

## JEKYLL ISLAND-STATE PARK AUTHORITY

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The Jekyll Island State Park Authority (JIA) committees met in Public Session on Tuesday, January 15, 2019 at the Jekyll Island Convention Center, Jekyll Island, GA.

Members Present: Mike Hodges, Chairman  
Bob Krueger, Vice Chairman  
Bill Gross, Secretary/Treasurer  
Bill Jones III  
Trip Tollison  
Buster Evans

Via Teleconference: Commissioner Mark Williams  
Joy Burch-Meeks  
Joe Wilkinson

Staff Present: Jones Hooks, Executive Director  
Noel Jensen, Chief Operations Officer  
Marjorie Johnson, Chief Accounting Officer  
Meggan Hood, Sr. Director of Marketing  
Jim Broadwell, Project Manager  
Jenna Johnson, Director of Human Resources  
Bruce Piatek, Director of Historic Resources  
Cliff Gawron, Director of Landscaping & Planning  
Daniel Strowe, General Counsel  
Yank Moore, Conservation Land Manager  
Maria Humphrey, Lease Coordinator  
Linda de Medicis, Executive Assistant  
and others

Various members of the public and press were present.

Chairman, Mike Hodges called the Committee session to order at 9:30 a.m., introduced those participating via teleconference and a quorum was established.

*Historic Preservation/Conservation Committee:* Committee Chair, Bob Krueger, called Yank Moore, Conservation Land Manager. Moore reported the tug boat, Miss Addison, ran aground in Jekyll Creek on January 19, 2019. The owners of the vessel do have insurance and have contracted a salvage company. The Georgia Department of Natural Resources (DNR) and the Coast Guard were at the scene within the first couple of days to ensure hazardous material containment was achieved and to remove fuel as quickly as possible to avoid excess contamination. Only residual and surface fuel/oil from the engine room surfaces, and minor initial leakage from the tank, were leaked before containment. Once the barge is on site; the vessel is expected to be returned upright floating and then towed away within a week. At this point, it is believed that no fuel remains on the vessel.

The fishing vessel Miss Francie ran aground on an artificial reef located off the northwest corner of the marsh in Jekyll Sound, on November 27, 2018. The owners of this vessel were not insured and the vessel is considered a total loss. Fuel and other fluids were removed within a few days of the wreckage being reported. DNR has funding for heavier marine debris removal and should have contractors mobilized to begin removal soon.

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The Jekyll Creek dredging project continues to move forward with the Army Corps of Engineers. The Corps is in contract negotiations and anticipates being under contract by the end of January.

The solar project is continuing to move forward with substantial completion expected at the end of January.

Mr. Krueger thanked Moore and concluded his report.

Public Comments: None

Finance Committee: Committee Chair, Bill Gross, reviewed the December financial, traffic and hotel reports.

Gross called Maria Humphrey, Lease Coordinator, for an update on the Jekyll Island Business Lease Audit results. Letters were sent to all the businesses that had variances. Four were due to miscalculations or misinterpretations of the lease terms, and one business had not provided a capital improvements account. Seven of the 35 businesses reviewed owed JIA money. Personal contact was made with each representative for the businesses and each lease holder has taken care of the differences and resolved the discrepancies. Only one issues remains with Villas by the Sea Condominium Association and work continues towards a resolution in advance of a proposed lease extension. Once everything related to the audit is concluded, we will begin moving forward with the lease extension request and hope to have it ready to submit to the Board for consideration at the next scheduled meeting.

Gross called Marjorie Johnson, Chief Accounting Officer, to present the FY 2019 mid-year capital and operating budget adjustments for consideration.

### FY2019 Operating Budget Adjustments:

Sand County Studios, Carrying Capacity and Infrastructure Study funding in the amount of \$58,000.00. Mr. Krueger moved to approve \$58,000.00 for the Carrying Capacity and Infrastructure Study; seconded by Mr. Jones. Unanimously approved.

Brewer Technology Solutions in the amount of \$8,750.00 for fire alarms. Mr. Krueger moved to approve \$8,750.00 for Brewer Technology Solutions for fire alarm recertification; seconded by Dr. Evans and Mr. Tollison. Unanimously approved.

Mid-year property insurance increase of \$73,252.73. Mr. Jones moved to approve the property insurance funds in the amount of \$73,252.73; seconded by Mr. Krueger. Unanimously approved.

Jekyll Island Foundation payroll adjustment in the amount of \$15,000.00. Mr. Krueger moved to approve the \$15,000.00 payroll adjustment to the Jekyll Island Foundation; seconded by Mr. Jones. Unanimously approved.

