

The Jekyll Island State Park Authority (JIA) and Committees met in Public Session on Tuesday, February 16, 2021 via phone and YouTube, broadcasted to the public.

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

Members Absent: Mr. Trip Tollison

Key Staff Present: Yank Moore, Conservation Land Manager
Joseph Colbert, Wildlife Biologist
Dennis Gailey, Director of Public Safety
Ben Carswell, Director of Conservation
Michael Scott, Director of Historic Resources
Jones Hooks, Executive Director
Marjorie Johnson, Chief Accounting Officer
Alexa Orndoff, Director of Marketing and Communications
Andrea Marroquin, Curator
Noel Jensen, Chief Operations Officer
Melissa Cruthirds, General Counsel
Michelle Webb, Executive Assistant

Various members of the public, JIA staff, and press attended in person and listened online.

Vice Chair Krueger called the committee sessions to order at approximately 9:33 a.m. and introduced those participating via teleconference. The roll was called, and all members were present except Mr. Trip Tollison who was absent, Mr. Wilkinson and Mr. Willard arrived at approximately 9:42 a.m. and 9:36 a.m. respectively.

There were six comments received online for this meeting. The name of the commenter and the subject were read into the record as shown below and a copy of the full comments were given to each Board member.

1. Jackie Becker - Assignment of Lease for Tribuzio's Grill
2. Teresa Gerry - Action item 11 - Tribuzio Grill LLC lease
3. Harper Gerry - Action item #11 - Tribuzio Grill, LLC lease
4. Mike & Rita Thompson - Tribuzio Grille
5. Karyn Cochran - Golf Master Plan
6. Heather Wallace - Sunrise Grille 2.0

I. Historic Preservation/Conservation Committee

A. Yank Moore, Conservation Land Manager; Joseph Colbert, Wildlife Biologist; Dennis Gailey, Director of Public Safety; and Ben Carswell, Director of Conservation delivered the Prescribed Fires presentation. Mr. Moore began by talking about the reintroduction of fire to Jekyll's northern forests with piolet burns and describing the resources and planning that go into a prescribed burn. Next Mr. Colbert discussed the burning operations and

monitoring. Mr. Gailey thanked the Conservation Department for leading this process and spoke to the mopping-up/response. He discussed other agencies roles and involvement for contingency readiness. Mr. Carswell completed the presentation with discussing the next steps in the fire management program. There were no questions from the Board.

B. Mr. Michael Scott, Director of Historic Resources, then spoke about the Mosaic Museum. Mr. Scott began by explaining that the large lobby space in the Mosaic was initially intended to accommodate large groups, but due to the ongoing Pandemic, the department sought to re-envision what the space could be used instead. It was decided that the best use would be a small exhibit space, unlike the existing gallery. The first topic presented in this new area was women's suffrage, and the newest exhibit was a celebration of Black History Month. The exhibit was set for three months and connected to a larger "In Service of Others" narrative to explore the story and contributions of other workers and individuals at the Club Hotel.

Chairman Wilkinson was then presiding over the meeting and apologized for his lateness. It was noted for the record that Mr. Glen Willard had also arrived.

There were no public comments.

II. Finance Committee

A. Mr. Bill Gross, Finance Committee Chair summarized the January financials as included in the meeting materials. Mr. Gross stated that the revenue for January was \$37,000 more than budgeted. The Convention Center had a budget shortfall of \$66,000 and continued to show significant revenue impact due to the Pandemic. Campground revenues continued to be above budget. Expenses were 9% less than budgeted. Net operating cash flow and income were both better than budgeted. Traffic to the island was up in January and hotel revenues were down \$934,00 then January 2020.

