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## **Agenda**

Tuesday, March 19, 2024

9:30 a.m.

Jekyll Island Convention Center  
JIA Committees and Board Meeting

### **Public Comment**

Written public comments can be submitted online till 12:00 noon on Monday, March 18<sup>th</sup> at the JIA Board of Directors [website](#). 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.

Meeting documents and public comments are available at:

<https://www.jekyllisland.com/jekyll-island-authority/board-directors/>

### **Chairman, Dale Atkins – Call to Order**

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

Bob Krueger, Chair

No Report

#### **II. Finance Committee**

Bill Gross, Chair

- A. February Financials – Bill Gross, Chair
- B. Request for Capital Funding for installation of Fire and Security Systems in the Infirmary Building – Marjorie Johnson, Chief Accounting Officer

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

Buster Evans, Chair

No Report

#### **IV. Marketing Committee**

Joy Burch-Meeks, Chair

- A. Report from Marketing Department – Alexa Hawkins, Director of Marketing & Communications

#### **V. Legislative Committee**

Glen Willard, Chair

No report

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

Dale Atkins, Chair

- A. Verizon Cell Tower, 206 Stable Road, Second Amendment for Equipment Addition– Zachary Harris, General Counsel
- B. Tortuga Jacks Lease Amendment – Zachary Harris, General Counsel
- C. Request for approval of Tortuga Jacks Deck Expansion Design – Noel Jensen, Deputy Executive Director
- D. Operations Update – Noel Jensen, Deputy Executive Director
- E. Executive Director’s Report – Mark Williams, Executive Director
- F. Chairman’s Comments – Dale Atkins, Chair

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I f N e e d e d - 5 M i n u t e B r e a k

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## **Board Meeting Agenda**

**Chairman, Dale Atkins – Call to Order**

### **Action Items**

- 1. Minutes of the February 20, 2024, Board Meeting
- 2. Verizon Cell Tower, 206 Stable Road, Second Amendment for Equipment Addition
- 3. Tortuga Jacks Lease Amendment
- 4. Tortuga Jacks Deck Expansion Design

### **Adjournment**

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**MEMORANDUM**

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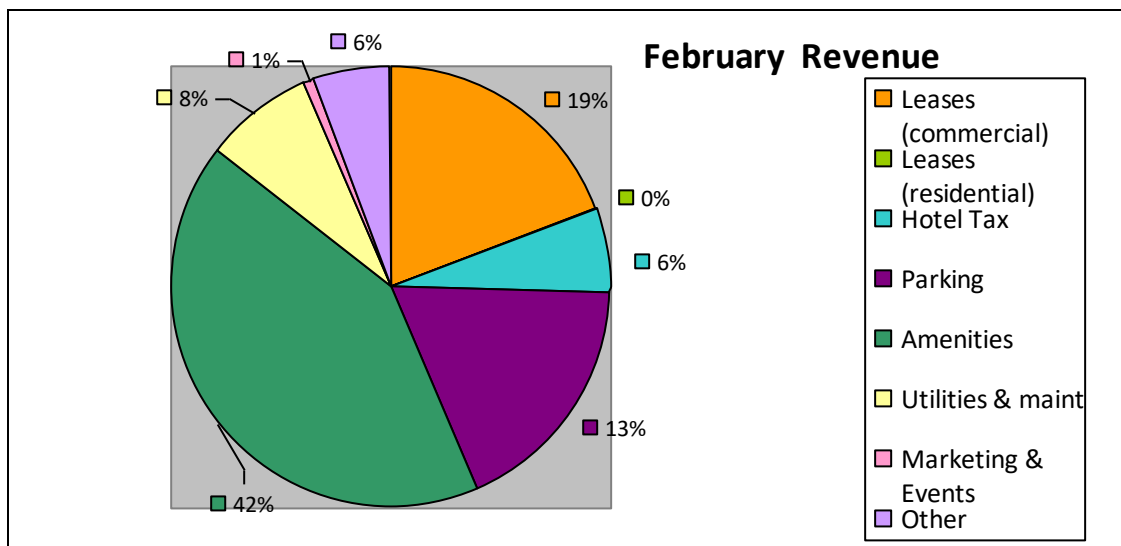
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**TO:** FINANCE COMMITTEE  
**FROM:** MARJORIE JOHNSON  
**SUBJECT:** FEBRUARY FINANCIAL STATEMENTS  
**DATE:** 3/12/2024

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## Revenues

Revenues for February were \$2,584,866 which reflects a favorable \$249K (11%) variance from the budget. Year-to-date revenues reflect a favorable \$2.5M (9%) variance from budget and a favorable \$2.9M (11%) variance from the prior year-to-date revenues.



The largest variances for the month were:

- Interest Income (+\$82K) – Current interest rates are higher than they were when the budget was prepared.
- Convention Center (+\$160K) – The Center had several new multi-day groups which generated additional revenues of about \$119K in revenue for the month. The remaining variance came from increased rental rates, solid F&B revenue, and miscellaneous ancillary revenues.

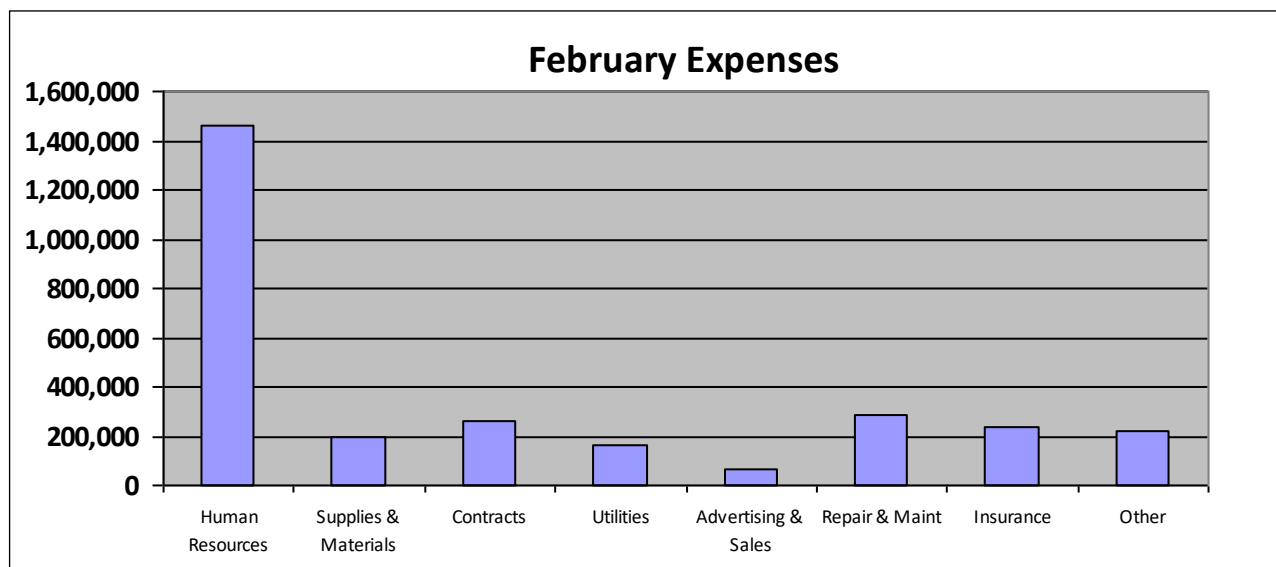
- Golf (+\$69K) – Even with Pine Lakes golf course closed for renovations, we had almost 6K rounds of golf in 29 days. The Pro Shop revenues were only \$3K less than February 2023 when all 3 courses were open.

## Expenses

Expenses were \$2,879,260 for February and reflected an unfavorable budget variance of \$202K (8%) for the month. Expenses reflected a favorable \$920K variance from Year-to-date budget and reflected an unfavorable \$2M (10%) variance from Prior Year-to-Date expenses.

The largest budget variances for the month were:

- Human Resources (-\$78K) – Vacant full time and part time positions, along with the benefits for those positions resulted in expenses being less than budget for the month.
- Insurance (+\$219K) – the variance is due to timing; the quarterly invoice from the State for our property insurance, workers' compensation, liability and other insurance was budgeted in January, but not received until February.

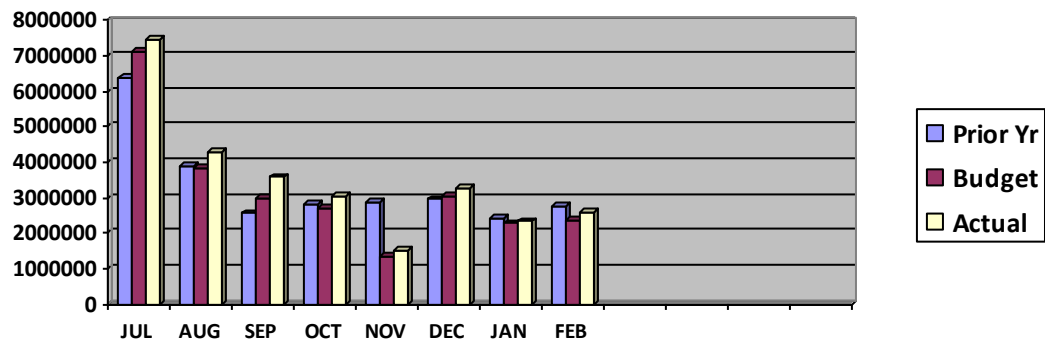


## Net Operating Cash

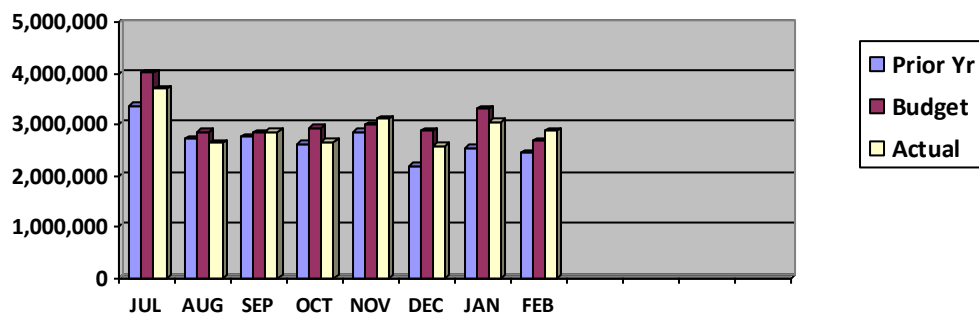
The Net Operating Cash Loss for the month is \$294,394, which is a \$46K favorable variance from the budgeted net operating cash loss of \$341K. Net Operating Cash Income reflects a favorable \$3.5M variance from year-to-date budget and a favorable \$853K variance from prior year-to-date income.



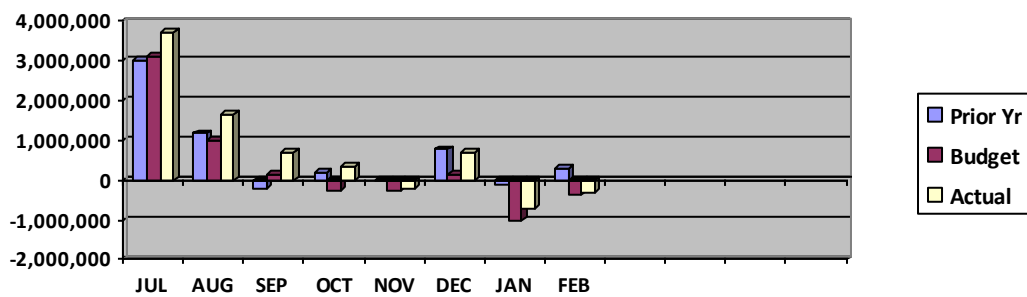
### Total Revenues



### Total Expenses



### Net Operating Cash





Jekyll Island Authority  
CONSOLIDATED BUDGET COMPARISON  
For the Eight Months Ending February 28, 2024

	MONTH ACTUAL	MONTH BUDGET	BUDGET VARIANCE		YTD ACTUAL	YTD BUDGET	BUDGET VARIANCE		PRIOR YEAR ACTUAL	VARIANCE	
			(000's)	%			(000's)	%		(000's)	%
<b>Revenues</b>											
<b>Administration</b>											
Business Leases	495,388	561,574	(66)	-12%	4,422,328	4,195,026	227	5%	4,317,940	104	2%
Hotel Tax	107,759	119,322	(12)	-10%	1,712,296	1,640,744	72	4%	1,653,575	59	4%
Tourism Development Fund	46,183	51,138	(5)	-10%	731,181	703,176	28	4%	697,658	34	5%
Parking	465,095	490,242	(25)	-5%	4,402,021	4,453,397	(51)	-1%	3,593,554	808	22%
Interest	96,055	14,000	82	586%	783,192	131,000	652	498%	169,514	614	362%
Lot Rentals	9,555	10,650	(1)	-10%	845,341	746,072	99	13%	797,279	48	6%
Foundation	34,146	464	34	7266%	38,747	6,708	32	478%	6,691	32	479%
Airport	2,220	2,136	0	4%	17,873	17,400	0	3%	12,972	5	38%
Administration revenue	10,058	9,050	1	11%	255,020	220,819	34	15%	153,208	102	66%
Beach Village	-	863	(1)	-100%	2,316	7,158	(5)	-68%	-	2	0%
Intern Housing	320	6,000	(6)	-95%	36,850	55,800	(19)	-34%	14,795	22	149%
<b>Total Administration</b>	<b>1,266,779</b>	<b>1,265,438</b>	<b>1</b>	<b>0%</b>	<b>13,247,165</b>	<b>12,177,299</b>	<b>1,070</b>	<b>9%</b>	<b>11,417,185</b>	<b>1,830</b>	<b>16%</b>
<b>Enterprises</b>											
Golf	212,493	143,252	69	48%	1,714,492	1,470,587	244	17%	1,692,313	22	1%
Convention Center	348,528	188,798	160	85%	3,631,774	2,747,654	884	32%	3,435,270	197	6%
Summer Waves	1,708	1,200	1	42%	2,182,878	2,016,701	166	8%	2,015,279	168	8%
Campground	214,246	237,025	(23)	-10%	1,731,573	1,705,670	26	2%	1,639,373	92	6%
Life is Good	19,342	19,200	0	1%	176,468	181,889	(5)	-3%	185,358	(9)	-5%
Museum	82,400	71,379	11	15%	859,528	773,426	86	11%	805,898	54	7%
Georgia Sea Turtle Center	143,102	143,293	(0)	0%	1,514,044	1,484,074	30	2%	1,342,307	172	13%
Conservation	2,235	3,226	(1)	-31%	15,678	15,583	0	1%	(18,855)	35	-183%
Miniature Golf & Bikes	23,200	29,344	(6)	-21%	243,147	282,668	(40)	-14%	262,704	(20)	-7%
Water/Wastewater	109,062	112,181	(3)	-3%	1,236,525	1,194,200	42	4%	1,192,795	44	4%
Sanitation	49,522	46,430	3	7%	392,728	373,815	19	5%	370,878	22	6%
Fire Department	7,896	3,860	4	105%	1,769,240	1,769,214	0	0%	1,435,975	333	23%
Tennis	5,070	14,004	(9)	-64%	90,256	103,636	(13)	-13%	95,354	(5)	-5%
Marketing, Special Events & Sales	19,326	1,750	18	1004%	309,347	282,580	27	9%	332,299	(23)	-7%
Guest Information Center	38,431	39,940	(2)	-4%	172,610	197,678	(25)	-13%	240,592	(68)	-28%
Camp Jekyll & Soccer Fields	36,576	14,546	22	151%	169,669	155,827	14	9%	134,342	35	26%
Landscaping, Roads & Trails	3,928	1,000	3	293%	24,881	13,000	12	91%	10,043	15	148%
Vehicle & Equipment Maintenance	800	250	1	220%	1,194	1,000	0	19%	2,034	(1)	-41%
Facility Maintenance	220	-	0	0%	6,015	-	6	0%	3,861	2	56%
Golf Course Maintenance	-	-	-	0%	909	-	1	0%	-	1	0%
<b>Total Enterprises</b>	<b>1,318,087</b>	<b>1,070,679</b>	<b>247</b>	<b>23%</b>	<b>16,242,954</b>	<b>14,769,201</b>	<b>1,474</b>	<b>10%</b>	<b>15,177,821</b>	<b>1,065</b>	<b>7%</b>
<b>Total Revenues</b>	<b>2,584,866</b>	<b>2,336,117</b>	<b>249</b>	<b>11%</b>	<b>29,490,119</b>	<b>26,946,500</b>	<b>2,544</b>	<b>9%</b>	<b>26,595,006</b>	<b>2,895</b>	<b>11%</b>

	MONTH ACTUAL	MONTH BUDGET	BUDGET VARIANCE		YTD ACTUAL	YTD BUDGET	BUDGET VARIANCE		YEAR ACTUAL	VARIANCE	
			(000's)	%			(000's)	%		(000's)	%
<b>Expenses</b>											
Human Resources	1,459,204	1,537,256	(78)	-5%	12,601,543	13,393,964	(792)	-6%	11,272,174	1,329	12%
Supplies & Materials	196,824	175,479	21	12%	1,291,487	1,397,564	(106)	-8%	1,285,378	6	0%
Advertising & Sales	63,733	79,966	(16)	-20%	812,687	844,823	(32)	-4%	888,055	(75)	-8%
Repairs - Facilities & Grounds	265,159	234,721	30	13%	1,598,183	1,562,812	35	2%	1,146,225	452	39%
Utilities	154,100	150,845	3	2%	1,476,461	1,377,875	99	7%	1,324,642	152	11%
Insurance	235,610	16,863	219	1297%	1,257,593	1,279,960	(22)	-2%	957,736	300	31%
Contracts	259,546	258,195	1	1%	2,535,962	2,614,271	(78)	-3%	2,743,151	(207)	-8%
Rentals	78,480	70,003	8	12%	625,749	592,271	33	6%	600,410	25	4%
Printing	21,317	24,058	(3)	-11%	73,578	95,347	(22)	-23%	71,364	2	3%
Motor Vehicle	19,771	21,331	(2)	-7%	207,091	225,911	(19)	-8%	209,764	(3)	-1%
Telephone	8,896	8,984	(0)	-1%	75,988	72,479	4	5%	72,977	3	4%
Equipment Purchase <\$1K	349	550	(0)	-37%	27,596	53,045	(25)	-48%	50,239	(23)	-45%
Equipment Purchase \$1K to \$5K	9,527	4,200	5	127%	63,813	41,874	22	52%	62,202	2	3%
Travel	5,286	5,540	(0)	-5%	34,192	57,415	(23)	-40%	43,891	(10)	-22%
Dues	55,870	41,908	14	33%	396,357	405,332	(9)	-2%	305,813	91	30%
Credit Card Fees	45,560	46,827	(1)	-3%	443,643	427,006	17	4%	445,105	(1)	0%
Bank Fees	28	50	(0)	-44%	792	450	0	76%	1,016	(0)	-22%
Interest Expense	-	-	-	0%	14	-	0	0%	-	0	0%
<b>Total Expenditures</b>	<b>2,879,260</b>	<b>2,676,777</b>	<b>202</b>	<b>8%</b>	<b>23,522,729</b>	<b>24,442,399</b>	<b>(920)</b>	<b>-4%</b>	<b>21,480,145</b>	<b>2,043</b>	<b>10%</b>
<b>Net Operating Cash Income **</b>	<b>(294,394)</b>	<b>(340,660)</b>	<b>46</b>	<b>-14%</b>	<b>5,967,390</b>	<b>2,504,101</b>	<b>3,463</b>	<b>138%</b>	<b>5,114,861</b>	<b>853</b>	<b>17%</b>

\*\* Does not include depreciation or capital projects

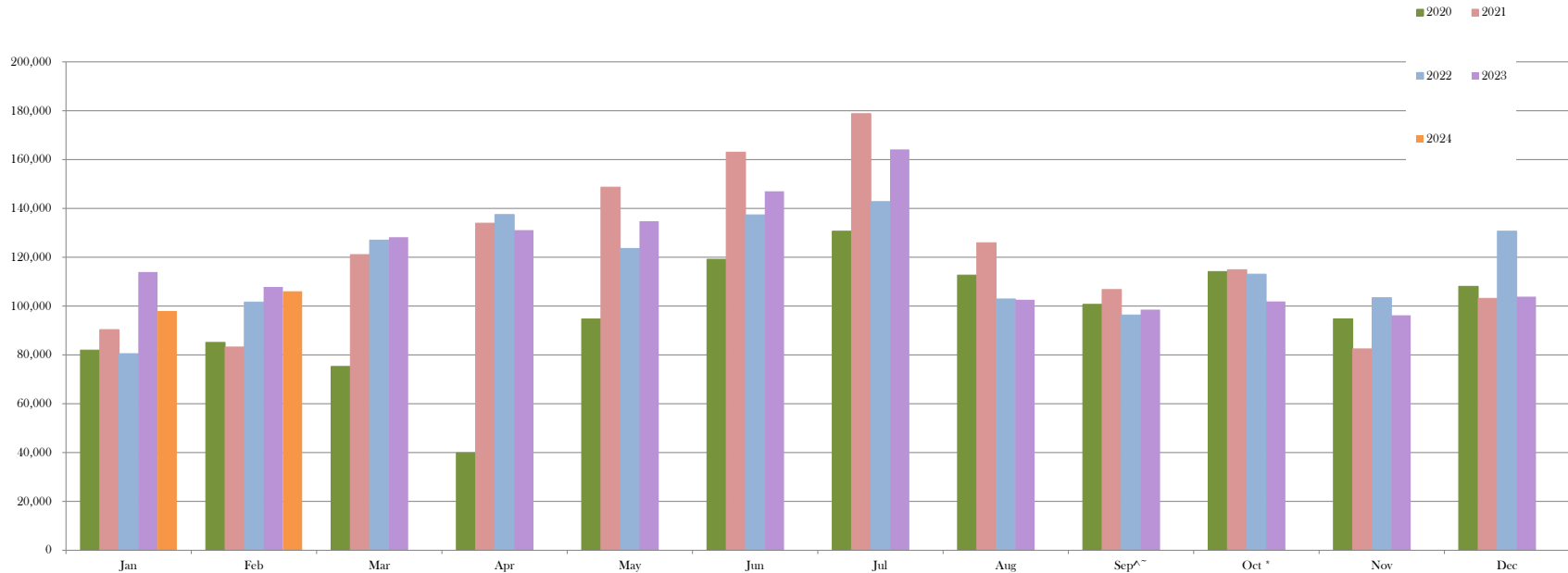
## February 2024 Traffic Counts

	2020			2021			2022			2023			2024		
	Daily/Weekly	Annual Passes	Total	Gate Purchase	Pre-purchased	Total	Gate Purchase	Pre-purchased	Total	Gate Purchase	Pre-purchased	Total	Gate Purchase	Pre-purchased	Total
January	29,773	52,159	81,932	23,462	66,875	90,337	22,696	57,843	80,539	28,395	85,527	113,922	24,458	73,519	97,977
February	32,646	52,457	85,103	22,609	60,616	83,225	29,766	71,891	101,657	32,998	74,849	107,847	29,990	76,054	106,044
March	27,012	48,279	75,291	39,560	81,491	121,051	36,635	90,333	126,968	42,879	85,313	128,192	0	0	0
April	12,082	27,810	39,892	47,198	86,746	133,944	44,680	92,799	137,479	47,452	83,637	131,089	0	0	0
May	44,891	49,825	94,716	58,179	90,491	148,670	44,071	79,550	123,621	46,969	87,805	134,774	0	0	0
June	51,147	68,042	119,189	60,141	102,896	163,037	58,450	78,894	137,344	55,739	91,235	146,974	0	0	0
July	56,441	74,236	130,677	60,613	118,185	178,798	62,840	79,953	142,793	66,229	97,944	164,173	0	0	0
August	39,096	73,585	112,681	38,368	87,543	125,911	36,217	66,712	102,929	35,895	66,699	102,594	0	0	0
September	34,055	66,662	100,717	34,300	72,468	106,768	32,371	63,952	96,323	35,593	62,950	98,543	0	0	0
October	33,851	80,276	114,127	37,170	77,713	114,883	35,694	77,360	113,054	34,050	67,822	101,872	0	0	0
November	22,914	71,876	94,790	26,069	56,386	82,455	28,306	75,088	103,394	27,536	68,692	96,228	0	0	0
December	29,842	78,215	108,057	37,396	65,769	103,165	36,894	93,741	130,635	35,136	68,732	103,868	0	0	0
Totals	413,750	743,422	1,157,172	485,065	967,179	1,452,244	468,620	928,116	1,396,736	488,871	941,205	1,430,076	54,448	149,573	204,021

