purpose for such conversion is for “public health” and “public  
72 safety” under O.C.G.A. § 12-3-243(a)(1)(B)(ii) in that, once the  
73 increased voltage comes “on-line,” failure to upgrade the substation  
74 could result in a massive power failure on Jekyll Island and  
75 elsewhere due to the inadequacy of the current system to handle the  
76 increased voltage, which would put Emergency Services and those  
77 who rely on electrical medical devices at risk; and

78 WHEREAS, O.C.G.A. § 12-3-243.1 requires “[a]ny proposed amendment to the  
79 master plan” be “described in written form, and if capable of such  
80 description, in visual form and presented publicly at a regular  
81 meeting of the Authority”; and

82 WHEREAS, the proposed amendment to the Master Plan to convert  
83 approximately 2.59 acres of undeveloped area to developed land for  
84 a substation for the Georgia Power Company was presented publicly  
85 in written and visual form at a regular meeting of the Authority on  
86 September 15, 2020; and

87 WHEREAS, O.C.G.A. § 12-3-243.1 requires that “[a]fter the proposed  
88 amendment is presented publicly at a regular meeting of the  
89 Authority, a brief summary of the proposed amendment shall be  
90 advertised in the legal organs of Glynn and Fulton counties,  
91 distributed to the media by news release, and published in  
92 appropriate publications of the Authority”; and



93 WHEREAS, a brief summary of the proposed amendment, including a notice of  
94 the date, time, and location of the public hearing and the December  
95 8, 2020 meeting in which the proposed amendment would be  
96 considered by the Authority’s Board of Directors, and including the  
97 website address to submit public comments, was advertised in the  
98 legal organ of Glynn County on September 18, 2020; was advertised  
99 in the legal organ of Fulton County on September 18, 2020; was  
100 placed on the Authority’s website on September 18, 2020; was  
101 distributed via press release to three media outlets on September 18,  
102 2020; and was sent to subscribers of the Authority’s mobile  
103 notification system on September 18, 2020; and

104 WHEREAS, O.C.G.A. § 12-3-243.1 also requires a “public hearing on the  
105 proposed amendment . . . no earlier than 15 days after the latest  
106 publication of the advertisement in the legal organ”; and

107 WHEREAS, a public hearing on the proposed amendment was held on October  
108 6, 2020 at 5:00 p.m. at the Jekyll Island Convention Center and  
109 streamed on the internet via YouTube.com wherein a presentation  
110 was made and public comment was received; and

111 WHEREAS, comments were also received from the public through the Authority’s  
112 website and to the Authority by e-mail;

113 WHEREAS, O.C.G.A. § 12-3-243.1 requires that the proposed development area  
114 be “surveyed and marked at least seven days prior to the public  
115 hearing”; and

116 WHEREAS, the proposed development area was surveyed and marked by  
117 September 11, 2020;

118 WHEREAS, O.C.G.A. § 12-3-243.1 also requires the Authority to transmit the  
119 brief summary which is advertised in the legal organs to the “Speaker  
120 of the House, President of the Senate, members of the Jekyll Island-  
121 State Park Authority Oversight Committee, and Office of Legislative  
122 Counsel at least 60 days prior to the date of the meeting at which the  
123 proposed amendment will be considered”; and

124 WHEREAS, the Authority transmitted a brief summary of the proposed  
125 amendment, including a copy of the legal advertisements, to the  
126 Speaker of the House, President of the Senate, members of the



127 Jekyll Island-State Park Authority Oversight Committee, and Office  
128 of Legislative Counsel on September 21, 2020; and

129 WHEREAS, O.C.G.A. § 12-3-243.1 also provides that if the Jekyll Island-State  
130 Park Authority Oversight Committee objects to the proposed  
131 amendment, the Committee is required to file an objection to the  
132 proposed amendment with the chairperson of the Authority prior to  
133 the Authority’s taking action on the proposed amendment; and

134 WHEREAS, O.C.G.A. § 12-3-243.1 provides that if the Oversight Committee does  
135 file an objection to the proposed amendment, the Authority may not  
136 take any action on approving or rejecting the amendment until such  
137 time as the Committee’s objection is resolved; and

138 WHEREAS, no objection to the proposed amendment has been received by the  
139 chairperson of the Authority from the Jekyll Island-State Park  
140 Oversight Committee; and

141 WHEREAS, O.C.G.A. § 12-3-243.1 also requires a “meeting of the Authority at  
142 which the proposed amendment will be considered for approval or  
143 rejection, which meeting shall not be held any sooner than 30 days  
144 after the meeting of the Authority at which the proposed amendment  
145 was announced”;

146 WHEREAS, the Jekyll Island-State Authority proposes an amendment to the  
147 2014 Master Plan, as amended, for conversion of approximately 2.59  
148 acres from undeveloped area to developed land for the public health  
149 and safety purposes of authorizing the Georgia Power Company to  
150 construct a new substation, as specifically set forth in O.C.G.A. § 12-  
151 3-243; and

152 WHEREAS, the Authority further requests that the Jekyll Island-State Park  
153 Authority Board of Directors approve the proposed amendment at its  
154 regularly scheduled meeting on December 8, 2020.