B. Mr. Hooks, Executive Director, and Ms. Marjorie Johnson, Chief Accounting Officer then introduced the proposed Budget Revisions. Mr. Hooks began by reminding attendees that the current budget had been built around anticipated COVID losses. This entailed furloughing, realigning positions, and new/extra duties for many employees. However, the Authority has done well thus far by keeping down expenses and the boom in leisure travel. Therefore, staff recommends the following revisions to the budget.

a. Ms. Marjorie Johnson delivered the request for compensation and merit increases. She stated the proposed revision was for a 2% increase in compensation for all full time and part time employees in line with regular merit increase qualifications. She noted that no additional funds would be necessary from the budget as the amount needed to complete this action was considerably less than the amount the Human Resources Department had remained under budget for expenses.

Mr. Krueger asked what the total dollar amount of the increase was. Ms. Johnson replied it was around \$130,000 with benefits. Mr. Gross stated that he believed that the Authority had done a great job exceeding expectations in a declining and constructing market.

Mr. Gross moved to recommend approval of the request; seconded by Mr. Atkins. The motion was unanimously approved.

b. Mr. Hooks then spoke about FY 2021 Budget amendment requests. Like the compensation and merit increases, staff felt the positive progress of the budget would allow accommodation of additional budget items and the reinsertion of some important items which had been cut. For example, the \$75,000 for design of the new public safety complex had been proposed so that plans could move forward on that project. He stated that he believed it was a good time to move forward on the projects listed in the memo with respect to securing future State and other funding prospects. Furthermore, Hooks explained more funds were needed to update the Master Plan which had been postponed due to the ramifications of the pandemic.

Ms. Johnson then proceeded to speak about the request for \$27,000 to replace 50 bicycles for the JIA bike rental. This funding would include custom graphics, plates, baskets, and bells for the bikes. She noted a number of bikes had been replaced over the last two years, but further replacements were postponed due to the pandemic. She stated it was important to secure funding now to have new bikes in time for the summer season. Bikes still in good condition from the mini-golf bike rental would be used to replace some of the oldest bikes at the Campground.

Dr. Evans moved to recommend approval of the request; and it was seconded by Mr. Krueger. The motion was unanimously approved.

There were no public comments.

IV. Marketing Committee

A. Alexa Orndoff, Director of Marketing and Communications presented the Marketing Department report. Ms. Orndoff began by explaining Marketing's role in the Black History Month Mosaic exhibit. Additionally, the display had received significant media coverage in print and online from both the local drive market and Atlanta. Next, she reported the annual Island Treasures event had continued to grow in popularity. She noted that island visitation was up roughly 20,000 visitors despite the pandemic. Island Treasure sales in the Guest Information Center were nearly double from last year. Lastly, she cited a recent story in the Wall Street Journal which highlighted a company NatureQuant. Using a metric term "NatureScore", this company ranked areas from "Nature Deficient" to "Nature Rich" based on quantity of natural elements that correspond to good health. This study labeled Jekyll Island as the highest category of healthiness scoring for green space and nature exposure opportunities. She stated that the Marketing Department would continue to try and leverage these kinds of stories, especially during the pandemic.

There were no public comments.

V. Legislative Committee

A. Mr. Tollison was absent, so Mr. Hooks presented Resolution #R-2021-1, opposition to House Resolution 30, casino gambling as it relates to Jekyll Island. He stated the Board resolution was to formalize opposition to Georgia House Resolution 30 which, if passed, would authorize a limited number of casino resorts statewide. Mr. Jones reiterated that the board had voiced opposition to casino gambling on Jekyll Island on two previous occasions. This included wide media reporting of the November 14th, 2011 Board opposition. It was noted that House Resolution 30 did not specifically cite Jekyll Island as a possible location, and in fact, required a vote from local jurisdictions before casino

placement. However, due to recent concerns expressed in a Brunswick News editorial and online, this resolution would formally reaffirm the Board's opposition to casino gambling on Jekyll Island and the Board's continued focus on Jekyll as a family-friendly location.

The motion to recommend adoption of Resolution 2021-1 was made by Mr. Krueger and seconded by Mr. Wilkinson.