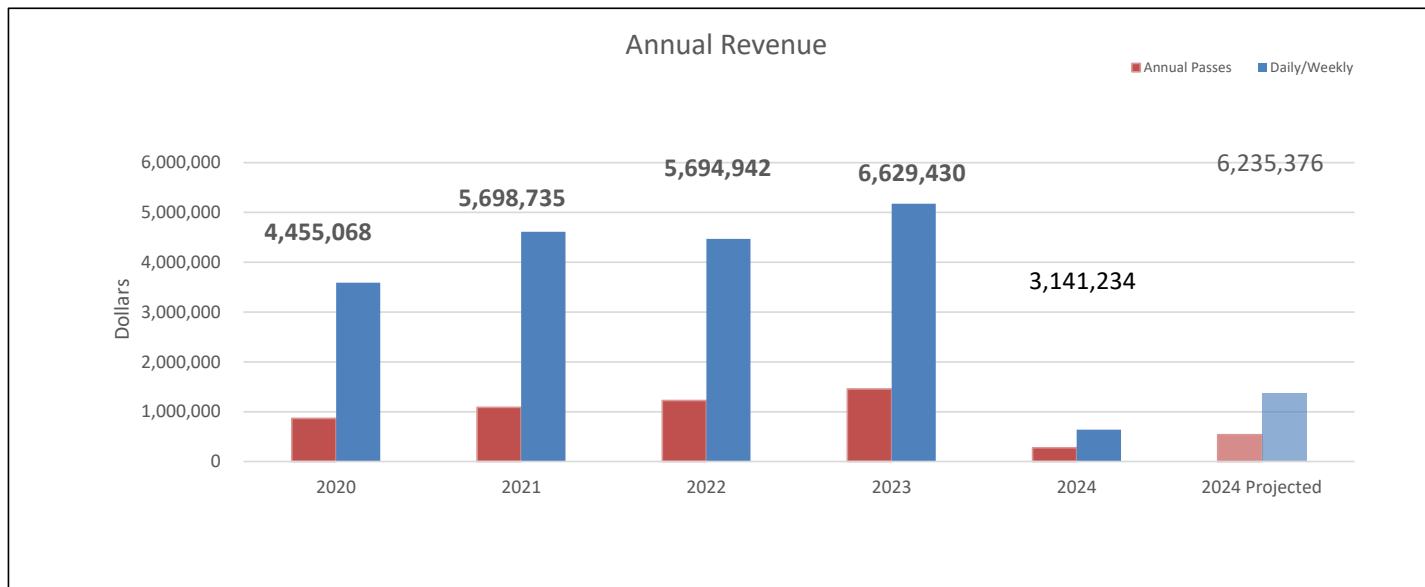
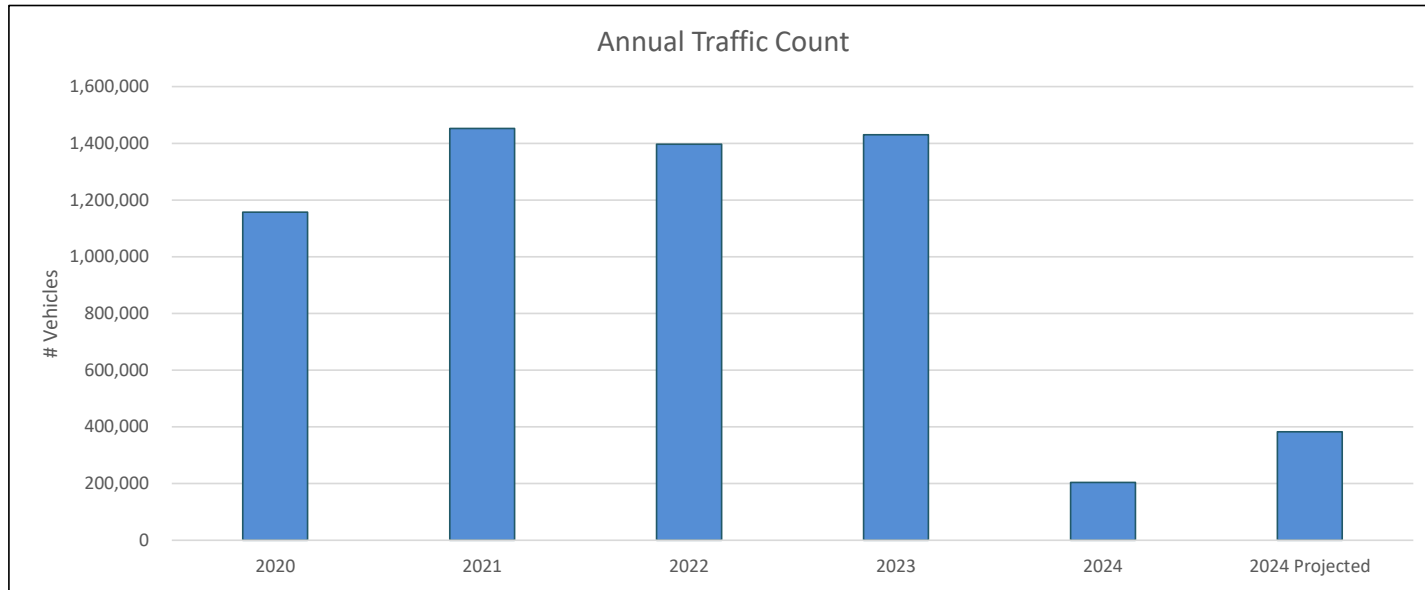
LPR system began April 2020

Year to Date	2020 YTD	2021 YTD	2022 YTD	2023 YTD	2024 YTD
Comparison	167,035	173,562	182,196	221,769	204,021

Gate Traffic Counts by Month - February 2024



COVID - March 2020 through July 2020 (most significant impact)



March 5, 2024

Jekyll Island Convention Center

**February FY 24 Financial Review**

	<b>FY 24</b>	<b>FY 23</b>	<b>FY 22</b>	<b>FY 21</b>	<b>FY 20</b>	<b>FY 19</b>	<b>FY 18</b>
Number of Events	8	16	6	3	14	9	9
Event Days	25	36	17	8	33	18	19
Attendance	7820	9,473	5337	5100	8579	14,487	9144
Revenue	\$377,584	\$590,854	\$231,117	\$42,900	\$420,630	\$225,929	\$233,860
Square Feet	634,680	823,240	518,580	343,400	764,030	533,636	

The Center anticipated (4) conference events for the month and focused on filling several initial vacancies with pick up revenue. February actuals came together leading to a relatively consistent month with only (4) dark days of no events. We had several new multiple day groups – GA Council of Teachers, Culture Empowerment and Capital Choice. These three groups generated \$119K with the in the year booking. Both Capital Choice and Culture Empowerment are already contracted and forecasted in FY25. Adoptive & Foster Parents returned but with slightly lower numbers overall. The SE Festivals meeting was able to come together as this was several years delayed with the pandemic. Both Jekyll Gymnastics and GA Clerks had a strong presence. GA Clerks had higher attendance elevating the F&B revenues. Gymnastics had a strong participation helping with island foot traffic and consistent concession revenues. The overall monthly variance of \$169K is a culmination of a few areas – slight increase rental rates that took effect FY24, new bookings, solid F&B numbers, and miscellaneous ancillary revenues.

**FUTURE CONTRACTS ISSUED – 10 – Estimated revenues \$428,000**

Conventions    6        Anticipated Revenue    \$340,000

Banquet        4        Anticipated Revenue    \$88,000

**PROPOSALS**

CVB    12

Westin   1

Cvent    4

Combined sites and planning meetings with ASM staff – 6





# JEKYLL ISLAND AUTHORITY

## HOTEL OCCUPANCY STATISTICS

February 2024

### HOTEL STATISTICS AT-A-GLANCE

#### Feb-24

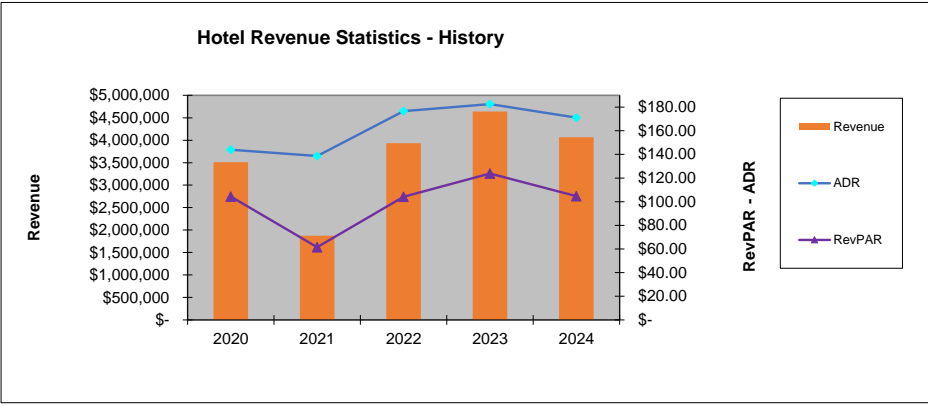
Total Revenue	\$	4,065,976
Occupancy Rate		61.2%
Rev PAR	\$	104.73
ADR	\$	171.05

#### Feb-23

Total Revenue	\$	4,641,314
Occupancy Rate		67.8%
RevPAR	\$	123.84
ADR	\$	182.56

#### Feb-22

Total Revenue	\$	3,933,612
Occupancy Rate		59.0%
RevPAR	\$	104.11
ADR	\$	176.55



### OCCUPANCY REPORT DETAIL

Hotel	# of Rms	Units Avalbl	Units Occpd	Percent Occpd	Average Daily Rate	RevPAR	2024 Room Revenue	2023 Room Revenue	Revenue Variance	
Beachview Club	38	1,096	534	48.7%	\$ 157.55	\$ 76.76	\$ 84,130.25	\$ 124,627.19	\$ (40,497)	-32%
Home2Suites	107	3,103	2,158	69.5%	\$ 168.33	\$ 117.06	\$ 363,252.00	\$ 403,529.00	\$ (40,277)	-10%
Holiday Inn Resort	157	4,867	2,271	46.7%	\$ 143.82	\$ 67.11	\$ 326,611.00	\$ 389,129.00	\$ (62,518)	-16%
Days Inn & Suites	124	2,419	2,031	84.0%	\$ 113.13	\$ 94.98	\$ 229,764.74	\$ 342,949.61	\$ (113,185)	-33%
Courtyard by Marriott/ Residence Inn	209	6,061	3,835	63.3%	\$ 180.80	\$ 114.40	\$ 693,371.00	\$ 818,185.00	\$ (124,814)	-15%
Hampton Inn	138	4,002	2,588	64.7%	\$ 148.17	\$ 95.82	\$ 383,465.00	\$ 417,338.00	\$ (33,873)	-8%
Jekyll Island Club Resort	200	5,800	3,245	55.9%	\$ 245.34	\$ 137.27	\$ 796,138.03	\$ 914,782.00	\$ (118,644)	-13%
Seafarer Inn & Suites	73	2,117	948	44.8%	\$ 139.82	\$ 62.61	\$ 132,548.46	\$ 158,442.18	\$ (25,894)	-16%
Villas by the Sea	104	2,049	1,248	60.9%	\$ 154.77	\$ 94.27	\$ 193,155.00	\$ 232,599.90	\$ (39,445)	-17%
Villas by the Sea - Jekyll Realty	20	580	474	81.7%	\$ 90.89	\$ 74.28	\$ 43,084.20	\$ 35,673.04	\$ 7,411	21%
Villas by the Sea - Parker Kaufman	33	931	718	77.1%	\$ 93.55	\$ 72.14	\$ 67,165.80	\$ 60,328.81	\$ 6,837	11%
Westin	200	5,800	3721	64.2%	\$ 202.44	\$ 129.88	\$ 753,291.00	\$ 743,730	\$ 9,561	1%
Feb-24 Total	1,403	38,825	23,771	61.2%	\$ 171.05	\$ 104.73	\$ 4,065,976	\$ 4,641,314	\$ (575,337)	-12.4%

# JEKYLL ISLAND AUTHORITY

## HOTEL OCCUPANCY STATISTICS

Calendar Year to Date - February 2024

### HOTEL STATISTICS AT-A-GLANCE

#### 2024

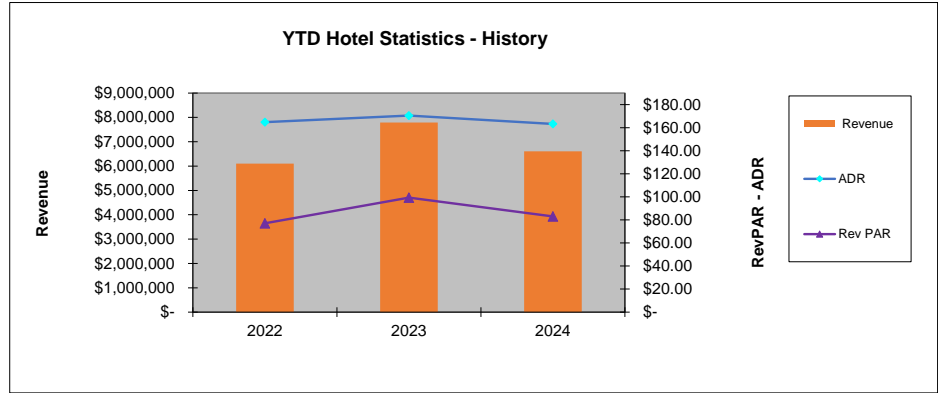
Total Revenue \$ 6,610,176  
Occupancy Rate 50.8%  
Rev PAR \$ 82.93  
ADR \$ 163.24

#### 2023

Total Revenue \$ 7,791,811  
Occupancy Rate 58.2%  
RevPAR \$ 99.32  
ADR \$ 170.51

#### 2022

Total Revenue \$ 6,105,301  
Occupancy Rate 46.8%  
RevPAR \$ 77.05  
ADR \$ 164.71



### OCCUPANCY REPORT DETAIL

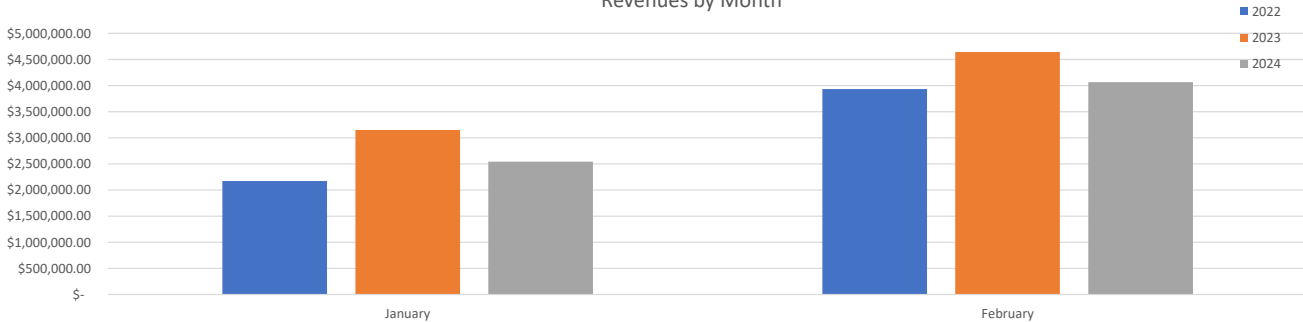
Hotel	# of Rms	Units Availbl	Units Occpd	Percent Occpd	Average Daily Rate	RevPAR	2024 Room Revenue	2023 Room Revenue	Revenue Variance	
Beachview Club	38	2,258	848	37.6%	\$ 156.22	\$ 58.67	132,478	200,762	\$ (68,284)	-34%
Home2Suites	107	6,420	3,624	56.4%	\$ 166.97	\$ 94.25	605,114	707,701	\$ (102,587)	-14%
Holiday Inn Resort	157	9,734	3,831	39.4%	\$ 131.70	\$ 51.83	504,540	600,919	\$ (96,379)	-16%
Days Inn & Suites	124	4,954	3,708	74.8%	\$ 108.52	\$ 81.23	402,397	603,391	\$ (200,994)	-33%
Courtyard by Marriott/ Residence Inn	209	12,540	6,245	49.8%	\$ 174.43	\$ 86.87	1,089,346	1,421,848	\$ (332,502)	-23%
Hampton Inn	138	8,280	4,719	57.0%	\$ 137.18	\$ 78.19	647,376	704,980	\$ (57,604)	-8%
Jekyll Island Club Resort	200	11,862	5,590	47.1%	\$ 233.34	\$ 109.96	1,304,397	1,430,975	\$ (126,578)	-9%
Seafarer Inn & Suites	73	4,176	1,650	39.5%	\$ 132.76	\$ 52.46	219,052	264,905	\$ (45,852)	-17%
Villas by the Sea	104	4,337	2,319	53.5%	\$ 143.70	\$ 76.84	333,241	391,981	\$ (58,740)	-15%
Villas by the Sea - Jekyll Realty	20	1,200	737	61.4%	\$ 89.68	\$ 55.08	66,091	63,348	\$ 2,743	4%
Villas by the Sea - Parker Kaufman	33	1,951	1,147	58.8%	\$ 97.10	\$ 57.09	111,377	99,528	\$ 11,849	12%
Westin	200	12,000	6,076	50.6%	\$ 196.64	\$ 99.56	1,194,767	1,301,474	\$ (106,707)	-8%

2024	Total	79,712	40,494	50.8%	\$ 163.24	\$ 82.93	\$ 6,610,176	\$ 7,791,811	\$ (1,181,636)	-15.2%
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2023	Total	78,455	45,698	58.2%	\$ 170.51	\$ 99.32	\$ 7,791,811
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2022	Total	79,237	37,066	46.8%	\$ 164.71	\$ 77.05	\$ 6,105,301
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### Revenues by Month



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**MEMORANDUM**

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**TO:** FINANCE COMMITTEE  
**FROM:** MARJORIE JOHNSON, CHIEF ACCOUNTING OFFICER  
**SUBJECT:** CAPITAL PROJECT – Cameras, Security & Fire Alarms for Infirmary Building  
**DATE:** 3/13/2024

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Prior to reopening the Infirmary Building, we need to install a fire alarm system, security system, and security cameras. The building will house the 31-81 retail store, which has been vacant for some time. The largest portion of this request is for the fire alarm system needed to meet current fire code and public safety requirements.

Estimated costs for these systems are:

1. Camera system \$11,000.00
2. Security alarm system \$5,000.00
3. Fire alarm system \$21,000.000

Total cost estimate of \$37,000.00 for this project.

Funding for this request would be from the current year's income.



## SECOND AMENDMENT TO COMMUNICATIONS TOWER GROUND LEASE

This Second Amendment to Communications Tower Ground Lease (the "**Amendment**") is made effective as of the latter signature date hereof (the "**Effective Date**"), by and between **Jekyll Island-State Park Authority**, a public authority created by the General Assembly of the State of Georgia and deemed an instrumentality of the State of Georgia and a public corporation (hereinafter referred to as "**Lessor**"), and **Verizon Wireless of the East LP**, a Delaware limited partnership d/b/a Verizon Wireless (hereinafter referred to as "**Lessee**") (Lessor and Lessee being collectively referred to herein as the "**Parties**").

### W I T N E S S E T H:

- A. Lessor is the owner of that certain parcel of land located at 206 Stable Road, Jekyll Island, County of Glynn, Georgia (the "**Parent Parcel**").
- B. The Parties, or their respective predecessor(s)-in-interest, entered into that certain Communications Tower Ground Lease dated July 17, 2009 (as amended, collectively the "**Lease**") whereby the Lessee leases a portion of the Parent Parcel and is the beneficiary of certain easements for ingress, egress, and the installation and maintenance of utilities, all as more particularly described in the Lease (such leasehold and easement rights and interests, collectively, the "**Lease Site**").
- C. Lessee, Verizon Communications Inc., a Delaware corporation, and other parties identified therein, entered into a Management Agreement and a Master Prepaid Lease, both with an effective date of March 27, 2015, and both with ATC Sequoia LLC, a Delaware limited liability company ("**American Tower**"), pursuant to which American Tower subleases, manages, operates, and/or maintains, as applicable, the Leased Premises, all as more particularly described therein.
- D. Lessee has granted American Tower a limited power of attorney (the "**POA**") to, among other things, prepare, negotiate, execute, deliver, record, and/or file certain documents on behalf of Lessee, all as more particularly set forth in the POA.
- E. Lessor and Lessee entered into a letter agreement dated June 11, 2015, to allow Lessee to sublease and leaseback a portion of the Lease to American Tower ("**Letter Agreement**").
- F. Sections 11.1 and 11.2 of the Lease requires that Lessee obtain Lessor's consent prior to subleasing all or any portion of the Lease Site.
- G. Lessee desires to sublease, license, or otherwise permit the use of the Lease Site (the "**Sub-Sublease**") to T-Mobile South, LLC and/or its successors, assigns, parents, affiliates, and subsidiaries ("**T-Mobile**") as set forth in this Amendment.
- H. Lessee desires to license, sublease, or otherwise permit the use of a portion of ground space at the Lease Site to T-Mobile and Lessee desires to allow T-Mobile to install improvements on the Lease Site (herein the "**T-Mobile Colocation**"). T-Mobile's Colocation is depicted on Exhibits A and B attached hereto.
- I. Lessee desires that Lessor consent to and approve of the T-Mobile Sub-Sublease.

**NOW, THEREFORE**, in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Lessor's Consent.** Lessor hereby consents to the proposed T-Mobile Sub-Sublease. This consent shall only apply to the T-Mobile Sub-Sublease for use of the Lease Site and shall not constitute consent to future subleases or licenses with other parties for use of the Lease Site. T-Mobile's use rights and access rights to the Lease Site are subject to the Lease, including but not limited to installing its equipment at, on or within the Lease Site in accordance with the plans, drawings and specifications contained in Exhibits A and B of this Amendment.
2. **Landlord and Tenant Acknowledgments.** Except as modified herein, the Lease and all provisions contained therein remain in full force and effect and are hereby ratified and affirmed.
3. **Entirety; Amendment; Counterparts.** This Amendment, together with Exhibits A and B, which are attached hereto and incorporated herein by reference, and the Lease, constitute the entire agreement among the Parties regarding the Lease Site. The Parties agree that this Amendment does not modify any terms of the Lease, unless expressly modified herein. A violation of either the Lease or the Amendment shall be a violation of the other thereby entitling the non-violating party to the remedies set forth in the Lease. Any amendment to this Amendment must be in writing and signed and delivered by authorized representatives of the Parties in order to be effective. This Amendment will be governed by the laws of the state in which the Lease Site is situated. This Amendment may be executed in any number of counterparts, each of which shall be an original, and which may be delivered via electronic means including but not limited to email, but all of which taken together shall constitute one instrument. The Parties agree that a scanned or electronically reproduced copy or image of this Amendment bearing the signatures of the Parties hereto shall be deemed an original and may be introduced or submitted in any action or proceeding as competent evidence of the execution, terms and existence of this Amendment notwithstanding the failure or inability to produce or tender an original, executed counterpart of this Amendment and without the requirement that the unavailability of such original, executed counterpart of this Amendment first be proven. The approval and execution of this Amendment by Lessor is given in its proprietary capacity as Lessor under the Lease and does not otherwise affect any person's rights or obligations as to any applicable federal, state or local laws, including without limitation, the Jekyll Island Code of Ordinances.

[SIGNATURES APPEAR ON THE NEXT PAGE]  
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Site No.: 415331  
VZW Site No.: 173559  
Site Name: Jekyll GA  
Project No.: 13683113

**IN WITNESS WHEREOF**, Lessor and Lessee have each executed this Amendment as of the Effective Date written above through their duly authorized officers.