155  
156 **NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Jekyll Island-  
157 State Park Authority, as follows:

158 The proposed amendment to the Jekyll Island 2014 Master Plan is hereby **approved and**  
159 **adopted** to convert approximately three acres of undeveloped area to developed land as



160 set forth in O.C.G.A. § 12-3-243(a)(1)(B)(ii) for the public health and public safety  
161 purposes of authorizing the Georgia Power Company to construct a new substation;

162 **BE IT FURTHER RESOLVED** that this Resolution shall become effective upon its  
163 approval by the Board of Directors.

164 **BE IT FURTHER RESOLVED** that this Resolution shall be transmitted to the Office of  
165 Governor Brian P. Kemp, the Speaker of the House,  
166 President of the Senate, members of the Jekyll Island-  
167 State Park Authority Oversight Committee, and Office  
168 of Legislative Counsel.

169

170

171

**BOARD OF DIRECTORS,  
JEKYLL ISLAND-STATE PARK AUTHORITY**

172

173

\_\_\_\_\_  
JOSEPH B. WILKINSON, JR., CHAIRPERSON

174

175

176

ATTEST:

\_\_\_\_\_  
SECRETARY / TREASURER WILLIAM B. GROSS

177

178

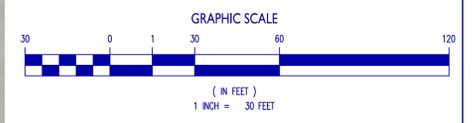
179

**Exhibit A**



P.O.B.  
STATE PLANE COORDINATES  
N: 382890.66  
E: 889849.91

NOTE:  
GEORGIA POWER WILL REMEDIATE THE LAND AND DISCLAIM ITS LEASEHOLD INTEREST IN THE CURRENT LEASED LAND AND IN ANY UNUSED ACREAGE UNDER THIS PROPOSAL. GEORGIA POWER WILL ALSO THEN COOPERATE WITH THE JEKYLL ISLAND AUTHORITY TO CONVERT THE DISCLAIMED ACREAGE FROM DEVELOPED LAND BACK TO UNDEVELOPED AREA.



GEORGIA POWER CO., ATLANTA, GA.  
LAND DEPARTMENT  
JEKYLL ISLAND SUBSTATION  
PROPOSED SUBSTATION SITE  
CITY OF JEKYLL ISLAND, GLYNN COUNTY, GEORGIA

APPROVALS	DR.	TR.	CHK
	SCALE	DATE	
	DRAWING No.	SHEET No.	
			1 OF 1

## Grid view

#	Name	Message	Submission Date & Time	Physical Address	Email Address
1	Roger Harris	I'd like to know why the expansion is necessary? What is the benefit to property owners and businesses? I have a problem with the continued master plan revisions to take more undeveloped land.	9/18/... 4:32pm	1 Lanier Rd Jekyll Island Georgia 31527	<a href="mailto:jekyllroger@gmail.com">jekyllroger@gmail.com</a>
2	Candace Murphey	I would like to know if an equal amount of acreage from the "developed" acreage will be Set aside To compensate for the loss in the undeveloped category.?	9/19/... 5:32pm	334 old Plantation rd Jekyll island Georgia 31527	<a href="mailto:crwm09@gmail.com">crwm09@gmail.com</a>
3	Hayden Barrow	I visit the island yearly, sometimes multiple times a year. My family and I have already been very disappointed to see Gov Deal and the JIA approve an extra 46 acres of land for development in 2013. As a very frequent visitor and lover of the island's natural beauty I beg the committee to refrain from further development. I fear that the JIA has lost sight of the island's original intention and has sold out to development and tourist traffic. If we wanted that we would go to St Simons or Tybee. PLEASE do not pass this amendment!	9/25/... 8:01pm	101 Surry Trl Peachtree City Georgia 30269	<a href="mailto:barrowhayden@gmail.com">barrowhayden@gmail.com</a>

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**MEMORANDUM**

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**TO:** FINANCE COMMITTEE  
**FROM:** NOEL JENSEN, CHIEF OPERATIONS OFFICER  
**SUBJECT:** SUMMER WAVES NEW SLIDE COMPLEX CIVIL CONSTRUCTION PACKAGE  
**DATE:** 12/2/2020