However, Mr. Krueger asked that the resolution be clarified. He wished to make clear that the Board did not take a position on casino gambling in other areas of the state of Georgia; that their opposition applied solely with regards to Jekyll Island.

Chairman Wilkinson asked if that was already included in the resolution, and Mr. Krueger answered no. Mr. Hooks offered to make the sentiment clear in the cover letter, and Chairman Wilkinson agreed.

Ms. Burch-Meeks asked if the Board was sending this resolution up to the listed recipients from the JIA Board or if the JIA Board was asking the local state delegation to introduce this Resolution at the capitol. Mr. Hooks responded that it was not staff's intent to request introduction of the resolution at the state level. The intent of the Resolution was simply for the Board to formally inform state officials of the Board's opposition to any consideration of Jekyll Island as a location for casino gambling.

Ms. Burch-Meeks suggested that there could be an amendment to the last paragraph to include the local state delegation receive a copy of the Resolution. Mr. Hooks stated that Resolution already included the local delegation as they were either specifically designated or were members of the Legislative Oversight Committee. Mr. Hooks offered to name each individually if Ms. Burch-Meeks thought it would be better. She declined and withdrew her suggestion of an amendment.

Commissioner Williams asked if the verbiage Mr. Krueger discussed could be added to the Resolution. Mr. Wilkinson confirmed with Commissioner Williams that he wished to amend the Resolution. Commissioner Williams clarified the wish to amend the resolution to include a paragraph or a sentence that would indicate this is not a Resolution taking a position in favor or opposition to casino gambling in the State, but rather on Jekyll Island. Mr. Krueger seconded the amendment. There was no further discussion on the amendment. The amendment as discussed was unanimously approved

The motion, as amended, was also unanimously approved.

There was one public comment. Mr. Jim Reed, President of the Jekyll Island Citizen's Association (JICA), spoke on behalf of the Association. JICA agreed and supported the Board's Resolution and its passage. He thanked the Board for their proactive action.

VI. Committee of the Whole

A. Andrea Marroquin, Curator, presented on the history of golf on Jekyll Island. She presented the Board images and information about the first golf links on Jekyll Island in 1899, the Ross Course which opened in 1910, Holes in the Dunes which were completed in 1924, and information about the use of Jekyll courses as a testing ground in 1924. She then went on to detail the history of each of the current courses: Great Dunes opened in 1928, Oleander completed in 1964, Pine Lakes dedicated in 1967, and Indian Mound which

opened in 1975. Ms. Marroquin completed her presentation discussing the archaeology of the golf courses regarding known sites, surveyed areas, and the currently unsurveyed areas remaining.

- a. Mr. Hooks then touched on the Golf Master Plan next steps. He reviewed the plan for public work session following the March and April Board meetings to have more detailed discussions with Board members, staff, and other resources as needed.

B. Noel Jensen, Chief Operations Director then gave an update on the Jekyll Island airport. He began by outlining the previously completed projects which began in 2016 using a capital improvement plans and matching funds. Of the \$1.06 million spent on small airport renovations, JIA had only expended \$50,000 using other government funding as leverage. The current lighting and remarking project included upgraded, more efficient, and lower maintenance light emitting diode (LED) lighting and bringing a threshold into compliance without cutting down historic live oak trees. Also included in the current phase was a remark and rejuvenator to the runway surface, which extended the surfaces' lifespan 10 additional years. Future projects as submitted to Georgia Department of Transportation include: a design and building of a new Americans with Disabilities (ADA) compliant terminal building, more runway safety, the design of a larger and improved hangar facility, and other projects. Correspondence with current airport stakeholders shows not only demand for increased hangar space, but additional four aircraft based from a new hangar on Jekyll Island was be needed to secure and increase additional Federal Aviation Administration (FAA) funding.

Chairman Wilkinson inquired if the airport had a private fixed-base operator (FBO). Mr. Hooks answered no; however, the Authority has an operator who works with Mr. Jensen and is available much of the time.