**LESSOR:**

**Jekyll Island-State Park Authority,**  
a public authority, corporation, and instrumentality of the State of Georgia

By: \_\_\_\_\_

\_\_\_\_\_  
Date:

Title: \_\_\_\_\_

Signed, sealed and delivered on this \_\_\_\_ day

of \_\_\_\_\_ 2024, in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public

Commission Expires: \_\_\_\_\_

[NOTARIAL SEAL]

Site No.:  
415331 VZW Site  
No.: 173559  
Site Name: Jekyll  
GA Project No.:  
13683113

**LESSEE:**

**Verizon Wireless of the East LP,**

a Delaware limited partnership d/b/a Verizon Wireless

By: ATC Sequoia LLC, a Delaware limited liability company

Its: Attorney-in-Fact

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: Title: \_\_\_\_\_

Signed, sealed and delivered on this \_\_\_\_

day of \_\_\_\_\_ 2024, in the presence

of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public

Commission Expires: \_\_\_\_\_

[NOTARIAL SEAL]



**EXHIBIT A**

**“T-Mobile Plan/Replacement ATC Incentive Sprint Configuration” Construction Drawings  
dated August 28, 2023**



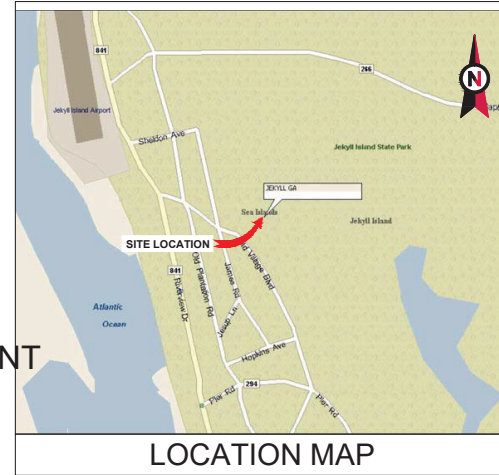


VICINITY MAP



AMERICAN TOWER®

ATC SITE NAME: JEKYLL GA  
ATC SITE NUMBER: 415331  
T-MOBILE SITE NAME: 9JK2350 REPLACEMENT  
T-MOBILE SITE NUMBER: 9JK1750A  
SITE ADDRESS: 206 STABLE ROAD  
JEKYLL ISLAND, GA 31527



LOCATION MAP

T-MOBILE --- PLAN  
Replacement\_ATC Incentive Sprint CONFIGURATION



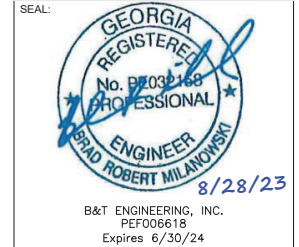
REV.	DESCRIPTION	BY	DATE
Δ	PRELIMINARY REVIEW	AN	10/13/21
Δ	CONSTRUCTION	DAS	2/25/22
Δ	CONSTRUCTION	GLS	8/28/23
Δ			
Δ			

ATC SITE NUMBER:  
415331

ATC SITE NAME:  
JEKYLL GA

T-MOBILE SITE NAME:  
9JK2350 REPLACEMENT

SITE ADDRESS:  
206 STABLE ROAD  
JEKYLL ISLAND, GA 31527



B&T ENGINEERING, INC.  
PEFO06618  
Expires 6/30/24



DATE DRAWN:	8/28/23
ATC JOB NO:	156763.001.01
CUSTOMER ID:	9JK2350 REPLACEMENT
CUSTOMER #:	9JK1750A

TITLE SHEET

SHEET NUMBER:	REVISION:
G-001	3

GENERAL CONSTRUCTION NOTES:

1. OWNER FURNISHED MATERIALS, T-MOBILE "THE COMPANY" WILL PROVIDE AND THE CONTRACTOR WILL INSTALL
- A. BTS EQUIPMENT FRAME (PLATFORM) AND ICEBRIDGE SHELTER (GROUND BUILD/CO-LOCATE ONLY)
- B. AC/TELCO INTERFACE BOX (PPC)
- C. ICE BRIDGE (CABLE TRAY WITH COVER) (GROUND BUILD/CO-LOCATE ONLY, GC TO FURNISH AND INSTALL FOR ROOFTOP INSTALLATION)
- D. TOWERS, MONOPOLES
- E. TOWER LIGHTING
- F. GENERATORS & LIQUID PROPANE TANK
- G. ANTENNA STANDARD BRACKETS, FRAMES AND PIPES FOR MOUNTING
- H. ANTENNAS (INSTALLED BY OTHERS)
- I. TRANSMISSION LINE
- J. TRANSMISSION LINE JUMPERS
- K. TRANSMISSION LINE CONNECTORS WITH WEATHERPROOFING KITS
- L. TRANSMISSION LINE GROUND KITS
- M. HANGERS
- N. HOISTING GRIPS
- O. BTS EQUIPMENT
2. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL OTHER MATERIALS FOR THE COMPLETE INSTALLATION OF THE SITE INCLUDING, BUT NOT LIMITED TO, SUCH MATERIALS AS FENCING, STRUCTURAL STEEL SUPPORTING SUB-FRAME FOR PLATFORM, ROOFING LABOR AND MATERIALS, GROUNDING RINGS, GROUNDING WIRES, COPPER-CLAD OR XT CHEMICAL GROUND RODS), BUSBARS, TRANSFORMERS AND DISCONNECT SWITCHES WHERE APPLICABLE, TEMPORARY ELECTRICAL POWER, CONDUIT, LANDSCAPING COMPOUND STONE, CRANES, CORE DRILLING, SLEEPERS AND RUBBER MATTING, REBAR, CONCRETE CAISSONS, PADS AND/OR AUGER MOUNTS, MISCELLANEOUS FASTENERS, CABLE TRAYS, NON-STANDARD ANTENNA FRAMES AND ALL OTHER MATERIAL AND LABOR REQUIRED TO COMPLETE THE JOB ACCORDING TO THE DRAWINGS AND SPECIFICATIONS. IT IS THE POSITION OF T-MOBILE TO APPLY FOR PERMITTING AND CONTRACTOR RESPONSIBLE FOR PICKUP AND PAYMENT OF REQUIRED PERMITS.
3. ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ANSI/EIA-222, AND COMPLY WITH ATC CONSTRUCTION SPECIFICATIONS.
4. CONTRACTOR SHALL CONTACT LOCAL 811 FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
6. ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
7. DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
8. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
9. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL, BENDING, ANCHOR BOLTS, ETC.
11. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
12. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE T-MOBILE REP PRIOR TO REMEDIAL OR CORRECTIVE ACTION, ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE T-MOBILE REP PRIOR TO PROCEEDING.
13. EACH CONTRACTOR SHALL COOPERATE WITH THE T-MOBILE REP, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
14. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE T-MOBILE CONSTRUCTION MANAGER.
15. ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
16. WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR SHALL NOTIFY THE T-MOBILE REP AND ENGINEER OF RECORD IMMEDIATELY.
17. CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE AND CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
18. CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
19. CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH AMERICAN TOWER CORPORATION (ATC) AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
20. CONTRACTOR SHALL FURNISH T-MOBILE AND AMERICAN TOWER CORPORATION (ATC) WITH A PDF MARKED UP AS-BUILT SET OF DRAWINGS UPON COMPLETION OF WORK.
21. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH T-MOBILE REP TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED. ALL ITEMS NOT PROVIDED SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL

ALL ITEMS PROVIDED.

22. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH T-MOBILE REP TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY CONTRACTOR. ALL REQUIRED PERMITS NOT OBTAINED BY T-MOBILE MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
23. CONTRACTOR SHALL INSTALL ALL SITE SIGNAGE IN ACCORDANCE WITH T-MOBILE SPECIFICATIONS AND REQUIREMENTS.
24. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO T-MOBILE FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
25. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO T-MOBILE SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
26. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
27. CONTRACTOR SHALL NOTIFY T-MOBILE REP A MINIMUM OF 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING ANY UNDERGROUND UTILITIES, FOUNDATIONS OR SEALING ANY WALL, FLOOR OR ROOF PENETRATIONS FOR ENGINEERING REVIEW AND APPROVAL.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY INCLUDING COMPLIANCE WITH ALL APPLICABLE OSHA STANDARDS AND RECOMMENDATIONS AND SHALL PROVIDE ALL NECESSARY SAFETY DEVICES INCLUDING PPE AND PPM AND CONSTRUCTION DEVICES SUCH AS WELDING AND FIRE PREVENTION, TEMPORARY SHORING, SCAFFOLDING, TRENCH BOXES/SLOPING, BARRIERS, ETC.
29. THE CONTRACTOR SHALL PROTECT AT HIS OWN EXPENSE, ALL EXISTING FACILITIES AND SUCH OF HIS NEW WORK LIABLE TO INJURY DURING THE CONSTRUCTION PERIOD. ANY DAMAGE CAUSED BY NEGLIGENCE ON THE PART OF THIS CONTRACTOR OR HIS REPRESENTATIVES, OR BY THE ELEMENTS ON THE PART OF THIS CONTRACTOR OR HIS REPRESENTATIVES, EITHER TO THE EXISTING WORK, OR TO HIS WORK OR THE WORK OF ANY OTHER CONTRACTOR, SHALL BE REPAIRED AT HIS EXPENSE TO THE OWNER'S SATISFACTION.
30. ALL WORK SHALL BE INSTALLED IN A FIRST CLASS, NEAT AND WORKMANLIKE MANNER BY MECHANICS SKILLED IN THE TRADE INVOLVED. THE QUALITY OF WORKMANSHIP SHALL BE SUBJECT TO THE APPROVAL OF THE T-MOBILE REP. ANY WORK FOUND BY THE T-MOBILE REP TO BE OF INFERIOR QUALITY AND/OR WORKMANSHIP SHALL BE REPLACED AND/OR REWORKED AT CONTRACTOR EXPENSE UNTIL APPROVAL IS OBTAINED.
31. IN ORDER TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE, ALL TYPES OF MATERIALS LISTED HEREINAFTER BY MANUFACTURER'S NAMES AND/OR MANUFACTURER'S CATALOG NUMBER SHALL BE PROVIDED BY THESE MANUFACTURERS AS SPECIFIED.
32. T-MOBILE FURNISHED EQUIPMENT SHALL BE PICKED-UP AT THE T-MOBILE WAREHOUSE, NO LATER THAN 48HR AFTER BEING NOTIFIED INSURED, STORED, UNCRATE, PROTECTED AND INSTALLED BY THE CONTRACTOR WITH ALL APPURTENANCES REQUIRED TO PLACE THE EQUIPMENT IN OPERATION, READY FOR USE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EQUIPMENT AFTER PICKING IT UP.
33. T-MOBILE OR HIS ARCHITECT/ENGINEER RESERVES THE RIGHT TO REJECT ANY EQUIPMENT OR MATERIALS WHICH, IN HIS OWN OPINION ARE NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS, EITHER BEFORE OR AFTER INSTALLATION AND THE EQUIPMENT SHALL BE REPLACED WITH EQUIPMENT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE CONTRACTOR AT NO COST TO T-MOBILE OR THEIR ARCHITECT/ENGINEER.

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS."
2. STRUCTURAL STEEL ROLLED SHAPES, PLATES AND BARS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS:
- A. ASTM A-572, GRADE 50 - ALL W SHAPES, UNLESS NOTED OR A992 OTHERWISE
- B. ASTM A-36 - ALL OTHER ROLLED SHAPES, PLATES AND BARS UNLESS NOTED OTHERWISE.
- C. ASTM A-500, GRADE B - HSS SECTION (SQUARE, RECTANGULAR, AND ROUND)
- D. ASTM A-325, TYPE SC OR N - ALL BOLTS FOR CONNECTING STRUCTURAL MEMBERS
- E. ASTM F-1554 07 - ALL ANCHOR BOLTS, UNLESS NOTED OTHERWISE
3. ALL EXPOSED STRUCTURAL STEEL MEMBERS SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM A123. EXPOSED STEEL HARDWARE AND ANCHOR BOLTS SHALL BE GALVANIZED PER ASTM A153 OR B695.
4. ALL FIELD CUT SURFACES, FIELD DRILLED HOLES AND GROUND SURFACES WHERE EXISTING PAINT OR GALVANIZING REMOVAL WAS REQUIRED SHALL BE REPAIRED WITH (2) BRUSHED COATS OF ZINC GALVYLITE COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURER'S RECOMMENDATIONS.
5. DO NOT DRILL HOLES THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON STRUCTURAL DRAWINGS.
6. CONNECTIONS:

- A. ALL WELDING TO BE PERFORMED BY AWS CERTIFIED WELDERS AND CONDUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS WELDING CODE D1.1.
- B. ALL WELDS SHALL BE INSPECTED VISUALLY. 25% OF WELDS SHALL BE INSPECTED WITH DYE PENETRANT OR MAGNETIC PARTICLE TO MEET THE ACCEPTANCE CRITERIA OF AWS D1.1. REPAIR ALL WELDS AS NECESSARY.
- C. INSPECTION SHALL BE PERFORMED BY AN AWS CERTIFIED WELD INSPECTOR.
- D. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE BURNING/WELDING PERMITS AS REQUIRED BY LOCAL GOVERNING AUTHORITY AND IF REQUIRED SHALL HAVE FIRE DEPARTMENT DETAIL FOR ANY WELDING ACTIVITY.
- E. ALL ELECTRODES TO BE LOW HYDROGEN, MATCHING FILLER METAL, PER AWS D1.1, UNLESS NOTED OTHERWISE.
- F. MINIMUM WELD SIZE TO BE 0.1875 INCH FILLET WELDS, UNLESS NOTED OTHERWISE.
- G. PRIOR TO FIELD WELDING GALVANIZING MATERIAL, CONTRACTOR SHALL GRIND OFF GALVANIZING 1/2" BEYOND ALL FIELD WELD SURFACES. AFTER WELD AND WELD INSPECTION IS COMPLETE, REPAIR ALL GROUND AND WELDED SURFACES WITH ZINC GALVYLITE COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURERS RECOMMENDATIONS.
- H. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE REQUIRED DURING CONSTRUCTION UNTIL ALL CONNECTIONS ARE COMPLETE.
- I. ANY FIELD CHANGES OR SUBSTITUTIONS SHALL HAVE PRIOR APPROVAL FROM THE ENGINEER, AND T-MOBILE PROJECT MANAGER IN WRITING

SPECIAL CONSTRUCTION

ANTENNA INSTALLATION NOTES:

1. WORK INCLUDED:

- A. ANTENNA AND COAXIAL CABLES ARE FURNISHED BY T-MOBILE UNDER A SEPARATE CONTRACT. THE CONTRACTOR SHALL ASSIST ANTENNA INSTALLATION CONTRACTOR IN TERMS OF COORDINATION AND SITE ACCESS. ERECTION SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONNEL AND
- B. INSTALL ANTENNA AS INDICATE ON DRAWINGS AND T-MOBILE SPECIFICATIONS.
- C. INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS
- D. INSTALL FURNISHED GALVANIZED STEEL OR ALUMINUM WAVEGUIDE AND PROVIDE PRINTOUT OF THAT TEST.
- E. CONTRACTOR SHALL PROVIDE FOUR (4) SETS OF SWEEP TESTS USING ANRITZ/PACKARD 8713B RF SCALAR NETWORK ANALYZER. SWEEP FREQUENCY DOMAIN REFLECTOMETER(FDR) TESTS RESULTS TO THE PROJECT MANAGER. SWEEP TESTS SHALL BE AS PER ATTACHED RFS "MINIMUM FIELD TESTING RECOMMENDED FOR ANTENNA AND HELIX COAXIAL CABLE SYSTEMS" DATED 10/5/93. TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING SERVICE AND BE BOUND AND SUBMITTED WITHIN ONE WEEK OF WORK COMPLETION.
- F. INSTALL COAXIAL CABLES AND TERMINATING BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. WEATHERPROOF ALL CONNECTIONS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLES THREE (3) FEET IN EXCESS OF ENTRY PORT LOCATION UNLESS OTHERWISE STATED.
- G. ANTENNA AND COAXIAL CABLE GROUNDING:

2. ALL EXTERIOR #6 GREED GROUND WIRE "DAISY CHAIN" CONNECTIONS ARE TO BE WEATHER SEALED WITH RFS CONNECTORS/SPILCE WEATHERPROOFING KIT #21213 OR EQUAL.
3. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)

CONCRETE AND REINFORCING STEEL NOTES:

1. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF ALL APPLICABLE CODES INCLUDING: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 117 "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS", AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
2. MIX DESIGN SHALL BE APPROVED BY T-MOBILE REP PRIOR TO PLACING CONCRETE.
3. CONCRETE SHALL BE NORMAL WEIGHT, 8 1/4" AIR ENTRAINED (+/- 1.5%) WITH A SLUMP RANGE OF 3-6" AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED.

THE FOLLOWING MATERIALS SHALL BE USED:

- PORTLAND CEMENT: ASTM C150, TYPE 2
- REINFORCEMENT: ASTM A185, PLAIN STEEL WELDED WIRE FABRIC
- REINFORCEMENT BARS: ASTM A615, GRADE 60, DEFORMED
- NORMAL WEIGHT AGGREGATE: ASTM C33
- WATER: ASTM C 94/C 94M
- WELDED WIRE FABRIC: ASTM A185

ADMIXTURES:

- WATER-REDUCING AGENT: ASTM C 484/C 494M, TYPE A
- AIR-ENTERING AGENT: ASTM C 260/C 260M
- SUPERPLASTICIZER: ASTM C494, TYPE F OR TYPE G
- RETARDING: ASTM C 484/C 494M, TYPE B

5. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE NO LESS THAN 3".
6. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE IN ACCORDANCE WITH ACI 301 SECTION 4.2.4, UNLESS NOTED OTHERWISE.
7. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR APPROVAL FROM AN ATC ENGINEER WHEN DRILLING HOLES IN CONCRETE.
8. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN "METHOD 1" OF ACI 301.
9. DO NOT WELD OR TACK WELD REINFORCING STEEL.
10. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
11. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
12. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
13. FOR COLD-WEATHER (ACI 306) AND HOT-WEATHER (ACI 301M) CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS, MINIMUM.
14. ALL CONCRETE SHALL HAVE A "SMOOTH FORM FINISH"
15. SPlicing OF REINFORCEMENT IS PERMITTED ONLY AT LOCATIONS SHOWN IN THE CONTRACT DRAWINGS OR AS ACCEPTED BY THE ENGINEER. UNLESS OTHERWISE SHOWN OR NOTED REINFORCING STEEL SHALL BE SPliced TO DEVELOP ITS FULL TENSILE CAPACITY (CLASS A) IN ACCORDANCE WITH ACI 318.
16. DETAILING OF REINFORCING STEEL SHALL CONFORM TO "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315).
17. ALL SLAB CONSTRUCTION SHALL BE CAST MONOLITHICALLY WITHOUT HORIZONTAL CONSTRUCTION JOINTS, UNLESS SHOWN IN THE CONTRACT DRAWINGS.
18. LOCATION OF ALL CONSTRUCTION JOINTS ARE SUBJECT TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CONFORMANCE WITH ACI 318, AND ACCEPTANCE OF THE ENGINEER. DRAWINGS SHOWING LOCATION OF DETAILS OF THE PROPOSED CONSTRUCTION JOINTS SHALL BE SUBMITTED WITH REINFORCING STEEL PLACEMENT DRAWINGS.
19. SPICES OF WWF, AT ALL SPICED EDGES, SHALL BE SUCH THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF THE CROSS WIRE PLUS 2 INCHES, NOR LESS THAN 6".
20. BAR SUPPORTS SHALL BE ALL-GALVANIZED METAL WITH PLASTIC TIPS.
21. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE TO PREVENT DISPLACEMENT BY CONSTRUCTION TRAFFIC OR CONCRETE. TIE WIRE SHALL BE OF SUFFICIENT STRENGTH FOR INTENDED PURPOSE, BUT NOT LESS THAN NO. 18 GAUGE.
22. SLAB ON GROUND: COMPACT STRUCTURAL FILL TO 95% DENSITY AND THEN PLACE 6" GRAVEL BENEATH SLAB.

ELECTRICAL NOTES:

1. ELECTRICAL WORK SHALL BE PERFORMED BY ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL ENSURE THAT ALL WORK COMPLIES WITH ALL APPLICABLE LOCAL AND STATE CODES AND NATIONAL ELECTRICAL CODE.
2. ALL SUGGESTED ELECTRICAL ELEMENTS (SUCH AS BREAKER SIZES, WIRE SIZES, CONDUITS SIZES) ARE FOR ZONING PURPOSES ONLY. IT IS THE RESPONSIBILITY TO OF THE ELECTRICAL CONTRACTOR TO CONFIRM COMPLIANCE WITH LOCAL ELECTRICAL CODES AND PASS ALL APPLICABLE AND NECESSARY INSPECTIONS. IN SOME EVENTS, IT MAY BE NECESSARY TO PERFORM AN ELECTRICAL LOAD STUDY TO VERIFY THE CAPACITY OF THE EXISTING SERVICE. THIS IS NOT THE RESPONSIBILITY OF ATC. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
3. CONTRACTOR SHALL FIELD LOCATE ALL BELOW GRADE GROUNDING CABLES AND UTILITY LINES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES AND GROUNDING LINES THAT MAY BECOME DISTURBED OR CONFLICTING IN THE COURSE OF CONSTRUCTION.

ALL DISCREPANCIES FROM WHAT IS SHOWN ON THESE CONSTRUCTION DRAWINGS SHALL BE COMMUNICATED TO ATC ENGINEERING IMMEDIATELY FOR CORRECTION OR RE-DESIGN. FAILURE TO COMMUNICATE DIRECTLY WITH ATC ENGINEERING OR ANY CHANGES FROM THE DESIGN CONDUCTED WITHOUT PRIOR APPROVAL FROM ATC ENGINEERING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.



REV.	DESCRIPTION	BY	DATE
Δ	PRELIMINARY REVIEW	AN	10/13/21
Δ	CONSTRUCTION	DAS	2/25/22
Δ	CONSTRUCTION	GLS	8/28/23
Δ			
Δ			

ATC SITE NUMBER:  
415331

ATC SITE NAME:  
JEKYLL GA

T-MOBILE SITE NAME:  
9JK2350 REPLACEMENT

SITE ADDRESS:  
206 STABLE ROAD  
JEKYLL ISLAND, GA 31527

SEAL:



B&T ENGINEERING, INC.  
PEFO06618  
Expires 6/30/24



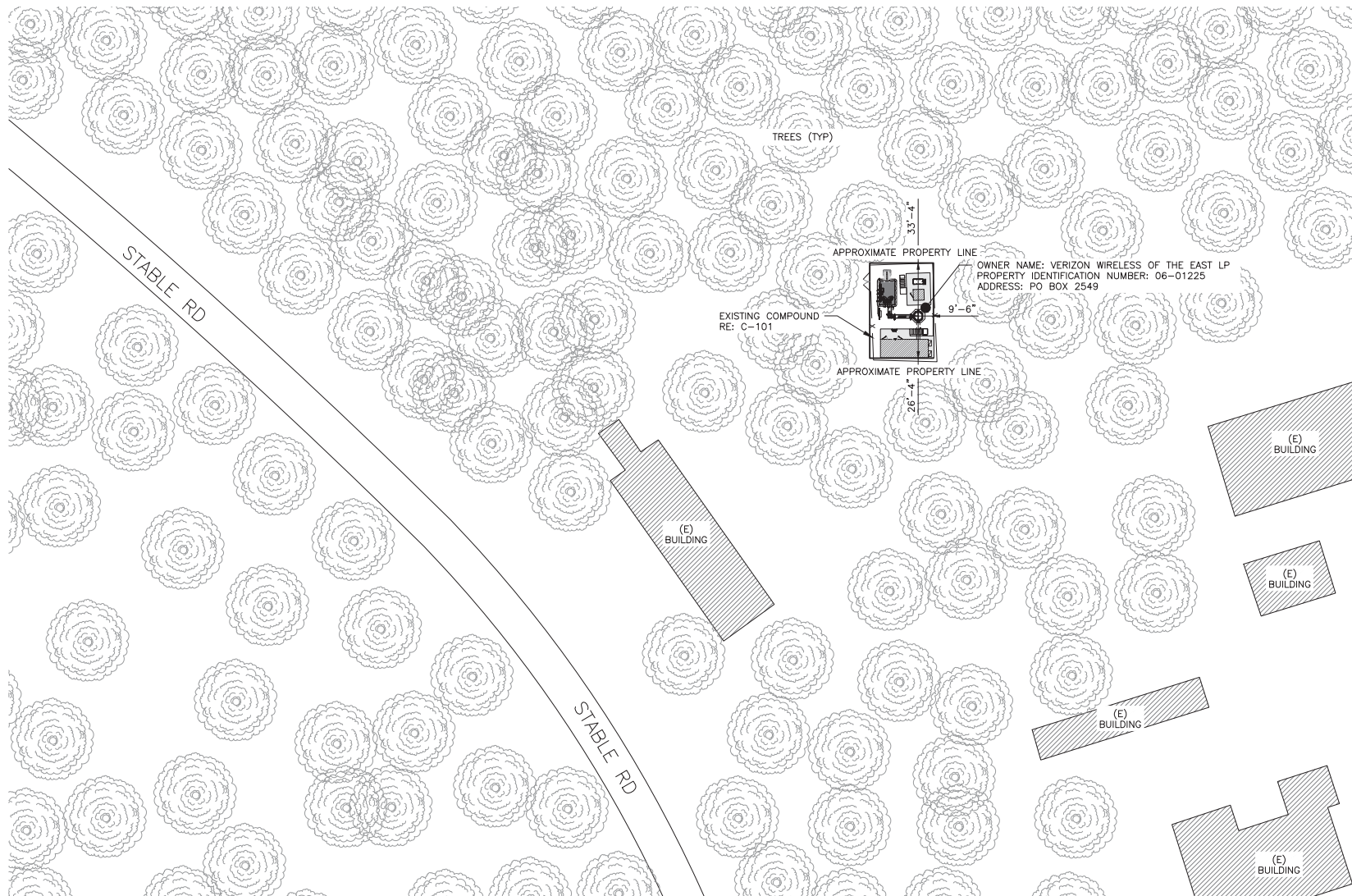
DATE DRAWN:	8/28/23
ATC JOB NO:	156763.001.01
CUSTOMER ID:	9JK2350 REPLACEMENT
CUSTOMER #:	9JK1750A

GENERAL NOTES

SHEET NUMBER: <b>G-002</b>	REVISION: <b>3</b>
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1. THIS PLAN WAS PREPARED USING DEEDS, TAX MAPS AND OR PLANS OF RECORD, AND SHOULD NOT BE CONSTRUED AS AN ACCURATE SURVEY.