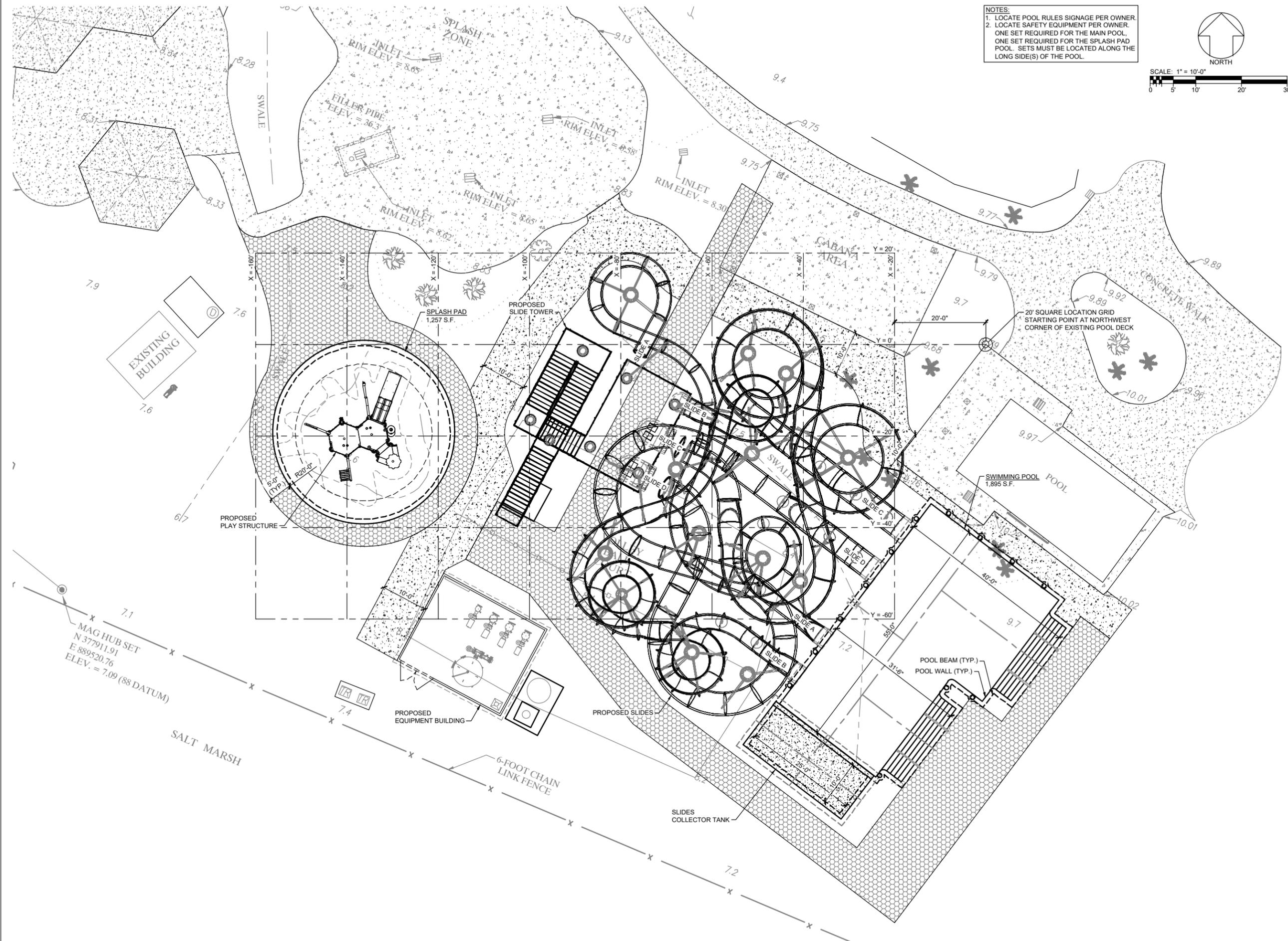
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Surf Lagoon Waterpark in Pooler, Georgia closed for business reasons in March of 2019 after only two years of operation. With JIA Board approval, Summer Waves management purchased a four-slide complex worth \$1,200,000 for \$100,000 in February of 2020. JIA Board also approved funding for dismantling and transportation of slide complex totaling \$68,000.

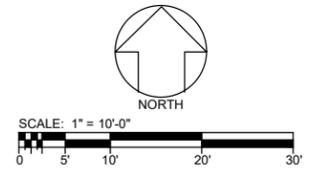
In order to keep the project moving forward, staff recommends splitting the construction costs into a civil package and a vertical/finishing package. The civil package consists of all underground work, pool and sump construction, pilings, concrete and reinforcement and is estimated at \$231,000. The vertical/finishing package will be finalized in the next 30-45 days and includes steel erection, slide erection pump house construction and electrical components and is currently estimated at \$128,000.

To have the new attraction open for next season, staff requests a capital expenditure of \$231,000.00 for the civil package of the Summer Waves waterpark slide complex. The vertical/finishing package will be presented at a later board meeting for completion of this project.

FILE: \\155200000\Projects\2020\Projects\20068 Summer Waves Slide Complex\Plans\C1.0.dwg SAVED: 11/17/2020 2:21:59 PM PLOTTED: 11/20/2020 2:12:48 PM BY: Heather Baxter



NOTES:  
 1. LOCATE POOL RULES SIGNAGE PER OWNER.  
 2. LOCATE SAFETY EQUIPMENT PER OWNER.  
 ONE SET REQUIRED FOR THE MAIN POOL.  
 ONE SET REQUIRED FOR THE SPLASH PAD POOL. SETS MUST BE LOCATED ALONG THE LONG SIDE(S) OF THE POOL.