C. Mr. Jensen introduced the Request for Proposals (RFP) #360 – Public Safety Complex Architectural and Engineering Services. The request was for a new Public Safety Complex to house both Georgia State Patrol and Jekyll Fire/Emergency Medical Services (EMS) which were currently housed in separate buildings. Additionally, the new building would feature a small emergency operation center. Mr. Jensen stated the new building would not only be beneficial to encourage cohesion of the State Patrol and Jekyll Fire/EMS; but the location of the new Complex (previously approved by the Board) lay within a one and half miles of the greatest commercial and population areas on the island in accordance with ISO Insurance Services guidelines. The new location on Shell Road west of the mini golf/bike rental, as well as other building improvements, would place emergency services in a higher ISO category and result in a reduction to resident and business insurance costs.

Mr. Gross moved to recommend approval RFP #360. The motion was seconded by Mr. Krueger and was unanimously approved.

D. Mr. Hooks then discussed Resolution #R-2021-2, Endorsement of the Glynn County 2021 Special Purpose Local Option Sales Tax (SPLOST). Mr. Hooks explained that the Board had recently submitted a request to be included in the 2021 SPLOST funds for Glynn County. The JIA requested \$1 million for Clam Creek pier access and safety improvements and \$1.5 million for bike path paving. The referendum for SPLOST was scheduled for March 16, 2021. The estimated total taxes raised over a three-year period

would be \$68.5 million for the whole of Glynn County, the City of Brunswick, the JIA, and the Joint Water and Sewer Authority. Mr. Hooks stated studies showed the majority of sales tax revenue in Glynn County was generated from non-residents/visitors. This Resolution provides JIA Board support of the 2021 SPLOST program.

Dr. Evans moved to recommend adoption of Resolution 2021-2. The motion was seconded by Ms. Burch-Meeks; unanimously approved.

E. Next Mr. Hooks presented the University of Georgia (UGA) Proposal for 2021 Master Plan. The Carl Vinson Institute at the University of Georgia created the 2014 Master Plan for Jekyll Island and agreed to submit a proposal for an updated 2021 plan. The proposal as included in the meeting documents, would review the 2014 plan, account for items accomplished and not yet accomplished, measure revitalization, update graphics, etc. Public input opportunities, a survey, and Board presentations were also included in the proposal. Mr. Hooks anticipated the draft of the new plan would be presented to the Board at the September meeting. The proposed contract from UGA was not to exceed \$65,000 and would begin immediately upon Board approval and legal review.

Mr. Krueger moved for approval of the recommendation. The motion was seconded by Mr. Willard; unanimously approved.

F. Mr. Hooks then reviewed the Letter of Support for the current Metropolitan/Micropolitan Statistical Area (MSA) standard. The Brunswick Area Transportation Study (BATS) committee suggested the JIA, the City of Brunswick, and Glynn County draft letters expressing concern over the recent movement to alter the definitional standard of a small Metropolitan Statistical Area from a minimum population of 50,000 to 100,000. This definition change would adversely affect Brunswick and six other MSAs within Georgia in regard to Department of Transportation funding. Mr. Hooks clarified this was a letter expressing opposition to the change to be signed by the Chairman and was not a resolution from the Board.

Mr. Krueger moved to recommend approval of the letter of support; seconded by Ms. Burch-Meeks. The motion unanimously approved.

G. Ms. Melissa Cruthirds, General Counsel, then introduced the second reading and consideration of O-2021-1, an amendment to the False Alarm Ordinance. Ms. Cruthirds explained the proposed amendment changed the citation procedure so a citation could be issued at the discretion of the Fire Marshal or Code Enforcement Officer to the owner, manager, or the hotel guest if they are repeat offender. This change would allow the Authority more discretion in issuing citations false alarm tickets.

Mr. Willard moved to recommend the adoption of Ordinance 2021-1; seconded by Mr. Adkins.