**1** PARCEL PLAN

SCALE: 0' 16" 32" 64" 128"



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415331

ATC SITE NAME:  
JEKYLL GA

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JEKYLL ISLAND, GA 31527

SEAL:



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**T-Mobile**

DATE DRAWN:	8/28/23
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CUSTOMER ID:	9JK2350 REPLACEMENT
CUSTOMER #:	9JK1750A

PARCEL PLAN

SHEET NUMBER: <b>C-001</b>	REVISION: <b>3</b>
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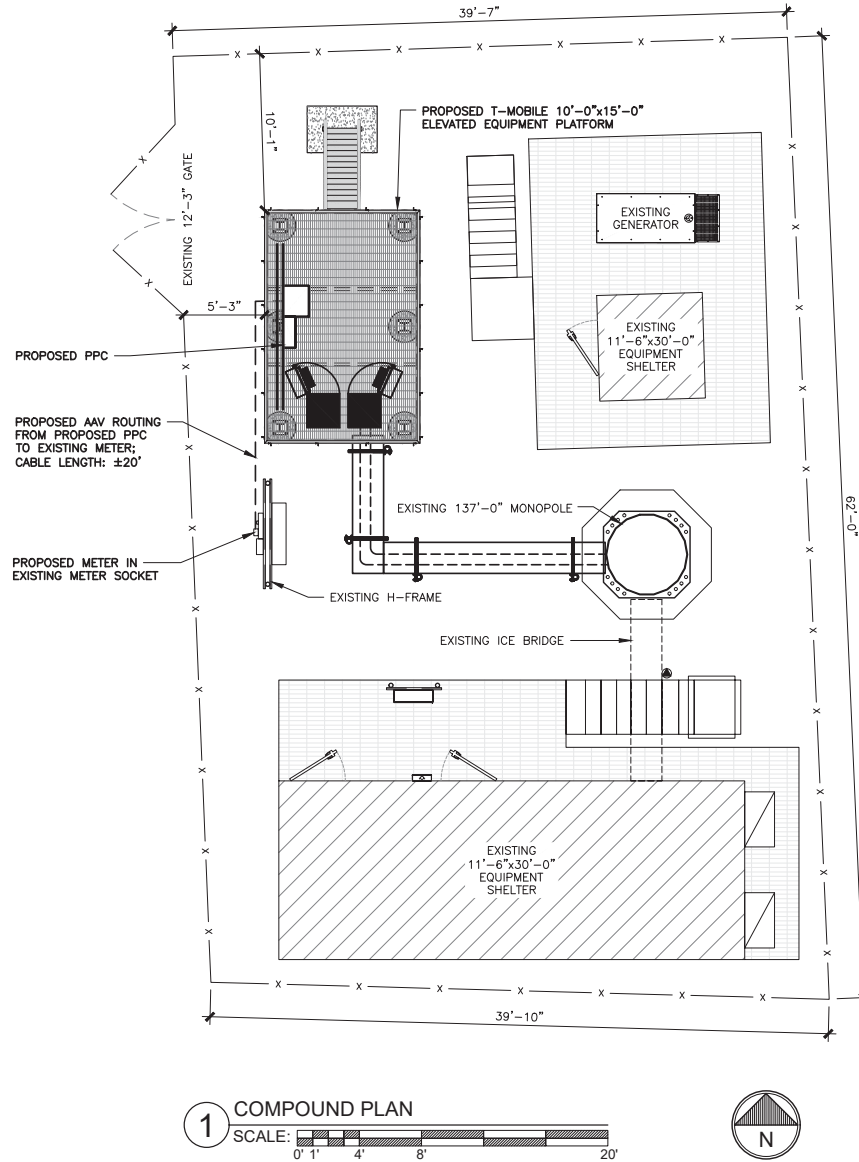
# SITE PLAN NOTES:

- THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.
- ICE BRIDGE, CABLE LADDER, COAX PORT, AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL PROPOSED AND EXISTING EQUIPMENT AND STRUCTURES DEPICTED ON THIS PLAN. BEFORE UTILIZING EXISTING CABLE SUPPORTS, COAX PORTS, INSTALLING NEW PORTS OR ANY OTHER EQUIPMENT, CONTRACTOR SHALL VERIFY ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE T-MOBILE REPRESENTATIVE AND LOCAL UTILITY COMPANY FOR THE INSTALLATION OF CONDUITS, CONDUCTORS, BREAKERS, DISCONNECTS, OR ANY OTHER EQUIPMENT REQUIRED FOR ELECTRICAL SERVICE. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LATEST EDITION OF THE STATE AND NATIONAL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS PROJECT.

NOTES	
⊗	GROUNDING TEST WELL
ATS	AUTOMATIC TRANSFER SWITCH
B	BOLLARD
CSC	CELL SITE CABINET
D	DISCONNECT
E	ELECTRICAL
F	FIBER
GEN	GENERATOR
G	GENERATOR RECEPTACAL
HH, V	HAND HOLE, VAULT
IB	ICE BRIDGE
K	KENTROX BOX
LC	LIGHTING CONTROL
M	METER
PB	PULL BOX
PP	POWER POLE
T	TELCO
TRN	TRANSFORMER

## PROPOSED CABLE LENGTH:

- ESTIMATED LENGTH OF PROPOSED CABLE IS **200'**. ESTIMATED LENGTH OF CABLE WAS PROVIDED BY CUSTOMER OR CALCULATED BY ADDING THE RAD CENTER AND THE DISTANCE FROM THE SHELTER ENTRY PLATE TO THE TOWER (ALONG THE ICE BRIDGE) AND A SAFETY FACTOR MEASUREMENT OF 15% (OF THE TWO PREVIOUS VALUES), CDS DEFER TO GREATEST CABLE LENGTH.
- ROUTE PROPOSED CABLES ALONG SAME PATH AS EXISTING CABLES AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS. WHERE POSSIBLE UTILIZE EXISTING CABLE SUPPORT STRUCTURES AS PROVIDED FOR CARRIER TO ADEQUATELY SECURE CABLES, USING EITHER APPROPRIATELY SIZED STAINLESS STEEL SNAP-INS OR MOUNTING HARDWARE AND BRACKETS AS SPECIFIED BY CABLE MANUFACTURER. OTHERWISE, ATTACH CABLES TO HORIZONTAL OR DIAGONAL TOWER MEMBERS USING PROPOSED STAINLESS STEEL ADAPTERS (DO NOT ATTACH TO TOWER LEG).



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T-MOBILE SITE NAME:  
9JK2350 REPLACEMENT

SITE ADDRESS:  
206 STABLE ROAD  
JEKYLL ISLAND, GA 31527



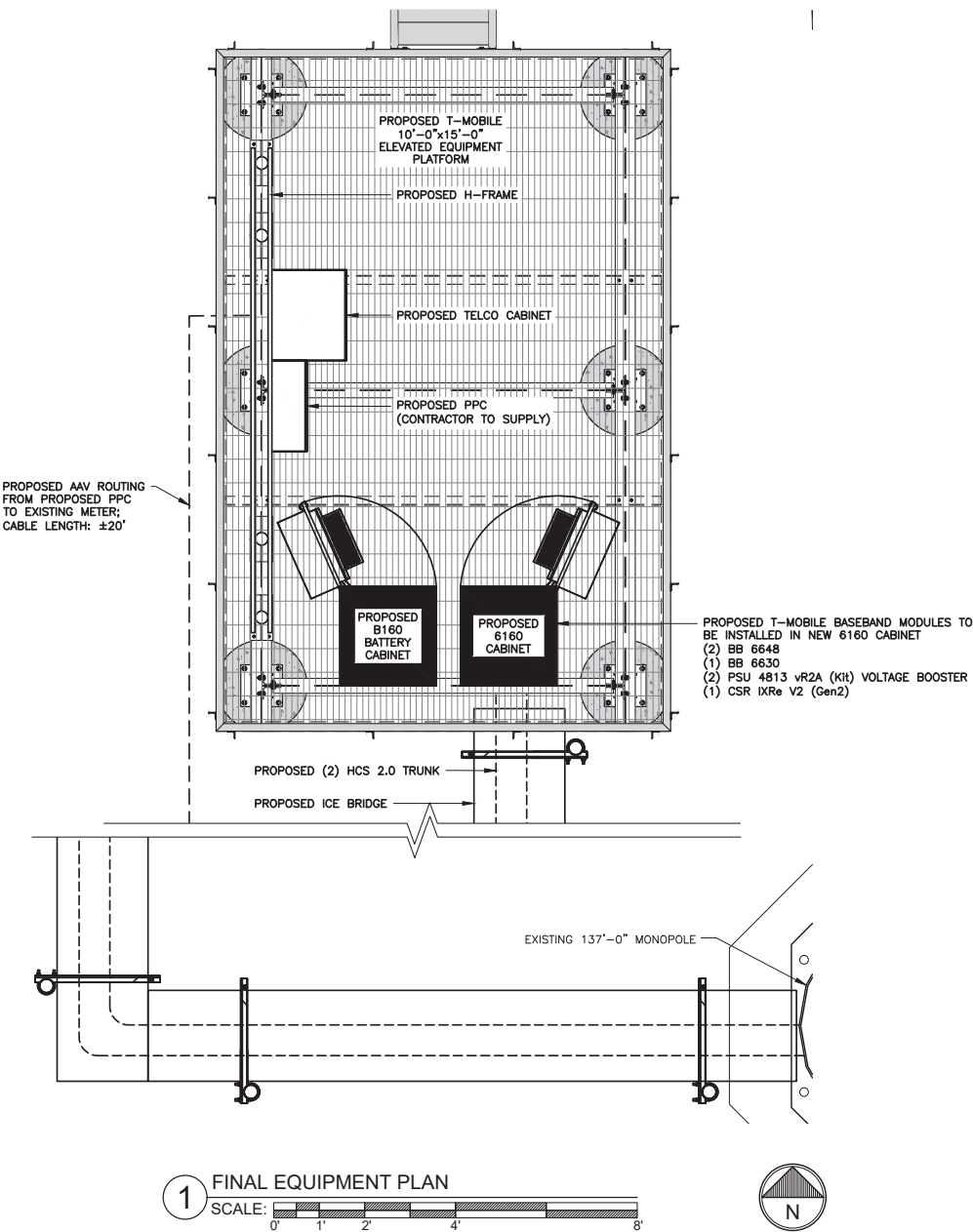
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Expires 6/30/24



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CUSTOMER #:	9JK1750A

## COMPOUND PLAN

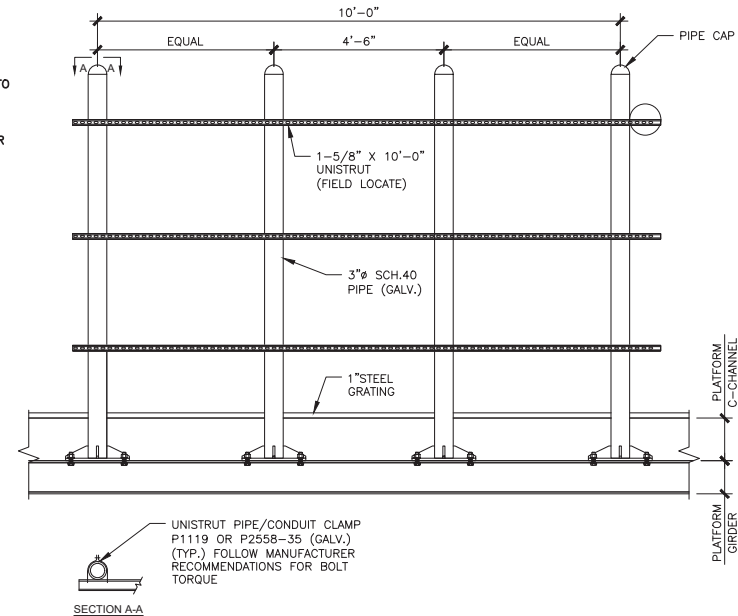
SHEET NUMBER:	REVISION:
C-101	3



- NOTE:**  
1. CABINETS SHALL BE ORIENTED AND INSTALLED EXACTLY AS SHOWN  
2. WEIGHT OF BTS UNIT IS 1,060 LBS (WEIGHT IS WITHOUT EQUIPMENT)

**H-FRAME NOTES:**

1. IF IT IS NECESSARY TO EXTEND THE H-FRAME, AN ADDITIONAL POST WILL ALWAYS BE REQUIRED.
2. PROPOSED UNISTRUTS TO BE FIELD CUT AND SHOULD NOT EXTEND MORE THAN 6 INCHES BEYOND THE LAST POST.
3. SPRAY ENDS OF UNISTRUT WITH COLD GALVANIZING SPRAY PAINT, ALLOW TO DRY, THEN COVER WITH RUBBER PROTECTIVE CAPS FOR SAFETY.
4. UNISTRUT TO BE CUT FLUSH WITH NO SHARP OR JAGGED EDGES.
5. ALL PROPOSED HARDWARE TO BE MOUNTED PER MANUFACTURERS SPECS.



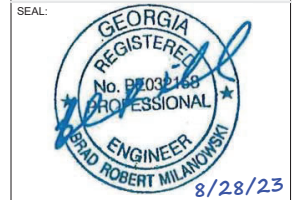
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JEKYLL ISLAND, GA 31527



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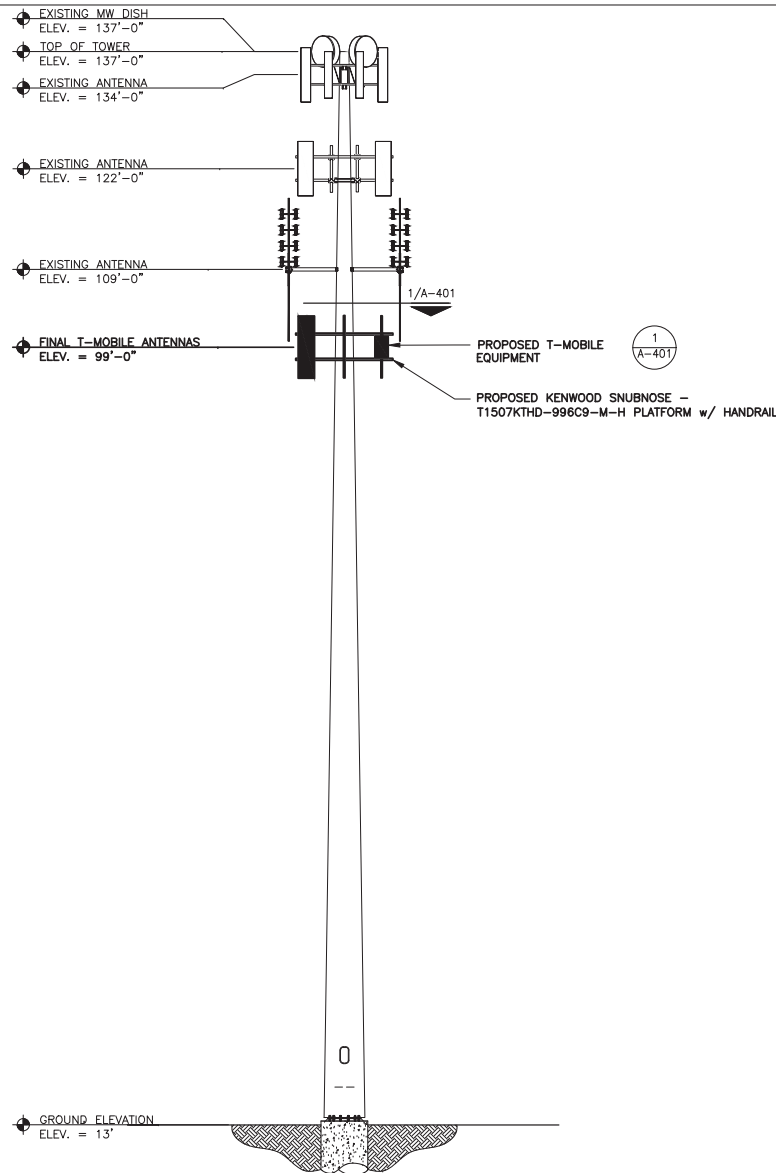


DATE DRAWN:	8/28/23
ATC JOB NO:	156763.001.01
CUSTOMER ID:	9JK2350 REPLACEMENT
CUSTOMER #:	9JK1750A

**SITE PLAN**

SHEET NUMBER:  
**C-102**

REVISION:  
**3**



1 FINAL TOWER ELEVATION  
SCALE: N.T.S.

#### TOWER NOTE:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM WITH THE PROJECT MANAGER THAT THEY HAVE THE MOST RECENT VERSION OF THE STRUCTURAL ANALYSIS BEFORE COMMENCING WORK. EXISTING AND PROPOSED TOWER APPURTENANCES, MOUNTS, AND ANTENNAS ARE SHOWN BASED ON THE STRUCTURAL ANALYSIS.
2. WHERE APPLICABLE, ALL NEW ANTENNAS, EQUIPMENT, MOUNTS, CABLING, ETC. SHALL BE PAINTED/SOCKED TO MATCH EXISTING EQUIPMENT IN ACCORDANCE WITH FAA, JURISDICTION, AND/OR OTHER LOCAL REQUIREMENTS.
3. ROUTE PROPOSED CABLES ALONG SAME PATH AS EXISTING CABLES AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS. WHERE POSSIBLE UTILIZE EXISTING CABLE SUPPORT STRUCTURES AS PROVIDED FOR CARRIER TO ADEQUATELY SECURE CABLES, USING EITHER APPROPRIATELY SIZED STAINLESS STEEL SNAP-INS OR MOUNTING HARDWARE AND BRACKETS AS SPECIFIED BY CABLE MANUFACTURER. OTHERWISE, ATTACH CABLES TO HORIZONTAL OR DIAGONAL TOWER MEMBERS USING PROPOSED STAINLESS STEEL ADAPTERS (DO NOT ATTACH TO TOWER LEG).
4. TOWER ELEVATIONS ARE MEASURED FROM TOP OF BASE PLATE TO MATCH STRUCTURAL ANALYSIS. ELEVATIONS DO NOT REFLECT TRUE ABOVE GROUND LEVEL (A.G.L.)



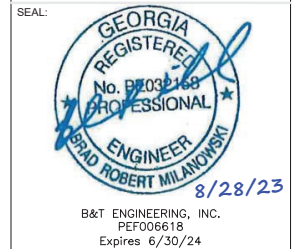
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Δ	CONSTRUCTION	GLS	8/28/23
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9JK2350 REPLACEMENT

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CUSTOMER #:	9JK1750A

#### TOWER ELEVATION

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Δ			
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JEKYLL GA

T-MOBILE SITE NAME:  
9JK2350 REPLACEMENT

SITE ADDRESS:  
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JEKYLL ISLAND, GA 31527



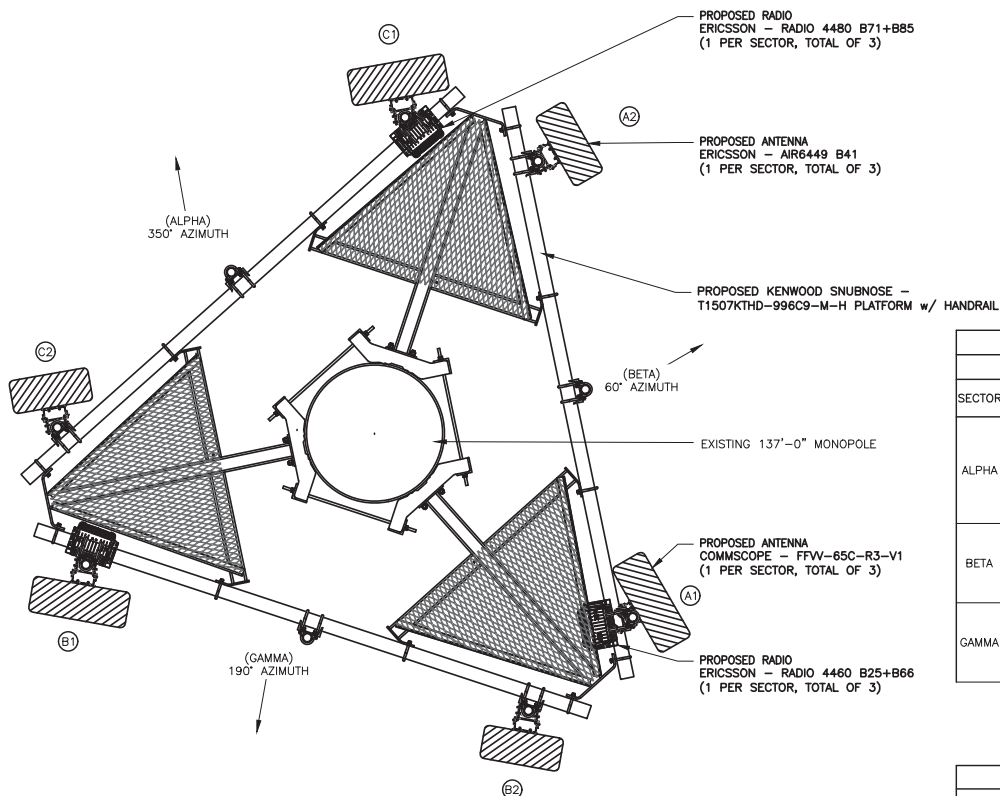
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Expires 6/30/24



DATE DRAWN:	8/28/23
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CUSTOMER ID:	9JK2350 REPLACEMENT
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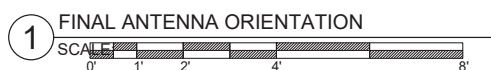
## ANTENNA INFORMATION & SCHEDULE

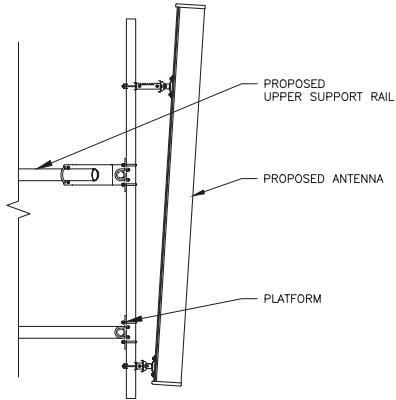
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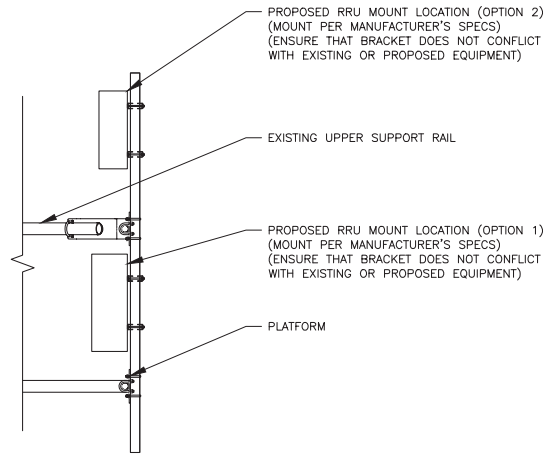
FINAL ANTENNA SCHEDULE									
LOCATION			ANTENNA SUMMARY					NON-ANTENNA SUMMARY	
SECTOR	RAD	AZIMUTH	POS	ANTENNA	BAND	MECH. TILT	ELEC. TILT	STATUS	TOWER EQUIPMENT STATUS
ALPHA	99'-0"	350°	A1	COMMSCOPE - FFV-65C-R3-V1	L700 / L600 / N600 / L2100 / L1900 / G1900	0°	-	ADD	(1) ERICSSON - RADIO 4480 B71+B85 (1) ERICSSON - RADIO 4460 B25+B66 ADD ADD
		350°	A2	ERICSSON - AIR6449 B41	L2500 / N2500	0°	-	ADD	-
BETA	99'-0"	60°	B1	COMMSCOPE - FFV-65C-R3-V1	L700 / L600 / N600 / L2100 / L1900 / G1900	0°	-	ADD	(1) ERICSSON - RADIO 4480 B71+B85 (1) ERICSSON - RADIO 4460 B25+B66 ADD ADD
		60°	B2	ERICSSON - AIR6449 B41	L2500 / N2500	0°	-	ADD	-
GAMMA	99'-0"	190°	C1	COMMSCOPE - FFV-65C-R3-V1	L700 / L600 / N600 / L2100 / L1900 / G1900	0°	-	ADD	(1) ERICSSON - RADIO 4480 B71+B85 (1) ERICSSON - RADIO 4460 B25+B66 ADD ADD
		190°	C2	ERICSSON - AIR6449 B41	L2500 / N2500	0°	-	ADD	-

FINAL DISTRIBUTION AND TRANSMISSION LINES				
FINAL DISTRIBUTION		FINAL TRANSMISSION LINES		
MODEL #	STATUS	COAX	HYBRID	STATUS
-	-	-	(2) HCS 2.0 TRUNKS	ADD



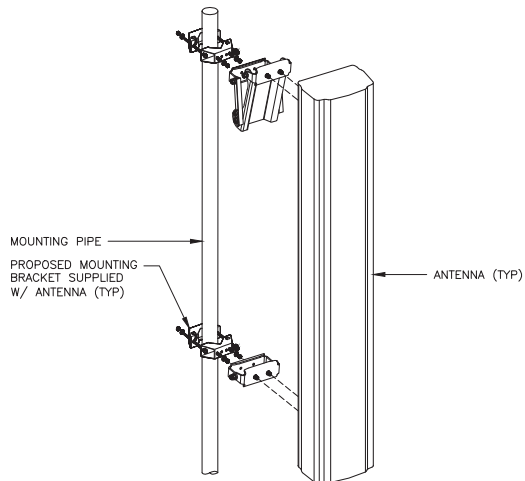


① PROPOSED ANTENNA MOUNTING DETAIL  
SCALE: N.T.S.