### FY2019 Capital Adjustments:

Jekyll Island Museum multi-use scanner in the amount of \$16,000.00. (\$7,000.00 budgeted; \$7,000.00 reimbursement from The Friends of Historic Jekyll Island. Total cost: \$30,000.00) Mr. Krueger moved to approve \$16,000.00 for a multi-use scanner for the Jekyll Island Museum; seconded by Mr. Jones. Unanimously approved.

Hollybourne Cottage HVAC unit installation in the amount of \$140,000.00. Mr. Krueger moved to approve \$140,000.00 for the HVAC unit at Hollybourne Cottage; seconded by Mr. Tollison and Mr. Jones. Unanimously approved.

Summer Waves Waterpark Frantic Atlantic wave pool liner replacement in the amount of \$183,840.00. Mr. Jones moved to approve the Frantic Atlantic pool liner in the amount of \$183,840.00; seconded by Mr. Krueger and Mr. Tollison. Unanimously approved.

Summer Waves Splash Zone area pump replacement in the amount of \$10,215.00. Dr. Evans moved to approve the pump replacement at Splash Zone in the amount of \$10,215.00; seconded by Mr. Krueger. Unanimously approved.

Georgia Sea Turtle Center Sargasso Sea Exhibit in the amount of \$45,000.00. \$5,000.00 approved in FY18 capital, remaining funds to complete the exhibit. Dr. Evans moved to approve \$45,000.00 for the Sargasso Sea Exhibit at the Georgia Sea Turtle Center; seconded by Mr. Krueger. Unanimously approved.

Carpet and tile replacement at the Georgia Sea Turtle Center in the amount of \$10,000.00. Mr. Krueger moved to approve \$10,000.00 for carpet and tile replacement; seconded by Mr. Tollison. Unanimously approved.

Wastewater Department sewer camera to better detect leaks in the system in the amount of \$7,450.00. Mr. Krueger moved to approve \$7,450.00 for the purchase of the sewer camera; seconded by Mr. Jones. Unanimously approved.

Fire Department purchase of two portable radios in the amount of \$13,000.00. Dr. Evans moved to approve \$13,000.00 for the purchase of two portable radios; seconded by Mr. Krueger. Unanimously approved.

Mr. Gross called Mr. Jones Hooks, Executive Director, to review the Mosaic funding requests. The total Mosaic project cost was \$3.1 million, and the Jekyll Island Foundation has been effective in securing grants and pledges for this important new amenity. As with any pledged fund-raising campaign, some write offs are now evident. Even with value engineering, there remains a need for additional funding to avoid cutting facility and exhibits essential to the new museum. Additional naming opportunities are being pursued by the Foundation Board to cover lost pledges and facility enhancements. Since the new Mosaic will open in April, the Foundation is also asking that payments of out-year pledges be moved forward. There is a need for an extra \$350,000.00 from the Jekyll Island Authority to cover Mosaic costs. Any JIF funds raised will decrease the overall JIA commitment. Including this additional funding, the total JIA financial commitment to the Mosaic would be \$1.1 million of the overall \$3.1 million Mosaic project costs.

Staff recommended that the JIA contribute up to \$350,000.00 in additional funds for the Mosaic. Mr. Jones moved to approve the additional \$350,000.00; seconded by Mr. Krueger. Unanimously approved.

Staff recommended that the JIA move forward it's FY2020 Mosaic pledge payment in the amount of \$150,000.00 to be paid in FY2019. Mr. Krueger moved to move forward the \$150,000.00 Mosaic pledge payment for FY20 to FY19; seconded by Mr. Tollison. Unanimously approved.

Gross concluded his report.

Public comments: None

Human Resources Committee: Committee Chair Buster Evans called Jenna Johnson, Director of Human Resources for policy updates. Johnson reviewed the Workplace Harassment Policy update to provide guidance on reporting concerns about workplace harassment including sexual harassment, clarification of responsibilities for staff and managers, and protection from retaliation in accordance with federal law. Mr. Krueger moved to approve the updates to the Workplace Harassment Policy; seconded by Mr. Tollison. Unanimously approved.

The Amenity Pass Policy is the amenity card courtesy pass and island entry policy. Otherwise referred to as the amenity pass and policy, this is a benefit to JIA employees for admission and access to the amenities, as well as entry into the island to come to work. The update provides guidance of eligibility to receive this benefit. Dr. Evans moved to approve the Amenity Pass Policy updates; seconded by Mr. Krueger. Unanimously approved.

