

JEKYLL ISLAND – STATE PARK AUTHORITY
March 15, 2022 – Approved Minutes

The Jekyll Island State Park Authority (JIA) and Committees met in Public Session on Tuesday, March 15, 2022 at the Jekyll Island Convention Center and via teleconference.

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

Members Absent: Mr. Trip Tollison

Key Staff Present: Jones Hooks, Executive Director
 Noel Jensen, Deputy Executive Director
 Zachary Harris, General Counsel
 Marjorie Johnson, Chief Accounting Officer
 Alexa Hawkins, Director of Marketing & Communications
 Michelle Kaylor, Director of the Georgia Sea Turtle Center
 Davide Zailo, Georgia Sea Turtle Center Research Specialist
 Dennis Gailey, Director of Public Safety
 Maria Humphrey, Lease Manager
 Anna Trapp, Executive Assistant

Various members of the public and JIA staff were also present.

Vice Chairman Krueger called the committee session to order at 9:31 a.m. Roll was called for members attending in person and those attending via teleconference. Chairman Wilkinson arrived in person at 9:40 a.m. and presided for the remainder of the meeting.

There were two public comments received online for this meeting:

- Craig Patterson - Park Ranger Presentation to the Jekyll Island Citizen's Association
- John Stevenson – Thank you from the Jekyll Island United Methodist Church

I. Historic Preservation/Conservation Committee

A. Michelle Kaylor, Director of the Georgia Sea Turtle Center, introduced Davide Zailo. Zailo has been with JIA for twelve years, beginning as an AmeriCorp Member in the husbandry division.

Davide Zailo, Georgia Sea Turtle Center Research Specialist, provided an update on the advancing terrapin conservation efforts and causeway management. Highlighting the following points:

- The greatest threat to terrapins on Jekyll Island is road mortality.
- Since 2007, six thousand individual terrapins have been encountered and marked.
- Prior terrapin management implementations include the creation of an attractive roadside habitat and nesting boxes for terrapins as well as flashing warning signs for drivers. These strategies have been effective. However, the terrapin population was predicted to decline in the absence of additional actions.

- Through a partnership with Animex Wildlife Mitigation Solutions, a barrier fence will be utilized to safely exclude terrapins from crossing roads to reduce road mortality and boost population. Additionally, the fence will be monitored by personnel and through game cameras to assess the behavior of the female terrapins when approaching the fence and nesting area.

There were no public comments.

II. Finance Committee

A. Mr. Bill Gross, Finance Committee Chair summarized the February Financials including an overview of Revenues, Expenses, Net Operating Cash, Traffic Statistics, and Hotel Statistics.

- Revenues were \$2,367,782.
- Expenses were \$2,028,889.
- Net Operating Cash Income was \$338,893.
- Total Traffic Counts were 101,657 vehicles.
- Hotel Revenues were reported at \$3.9 million with a 59% Occupancy Rate.

B. Marjorie Johnson presented the request to purchase an all-in-one SIM manikin to be used for EMS Training for the amount of \$8,800.00, which would be paid from the Fire Equipment Fund. This SIM manikin (AmbuMan Advanced) is an advanced interactive system which will create real-life scenarios and helps build proficiency in practical skills such as starting IVs, CPR, defibrillation, medication administration, and advanced airway procedures.

Dennis Gailey, Director of Public Safety spoke on the advanced training equipment that is currently being used by Jekyll Fire and EMS, particularly a battery-operated mechanical device that performs compressions during CPR. The automated device is especially useful in small spaces such as stairwells or elevators. Gailey further commented on the SIM manikin, noting that Fire and EMS budgeted for individual pieces of equipment to promote EMS training, but having all the pieces in one device creates a more realistic scenario, enhancing the level of EMS training.

A motion to recommend authorizing the purchase of an all-in-one SIM manikin for the purpose of EMS Training as recommended by staff was made by Mr. Willard and seconded by Mr. Krueger. The motion carried unanimously.

There were no public comments.