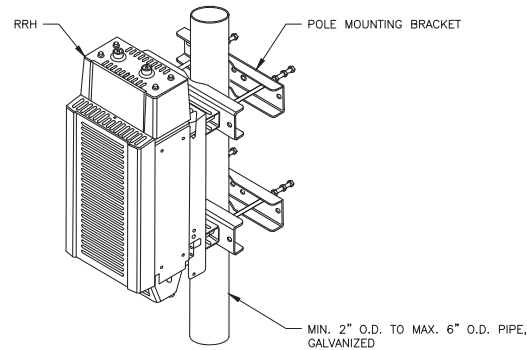


② PROPOSED RRH MOUNTING DETAIL  
SCALE: N.T.S.

③ NOT USED  
SCALE: N.T.S.



④ ANTENNA ATTACHMENT DETAIL  
SCALE: N.T.S.



⑤ RRH ATTACHMENT DETAIL  
SCALE: N.T.S.

⑥ NOT USED  
SCALE: N.T.S.



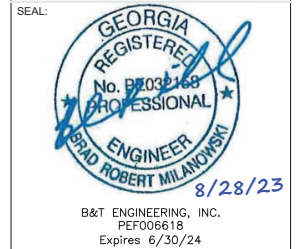
REV.	DESCRIPTION	BY	DATE
△	PRELIMINARY REVIEW	AN	10/13/21
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ATC SITE NUMBER:  
415331

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JEKYLL ISLAND, GA 31527



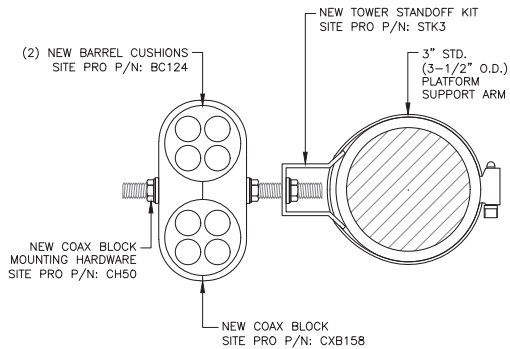
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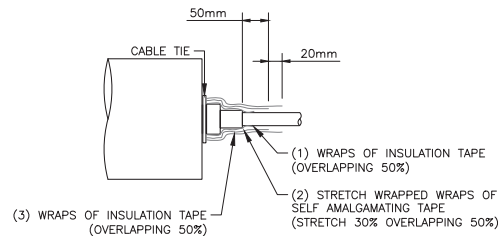
DATE DRAWN:	8/28/23
ATC JOB NO:	156763.001.01
CUSTOMER ID:	9JK2350 REPLACEMENT
CUSTOMER #:	9JK1750A

## ANTENNA MOUNTING DETAILS

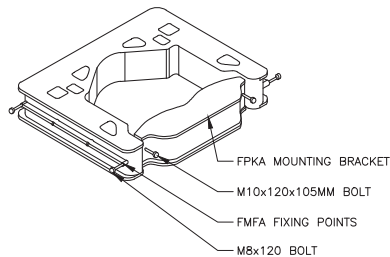
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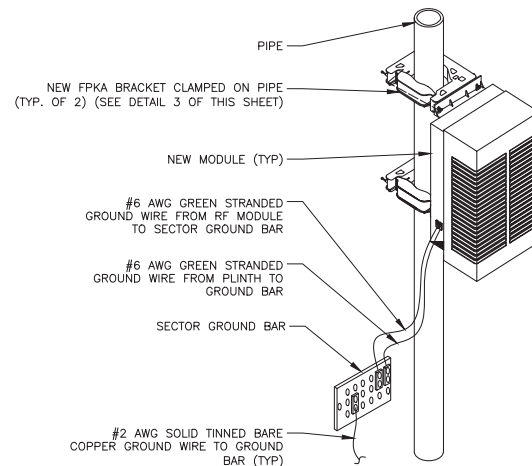
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SCALE: N.T.S.



2 RF JUMPER CONNECTION  
SCALE: N.T.S.



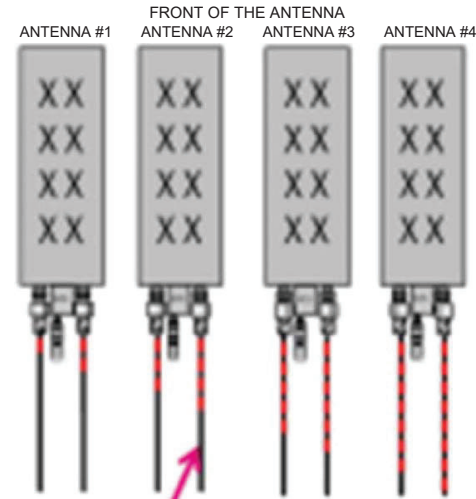
3 FPKA BRACKET DETAIL  
SCALE: N.T.S.



4 TYPICAL AHLOA UNIT MOUNTING DETAIL  
SCALE: N.T.S.

#### ANTENNA AND COAXIAL CABLE SCHEDULE

- ALL ANTENNAS SHALL BE FURNISHED WITH DOWNTILT BRACKETS. CONTRACTOR SHALL COORDINATE REQUIRED MECHANICAL DOWNTILT FOR EACH ANTENNA WITH RF ENGINEER. ANTENNA DOWNTILT SHALL BE SET AND VERIFIED BY A SMART LEVEL.
- CONTRACTOR SHALL INSTALL COLOR CODE RINGS ON EACH OF THE HYBRID CABLES AND JUMPER CABLES WITH UV RESISTANT TAPE. ALL CABLE SHALL BE MARKED AT TOP AND BOTTOM WITH 2" COLOR TAPE OR STENCIL TAG. COLOR TAPE MAY BE OBTAINED FROM GRAYBAR ELECTRONICS.



EXAMPLE: COAX WITH FOUR BANDS OF RED TAPE WILL REPRESENT ALPHA SECTOR AND THE 4TH PORT OF ANTENNA

#### COAX COLOR CODING

- ANTENNAS WILL BE LABELED (BACK OF ANTENNA VIEW) RIGHT TO LEFT 1-X PORTS
- COAX/JUMPER LINES WILL BE IDENTIFIED BY SECTOR COLOR AND BY NUMBER OF BANDS AROUND THE COAX/JUMPER

SECTOR A	RED
SECTOR B	GREEN
SECTOR C	BLUE
SECTOR D	YELLOW
SECTOR E	WHITE
SECTOR F	PURPLE
LMU	BROWN + SECTOR COLOR BANDS (1 & 2)
FIBER ID	GRAY
UNUSED COAX	PINK
MICROWAVE	ORANGE
DWE T-1'S + GPS DOWNLINK CABLE	ID W/LABEL MAKER

5 COAX COLOR CODING  
SCALE:



REV.	DESCRIPTION	BY	DATE
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5			

ATC SITE NUMBER:  
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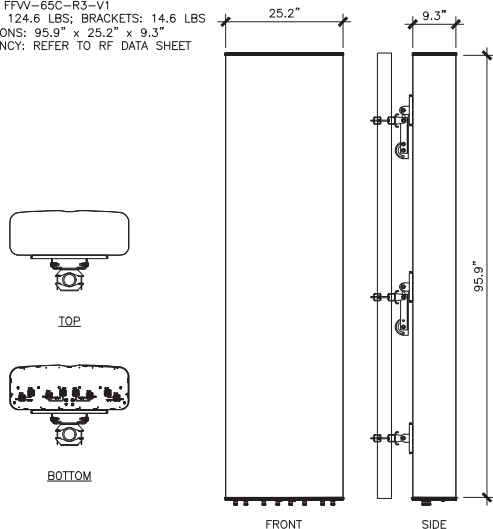
DATE DRAWN:	8/28/23
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#### TOWER EQUIPMENT DETAILS

SHEET NUMBER:  
A-502

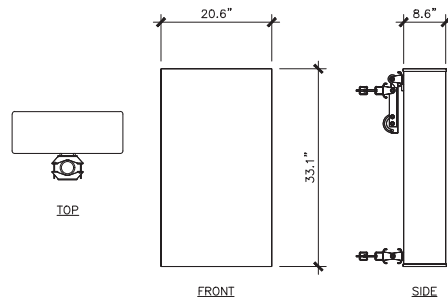
REVISION:  
3

MANUFACTURER: COMMScope  
 MODEL: FFV-65C-R3-V1  
 WEIGHT: 124.6 LBS; BRACKETS: 14.6 LBS  
 DIMENSIONS: 95.9" x 25.2" x 9.3"  
 FREQUENCY: REFER TO RF DATA SHEET



1 ANTENNA SPECS  
 SCALE: N.T.S.

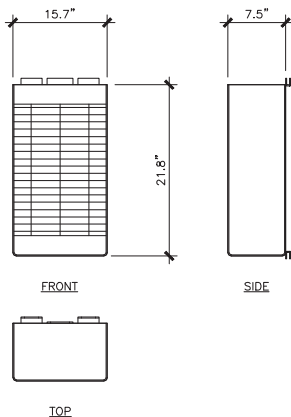
MANUFACTURER: ERICSSON  
 MODEL: AIR6449 B41  
 WEIGHT: 104 LBS  
 DIMENSIONS: 33.1" x 20.6" x 8.6"  
 FREQUENCY: REFER TO RF DATA SHEET



2 ANTENNA SPECS  
 SCALE: N.T.S.

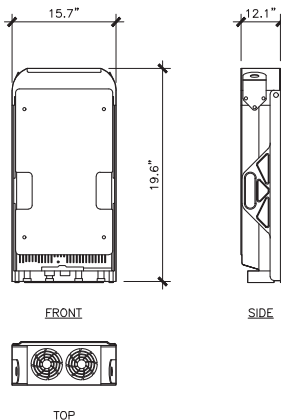
3 NOT USED  
 SCALE: N.T.S.

MANUFACTURER: ERICSSON  
 MODEL: RADIO 4480 B71+B85  
 HEIGHT: 21.8"  
 WIDTH: 15.7"  
 DEPTH: 7.5"  
 WEIGHT: 84.0 LBS

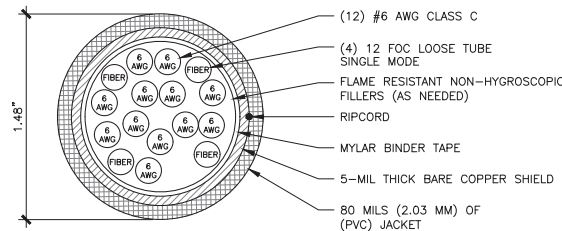


4 RRH SPECS  
 SCALE: N.T.S.

MANUFACTURER: ERICSSON  
 MODEL: RADIO 4460 B25+B66  
 HEIGHT: 19.6"  
 WIDTH: 15.7"  
 DEPTH: 12.1"  
 WEIGHT: 109 LBS



5 RRH SPECS  
 SCALE: N.T.S.



6 HCS 2.0 HYBRID CABLE DETAIL  
 SCALE: N.T.S.



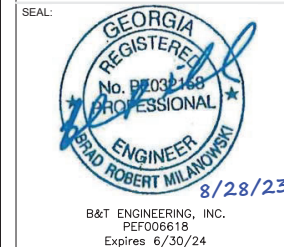
REV.	DESCRIPTION	BY	DATE
1	PRELIMINARY REVIEW	AN	10/13/21
2	CONSTRUCTION	DAS	2/25/22
3	CONSTRUCTION	GLS	8/28/23
4			
5			

ATC SITE NUMBER:  
 415331

ATC SITE NAME:  
 JEKYLL GA

T-MOBILE SITE NAME:  
 9JK2350 REPLACEMENT

SITE ADDRESS:  
 206 STABLE ROAD  
 JEKYLL ISLAND, GA 31527



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 PEFO06618  
 Expires 6/30/24

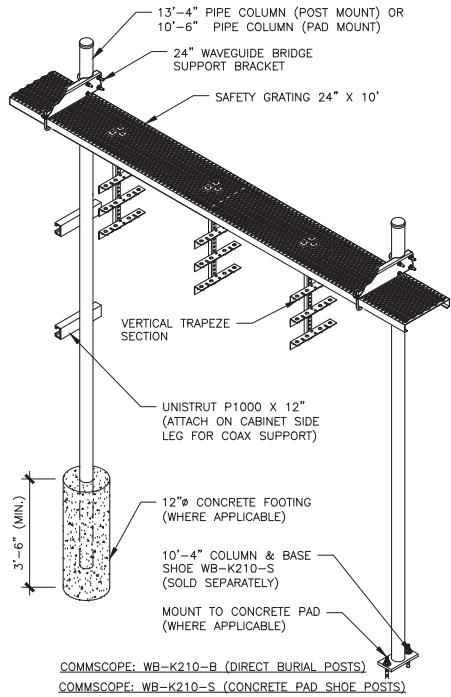


DATE DRAWN:	8/28/23
ATC JOB NO:	156763.001.01
CUSTOMER ID:	9JK2350 REPLACEMENT
CUSTOMER #:	9JK1750A

TOWER EQUIPMENT  
 DETAILS

SHEET NUMBER:  
 A-503

REVISION:  
 3

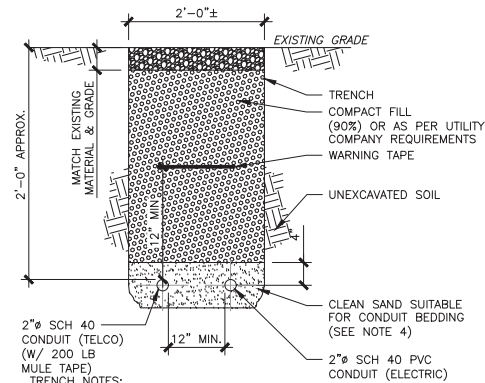


#### CONSTRUCTION NOTE:

1. INSTALL ICE BRIDGE TO ALLOW 7 FEET CLEARANCE ABOVE GRADE TO LOWEST APPURTENANCE.
2. INSTALL PER MANUFACTURES SPECIFICATION.

### 1 WAVEGUIDE BRIDGE KIT

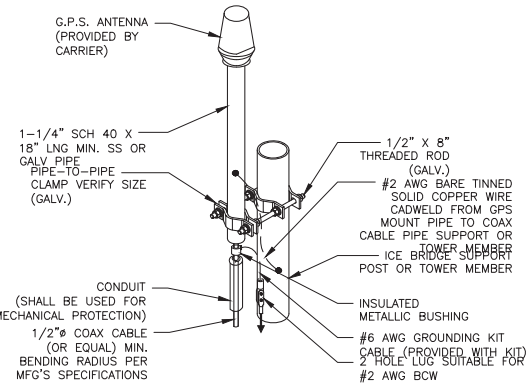
SCALE: N.T.S.



- TRENCH NOTES:**
1. IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL.
  2. IF NOT, PROVIDE CLEAN, COMPACTIBLE MATERIAL. COMPACT IN 8" LIFTS. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING.
  3. IF CURRENT AS-BUILT DRAWINGS ARE NOT AVAILABLE CONTRACTOR SHALL HAND DIG U/G TRENCHING.
  4. CONCRETE ENCASE CONDUIT WHEN TRENCHING UNDER SITE ACCESS ROAD.

### 2 TELCO AND POWER CONDUIT JOINT TRENCH

SCALE: N.T.S.



#### NOTE:

1. GPS SHALL BE PLACED WITH CLEAR SIGHT LINE TO THE SOUTHERN SKY.
2. CONTRACTOR TO SUPPLY COAX FOR GPS UNIT.

### 3 GPS ANTENNA ATTACHMENT DETAIL

SCALE: N.T.S.



REV.	DESCRIPTION	BY	DATE
△	PRELIMINARY REVIEW	AN	10/13/21
△	CONSTRUCTION	DAS	2/25/22
△	CONSTRUCTION	GLS	8/28/23
△			
△			

ATC SITE NUMBER:  
415331

ATC SITE NAME:  
JEKYLL GA

T-MOBILE SITE NAME:  
9JK2350 REPLACEMENT

SITE ADDRESS:  
206 STABLE ROAD  
JEKYLL ISLAND, GA 31527

SEAL:



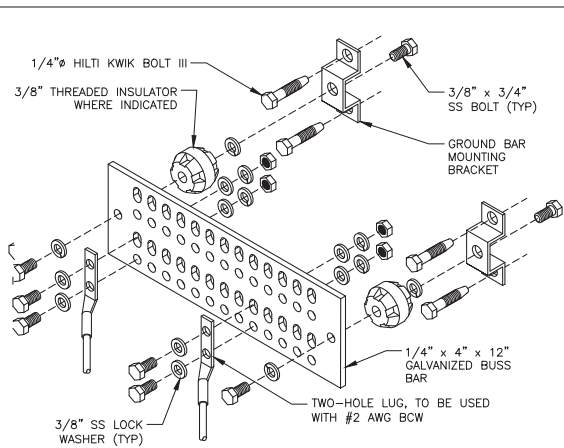
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PEFO06618  
Expires 6/30/24



DATE DRAWN:	8/28/23
ATC JOB NO:	156763.001.01
CUSTOMER ID:	9JK2350 REPLACEMENT
CUSTOMER #:	9JK1750A

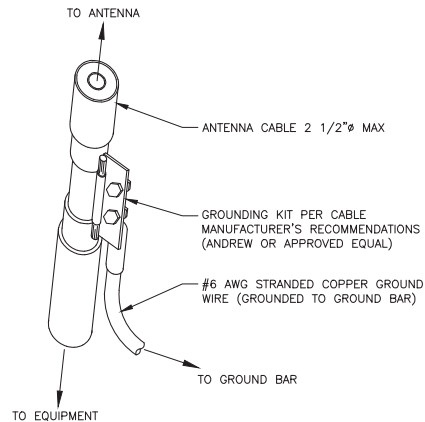
ICE BRIDGE AND  
CONCRETE PAD  
DETAILS

SHEET NUMBER:	REVISION:
A-504	3



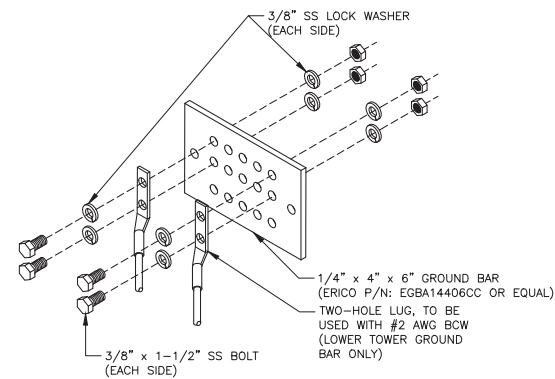
- GROUND BAR NOTES:**
- GROUND KITS COME WITH ALL HARDWARE, NUTS, BOLTS, WASHERS, ETC. EXCEPT THE STRUCTURAL MOUNTING MEMBER(S).
  - GROUND BAR SHALL BE BOLTED TO STRUCTURAL MEMBER OR ANCHORED TO CONCRETE SLAB W/ HILTI KWIK BOLT III.

**1 MAIN GROUND BAR DETAIL**  
SCALE: N.T.S.



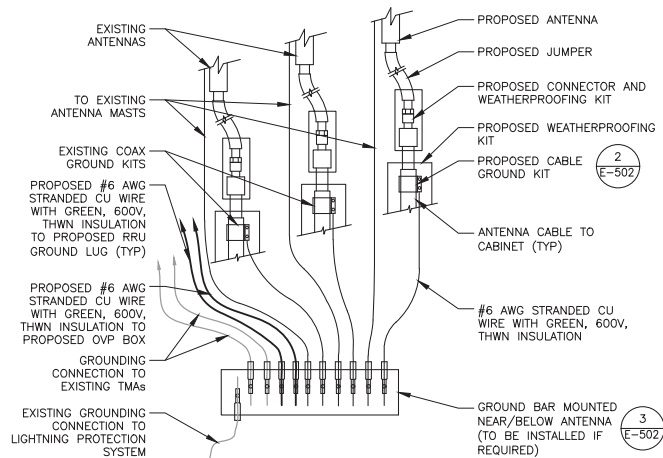
- GROUND KIT NOTES:**
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
  - CONTRACTOR SHALL PROVIDE WEATHERPROOFING KIT (ANDREW PART NUMBER 221213) AND INSTALL/TAPE PER MANUFACTURER'S SPECIFICATIONS.

**2 CABLE GROUND KIT CONNECTION DETAIL**  
SCALE: N.T.S.



- GROUND BAR NOTES:**
- GROUND BAR KITS COME WITH ALL HARDWARE, NUTS, BOLTS, WASHERS, ETC. EXCEPT THE STRUCTURAL MOUNTING MEMBER(S).
  - GROUND BAR TO BE BONDED DIRECTLY TO TOWER.

**3 TOWER GROUND BAR DETAIL**  
SCALE: N.T.S.



- NOTES:**
- THIS DETAIL IS INTENDED TO SHOW THE GENERAL GROUNDING REQUIREMENTS. SLIGHT ADJUSTMENTS MAY BE REQUIRED BASED ON EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED AND INFORM THE CONSTRUCTION MANAGER OF ANY CONFLICTS.
  - SITE GROUNDING SHALL COMPLY WITH T-MOBILE GROUNDING STANDARDS, LATEST EDITION, AND COMPLY WITH T-MOBILE GROUNDING CHECKLIST, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN.

**4 MAIN GROUND BAR DETAIL**  
SCALE: N.T.S.



REV.	DESCRIPTION	BY	DATE
Δ	PRELIMINARY REVIEW	AN	10/13/21
Δ	CONSTRUCTION	DAS	2/25/22
Δ	CONSTRUCTION	GLS	8/28/23
Δ			
Δ			

ATC SITE NUMBER:  
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SITE ADDRESS:  
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Expires 6/30/24



DATE DRAWN:	8/28/23
ATC JOB NO:	156763.001.01
CUSTOMER ID:	9JK2350 REPLACEMENT
CUSTOMER #:	9JK1750A

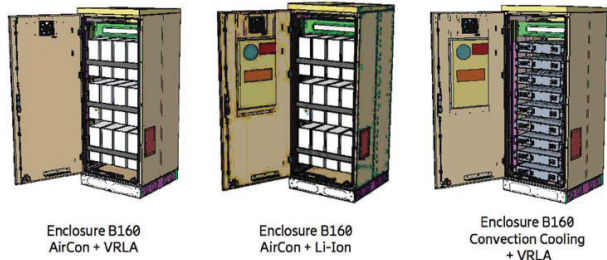
## GROUNDING DETAILS

SHEET NUMBER:	REVISION:
E-501	3





Enclosure B160



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Enclosure 6160 AC

The Enclosure 6160 is a multi-purpose site cabinet designed to support a multitude of equipment such as ERS Baseband, Transport, Li-Ion battery and 3PP vendor equipment. It also provides a highly capable power system and battery back-up - all in a streamlined design and minimized footprint to support cost efficient expansion of mobile broadband.

Being an all-in-one enclosure, the Enclosure 6160 is a very fitting choice for all types of sites where the capacity need is large or room for future expansion is needed. It is ideally used for modernizing existing sites or in greenfield scenarios to match both current and future needs.

With a robust design, IP65 compliance and a sealed Heat Exchanger (HEX) climate system the Enclosure 6160 ensures optimal environmental protection of the active equipment - enabling them for a long-lasting service. The complete system is also integrated and verified for the entire Ericsson Radio System and ensures best-in-class service.