In discussion, Dr. Evans asked if the Authority had yet levied any fines and whether the original ordinance had helped reduce false alarms since its adoption. Ms. Cruthirds replied she believed two citations had been issued, but both had been dismissed with no fines levied due to the technicality. Hence the request for this amendment.

There were no further questions from the Board, and the motion was unanimously approved.

H. Ms. Cruthirds then spoke to the contract for Summer Waves management. The proposed contract was for renewal with SCS Resort Management, LLC which was owned and operated by Mr. Steve Sharp. The contract renewal would be for three years, instead of previous one-year contracts. The renewal would also increase the management fees paid to Mr. Sharp as well as the rental fees paid to the JIA. The incentive structure had been clarified and the scope of work had been more clearly delineated in the renewal contract.

Mr. Hooks interjected that Mr. Sharp was the current and long-time manager of Summer Waves and had always done an outstanding job for the Authority. Summer Waves is among the Authorities most revenue positive amenities in a normal year. Even during COVID significant revenues were generated. Mr. Sharp had a great reputation with both outside entities and seasonal staff. Mr. Hooks stated his strong support of this contract proposal.

Mr. Gross moved to recommend the approval of the contract. The motion was seconded by Mr. Krueger; unanimously approved.

I. Mr. Hooks presented the consideration of the lease agreement for Tribuzio's Grille, LLC. Mr. Hooks explained that personnel changes in December at McCormick's Grill coupled with interest by the owners of the Sunrise Grille presented an opportunity. For context he explained the conversion of Authority operated services to private business had occurred numerous times to the benefit of both the Authority and users. Examples included outsourcing the gas station, garbage collection, management of the convention center, and the operation of the restaurant currently known as Tortuga Jacks. Mr. Hooks emphasized that Rob and Brittney Tribuzio were residents and experienced in the food and customer service industries and had a track record of success at Sunrise Grill in the Beach Village, even during the Coronavirus pandemic. Their other business, Brittney's Closet was one the first stores leased in the Beach Village.

Ms. Cruthirds then explained the terms in the proposal were from March 1st, 2021 until February 28th, 2026 and included a clause which would allow the Authority to terminate the contract after three years if it became necessary to proceed with the Golf Master Plan. The base monthly rent, CPI adjustment, insurance requirements, and other details were outlined in the memo in the Board materials. The Tribuzios would be purchasing McCormick's appliances and furniture from the Authority. Additionally, the new business would continue to offer a 25% discount of food and non-alcoholic beverages to authority employees, would interview any current McCormick's employees who would like to apply for positions, and would be able to rent the upstairs space not included in their premises from the Authority for a set fee. Finally, the Authority would be allowed to maintain use of the building for emergency operations.

Mr. Hooks also mentioned the name "Tribuzio's Grille" had been approved by the JIA internal naming committee.

Mr. Krueger moved to recommend the approval of the Lease agreement for Tribuzio's Grill, LLC. The motion was seconded by Dr. Evans.

Mr. Krueger asked what the length of lease would be, and Ms. Cruthird answered till 2026. Mr. Krueger then asked if the Golf Master Plan progressed, would the lease transfer to another facility. Ms. Cruthirds stated it would not and it was clarified that a lease transfer

would be a separate negotiation. She reminded the board the lease could be terminated after three years. Mr. Krueger questioned if the Tribuzios would receive consideration for bidding on a potential new space lease, to be determined later? Mr. Hooks stated they would not be excluded, should that come to pass.

The motion was unanimous.

J. Ms. Cruthirds then gave a legal update. Ms. Cruthirds summarized that the Authority had several litigation cases being handled in conjunction with her office with the State of Georgia Attorney Generals (AG) Office by Special Assistant Attorney Generals (SAGs). The first was a personal injury case in its early stages which was being handled by the AG office and the Department of Administrative Services had previously denied the claim. There were also two trademark cases being handled by SAGs. Lastly, there was a breach of contract case currently in dispositive motions also being handled by a SAG through the State.

