

JEKYLL ISLAND – STATE PARK AUTHORITY

July 7, 2023 – Approved Minutes

The Jekyll Island State Park Authority (JIA) Board of Directors met in Public Session Friday, July 7, 2023, in the JIA Administration Conference Room located at 100 James Road, Jekyll Island and via teleconference.

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

Members Absent: Ruel Joyner
Commissioner Walter Rabon, Interim Commissioner for DNR

Key Staff Present: Mark Williams, Executive Director
Zachary Harris, General Counsel
Marjorie Johnson, Chief Accounting Officer
Maria Humphrey, Lease Manager
Anna Trapp, Executive Assistant

Chairman Dale Atkins, called the meeting to order at 9:01 a.m. Roll was called for members attending via teleconference, and a quorum was established. All Board members were present except for Mr. Joyner and Commissioner Rabon, who were absent.

Former Executive Director Jones Hooks was also present via teleconference.

No public comments were received online for this meeting.

I. Committee of the Whole

A. Zach Harris, General Counsel, presented a request for assignment of the lease for the restaurant currently known as the Sweet Georgia Juke Joint. This request also includes amendments to the lease. The current lessee for the restaurant located at 41 Main Street in Jekyll Island Beach village is Jekyll Island Hospitality, LCC which is partially owned by Global Concessions III, LLC. Harris explained that Dipan Patel, a hotel developer and operator on Jekyll Island, negotiated the acquisition of the restaurant and has requested the Board approve the assignment of the Lease from the current lessee to BA Jekyll Restaurant, LLC. Mr. Patel intends to reopen the restaurant under a new name and concept. Harris explained that the assignment of this lease includes several amendments including:

- Elimination of the marketing fee due to the challenge of holding special events in the Beach Village.
- Incorporation of the outdoor patio into the leased space increasing the leased space to approximately 4,801 square feet.
- Reducing the base rent to \$16 per square foot.
- Setting the percentage rent to 3% of gross sales above a monthly break point of \$150,000.
- Implementing a Common Area Maintenance expense, not to exceed \$1.50 per square foot the first year.

JEKYLL ISLAND – STATE PARK AUTHORITY

July 7, 2023 – Approved Minutes

- Clarification of the tenant’s maintenance responsibilities for the premise. JIA will be responsible for structural, roof and foundation elements of the building. JIA will also replace the glass on the doors to improve visibility.
- Addition of a performance obligation that states the tenant must see a minimum of \$600,000 in gross sales during one year, following the second anniversary of rent commencement. If this provision is not met, JIA will have the right to issue early termination of the lease.

Harris noted that all other terms of the lease will remain the same.

Jones Hooks, former Executive Director, reiterated the importance of the performance provision in the lease, noting that even though it is a ten-year lease, this provision allows early termination for underperformance. He also noted that the eliminated marketing fee will save JIA money, since JIA has to match that fee dollar for dollar.

A motion to recommend approving the assignment of the Lease with Jekyll Island Hospitality, LLC to BA Jekyll Restaurant, LLC along with the lease amendments recommended by staff was made by Mr. Gross and seconded by Mr. Krueger. The motion carried unanimously.

There were no public comments.

The Jekyll Island State Park Authority (JIA) Board Meeting
July 7, 2023

The Board Meeting was called to order, and all members were present via teleconference, except for Commissioner Rabon and Mr. Joyner who were absent.

Action Items

1. The recommendation from the Committee of the Whole to approve the assignment of the Lease with Jekyll Island Hospitality, LLC to BA Jekyll Restaurant, LLC along with the lease amendments recommended by staff carried by unanimous approval.

The motion to adjourn the Board Meeting was made by Mr. Krueger and seconded by Mr. Willard. There was no objection to the motion and the meeting adjourned at 9:13 a.m.