The power system offers 31.5kW of power in total and provides 24kW of -48V DC power for both internal and external consumers.

The equipment space allows 19U of rack space ensuring well enough capacity for existing need and future expansion.

One of the main advantages of the Enclosure 6160 is its default integration with ENM - allowing for advanced remote monitoring and control such as fault management (alarms), inventory management and performance measurements. The cabinet also provides an open O&M interface for integration to 3PP O&M systems.



Enclosure B160

- Capacity

  - VRLA 12V: 180Ah / 150Ah / 170Ah / 190Ah / 210Ah
  - Li-Ion: 24U 19" / 23"
  - Sodium-Nickel: 3x FIAMM

Electrical specification

  - DC Output: -48VDC/280A
  - Battery breakers: 2x 125/2p
  - Alarms: Door open, Climate failure, MCB Connection

Mechanical specification

  - Weight: 134kg
  - Dimensions: 65 x 26 x 26 in. (incl. Base frame)
  - Base frame height: 6 in.
  - Material: Galvanized steel (180g/m²)
  - Color: Powder paint NCS 2002-B
  - Door: Front access
  - Locking type: Pad lock / cylinder
- Environmental specification

  - Ingress protection: VRLA/Sodium IP44  
Li-Ion IP55  
15-100%
  - Relative humidity: Climate system
  - Air Conditioner
    - Fan type: DC
    - Cooling capacity: 500W @L35/L35
  - Convection cooling
    - Emergency fan

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Preliminary technical specification for Enclosure 6160 AC

CAPACITY	
Rack space user equipment	19U (19" rack)
Hardware capabilities	Power and CPRI support for multi-standard remote radios (RRU or AIR)
	ERS Baseband and Transport units
	Li-Ion batteries
	3PP equipment
Additional power feed available as option	
MECHANICAL SPECIFICATION	
Weight	145 kg (excluding active equipment) 320 lbs (excluding active equipment)
Dimension (H x W x D)	1600 x 650 x 650 mm (incl. Base frame) 63 x 26 x 26 in. (incl. Base frame)
Base frame height	150 mm 6 in.
Mounting position	Ground
Enclosure material	Aluminum
Color	Power paint NCS 2002-B
Door	Front access
Rack type	19" (IEC 60297-3-100)
Locking type	Pad lock or Cylinder
POWER SYSTEM	
Input voltage	3P+N+PE: 346/200-415/240 VAC 2P+N+PE: 208/120-220/127 VAC 1P+N+PE: 200-250 VAC
Input power	<33kW
Output load (-48VDC)	24kW
Total capacity (-48VDC)	31.5kW
AC SPD	Class 2/Type 2
DC SPD	Class 2/Type 2
PSU Slots	9x
Service outlet	Optional
Priority load	8x Circuit Breaker
LLVD 1	6x Circuit Breaker
LLVD 2	6x Circuit Breaker
CB ratings	3A / 5A / 10A / 15A / 20A / 25A / 30A / 40A / 50A / 60A / 80A / 100A
Battery Interface	2x Circuit Breaker
Battery Circuit Breaker rating	125A 2pol (200A)
PSU capacity	3600W

NOTE: THIS SHEET WAS CREATED BY OTHERS AND PROVIDED AT THE REQUEST OF THE CUSTOMER WITHOUT EDIT.



Section 1 - Site Information

Site ID: 9JK1750A

Status: ReadyForReview

Version: 1

Project Type: Market Swap

Approved: Not Approved

Approved By: Not Approved

Last Modified: 9/2/2021 4:17:50 PM

Last Modified By: Srinthy.Ahluwat2@T-Mobile.com

Site Name: 9JK2350 Replacement

Site Class: Monopole

Site Type: Structure Non Building

Plan Year: 2021

Market: JACKSONVILLE FL

Vendor: Nokia

Landlord: Not Specified

Latitude: 31.06363900

Longitude: -81.42011100

Address: 208 Stabile Road

City, State: Jekyll Island, GA

Region: SOUTH

RAN Template: 67E5A998E 6160 (GSM on 6630)

AI Template: 67E5998E\_1xAIR+1OP\_(Excal)

Sector Count: 3

Antenna Count: 6

Coast Line Count: 0

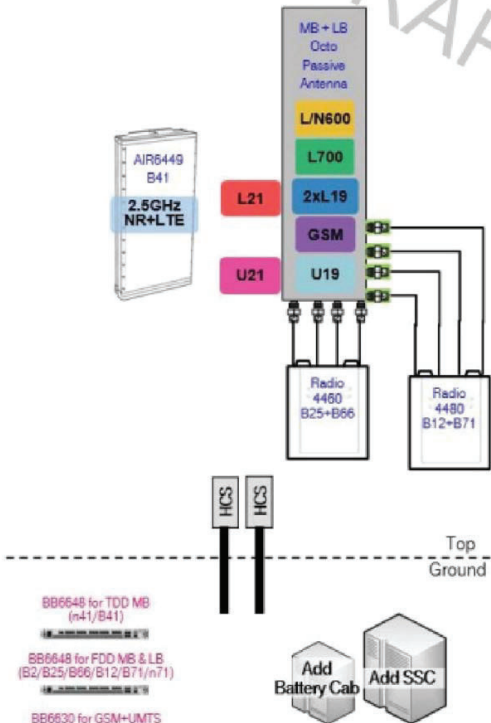
TMA Count: 0

RRU Count: 6

Section 3 - Proposed Template Images

67E5998E\_1xAIR+1OP\_(Excal).jpg

Final Config: 67E5A998E



Section 5 - RAN Equipment

Existing RAN Equipment

----- This section is intentionally blank. -----

Proposed RAN Equipment

Template: 67E5A998E 6160 (GSM on 6630)

Enclosure	1	2
Enclosure Type	Enclosure 6160	B160
Baseband	BB 6648 L700 L800 N600 L2500 L1900 BB 6648 L2500 N2500 BB 6630 G1900	
Hybrid Cable System	PSU 4813 vR2A (K0) (x 2)	Ericsson Hybrid Trunk 6/24 4AWG 50m (x 2)
Transport System	CSR (XRe V2 (Gen2))	
RAN Scope of Work:	<09/02/2021>: New azimuth: 90/190/350 New RAD: 99	

Section 6 - A&L Equipment

Existing Template: Custom

Proposed Template: 67E5998E\_1xAIR+1OP\_(Excal)

Sector 1 (Proposed) view from front (Note: the images show view from behind)

Coverage Type	(A - Outdoor Macro)					
Antenna	1			2		
Antenna Model	Commscope - FFVY-65C-R3-V1 (Octo)			Ericsson - AIR6449 B41 (Active Antenna - Massive MIMO)		
Azimuth	60			60		
M. Tilt	0			0		
Height	99			99		
Ports	P1	P2	P3	P4	P5	P6
Active Tech.	(L700) (L600) (N600)	(L700) (L800) (M600)	(L2100) (L1900) (G1900)	(L2100) (L1900) (G1900)	(L2500) (N2500)	(L2500) (N2500)
Dark Tech.						
Restricted Tech.						
Decomm. Tech.						
E. Tilt						
Fusion						
TMA's						
Diplexers / Combiners						
Radio	Radio 4480 B71+B65 (AI Antenna)	Radio 4480 B71+B65 (AI Antenna)	Radio 4480 B25+B66 (AI Antenna)	Radio 4480 B25+B66 (AI Antenna)		
Sector Equipment						
Unconnected Equipment:						
Scope of Work:						

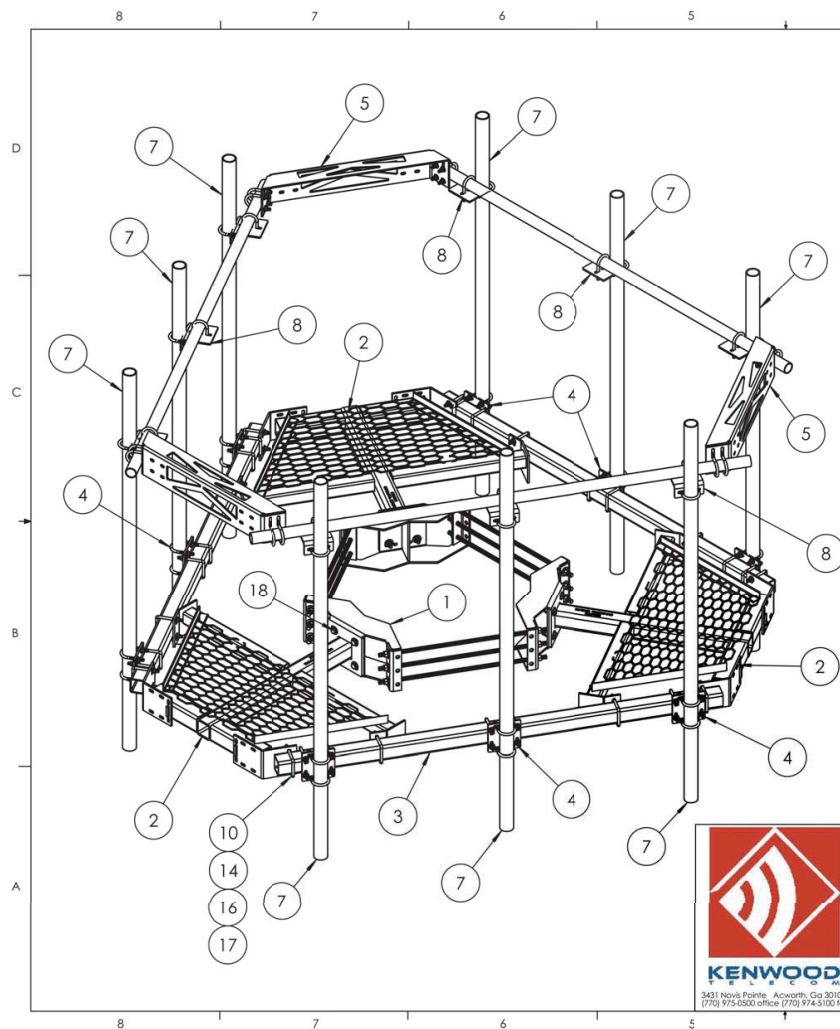
\*A dashed border indicates shared equipment. Any connected equipment is denoted with the SHARED keyword.

1 RFDS DATA  
SCALE: N.T.S.

NOTE:  
THIS SHEET WAS CREATED BY OTHERS AND PROVIDED AT THE REQUEST OF THE CUSTOMER WITHOUT EDIT. GENERAL CONTRACTOR SHALL CHECK WITH THE T-MOBILE CM TO ENSURE THIS IS THE MOST RECENT VERSION OF THE RFDS.

SHEET NUMBER:  
R-602

REVISION:  
3



ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	T1503KT48TA	Universal ring mount 10"-48" Kit	1
2	K1516KTH	Snub Platform Weldment	3
3	P1400KT10	Sq. tube, 10"x3.5"x3.5", 1/4" wall, HDG	3
4	T1722KT5S	Square tube pipe mount, 2-7/8" OD x 3.5" sq tube	9
5	K5003KTHD	Corner Conn Plate for pipe hand rail HDG	3
6	P1000KT9	2-3/8" OD Pipe, 108" Long	3
7	P1090KT8	Pipe, 2-7/8" OD x 8" HDG	9
8	T1708KT225SA	Pipe mount cross over kit, 2-3/8"-2-7/8"	9
9	H7941KT4	U-Bolt, 1/2-13; 4" Lng; 2-1/2"IL x 2" Thd; HDG	8
10	H7936KTSQ	U-Bolt sq, 1/2"Dx5-1/4"Lx3-5/8"IL:2" T HDG	12
11	K7941KT4-2	U-bolt kit, 2-3/8" OD pipe, (2 U-bolt)	6
12	H3012KT12GSAE	Rat washer, hardened, 1/2", SAE, HDG	16
13	H3002KT12G	Lock washer, 1/2" HDG	16
14	H3012KT12GSAE	Flat washer, 1/2", SAE (A325), HDG	24
15	H2002KT12G	Nut, Hex 1/2" HDG	16
16	H3002KT12G	Lock washer, 1/2" HDG	24
17	H2002KT12GA3	Nut, 1/2" HH, HDG (A325)	24
18	H1029KT212GA3	Bolt, 5/8" x 2-1/2" HDG, (GR A325)	12
19	H3012KT58GSA3	Flat washer, 5/8", SAE (A325), HDG	24
20	H3002KT58G	Lock washer, 5/8", HDG	12
21	H2002KT58GA3	Nut, hex heavy 5/8" HDG A325	12



UNLESS OTHERWISE SPECIFIED:  
DIMENSIONS ARE IN INCHES  
TOLERANCES:  
FRACTIONAL: ± 1/32  
ANGULAR: ± 2°  
ONE PLACE DECIMAL: ± .06  
TWO PLACE DECIMAL: ± .03  
THREE PLACE DECIMAL: ± .010

INTERPRET GEOMETRIC TOLERANCING PER:

MATERIAL:

FINISH:

DO NOT SCALE DRAWING

NAME DATE  
DRAWN KAR 9/27/18  
CHECKED  
ENG APPR.  
MFG APPR.

PROPRIETARY AND CONFIDENTIAL

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**KENWOOD TELECOM**

TITLE: Square Face Snub with 2-3/8" Hand Rail, (9) 2-7/8" od mast pipe, w/ Ring Mount

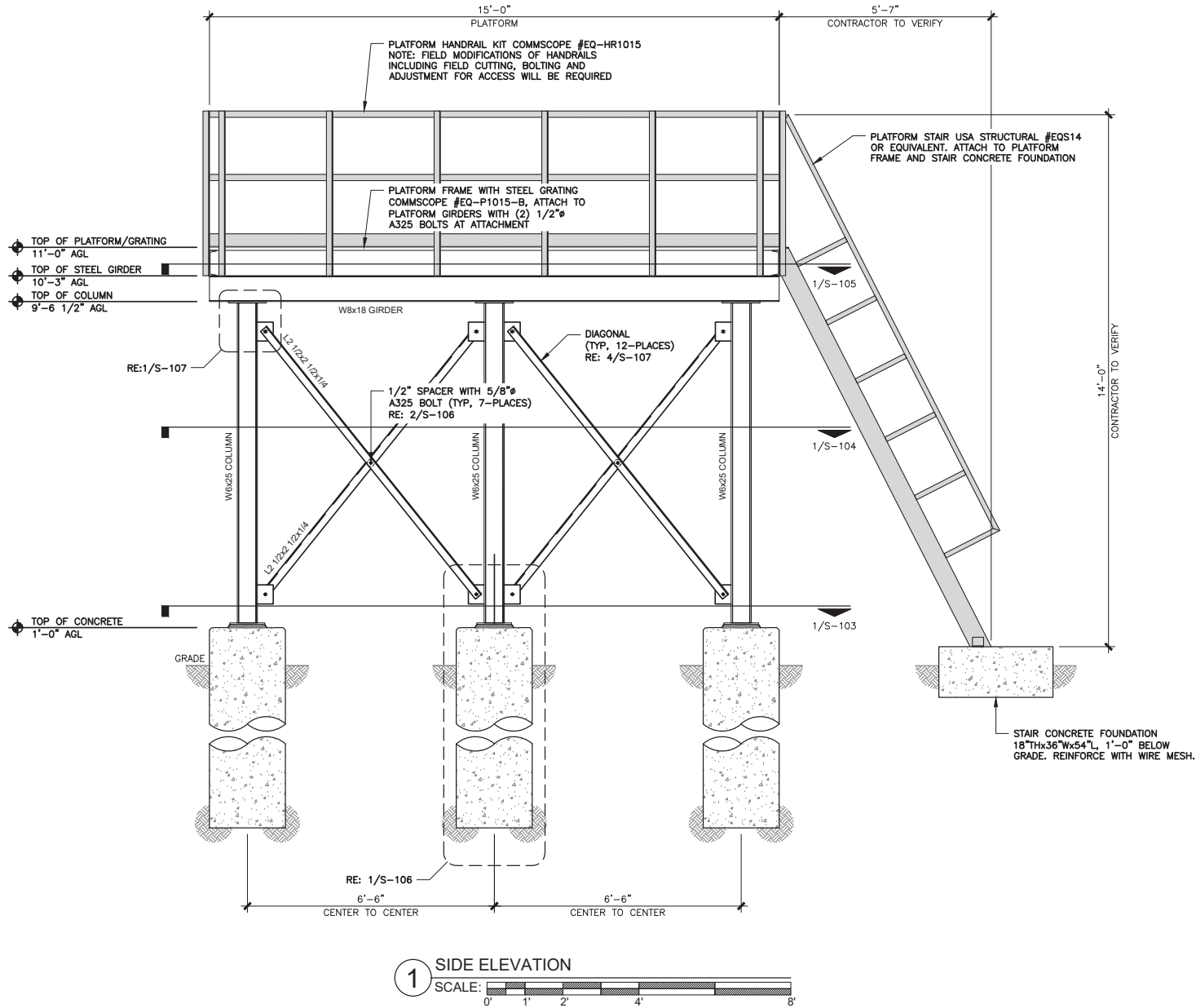
SIZE DWG. NO. T1507KTHD-996C9-M-H REV -

SCALE: 1:20 FINISHED WEIGHT: 1785.22 SHEET 1 OF 1

1 PLATFORM MOUNT w/ HAND RAIL  
SCALE: N.T.S.

SHEET NUMBER:  
**R-603**

REVISION:  
**3**



REV.	DESCRIPTION	BY	DATE
1	PRELIMINARY REVIEW	AN	10/13/21
2	CONSTRUCTION	DAS	2/25/22
3	CONSTRUCTION	GLS	8/28/23

ATC SITE NUMBER:  
415331

ATC SITE NAME:  
JEKYLL GA

T-MOBILE SITE NAME:  
9JK2350 REPLACEMENT

SITE ADDRESS:  
206 STABLE ROAD  
JEKYLL ISLAND, GA 31527



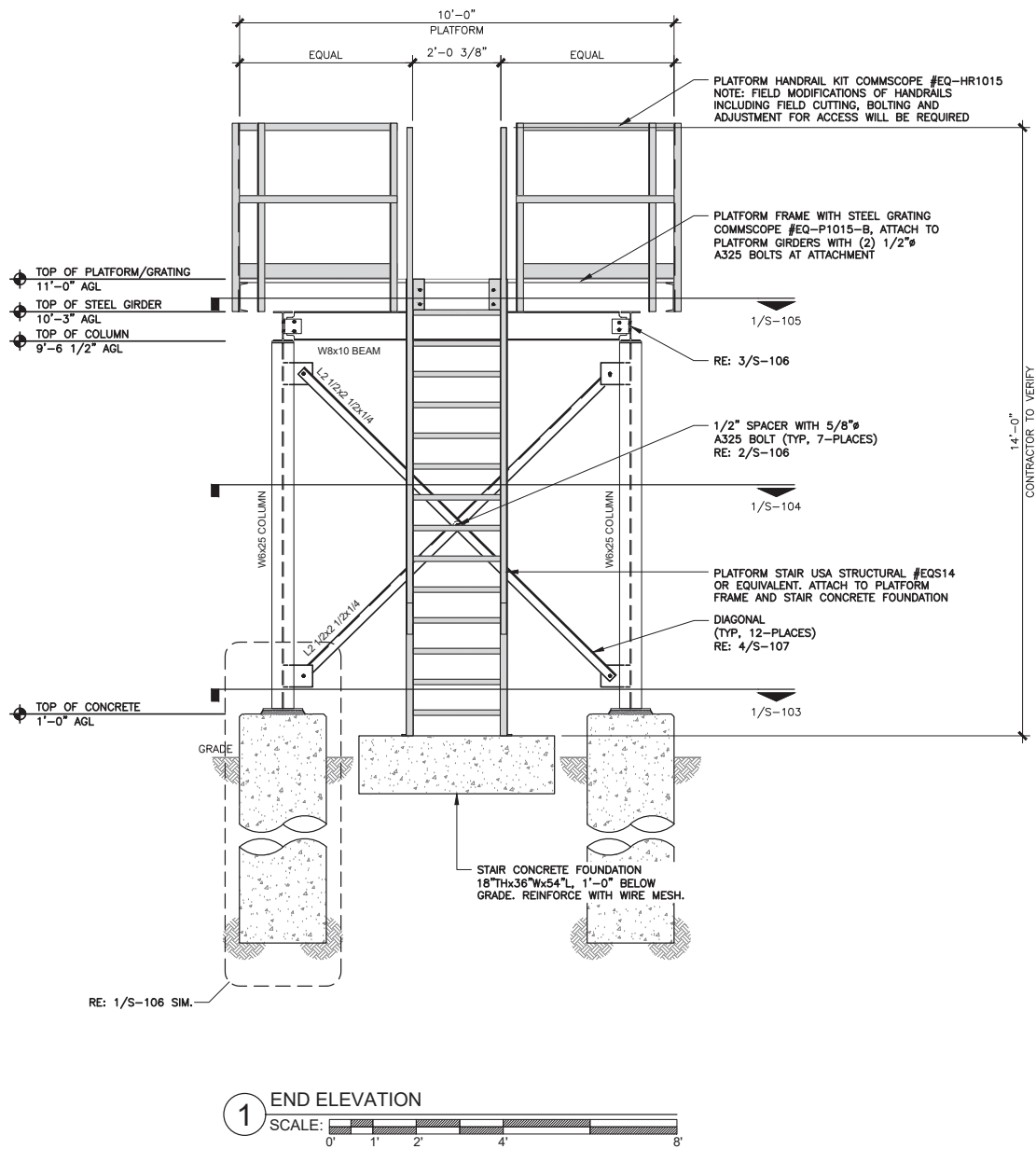
B&T ENGINEERING, INC.  
PEF006618  
Expires 6/30/24



DATE DRAWN:	8/28/23
ATC JOB NO:	156763.001.01
CUSTOMER ID:	9JK2350 REPLACEMENT
CUSTOMER #:	9JK1750A

SIDE ELEVATION

SHEET NUMBER:	REVISION:
S-101	3



REV.	DESCRIPTION	BY	DATE
△	PRELIMINARY REVIEW	AN	10/13/21
△	CONSTRUCTION	DAS	2/25/22
△	CONSTRUCTION	GLS	8/28/23
△			
△			

ATC SITE NUMBER:  
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JEKYLL GA

T-MOBILE SITE NAME:  
9JK2350 REPLACEMENT

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JEKYLL ISLAND, GA 31527



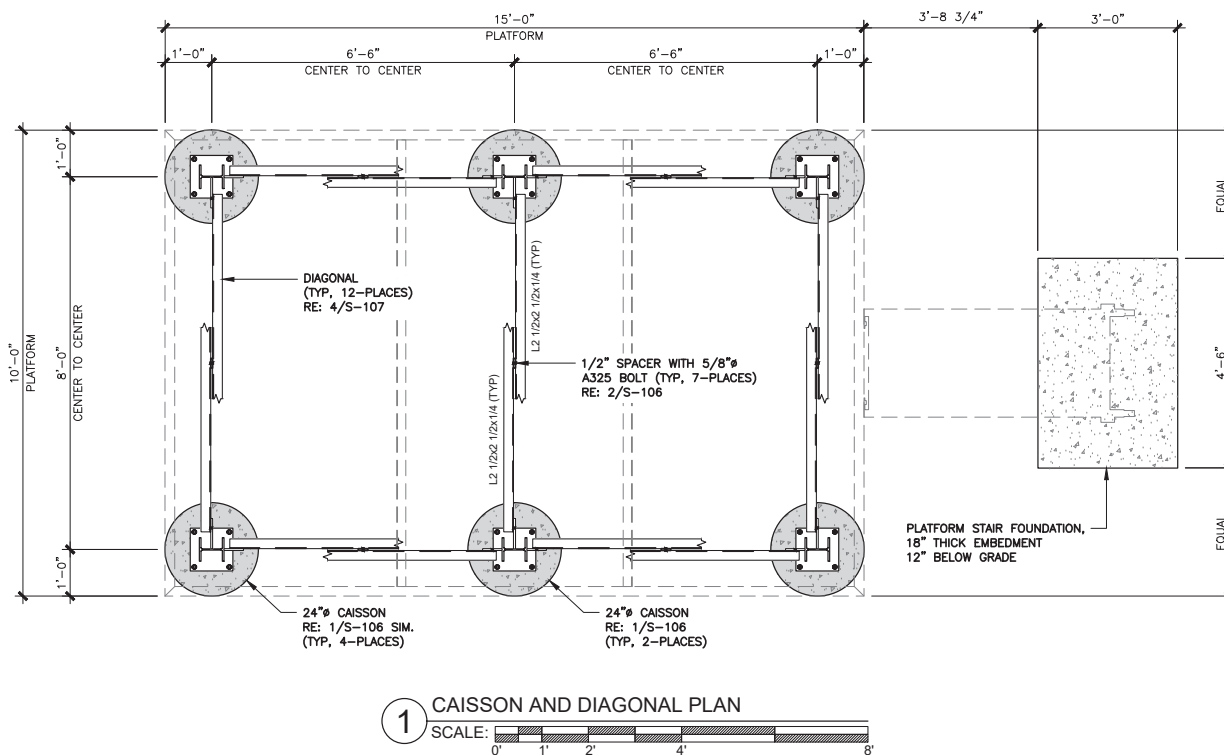
B&T ENGINEERING, INC.  
PEFO06618  
Expires 6/30/24