WILLIAM T. SMOOT, P.E.  
 GA LICENSE # 19228  
 REGISTERED ENGINEER



NO.	REVISION/ISSUE	DATE

**Owet engineering**  
 4337 PABLO OAKS CT., SUITE #101  
 JACKSONVILLE, FL 32224  
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 www.wetengineering.net  
 GA Certificate of Authority No. PEF005688

PROJECT NAME  
**SLIDE & SPLASH PAD  
 CONSTRUCTION PLANS  
 SUMMER WAVES WATER PARK**

SHEET TITLE  
**OVERALL SITE PLAN**

DESIGNED BY  
**HWB**

DRAWN BY  
**MAC**

CHECKED BY  
**WTS**

PROJECT  
**20068**

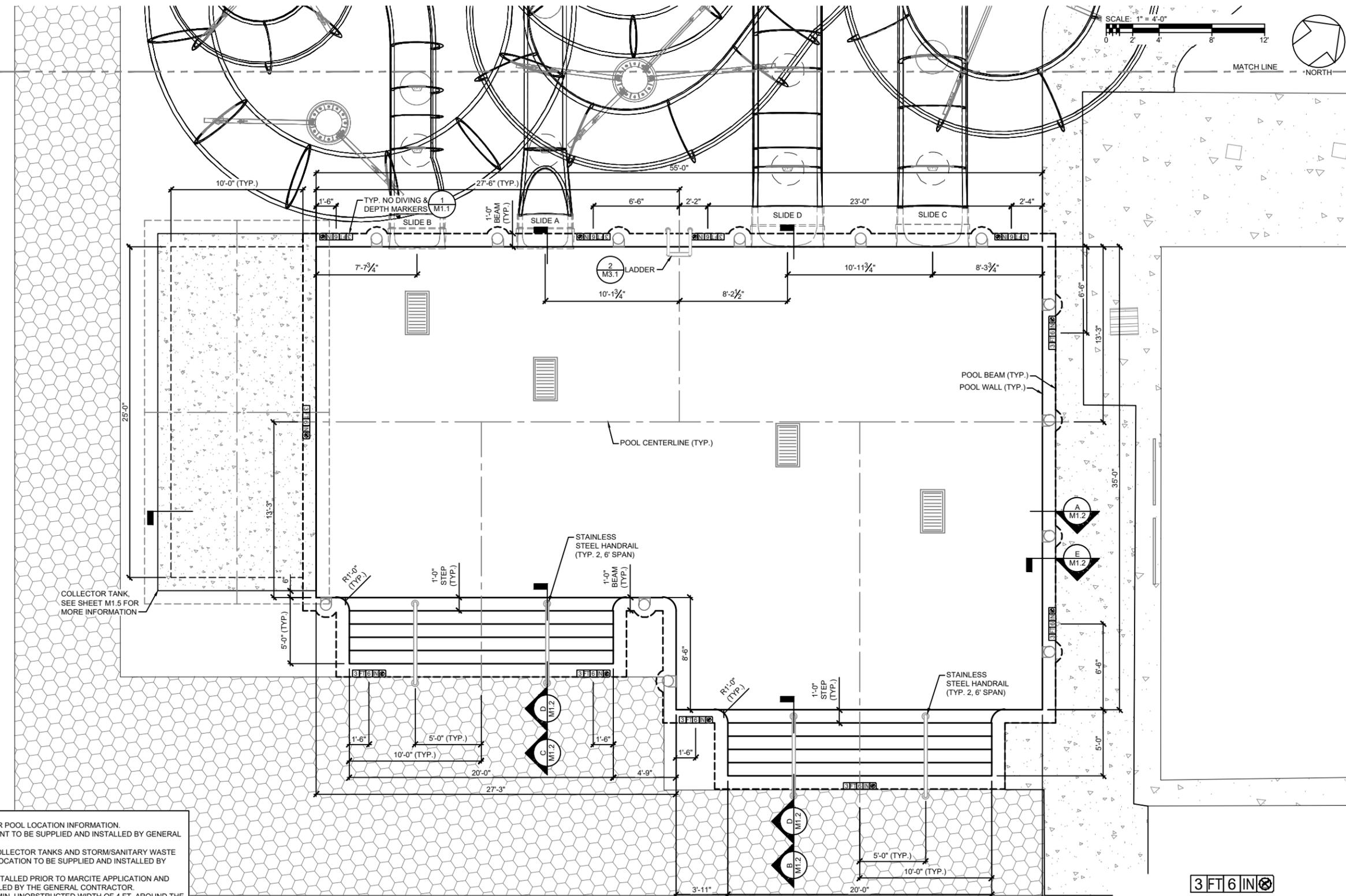
DATE  
**11/20/20**

SCALE  
**AS NOTED**

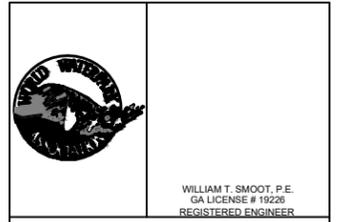
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FILE: \\15252008\Projects\2020\Projects\20068 Summer Waves Slide Complex\Plans\M1.0 - M1.2.dwg  
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 PLOTTED: 11/20/2020 2:13:22 PM  
 BY: Heather Boxter