III Human Resources Committee

No Report

IV. Marketing Committee

A. Alexa Hawkins, Director of Marketing & Communications, provided a marketing update.

- Media Highlights:
 - Driftwood Beach was listed on Trip Advisor's Travelers's Choice top 25 beaches in the U.S. for 2022, coming in at number 6. This list is solely based on reviews from visitors.
 - The Atlanta Journal-Constitution featured Jekyll Island in their 2022 Spring Travel Guide.

- National Geographic Traveler published a spread on the Golden Isles and the Georgia coast in their April issue.
- Turtle Crawl will return to Jekyll Island on April 30, 2022. Registration can be found online at: www.jekyllisland.com/turtlecrawl.
- Filming for The Color Purple is planned from March 20th through March 28th. Hawkins noted that economic, environmental, and visitation impacts are all considered when developing a contract.

There were no public comments.

V. Legislative Committee

- A. In Trip Tollison’s absence, Jones Hooks, Executive Director, presented a legislative update. He noted that in late February meetings were held in Atlanta with the Appropriations Committee regarding the requested Public Safety Complex funding, and the funds for this project have been included in the Governor’s Fiscal Year 2022 Amended Budget.

Hooks thanked Commissioner Mark Williams, Senator Blake Tillery, Representative Terry England, and Martha Wigton Director of the House Budget & Research Office for their support.

There were no public comments.

VI. Committee of the Whole

- A. Glenn Coyne, GMC Senior Planner provided an update for the on-going Code Revision Project. He reminded the Board that GMC is updating the codes that regulate development on Jekyll while addressing key issues based on public input, JIA staff professional experience, and known best practices. Currently, there are over 240 pages of text divided into 10 chapters.

Coyne highlighted examples of code updates being considered that will protect the character, natural features, and environment of Jekyll Island:

- Adoption of Sea Level Rise Ordinance, Firewise© standards, and Clean Community Ordinance
- Maintenance, tree trimming, and tree replacement standards.
- Administrative procedures and use and design standards for residential and commercial areas
- Alcoholic beverage regulations
- New regulations to address the issue of disturbing property outside of leased property
- Regulation of non-leaseholders that conduct business on Jekyll Island
- Historic Preservation Ordinance consistent with State law

Coyne clarified that this was not a comprehensive list, only highlights. His full presentation can be found online: <https://www.jekyllisland.com/authority/other-projects/code-revision>.

A public input session will be held prior to the first and second readings of the revised code.

- B. Maria Humphrey, Lease Manager presented an assignment and amendment to the Maxwell's General Store Lease. Following the passing of James M. Bishop, and per the request of Mr. Bishop's executors, Jessica Bishop McGregor and Joshua Bishop, staff recommended assigning the Lease from James M. Bishop to Maxwell's of Jekyll, LLC. Additionally, staff recommended amending the lease to reflect correct legal descriptions including the suite number and square footage.

A motion to recommend approving the assignment and amendment of the Maxwell's General Store Lease was made by Mr. Gross and seconded by Mr. Willard. The motion carried unanimously.

- C. Jones Hooks, Executive Director, presented the list of capital projects to be considered for Glynn County's 2022 SPLOST totaling \$3,104,255:
- Fishing Pier Renovations - \$1,201,000
 - Bike Path Completion to Guest Information Center: \$502,255
 - Design and Permitting Package for Driftwood Bike Path Rehabilitation: \$245,000
 - Sanitary Sewer Line Repairs: \$1,156,000

Hooks noted that this is only a preliminary list subject to change based on further discussions with the Glynn County Board of Commissioners. He also commented on the economic impact Jekyll Island has on Glynn County as a whole, noting that KB Advisory Group has been retained to calculate Jekyll Island's sales tax contribution.

A motion to recommend approval of the proposed 2022 SPLOST list for submittal to the Glynn County Board of Commissioners as recommended by staff was made by Dr. Evans and seconded by Mr. Gross. The motion carried unanimously.