DATE DRAWN:	8/28/23
ATC JOB NO:	156763.001.01
CUSTOMER ID:	9JK2350 REPLACEMENT
CUSTOMER #:	9JK1750A

END ELEVATION

SHEET NUMBER:	REVISION:
S-102	3



REV.	DESCRIPTION	BY	DATE
△	PRELIMINARY REVIEW	AN	10/13/21
△	CONSTRUCTION	DAS	2/25/22
△	CONSTRUCTION	GLS	8/28/23
△			
△			

ATC SITE NUMBER:  
415331

ATC SITE NAME:  
JEKYLL GA

T-MOBILE SITE NAME:  
9JK2350 REPLACEMENT

SITE ADDRESS:  
206 STABLE ROAD  
JEKYLL ISLAND, GA 31527

SEAL:



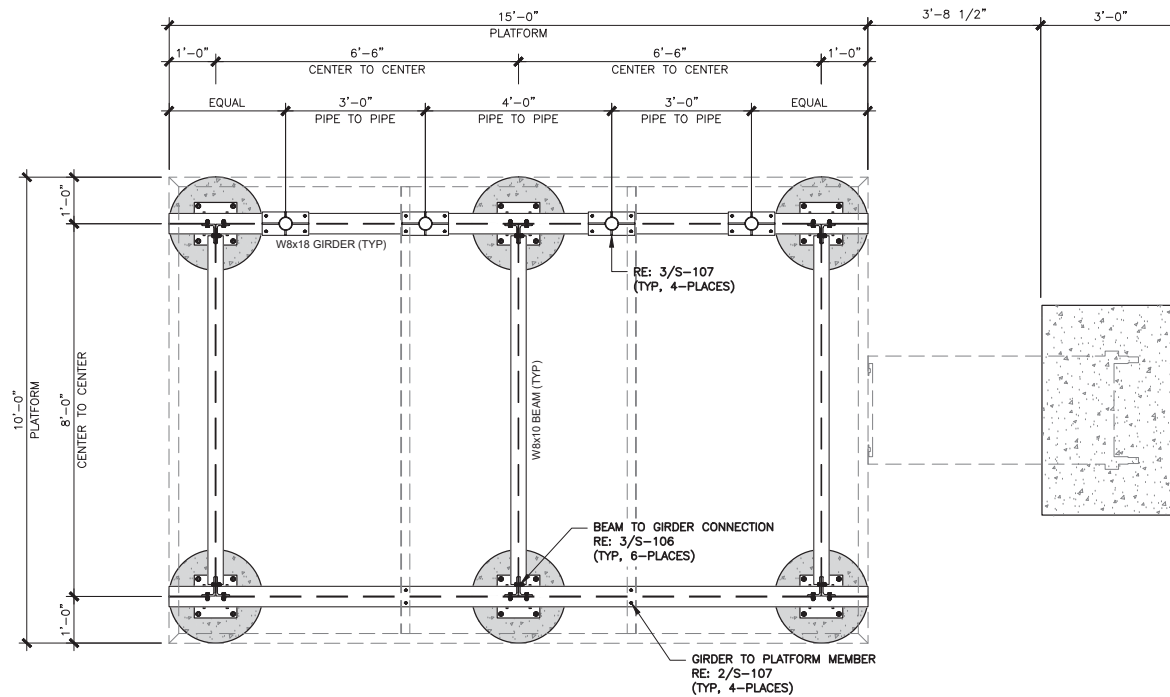
B&T ENGINEERING, INC.  
PEF006618  
Expires 6/30/24



DATE DRAWN:	8/28/23
ATC JOB NO:	156763.001.01
CUSTOMER ID:	9JK2350 REPLACEMENT
CUSTOMER #:	9JK1750A

## CAISSON AND DIAGONAL PLAN

SHEET NUMBER:	REVISION:
<b>S-103</b>	<b>3</b>



1 GIRDER AND BEAM PLAN  
SCALE: 0' 1' 2' 4' 8'



REV.	DESCRIPTION	BY	DATE
△	PRELIMINARY REVIEW	AN	10/13/21
△	CONSTRUCTION	DAS	2/25/22
△	CONSTRUCTION	GLS	8/28/23
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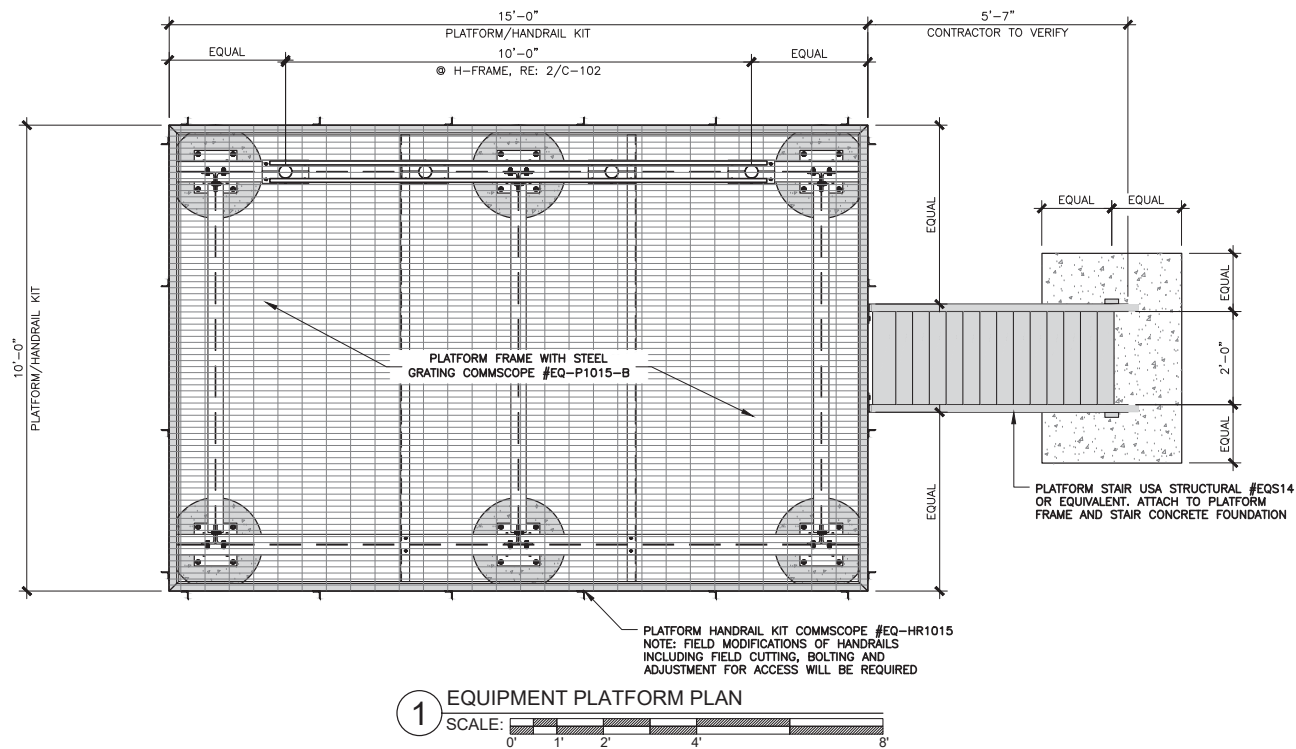
B&T ENGINEERING, INC.  
PEFO06618  
Expires 6/30/24



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## GIRDER AND BEAM PLAN

SHEET NUMBER:	REVISION:
S-104	3



REV.	DESCRIPTION	BY	DATE
△	PRELIMINARY REVIEW	AN	10/13/21
△	CONSTRUCTION	DAS	2/25/22
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PEF006618  
Expires 6/30/24



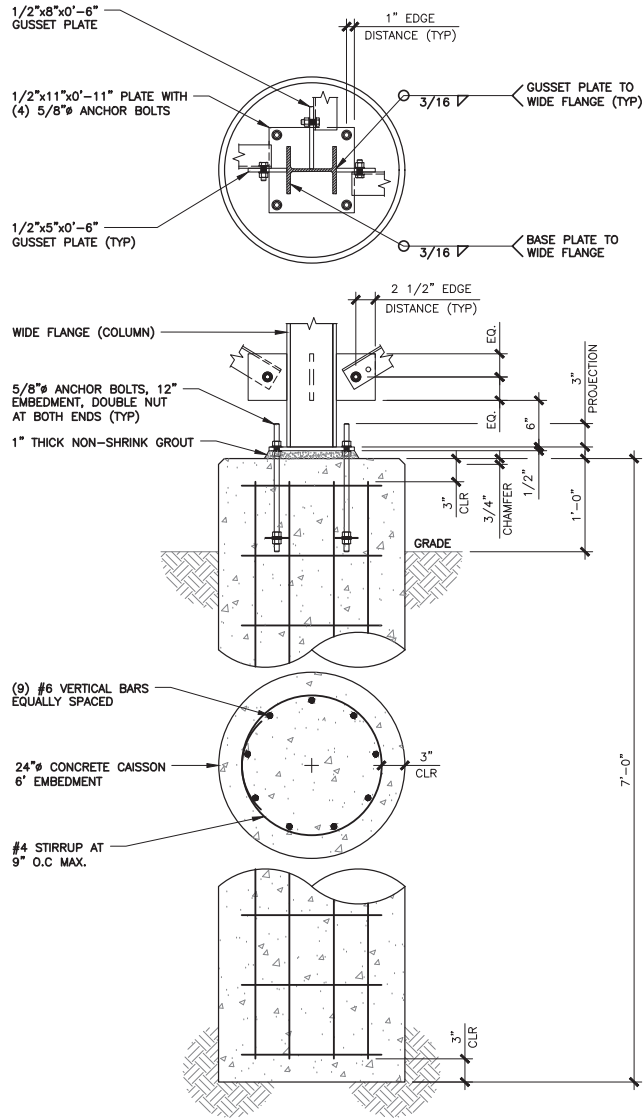
DATE DRAWN:	8/28/23
ATC JOB NO:	156763.001.01
CUSTOMER ID:	9JK2350 REPLACEMENT
CUSTOMER #:	9JK1750A

## EQUIPMENT PLATFORM PLAN

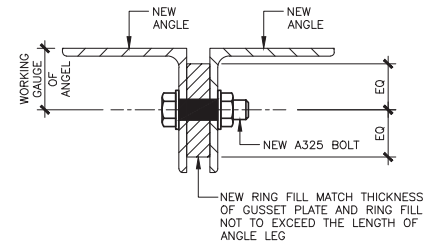
SHEET NUMBER:  
**S-105**

REVISION:  
**3**

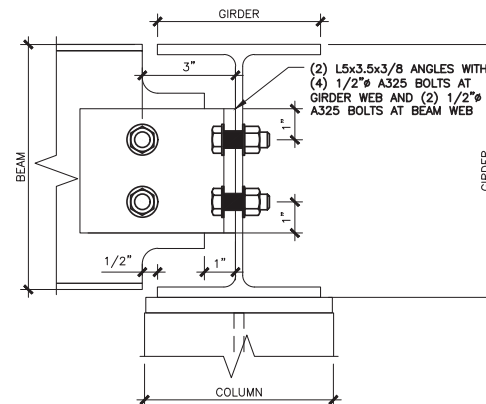
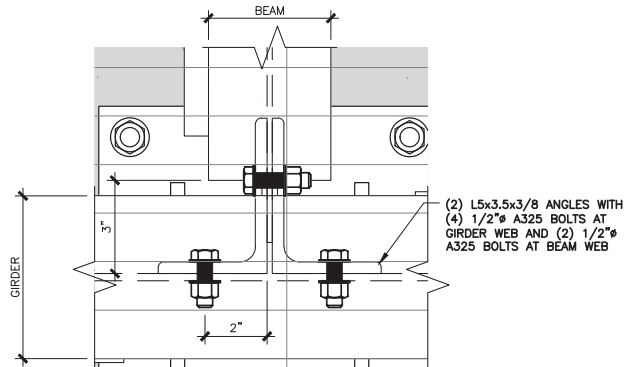




**1** CAISSON AND CONNECTIONS  
SCALE: 3/4"=1'-0"



**2** RING FILL DETAIL  
SCALE: N.T.S.



**3** BEAM TO GIRDER CONNECTIONS  
SCALE: 3'=1'-0"



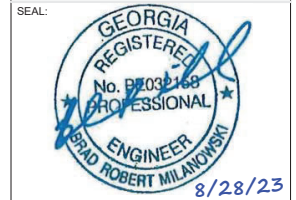
REV.	DESCRIPTION	BY	DATE
1	PRELIMINARY REVIEW	AN	10/13/21
2	CONSTRUCTION	DAS	2/25/22
3	CONSTRUCTION	GLS	8/28/23
4			
5			

ATC SITE NUMBER:  
415331

ATC SITE NAME:  
JEKYLL GA

T-MOBILE SITE NAME:  
9JK2350 REPLACEMENT

SITE ADDRESS:  
206 STABLE ROAD  
JEKYLL ISLAND, GA 31527



B&T ENGINEERING, INC.  
PEFO06618  
Expires 6/30/24

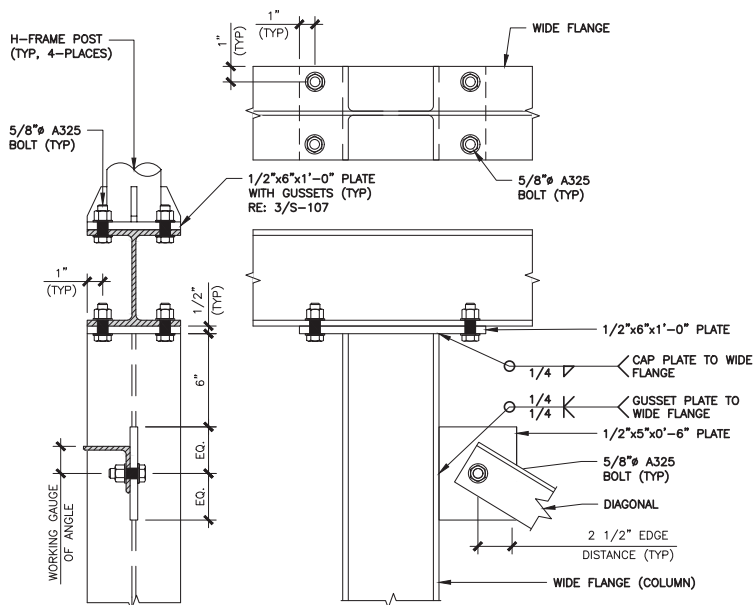


DATE DRAWN:	8/28/23
ATC JOB NO:	156763.001.01
CUSTOMER ID:	9JK2350 REPLACEMENT
CUSTOMER #:	9JK1750A

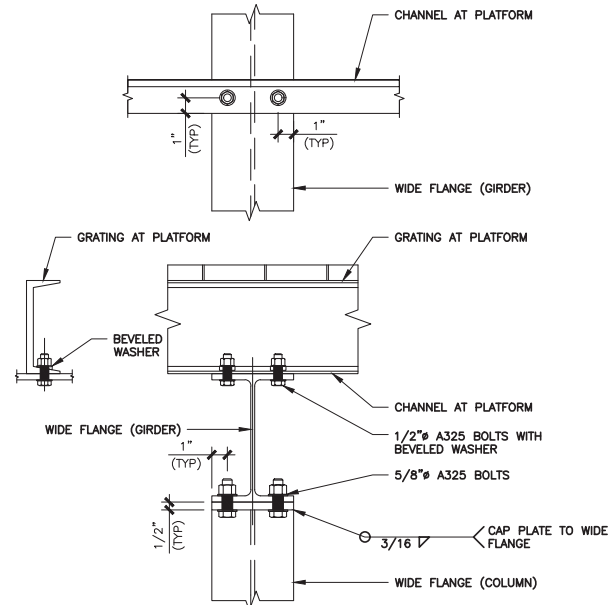
## CONNECTION DETAILS

SHEET NUMBER:	REVISION:
S-106	3

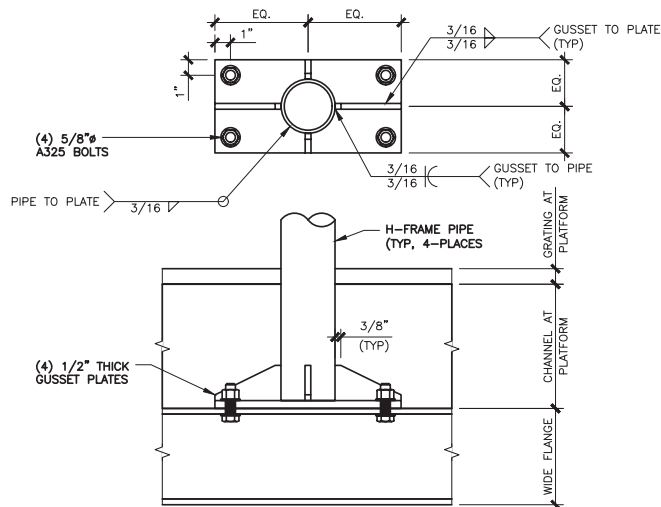




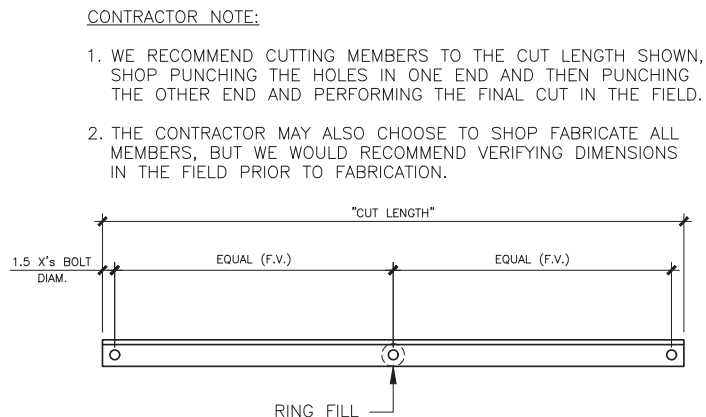
**1** COLUMN TO GIRDER AND H-FRAME CONNECTION  
SCALE: N.T.S.



**2** GIRDER TO PLATFORM CHANNEL CONNECTION  
SCALE: N.T.S.



**3** H-FRAME TO GIRDER  
SCALE: N.T.S.



**4** DIAGONAL DETAIL  
SCALE: N.T.S.



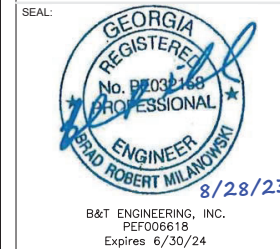
REV.	DESCRIPTION	BY	DATE
Δ	PRELIMINARY REVIEW	AN	10/13/21
Δ	CONSTRUCTION	DAS	2/25/22
Δ	CONSTRUCTION	GLS	8/28/23
Δ			
Δ			

ATC SITE NUMBER:  
415331

ATC SITE NAME:  
JEKYLL GA

T-MOBILE SITE NAME:  
9JK2350 REPLACEMENT

SITE ADDRESS:  
206 STABLE ROAD  
JEKYLL ISLAND, GA 31527

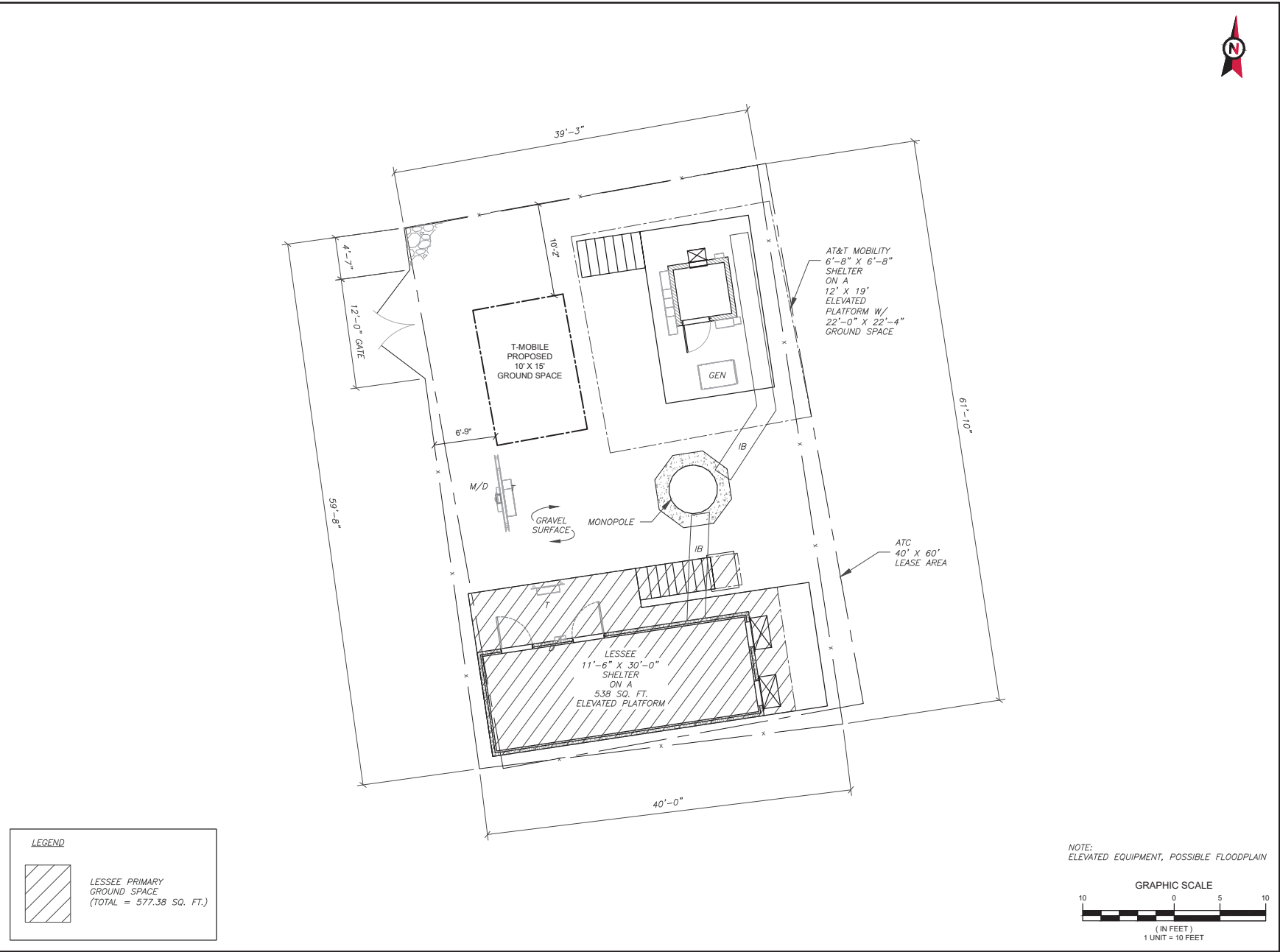


DATE DRAWN:	8/28/23
ATC JOB NO:	156763.001.01
CUSTOMER ID:	9JK2350 REPLACEMENT
CUSTOMER #:	9JK1750A

### CONNECTION DETAILS

SHEET NUMBER:	REVISION:
<b>S-107</b>	<b>3</b>

**EXHIBIT B**  
**ATC 415331 Site Plan Layout dated March 15, 2024**



**AMERICAN TOWER**  
A.T. ENGINEERING SERVICE, PLLC  
1 FENTON MAIN STREET  
SUITE 300  
CARY, NC 27511  
PHONE: (919) 466-0112

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ATC SITE NUMBER:

415331

ATC SITE NAME:

JEKYLL GA  
GEORGIA

LEGEND

⊗	GROUNDING TEST WELL
AV	AIR VENT
ATS	AUTOMATIC TRANSFER SWITCH
B	BOLLARD
C	CABINET
CS	COAX SHROUD
CSC	CELL SITE CABINET
D	DISCONNECT
E	ELECTRICAL
F	FIBER
GEN	GENERATOR
G	GENERATOR RECEPTACLE
HH, V	HANDHOLE, VAULT
HFC	HYDROGEN FUEL CELL
HSM	HYDROGEN STORAGE MATERIAL
IB	ICE BRIDGE
K	KENTROX BOX
LC	LIGHTING CONTROL
LPG	LIQUID PROPANE GAS
M	METER
MTS	MANUAL TRANSFER SWITCH
OHW	OVERHEAD WIRE
P	POWER
PP	POWER POLE
T	TELCO
TRN	TRANSFORMER
---	BUFFER (PROPERTY LINE)
- - - - -	GROUND SPACE (LEASE AREA)
- - - - -	EASEMENT

DRAWN BY: A.CORBIN

DATE DRAWN: 03/15/24

CUSTOMER: T-MOBILE

ATC PROJECT NO.: 13683113

ATC ASSET NO.: 415331

SITE PLAN LAYOUT

SHEET NUMBER: SITE-1

AUDITED BY: ON



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**MEMORANDUM**

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**TO:** COMMITTEE OF THE WHOLE

**FROM:** ZACHARY B. HARRIS, GENERAL COUNSEL

**SUBJECT:** SECOND AMENDMENT TO LEASE FOR TORTUGA JACK'S

**DATE:** MARCH 19, 2024

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Background.