- NOTES:**
- REFER TO HARDSCAPE PLAN FOR POOL LOCATION INFORMATION.
  - POWER TO FILTRATION EQUIPMENT TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR.
  - POTABLE WATER LINE TO THE COLLECTOR TANKS AND STORM/SANITARY WASTE LINE FROM FILTER EQUIPMENT LOCATION TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR.
  - PERIMETER FENCE SHALL BE INSTALLED PRIOR TO MARCITE APPLICATION AND SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.
  - POOL WET DECK SHALL HAVE A MIN. UNOBSTRUCTED WIDTH OF 4 FT. AROUND THE PERIMETER OF POOL, LADDERS, AND HANDRAILS.
  - WET DECK SHALL HAVE A 2%-4% UNIFORM SLOPE AWAY FROM POOL TO PREVENT STANDING WATER.
  - THE CORNER INTERSECTIONS OF WALLS WHICH PROTRUDE OR ANGLE INTO THE POOL WATER AREA SHALL BE ROUNDED WITH A MIN. RADIUS OF 2 IN.
  - ALL INSIDE POOL CORNERS SHALL BE A MINIMUM 90 DEGREE ANGLE.
  - POOL FENCE SHALL BE 48" TALL (MIN.) AND SHALL USE MEMBER SPACING THAT SHALL NOT ALLOW PASSAGE OF A 4" Ø SPHERE.
  - ACCESS GATES SHALL BE SELF-CLOSING, SELF LATCHING, AND OF 48 INCH MIN. HEIGHT WITH THE LATCH LOCATED A MIN. OF 54 INCHES FROM THE BOTTOM OF THE GATE OR AT LEAST 3 INCHES BELOW THE TOP OF THE GATE ON THE POOL SIDE.
  - ENSURE ALL POOL WALLS SHALL HAVE A CLEARANCE OF 15 FEET PERPENDICULAR TO THE WALL.
  - DEPTH MARKINGS AND NO DIVING MARKINGS SHALL BE INSTALLED AS SHOWN WITH A MAXIMUM PERIMETER DISTANCE OF 25 FEET.
  - A MINIMUM OF ONE RINSE SHOWER SHALL BE PROVIDED ON THE POOL DECK OF ALL OUTDOOR POOLS WITHIN THE PERIMETER OF THE FENCE.
  - CONTRACTOR TO VERIFY WATER DEPTH AT MARKING LOCATIONS SHOWN PRIOR TO INSTALLING MARKING. DEPTH TO BE MEASURED 3'-0" PERPENDICULAR DISTANCE FROM POOL WALL.
  - ⊕ DENOTES WATER DEPTH AT THAT LOCATION.



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DESIGNED BY  
**HWB**

DRAWN BY  
**MAC**

CHECKED BY  
**WTS**

PROJECT  
**20068**

DATE  
**11/20/20**

SCALE  
**AS NOTED**

SHEET  
**M1.1**

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The Jekyll Island State Park Authority (JIA) and Committees met in Public Session on Tuesday, November 17, 2020 in the Jekyll Island Convention Center and broadcasted to the public via YouTube.

Members Present: Mr. Joseph B. Wilkinson, Jr., Chairman  
Mr. Bob Krueger, Vice Chairman  
Mr. Bill Gross, Secretary/Treasurer  
Mr. Trip Tollison  
Ms. Joy Burch-Meeks  
Dr. Buster Evans  
Mr. Dale Atkins

Members Absent: Commissioner Mark Williams  
Mr. Glen Willard

Key Staff Present: Ben Carswell, Director of Conservation  
Jones Hooks, Executive Director  
Noel Jensen, Chief Operations Officer  
Kevin Udell, Senior Sales Manager  
Andrea Maroquin, Museum Curator  
Maria Humphrey, Lease Manager  
Melissa Cruthirds, General Counsel  
Michelle Webb, Executive Assistant

Various members of the public, JIA staff, and press were present and listened live via broadcast on YouTube.

Chairman Wilkinson called the committee sessions to order at approximately 9:32 a.m. and introduced those participating via teleconference. The roll was called, and all members were present except Mr. Glen Willard and Commissioner Mark Williams.

### **I. Historic Preservation/Conservation Committee**

A. Ben Carswell, Director of Conservation introduced the report Environmental Stressor and Priority Plant Communities on Jekyll Island. He started by reviewing the history of the study. This research started five years ago when the RFP was issued. The concern was that the white-tailed deer population on the island may have been affecting rare and keystone plant species on Jekyll Island. However, the RFP was issued in such a way to avoid a myopic focus and a single stressor, such as the deer. The RFP was designed to look at the ecosystem as a whole - looking at such factors as climate change, hydrologic changes, invasive plants, and human activity that may have an effect on plant populations. This RFP was awarded to Dr. Elizabeth King of the University of Georgia and her team who have been presenting annually to the board about their findings. The full seven reports produced from this report will be available on the website soon.