- D. Jones Hooks, Executive Director presented the recommendation to award RFP #368 to DLR Group for the Market Analysis for Jekyll Island Amphitheater. Prior to the deadline of March 1, 2022, JIA staff received seven bids for RFP #368, which requested proposals from firms interested in completing a market analysis for the Jekyll Island Amphitheater, including advising on the feasibility of the redevelopment, restoration, and operation of the historic amphitheater. Three firms were interviewed, and DLR Group emerged as the apparent finalist.

A motion to recommend Awarding RFP #368 to DLR Group, pending contract completion and legal review was made by Mr. Gross and seconded by Mr. Krueger. The motion carried unanimously.

- E. Noel Jensen, Deputy Executive Director, provided an Operations Update highlighting on-going projects:
- Crossovers are substantially complete with the exception of a few repairs.
 - Most of the Convention Center furniture has been set up, with the exception of a few accent tables.
 - The residential property at 5 Hayes Ave is nearing completion.
 - The Moorings recently started construction of their final building.
 - The Georgia Sea Turtle Center Expansion is in the schematic phase, and staff is working with the Jekyll Island Foundation for possible funding solutions.
 - The Verizon cell tower on the South End of the island has been raised to the maximum height allowed by the FAA.

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- Water Tower 4 Rehabilitation is planned to be complete by the second week in August to avoid work during hurricane season.
- Equipment recently procured includes a replacement backhoe and a new vac truck.

F. Jones Hooks, Executive Director, Presented the Executive Director's Report. He discussed the following points:

- RFP #369 for GSTC Affiliate Scientist position is currently on hold pending additional legal review and discussions within the conservation department.
- Golf Improvement Strategy Updates:
 - Archeological Study Update: Terracon has been working on a revised report to send to the State Historic Preservation Office (SHPO) in response to their request for additional information. Once the report is received, we will send it back to SHPO.
 - An update with the National Gold Foundation is scheduled for the April Board meeting.
- Convention center numbers are improving and becoming comparable to the 2019 pre-pandemic numbers.

G. Chairman Mr. Wilkinson presented the Chairman Comments. He noted that he would be rotating out of the Chairman position on the JIA Board before the next public meeting. He also thanked the JIA staff for their continued work and efforts.

There were two public comments:

- Al Tate commented on the Ordinance Update presentation expressing concern that not all stakeholders would have the opportunity to provide input with the current schedule.
- Jim Klippel suggested that the speed limit be reduced on the causeway during terrapin season. He also provided suggestions to the Marketing team regarding Driftwood Beach and promotion of sites used for film productions.

The Chairman continued directly into the JIA Board Meeting.

The Jekyll Island State Park Authority (JIA) Board Meeting
March 15, 2022

The roll was called at 11:08 a.m., and all members were present either in-person or via teleconference, except for Trip Tollison who was absent.

Action Items

1. Mr. Kruger moved to accept the minutes of the February 15, 2022 board meeting as presented. The motion was seconded by Mr. Atkins. There was no discussion, and the minutes were approved unanimously.
2. The recommendation from the Finance Committee to authorize the purchase of an all-in-one SIM manikin for the purpose of EMS Training carried by unanimous consent.
3. The recommendation from the Committee of the Whole to approve the assignment and amendment of the Maxwell's General Store Lease carried by unanimous consent.
4. The recommendation from the Committee of the Whole to approve the Proposed 2022 SPLOST list for submittal to the Glynn County Board of Commissioners carried by unanimous consent.
5. The recommendation from the Committee of the Whole to award RFP #368 to DLR Group, pending contract completion and legal review carried by unanimous consent.

There was one public comment:

- David Youngblood asked the Board to reconsider the terms of the lease at 912 Beachview Drive that were set in 2010.

The motion to adjourn was made by Mr. Krueger and was seconded by Mr. Atkins. There was no objection to the motion and the meeting adjourned at 11:16 a.m.

Work Session
March 15, 2022

Following the Board meeting a Work Session was held to discuss the following items:

1. Understanding the 2010 Lease Extension Process
2. Capital Projects
3. Capacity Study – Event Adjustments
4. General Discussion