Dr. Evans concluded his report.

Public comments: None.

Marketing Committee: Committee Chair, Joy Burch-Meeks, called Meggan Hood, Sr. Director of Marketing. Hood revealed new creative and a brand video focused on leisure travel to Jekyll Island. The creative includes a commemorative plush toy turtle that will be available at JIA retail stores. The video content will be used in digital online advertising, paid social media and in print ads appearing in Oprah magazine, Atlanta Magazine, Atlanta Homes and Lifestyles, Orlando Magazine, Jacksonville Magazine and local publications throughout the southeast.

Hooks announced that Hood had resigned to pursue an opportunity with the Georgia State Department of Tourism in charge of brand development. Hooks and Board members expressed their appreciation for the work Meggan has done for the island and wished her well in her new position in Atlanta.

Burch-Meeks concluded her report.

Public comments: Al Tate, resident, congratulated Meggan and asked if the capacity study indicated when the island would reach capacity and what activities or measures were being taken to address the concerns in the study as related to increasing the volume of visitors to the island.

Legislative Committee: Chair, Joe Wilkinson, reported that the inauguration of Brian Kemp was held on Monday and that legislators were now back in session. Wilkinson concluded his report.

Public comments: None.

Committee of the Whole: Chairman Hodges called Daniel Strowe, General Counsel, who presented a proposed amendment to Section 8-102 of the JIA Code Ordinances. Senate Bill 17, referred to as the "Sunday Brunch Bill" was passed by the Georgia General Assembly and signed by the Governor in 2018. This bill allowed Glynn County to place a referendum on the ballot which occurred in November of this past year and allowed the citizens of Glynn County to vote on whether to extend Sunday sales of alcoholic beverages for an additional hour and a half, which would permit sales between the hours of 11:00 a.m. to 12:30 pm. That referendum passed and, as such, JIA is proposing revisions to Section 8-102, which would extend the hours of Sunday sales of alcoholic beverages for qualified restaurants and hotels here on Jekyll Island for an additional hour and a half between the hours of 11:00 a.m. and

12:30 p.m. If approved, the amendment would go into effect immediately. Glynn County and the City of Brunswick have recently passed similar amendments to their ordinances as well. Mr. Krueger moved to approve the amendment to Section 8-102 of the Jekyll Island Ordinances to allow Sunday sales of alcoholic beverages between the hours of 11:00 a.m. to 12:30 p.m.; seconded by Mr. Gross. Unanimously approved.

Chairman Hodges called Jones Hooks to introduce the Jekyll Harbor Marina Concept presentation. Hooks stated that the marina project has been on the back burner for many years and that recently Mr. David Blue, who operates the marina, and Gary Wadsten, Principle at Carolina Holdings Group have been in discussions regarding a possible development concept for the 9.6 acres at the marina. Mr. Blue and Mr. Wadsten have conducted site visits with JIA staff to discuss assessments and infrastructure requirements to develop the area. In considering the recent Carrying Capacity and Infrastructure Assessment Study, the density of the project was negotiated down from an initial eight-two units to forty-eight units. The concept, if approved by the Board, would next be required to undergo an Environmental Assessment Committee review as required within the Design Development guidelines.

Hooks introduced, Gary Wadsten, Principal at Carolina Holdings Group, who reviewed the concept for forty-eight condominium units at the Jekyll Island Harbor Marina. Wadsten reviewed the proposed site plan, with two buildings of ten units, two buildings of eight units and one building of twelve units starting in the low \$400's. If the Board approves the concept, the project would then go into the next phase of the Design Development process. The JIA Board would have considerations throughout the design development period.

Mr. Krueger moved to approve the condominium concept at the Jekyll Island Harbor Marina; seconded by Mr. Jones. Unanimously approved.

Hooks continued with an update on the bid process for Phase II of the Jekyll Island Revetment Rehabilitation project. The deadline for bids for Phase II of the revetment rehabilitation was extended by a week to last Friday by request of the potential proposers. Unfortunately, the engineering firm, Applied Technology Management (ATM) has not had enough time to review bids to provide guidance or recommendations. Also, with the Federal government shut down, the final approvals for Phase II that were expected from Federal agencies, are on hold. Should ATM complete their review of the bids and make recommendations, JIA will call a Special Board meeting to review the recommendations for consideration to move forward with the apparent successful bidder.