Dr. King presented an update of the Environmental Stressor and Priority Plant Communities on Jekyll Island. First, she introduced her collaborators and team then outlined her presentation which included: Jekyll's Treasured Forests, Objectives and Scope, Seven Research Studies, Recommendations and Support, and Expanding Impacts.

This research studied the multiple stressors for young live oaks, not only on Jekyll Island, but several other coastal Georgia Islands. The Objectives and Scope of this research

included: storm damage, deer, herbivory, seedling damage, social values of live oaks, restoration planning, management objectives, soil moisture, and Laurel Oaks. Dr. King then went into detail of each research area and ended her presentation discussing the expanding impacts, future research, and the possibility for active management to encourage Live Oaks.

Board members had a number of questions.

Mr. Krueger asked about the impact browsing of the deer on the variety of plant life in the understory of the forest. Dr. King stated that herbivory was an important natural part of this ecosystem, however, too much or too little are both problematic.

Dr. Evans stated he was not surprised that the research found that Live Oaks were so important to residents and visitors. However, he then asked a two-part question. First, why did the UGA team choose to focus on Live Oaks as opposed to the larger plant community and second, what plants did Dr. King recommend to draw deer to locations for view or other purposes? Dr. King, as a vegetation ecologist, not a wildlife ecologist, was not able to make specific plant recommendations to draw deer. However, for the first part of the question, she talked about both the cultural and environmental significance of Live Oaks and the role they play in the ecosystem. She stated her research is the first to look at the decreasing Live Oak population on the Georgia coast.

Mr. Krueger asked Dr. King to describe some of the differences between the ecology/plant community of Jekyll and other coastal barrier islands. Dr. King responded there was a lot more of the understory vegetation on Jekyll than other islands. She also saw more Saw Palmetto understory due possibly to fire prevention. Also, the lack of wild hogs, the presence of residential backyards, and golf courses contribute to the uniqueness of Jekyll as compared to the other barrier island she had studied. Additionally, Jekyll is lower lying than other neighboring islands she has worked on with higher central ridges.

Dr. Evans asked following the reports' recommendations, what improvements to herd health and herd carrying capacity might be? Dr. King stated the recommendations in her studies involved excluding deer on a very small scale, not trying to manipulate a whole deer population. Whether manipulating the whole deer population was in Jekyll's interests was beyond the scope of the research.

Mr. Krueger asked about the balance between plant ecology, deer populations, and carnivore populations. Dr. King stated that while wildlife management decisions influence vegetation, the research had not seen a strong signal of deer impacts on Live Oaks in particular over the study's time. She encourages that if wildlife management is implemented, then vegetative impact be studied and monitored.

There were no public comments.

## **II. Finance Committee**

A. Mr. Bill Gross, Finance Committee Chair, reviewed the October financials as included in the Board materials. Parking revenues and traffic counts continued to gain. While the Convention Center was still experiencing losses, there were finally some revenues and rentals this month. Net operating cash was above both budget and year to date. Hotel revenues and occupancies were down from last year's numbers.

B. Mr. Hooks then introduced the request for ratification of financial expenditure for additional bike path rehabilitation. The contractor, Landscapes Unlimited, informed the Jekyll Island Authority of a 900 linear feet credit due to the inclusion of driveways in the

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original GIS calculations. Due to the early announcement of this credit, the Jekyll Island Authority could also pave section B1 of the map for an investment of only \$60,380. This would be a significant cost savings due to lack of mobilization costs for the already working contractor. Due to the extremely short time to keep the mobilization, this request was a ratification request to the Board. However, before the B1 addition was approved, individual Board members were polled.

Mr. Gross felt that Mr. Hooks and his staff had done a wonderful job.

The motion to recommend approval of the ratification for the additional bike path rehabilitation was made by Mr. Krueger. The motion was seconded by Dr. Evans. The motion was unanimously approved.

C. Mr. Noel Jensen presented the capital request for the emergency repair and ratification of fire hydrant rehabilitation expenditure. As during recent routine testing it was found that four of Jekyll's 144 fire hydrants had failed since the last inspection. Three of the failed fire hydrants were in the Historic District and one was adjacent to the JIA fuel pump island. Materials purchased were used to build the replacements in-house at the JIA Water/Wastewater Department. The lowest bid received was for \$6,336.12 from Core and Main Supplies of Savannah, GA. Purchasing four hydrants will keep two spare hydrants in in reserve. Staff recommend the ratification of capital funds to be paid from reserves for these repairs.

Mr. Wilkinson noted for the record this was an emergency repair. The motion to recommend approval of the capital request for emergency repair and ratification of fire hydrant rehabilitation expenditure was made by Dr. Evans and seconded by Mr. Krueger. The motion was unanimously approved.

There were no public comments.