As a non-litigation matter, she also updated the Board that the Authority had become the owner of a single-family home located at 5 Hayes. The property had been vacant for more than four years and had become a safety and neighborhood concern. It was slated to become part of a tax lien auction, which would require the property to remain vacant and unimproved for a minimum of another year, and possibly several more. To avoid this outcome, the Authority and the State Attorney Generals Office were able to obtain a limited warranty deed from the owner and in exchange the Authority paid the back property taxes and chose not to pursue the \$3000+ in fees owed to the Authority. Ms. Cruthirds emphasized that the Authority did not wish to pursue purchasing residential real estate. This move was to preserve safety and mitigate neighborhood concerns in a timely manner. Ms. Cruthirds concluded by noting that the Authority had already received multiple inquiries into the property and the Authority was considering options.

K. Mr. Hooks then provided the Executive Director's Report. He highlighted a letter of thanks from the Turtles Fly Too organization. This team of volunteers fly cold stunned sea turtles from all over to the Jekyll Island airport for aid from Georgia Sea Turtle Center.

Mr. Hooks then unveiled the 2020 Progress Report to the Board. This year's theme of open spaces was in response to the pandemic and its effects. The report would now be distributed to state senators, representatives, and administration.

The Executive Director then highlighted the work of Ben Rushing with Jekyll Island's Fleet Management. The Authority not only maintained Tier 1 status but was one of only seven to maintain or gain Tier 1 states during the pandemic. He was very proud of the Authority's ability to maintain such a high standard during such a difficult time.

L. Chairman Wilkinson proceeded with Chairman's Comments. The Chairman stated that he was amazed, thankful, and proud of the entire Authority team.

The Board moved directly into the Board Meeting Agenda.

The Jekyll Island State Park Authority (JIA) Board Meeting
February 16, 2021

The roll was called, and all members were present except for Mr. Trip Tollison.

1. Mr. Krueger moved to accept the minutes of the February 16, 2021 Board meeting as presented. The motion was seconded by Mr. Evans. There was no discussion, and the minutes were approved unanimously with no objections.
2. Approval of the request for budget revisions to add compensation and merit increases, a recommendation of the Finance Committee, carried by unanimous consent.
3. Approval of the request for budget revisions for various listed fiscal year 2021 budget amendments, a recommendation of the Finance Committee, carried by unanimous consent.
4. Adoption of Resolution #R-2021-1, opposition to House Resolution 30, casino gambling as relates to Jekyll Island as amended, a recommendation of the Legislative Committee, was approved unanimously.
5. Approval of the Request for Proposals #360 for the Public Safety Complex architectural and engineering services, a recommendation of the Committee of the Whole, carried by unanimous consent.
6. Adoption of Resolution #R-2021-2, an endorsement of Glynn County 2021 Special Purpose Local Option Sales Tax (SPLOST), a recommendation of the Committee of the Whole, carried by unanimous consent.
7. Approval of the University of Georgia proposal for 2021 Master Plan update, a recommendation of the Committee of the Whole, carried by unanimous consent.
8. Approval of a letter of support to retain the present population sizes of Metropolitan/Micropolitan Statistical Area (MSA) as recommended by the Brunswick Area Transportation Study (BATS) committee, recommended by the JIA Committee of the Whole; carried by unanimous consent.
9. Adoption of Ordinance #O-2021-1, an amendment to the false alarm ordinance a recommendation of the Committee of the Whole, carried by unanimous consent.
10. Approval of contract for Summer Waves management, a recommendation of the Committee of the Whole, carried by unanimous consent.
11. Approval of the lease agreement for Tribuzio's Grille, LLC, a recommendation of the Committee of the Whole, carried by unanimous consent.

The motion to adjourn was made by Mr. Krueger and was seconded by Mr. Willard. There was no objection to the motion and the meeting adjourned at 11:39 a.m.