Hooks reviewed the revitalization update. Kennedy Outfitters has moved out of the Beach Village and canceled their lease with the JIA. Their issues were beyond Jekyll Island or the village. We are looking to fill that vacancy quickly.

Home2 Suites construction is continuing at a rapid pace and anticipated opening is late summer 2019.

The last remaining unit at the Cottages at Jekyll Island has been sold. The developer is required to address drainage issues and replace the bike path in front of the development.

Thirty-eight of the thirty-nine of the homes at Ocean Oaks have been sold.

The Corsair Beach Park ribbon cutting is today after the meeting and Oceanview Beach Park improvements are underway.

Residential paving and other SPLOST projects have delayed mobilization due to inclement weather and the holidays. Seaboard Construction expects to begin the next section of Jekyll's paving in March.

A Letter of Permission has been received from DNR to move forward with the bike path repairs at Clam Creek. Work should begin within the next 10 days, weather and tides permitting.

The Jekyll Island Skating Village has done very well the past four years with a net gain of \$23,454.90.

31 81 – The Magazine of Jekyll Island, received recognition from the Buckhead Coalition.

Hooks added that the Carrying Capacity is going to be a long-involved process and will infiltrate almost everything JIA recommends to the Board in managing the island and future growth.

Hooks concluded his report.

Chairman Hodges thanked Meggan Hood for the work she has done for Jekyll Island and invited everyone to attend the ribbon cutting ceremony at Corsair Beach Park.

Public comments: Mindy Egan, resident and co-director of the Initiative to Protect Jekyll Island, commented on the capacity study, the number of visitors to the island in December, biking groups, bike safety and maintenance on the bike paths and the impact of high density in a small area. Egan also asked how JIA planned to monitor visitor experience and emphasized the importance of qualitative monitoring.

Kira Byrd, resident, asked if the capacity study or JIA has determined the maximum number of cars that can come onto the island and if cars could be turned away at the toll booth, how long the marina lease was in effect, if there was going to be a solution to the depth of the river, and explained why the tug boat tipped over.

Chairman Hodges adjourned the Committee Sessions at 11:17 a.m.

**Jekyll Island Authority Board Meeting**

Chairman Mike Hodges called the Jekyll Island Authority Board meeting to order at 11:26 a.m. and a quorum was present.

Minutes: Chairman Hodges called for a motion to approve the minutes of the November 20, 2018 Board of Directors meeting. Mr. Krueger moved to approve; seconded by Mr. Gross. Unanimously approved.

Finance Committee: Recommended approval Sand County Studios Carrying Capacity and Infrastructure Assessment - \$58,000.00. Unanimously approved.

Recommended approval Brewer Technology Solutions Fire Alarm Inspections - \$8,750.00. Unanimously approved.

Recommended approval mid-year property insurance increase – \$73,252.73. Unanimously approved.

Recommended approval payroll adjustment, Jekyll Island Foundation - \$15,000.00. Unanimously approved.

Recommended approval historic resources scanner –\$16,000.00. Unanimously approved.

Recommended approval Hollybourne Cottage HVAC unit installation - \$140,000.00. Unanimously approved.

Recommended approval Summer Waves Waterpark Frantic Atlantic Wave Pool liner - \$183,840.00. Unanimously approved.

Recommended approval Summer Waves Waterpark Splash Zone Area Pump Replacement - \$10,215.00. Unanimously approved.

Recommended approval Georgia Sea Turtle Center Sargasso Sea Exhibit – Total Amount Requested: \$45,000.00. Unanimously approved.

Recommended approval Georgia Sea Turtle Center Carpet and Tile Replacement - \$10,000.00. Unanimously approved.

Recommended approval WasteWater sewer camera purchase - \$7,450.00. Unanimously approved.

Recommended approval Fire Department purchase of two portable radios - \$13,000.00. Unanimously approved.

Recommended approval that JIA contribute up to \$350,000.00 in additional funds for the Mosaic. Unanimously approved.

Recommended approval JIA FY2020 pledge of \$150,000.00 be paid in FY2019. Unanimously approved.



Human Resources Committee: Recommended approval of Workplace Harassment Policy revisions. Unanimously approved.

Recommended approval of Amenity Pass Policy revisions. Unanimously approved.

Committee of the Whole: Recommended approval of the “Brunch Bill” Ordinance Revision; Amendment to Sec. 8-102 Days and hours of sale regulated. Unanimously approved.

Recommended approval of the Jekyll Harbor Marina Concept. Unanimously approved.

There being no additional items to bring before the Board, the meeting adjourned at 11:35 a.m.