### **III. Human Resources Committee**

A. There was no report.

### **IV. Marketing Committee**

A. Mr. Udell, Senior Sales Manager presented the report from the Sales Department which included the snapshot of COVID impact on group business and continued COVID challenges nearby at the Amelia Island Omni. Looking ahead, Mr. Udell stated that over 90% of groups who cancelled have been re-booked. The Sales Department was on pace for future bookings. Next, he discussed outreach to planners and influencers including motorcoach business and a new motorcoach website landing page. He also highlighted the progress in key segments, smaller groups, and quick moving groups. Finally, he announced that Maria Trammel, the Atlanta member of the Sales team, was awarded the Georgia Society of Association Executives Peggy Seigler Corporate Member the Year award.

Ms. Joy Burch-Meeks stated that this month's report highlighted business groups and the strong relationships Jekyll has in the travel industry. She gave kudos to the Marketing team.

There were no further questions from the board and there were no public comments.

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## **V. Legislative Committee**

Mr. Tollison reported that he was working to schedule an appointment with the Governor to try to discuss funding within the Governor's budget for the campground extension and public safety complex projects.

There were no public comments.

## **VI. Committee of the Whole**

Upon opening the Committee of the Whole, Chairman Wilkinson announced that Mr. Hooks had received an Honorary Life Member award from the Georgia Economic Development Association the previous day in Atlanta. He congratulated Mr. Hooks for the award.

A. Mr. Hooks discussed the golf master plan insights for consideration and the next steps for the Jekyll Island Authority. Mr. Hooks stated that as there was no defined budget or timeline with this project, therefore the Board had time to deliberate on the next steps to take. Displayed on the PowerPoint was an updated copy of the next steps Mr. Hooks had discussed at the previous JIA Board meeting. He then introduced Mr. Ken Bleakly to discuss the economic feasibility of possible Golf Master Plan implementations.

- Mr. Ken Bleakly of Bleakly Consulting presented his Golf Master Plan Economic Feasibility Study, which was included in the meeting documents. Mr. Bleakly's extensive financial analysis of the proposed Vincent Group Golf Master Plan included: an introduction and summary, Jekyll Golf operations, development possibilities for surplus land, direct and indirect revenue impacts, financing options, and an appendix.

The Bleakly analysis highlighted, the overall impact from the Vincent Golf Master Plan, the total economic impact of implementation of the Vincent design, the return on investment JIA could expect from golf course renovations, an outline of development options for surplus gold land, and a list of possible financing options for implementation.

Mr. Bleakly discussed declining rounds of play, the changes in the number of rounds played on Jekyll, and the financial operational performance deficits at the JIA Golf courses.

Mr. Bleakly then examined Vincent Golf Master Plan recommendations. These included the cost to upgrade existing facilities, the estimated cost of implementation of the proposed plan, and he reviewed the Vincent Design maps.

The development options for surplus land were then considered by reviewing the proposed master plan development sites, detailing three different possible development options, and comparing revenue projections of three proposed options. Mr. Bleakly completed this section of his analysis by highlighting Vincent photos of possible concepts of the lodge and golf cottages, assisted living community, retail, as well as single-family cottages possibilities.

The next section detailed direct and indirect revenue impacts, the overall economic impacts, the total economic impact of renovations to JIA, and JIA's possible return on investment for renovations.

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Mr. Bleakly then reviewed possible financing options for implementation of the Vincent Golf Master Plan and other potential financing sources that may close the gap as a source of funds for repayment.

Finally, Mr. Bleakly reviewed the appendix which included graphs of option 1-3 of projected JIA revenues from the different levels of development. In conclusion, he discussed attracting possible grant and foundation support.

Following Mr. Bleakly's presentation, Dr. Evans commented that while everyone agreed that adjustments to golf need to be made, he had concerns about the amount of density advocated by Mr. Bleakly. First, Dr. Evans confirmed that not all of Mr. Bleakly's recommendations from the Vincent Design had been adopted. Second, Dr. Evans had personal concerns that adoption of any development beyond the Vincent Design recommendations may be pushing the envelope. Third, Dr. Evans stated his unease about adding additional retail. He would like to see market studies regarding what types of business would be needed to create a symbiotic, not competitive relationship with Jekyll Island's already established retail businesses.

Mr. Krueger stated that he agreed with Dr. Evans' concerns and these issues should be Board discussions. However, he felt that the presentation was for consideration of possible actions to take. He felt the Board was not yet at a decision point, that the presentation was just additional information for consideration.

Ms. Burch-Meeks concurred with Mr. Krueger, but asked Mr. Hooks what the next steps were.

Mr. Hooks first confirmed Dr. Evans was correct, there had been no adoption of the Vincent Design Master Plan to date. The presentation today from Mr. Bleakly was intended as information to consider. Mr. Hooks outlined the next steps may include time to understand the JIA Golf Course maintenance issues, a more detailed examination of the individual components, and various other detailed issues. He thanked Mr. Bleakly for presenting options, some easy and some difficult. He agreed that there is a serious need to retain a balance between golf course improvements and the unique nature of Jekyll. He will be working with the Chairman to schedule further work session to examine some of the issues in greater detail.

B. Ms. Andrea Marroquin, Museum Curator presented the consideration of awarding Request for Proposal (RFP) #359, Proposal for Exhibit Concept Design Plan for Hollybourne Cottage. In February the JIA Board approved the release of RFP #359 to design an exhibit concept design plan for Hollybourne Cottage. A total of 14 bids were received and the top six candidates presented to the Review Committee on October 28, 2020. HW Exhibits of Mt. Pleasant, South Carolina emerged as the apparent finalist. This RFP, if awarded, would be scheduled for 20 weeks at a cost of \$56,520.49, which falls within the previously budgeted amount. Ms. Marroquin presented some background about HW Exhibits and their partners on this project.

Mr. Krueger moved to recommend the award of Request for Proposal (RFP) #359, Proposal for Exhibit Concept Design Plan for Hollybourne Cottage, as recommended by staff. The motion was seconded by Ms. Burch-Meeks. It was noted for the record that Mr. Tollison was no longer participating in the meeting. The motion was unanimously approved by those members present.

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C. Ms. Maria Humphrey, Lease Manager reviewed the proposed Pier Road Lease Renewals. She presented the highlights of a memo included in the meeting documents which outlined a proposed rent increase and language updating of leases that had not been reviewed in some time. The new updated leases had been reviewed by the lessees, and staff recommended approval. Dr. Evans moved to approve the listed Pier Road Lease Renewals, as recommended by staff. Mr. Krueger seconded the motion. The motion was unanimously approved.

D. Mr. Hooks gave the Executive Director's Report. He noted that Board members had received a copy of the proposed 2021 board meeting dates as well as copy of the Georgia Department of Transportation airport economic impact analysis. He remarked that the airport report was prepared using data from 2019. This data did not reflect neither the impact of the pandemic nor the new fuel service at the Jekyll airport. Nevertheless, the report cited the annual economic impact from the airport to be \$2.687 million dollars.

Mr. Hooks updated the Board that the parcel next to the Courtyard/Residence Inn was the last parcel of the original revitalization effort remaining. The ground lease for this parcel with LNWA requires a marketing analysis. Mr. Hooks recently confirmed with Mr. Dave Curtis that LNWA has begun to the process of receiving market study proposals. No Board action was required.

He reminded Board members that a Board tour of the Courtyard/Residence Inn would immediately follow the meeting.

The Paulk Cup golf tournament was a success. This inaugural tournament was the first JIA sponsored tournament for which 100% of the proceeds would go to the Jekyll Island Foundation. The Paulk family was pleased, and Mr. Hooks applauded Mr. Spencer Brookman, Director of Golf and his team for their work.

Mr. Hooks reported the State of Georgia Historic Preservation Director, Dr. Crass, was scheduled to meet with Mr. Hooks and Mr. Michael Scott, the new Director of Historic Resources today in Jekyll's historic district.

Furthermore, Mr. Hooks announced the Mr. Wilkinson and Mr. Gross had been re-appointed by the Governor. Due to the pandemic, a ceremonial swearing in would be scheduled for a later date. He congratulated Mr. Wilkinson and Mr. Gross.

Finally, Mr. Hooks updated the Board members on the JIA ransomware attack. He encouraged people who would like to know more information to visit the JIA website. He was pleased to report that as of that week, approximately 7,000 letters were being delivered to last known addresses for people who may have been affected by the breach. The call center for potentially impacted individuals was operational.

E. Mr. Wilkinson stated in the Chairman's Comments how thankful he was for the remarkable staff.

There was one public comment. Ms. Beverly Hopkins thanked the Board and staff for the bike path improvements. She also thanked the Board for continuing to broadcast online. She expressed a desire for about the public comments to appear online for later review. Additionally, she agreed with Dr. Evans comments about the Golf Master Plan and further development.

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The Board moved directly into the Board Meeting Agenda.

The Jekyll Island State Park Authority (JIA) Board Meeting  
November 17, 2020

After clarifying voting procedure and identifying those members participating by telephone, Chairman Wilkinson opened the JIA Board Meeting and announced there was still a quorum.

1. Mr. Krueger moved to accept the minutes of the October 20, 2020 Board Meeting as presented. The motion was seconded by Mr. Gross. There was no discussion and the minutes were approved unanimously with no objections.
2. Approval of the request for ratification of financial expenditure for additional bike path rehabilitation, a recommendation from the Finance Committee, was adopted unanimously.
3. Approval of the capital request for emergency repair and ratification of fire hydrant rehabilitation expenditure, a recommendation from the Finance Committee, was adopted unanimously with no objection.
4. Approval of the award for Request for Proposal (RFP) #359, Proposal for Exhibit Concept Design Plan for Hollybourne Cottage, a recommendation from the Committee of the Whole, was adopted unanimously with no objection.
5. Approval of Pier Road lease renewals, a recommendation from the Committee of the Whole, was adopted unanimously with no objection.

The motion to adjourn was made by Dr. Evans. There was no objection to the motion and the meeting adjourned at 12:14 p.m.

A Board and media tour of the Courtyard by Marriott and Residence Inn Jekyll Island Construction Site followed the meeting.