Jekyll Island Authority ("Landlord") and Tortuga Jack's, LLC, a Georgia limited liability company ("Tenant"), entered that restaurant lease dated January 30, 2015, as amended by that First Amendment to Lease, dated May 23, 2023 (collectively, as amended, the "Lease") for the operation of Tortuga Jack's restaurant at 201 North Beachview Drive, Jekyll Island. Tenant has requested to again expand its outdoor seating patio over area that is presently unimproved. Because Tenant's proposed construction would exceed total allowable hardscape coverage under the JIA Code of Ordinances for the 18,405 square feet of leased premises, Tenant requests JIA add an additional 6,231 square feet to the leased premises to bring the total area to approximately 24,636 square feet, more or less. In exchange for the additional 6,231 square feet, Tenant agrees to undertake additional maintenance responsibilities as detailed in the Lease.

Request.

Before you is a proposed Second Amendment to the Lease intended to address the above requests. If approved, upon execution the Second Amendment will add a new Exhibit "A" to the Lease reflecting the adjusted lease boundaries for the approximately 24,636 square feet of leased premises. Additionally, the Second Amendment will clarify the parties' respective maintenance obligations for the leased premises with Tenant undertaking additional maintenance obligations. Except as affected by the Second Amendment, the terms of the Lease remain unchanged.



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**MEMORANDUM**

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**TO:** COMMITTEE OF THE WHOLE  
**FROM:** NOEL JENSEN, DEPUTY EXECUTIVE DIRECTOR  
**SUBJECT:** REVIEW OF PATIO EXPANSION PLANS FOR TORTUGA JACK'S  
**DATE:** 3/18/2024

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On March 7, 2024, at the Design Review Group meeting, drawings by Landscape Architect Jeff Homans, dated 11/28/2023, were reviewed for the expansion of the exterior patio deck and rebuilding of the band stage. The patio area would be expanded using pavers matching the existing patio deck in an area to the north adjacent to the existing deck.

Minor exterior changes to the existing patio area would also be constructed or removed to make it more pleasing to guests. The area in question will not disrupt bike path traffic or be off of the leased premises, as delineated in the May 2023 JIA Board meeting during the ratification of Amendment #1 of the leased premises.

Staff hereby requests consideration of the following:

1. Approval of the expanded patio area, band stage, and minor cosmetic adjustments to the east façade of Tortuga Jack's as shown on drawings by Landscape Architect Jeff Homans dated 11/28/2023.



## AREA OF IMPROVEMENTS

EXISTING WINDOWS  
TO REMAIN

## PALM TREES TO BE RELOCATED

EXISTING ROOF LINE

SHED ROOF ABOVE  
SEE ARCHITECTURAL PLAN

PROPOSED OUTDOOR GUEST DINING AREA  
CONCRETE PAVERS TO MATCH EXISTING

SHED ROOF ABOVE  
SEE ARCHITECTURAL PLAN

EXISTING SEAT WALLS  
TO BE REMOVED

EXISTING CONCRETE  
PAVERS TO REMAIN

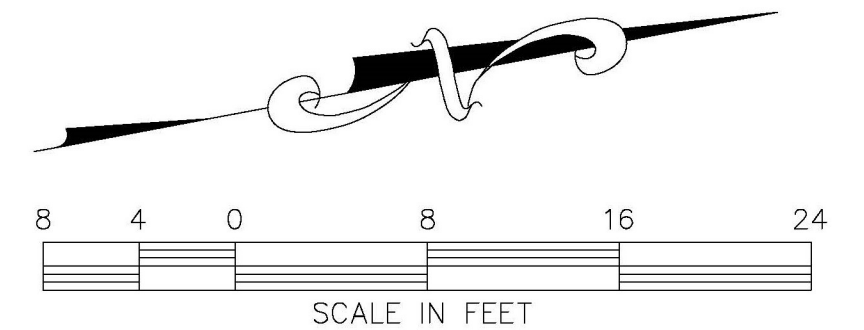
240 s.f. PROPOSED STAGE

EXISTING STAGE  
AND ROOF  
TO BE REMOVED

TWO PINE TREES-  
TO BE REMOVED

PROPOSED  
NATIVE  
PLANTINGS

LEASE  
LINE





The Jekyll Island State Park Authority (JIA) Board of Directors met in Public Session Tuesday, February 20, 2024, at the Jekyll Island Club Resort Morgan Center and via teleconference.

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

Key Staff Present: Mark Williams, Executive Director  
Noel Jensen, Deputy Executive Director  
Marjorie Johnson, Chief Accounting Officer  
Jenna Johnson, Director of Human Resources  
Zachary Harris, General Counsel  
Alexa Hawkins, Director of Communications & Marketing  
Brad Ballard, Senior Director of Amenities

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

Chairman Dale Atkins, called the meeting to order at 9:30 a.m. All members were present in-person or via teleconference, except for Mr. Ruel Joyner.

Chairman Dale Atkins announced a proposed addition to the meeting agenda for a capital request for the purchase of the VivaTicket software and programing for \$150,000 from current year funds. Chairman Dale Atkins called on Marjorie Johnson, Chief Accounting Officer, to present an explanation for the additional agenda item, who explained that quotes for the purchase were not received until Monday, February 19, 2024, and because the go-live date for VivaTicket is in April, this item could not wait until the regular Board meeting in March without delaying the VivaTicket implementation. With no objection, Chairman Dale Atkins amended the agenda to include the VivaTicket capital request.

JIA received one online public comment for this meeting:

- Karen Gleason – Graffiti in the Amphitheater

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

Bob Krueger, Chair

- A. Yank Moore, Director of Conservation, presented a department update, highlighting the following items:

Vegetation Management on the Jekyll Island Causeway. Yank Moore, Director of Conservation, presented a timeline of vegetation management over the years. Starting in 2007, with the GSTC research of the Diamondback Terrapin species on the causeway. In 2009, Cliff Gawron, Director and Landscape and Planning, and

Ben Carswell, former Director of Conservation, held a workshop with stakeholders including the Georgia Department of Transportation, the Georgia Department of Natural Resources, the Environmental Protection Division, the Wildlife Resources Division, and CRD on causeway management. He noted that Davide Zailo, Research Program Manager, provided him with the past twelve (12) years of Diamondback Terrapin encounters and the research behind the encounters.

The plans for rotational vegetation management began soon after. He highlighted that the JIA learned that Diamondback Terrapins are more likely to cross a road if they see vegetation on the other side. The vegetation was so high, he described the causeway as a tunnel, with no view of the marsh. Rotational Vegetation Management began, and JIA installed a pollinator strip on the causeway. The goal was to provide native habitats and increase biodiversity for a balance between bird and pollinator habitat, wildlife, and road mortality.

Cliff Gawron, Director of Landscape and Planning, presented the rotational map. He explained the herbaceous dominated areas are to be mowed five (5) times per year. The successional, shrub dominated areas are on a five (5) year rotational cut. The permanent buffers are only managed for road safety concerns.

Yank Moore, Director of Conservation, continued his timeline for causeway vegetative management. Georgia Power rebuilt their infrastructure and replaced wooden structures with concrete structures. Georgia Power then took over the vegetative management of the shrub layer on the south side of the causeway within 50ft of their structure. Ga Power installed a pollinator strip on the south side of the causeway, from Cedar Creek Bridge to the Jekyll Island Guest Information Center.

Cliff Gawron, Director of Landscape and Planning, noted that the JIA is held to higher standards than Georgia Power in terms of our permitting process. Every five (5) years an Erosion and Sediment Control Plan is renewed through Glynn County for Jekyll Island. Each year, a written letter of approval for an exclusion review on a buffer variance is received from the Environmental Protection Division. The Georgia Department of Natural Resources marks the high marsh for a Letter of Authorization each year. He highlighted staff member Phillip Kidney, Roads and Grounds Superintendent, who clears the highest shoulder up to five feet of the Georgia DNR marking, which is then cleared by hand. He also highlighted that before the Georgia Power rebuild, the JIA was clearing an average of 2.1-2.5 lineal miles of the causeway and now the JIA only clears three quarters to half a mile of the causeway.

Yank Moore, Director of Conservation, presented an update on the prescribed fire season. The JIA has burned twenty-five (25) acres this year. He noted that this has taken place at night to avoid disturbing golf course operations, particularly the Oleander Golf Course. The Georgia Forestry Commission attended these night burns.

There was one public comment.

- Al Tate thanked the Conservation Department for enhancing the natural environment. Mr. Tate also recommended that the JIA try using ecological principles to manage the diverse life on the island, referring to the causeway trimming as an example.

## **II. Finance Committee**

Bill Gross, Chair

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

- Revenues were \$2,330,722.
- Expenses were \$3,038,268.
- Net Operating Cash Loss was \$707,496.
- Total Traffic Counts were 97,977 vehicles.
- January hotel revenues totaled \$2.5 million.

Mr. Gross provided additional details for the monthly financials.

- The largest variance from the budget revenue was seen from the Human Resources expense, which was \$96,000 more than budget. This increase is due to the one-time supplemental payments to employees as recommended by the Governor's office for all State employees. The total impact of the payments was \$245,000, however the impact on the financials was minimized due to savings from vacant positions and lower health care costs for this month.
- The largest variances in expenses for January were insurance expenses and repairs and maintenance. Insurance expenses were \$253,000 less than budgeted. The variance is due to timing as the quarterly insurance invoice from the State was not received until after the financials had closed for the month. This amount will be offset in February. Repair and maintenance expenses were \$96,000 less than the budget. This variance was also timing related and is an offset to expenses from the previous month. This account is currently on target with budget for the year.
- The Net Operating Cash Loss for January is \$707,496, which is \$321,000 better than the budgeted net operating Cash Loss of \$1M.
- The Year-to-date Net Operating Cash Income reflects a \$3.4M favorable budget variance and a favorable \$1.4M variance from Prior year to date Income.
- The total traffic count for January was 97,977 vehicles, which was 15,945 less vehicles than January 2023. Mr. Gross noted that the visitation to Jekyll Island was impacted due to rain.
- The January 2024 hotel revenues reported was \$2.5 million, which is \$606,000 less than the January 2023 revenue. The occupancy rate was 40.9%, which is down from 49.5% in January 2023. Revenue per available room was \$62.23, which is down from \$76.88 in January 2023. The average daily rate was \$152.14, which was down slightly from \$155.40 January 2023.

- B. Marjorie Johnson, Chief Accounting Officer, presented a consideration of an MOU with Glynn County and the City of Brunswick and matching funds for the 2023 Assistance to Firefighters Grant. Mr. Gross clarified that if the grant was awarded, the Jekyll Island Fire Department would receive thirteen (13) radios and be responsible for contributing matching funds of \$26,171.02. Marjorie Johnson, Chief Accounting Officer, added that each radio is valued around \$14,000, totaling \$192,000.

A motion to recommend approving the MOU and matching funds, totaling \$26,171.02, for the 2023 Assistance to Firefighters Grant as recommended by staff, was made by Mr. Evans, and seconded by Mr. Krueger. The motion carried unanimously.

- C. Marjorie Johnson, Chief Accounting Officer, presented the capital request for a new UTV for the Conservation Department for \$17,000. She explained that the current UTV is twelve (12) years old and has had the engine replaced twice. The UTV has held up well but is now failing.

A motion to recommend approving the Capital Project Request totaling \$17,000 for a new UTV for the Conservation Department as recommended by staff was made by Mr. Krueger and seconded by Mr. Willard. The motion carried unanimously.

- D. Mr. Bill Gross, Finance Committee Chair, presented the capital request for HVAC replacement for the Campground Community Center. Mr. Gross explained that the two units work in tandem and were used units when originally purchased in 2016. It is no longer feasible to repair these units and emergency replacements were purchased in January 2024, for \$25,915. This request is for the ratification of this purchase to approve funding from this year's income to cover the expense.

A motion to recommend approving the Capital Project Request totaling \$25,915 for a new HVAC replacement for the Campground Community Center as recommended by staff was made by Mr. Krueger and seconded by Mr. Willard. The motion carried unanimously.

- E. Mr. Bill Gross, Finance Committee Chair, presented the consideration of a resolution approving the intergovernmental contract with the Brunswick, Glynn County Development Authority for repayment of revenue bond proceeds and proposed bond resolution for issuance of revenue bonds for the Golf Improvement Plan. He highlighted the November 14, 2023, resolution requesting the Brunswick, Glynn County Development Authority to issue revenue bonds in the approximate amount of \$20,305,000 for the purpose of financing the renovation, construction, and equipping of recreational facilities, including the Jekyll Island Golf Course. He noted that this is the second largest expenditure that the JIA has ever endeavored, behind the Convention Center. At the end of the revitalization process, 50% of the turfed areas for the golf course will be eliminated, restoring the golf course as close to the Walter Travis design as possible. Mr. Bill Gross, Finance Committee Chair, highlighted key points in the resolution as follows:

- Eight (8) banking institutions were invited to participate, with two (2) providing positive offers
- Ameris Bank negotiated the best deal for the JIA's interest
- An annual variable option rate of between 4%-9%, with an initial rate of 5.55% and an estimated all-in-total interest cost of approximately 4.1183%
- Two (2) year drawdown period with all principal advance, no later than April 1, 2026.
- Debt service reserves fund is not required
- The total estimated cost of the debt service reserves fund required, at a total estimated cost of the debt service at 20-year maturity, is forecasted at approximately \$30,556,318

Zach Harris, General Counsel, clarified that this is a resolution that will allow the JIA to execute and enter an intergovernmental contract with the Brunswick, Glynn County Development Authority for their issuance of these revenue bonds that are backed by the revenue pledge of the JIA. He explained that the bonds will be issued based on the terms agreed to by the JIA, the Brunswick, Glynn County Development Authority, and Ameris Bank, as brokered and negotiated by Stifel. He pointed out that the placement agent, Trey Monroe, was in attendance at the meeting. He also explained that the JIA is not issuing these bonds, but is, however, the obligor on the bond who will be repaying the bond proceeds that are received from the sale of the bond. The bond is anticipated to close at the end of March 2024, with a funding date of April 1, 2024. The drawdown period is between April 1, 2024, and April 1, 2026, which will include interest only payments. The first interest only payment is May 1, 2024. The basement for the interest rate is about 4.1%, subject to adjustment, annually, on April 1<sup>st</sup>, capped at 9%. Mr. Bill Gross, Finance Chair Committee Chair, noted that this is the most studied topic for the JIA this decade.

A motion to recommend approving the consideration of the resolution approving the intergovernmental contract with the Brunswick, Glynn County Development Authority for the repayment of revenue bond proceeds and proposed bond resolution for issuance of revenue bonds for the Golf Improvement Plan as recommended by staff was made by Mr. Krueger and seconded by Mr. Willard. The motion carried unanimously.

- F. Mr. Bill Gross, Finance Committee Chair, presented the capital request for the purchase of the VivaTicket software and programming for \$150,000 from current year funds. The server licensing and terminal server licenses are \$83,000 and the estimated cost of data support for setup is \$35,000. Data support and set up includes IT Support, support to configure that server, installation of the VivaTicket Software on the new Point of Sale terminals, and set up of credit card machines, printers, turnstiles, etc. Staff is requesting an additional \$32,000 for additional equipment for the new 31.81 retail store and unforeseen costs. Marjorie Johnson, Chief Accounting Officer, noted that this was added to the agenda due to the go live date in April.

A motion to recommend approving the Capital Project Request totaling \$150,000 for the purchase of the VivaTicket software and programming as recommended by staff was made by Mr. Krueger and seconded by Mr. Evans. The motion carried unanimously.

There was one public comment.

- Ben Carswell, Jekyll Island Resident, commented on the budgeting season for the JIA. His concern and focus expressed that the JIA should focus this budgeting season with the idea in mind to make revitalization lasting, not additional revitalization. He noted that the JIA should shift its focus on capital investments and become more fiscally conservative to not only maintain balance, but to continue to succeed in its mission of revitalization.

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

Buster Evans, Chair

- A. Jenna Johnson, Director of Human Resources presented a Records Management Policy Update. She explained that this update meets standard of practice for electronic updates and the expectation of the Georgia Archives, providing additional information concerning electronic records.

A motion to recommend approving the Records Management Policy Update as recommended by staff was made by Mr. Krueger and seconded by Mr. Gross.

There were no public comments.

### **IV. Marketing Committee**

Joy Burch-Meeks, Chair

- A. Alexa Hawkins, Director of Marketing and Communications, presented a department update.
  - The 2023 Annual Progress Report: This was shared with all JIA's legislative Representatives, and a copy was handed out to each Board of Director Member. This report includes a note from the Governor, an overview of the Fiscal Year 2023 Financials, and highlights some of the completed and ongoing projects. This document can be found on the JIA website.
  - The Island Guide: This is an informational tool for visitors that the JIA has shared with all hotel partners on Jekyll Island. This guide will now be distributed to neighboring visiting centers, such as the Saint Mary's I95 Welcome Center, August, Macon, Port Wentworth, and Dublin. A new on-island guide will be shared with JIA's on-island partners. This new guide will be a foldout map, including business listings and contact information, which will save the JIA approximately \$25,000 per year and align with the sustainability mission.



- Media Highlights: She highlighted that a feature, through the partnership with Southern Living, was released titled “15 Spring Break Destinations.” Lonely Planet named Driftwood Beach as the number one best beach for 2024. Lonely Planet also included Driftwood Beach in their publication “Best Beaches: 100 Beaches in the World” as one of three on the East Coast, and only six in the country.
- The Color Purple: Filmed for two weeks in the Spring of 2022 and was released on “Max” in December of 2023. This film production took place on Driftwood Beach and on a private residential road used for employee housing.

There were no public comments.

## **V. Legislative Committee**

Glen Willard, Chair

Mr. Willard, Legislative Committee Chair, spoke on the session that is halfway through and discussed a few key points.

- The mid-year budget passed through house and is being taken to the senate now, including \$5 billion in state funding and \$1.5 billion on infrastructure such as roads.
- Senate Bill 26 carried over from the last session, to establish the Georgia Electric Vehicle Manufacturing Commission.
- Senate Bill 349 passed out of committee. He explained that this Bill would cap increases on homeowners assessed property value at 3% per year, as long as the owner maintains a homestead exemption.
- The Senate will hear House Bill 1019, passed a week prior to lower property taxes by doubling the state’s homestead exemption to \$4,000.
- House Bill 940 was accepted to require physical storefront retailers to accept cash payment.

Mr. Willard, Legislative Committee, completed his report with a fun fact that the official state greens is collards, the official state sauce is potlikker, and the official state bread is cornbread.

There was one public comment.

- Al Tate urged the legislative committee to review House Bill 370 in comparison to the Marshlands Protection Act of 1970 to prevent private owners from encroaching on the coast.

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

- A. Zach Harris, General Counsel, presented the consideration of request by Innisfree Hotels, Inc. to approve the 50% ownership units of HAMJI Hospitality, LLC to Creek Indian Enterprises Development Authority (CIEDA). He noted that Innisfree hotels joined Jekyll Island in 2023 with the acquisition of the Hampton Inn and Suites. He gave a background introduction on the Creek Indian Enterprises Development Authority being the economic development division of the Porch Band of Creek Indians, a tribal government based in Alabama. Their long-term focus is on long-term investments in retail, tourism, hospitality, government services, contracting, manufacturing, and projects to grow and maintain economic sustainability.

Innisfree requests a 50% partnership with CIEDA to retain 50% of the LLC memberships. Through this request, Innisfree will continue to manage HAMJI Hospitality, LLC and continue to operate the Hampton Inn and Suites. Zach Harris, General Counsel, noted that JIA, being the ground lesser, has approval rights on the contingency of a new management entity or LLC manager.

A motion to recommend approving the request by Innisfree Hotels, Inc. to approve the 50% ownership units of HAMJI Hospitality, LLC to Creek Indian Enterprises Development Authority (CIEDA) was made by Mr. Gross and seconded by Mr. Kreuger. The motion carried unanimously.

B. Noel Jensen, Deputy Executive Director, presented an operations update.

- Pine Lakes Golf Course Renovations: The contractors have removed the old drainage course and are now replacing it with a new drainage course. This includes 6"-8" of gravel and interior drain lines. During the demo, the contractor found two drainage courses instead of one, revealing that the original drainage course was not removed during renovations in the 1990's. He noted that the contractor has meticulously placed flags on a grid across the course for elevation to contour the subgrade.

Clyde Johnston visited the island the day prior to the February Board Meeting and is approving each green individually. Clyde Johnston redesigned the number 13 green, moving it 35-40 yards into the sun to improve grass growth. This opportunity became available due to the loss of a Heritage Live Oak Tree due to Hurricane Irma.

- A new entrance road was added into the golf course from the landfill for construction work to avoid traffic issues on the island. This work was completed by Phillip Kidney's Roads and Grounds staff and included adding a new culvert across a significant drainage canal. The culvert consists of 20' sections of pipe at 36" in diameter. The culvert was topped with recycled materials collected at the Jekyll Island Landfill.
- Oleander Golf Course Renovations: A controlled burn was conducted between number one and number nine. The Roads and Grounds staff completed clearing out what was left of the underbrush afterwards. He noted that similar work will be completed during the Great Dunes Golf Course renovations to restore it back to the Walter Travis design.
- The Vehicle Maintenance department was recognized by the Director of Office Fleet for their eighteen (18) Tier One Ranks in a row. He highlighted the "agency average maintenance dollars per vehicle" category showing that the JIA is at 24% of the state average, as well as the peer group average. This recognition indicates that JIA has safe driving vehicles, and that maintenance is completed timely and cost effective.



- Noel Jensen, Deputy Executive Director, introduced the new Georgia State Patrol Post Commander and Assistant Post Commander for Post 35. Sergeant James Metz, Post Commander, and Sergeant Ty Brooks, Assistant Post Commander, both spoke and expressed that they were honored to serve Jekyll Island.

Noel Jensen, Deputy Executive Director, answered a question from Mr. Dale Atkins, Chairman, on the October 2024, opening of the Pine Lakes Golf Course. He also noted that the range would be returned to the original size.

There were no public comments.

C. Mark Williams, Executive Director, presented his report highlighting the following:

- He thanked the Georgia State Patrol for their service on Jekyll Island.
- The Pine Lakes Golf Course renovation costs are between \$6 million and \$7 million. He noted that this project is moving on schedule.
- He thanked the staff for managing expenses and Alexa Hawkins, Director of Marketing and Communications, and her staff for their targeted marketing efforts to make budget for the month.
- The Tiffany Window will be returning to Faith Chapel after a restoration project that began in 2021. He thanked the Friends of Historic Jekyll Island for their support, membership, and financing to make this a reality. A formal invitation for the ceremonial un-wrap on Friday, March 29, will be received shortly. This event is on Good Friday, coinciding with the original installation by Lois Tiffany on Easter weekend.
- Mark Williams, Executive Director, and his wife, Pam, attended the Friends of Historic Jekyll Island Gala at the Jekyll Island Club Hotel.
- Vivaticket final Q&A, testing, and rollover will take place at the beginning of April for all amenities with the JIA.
- He thanked the guests and residents for their support in the silent auction and craft sale fundraiser for the Tidelands Nature Center on the previous Saturday.
- He thanked Olivia Hancock, Operations Specialist, for her hard work as interim Executive Assistant as a replacement is being hired.
- Mark Williams, Executive Director, invited the JIA Board Members to join him at the Capitol on March 5<sup>th</sup> to meet with the governor.

There was one public comment.

- Doc Dougherty, owner of the Island Sweet Shoppe, addressed the plans to re-develop the Historic District, focusing on the Island Sweet Shoppe. Mr. Dougherty requested the opportunity to sit down with the JIA staff to discuss the RFP plan for a new Sweet Shoppe in the Historic District

D. For the sake of time, Chairman Atkins chose to forgo his comments.

There were no public comments.

**The Jekyll Island State Park Authority (JIA) Board Meeting**  
**February 20, 2024**

The Board Meeting was called to order at 11:09 a.m., and all members were present in-person or via teleconference, except for Mr. Ruel Joyner

**Action Items**

1. Mr. Willard moved to accept the minutes of the January 19, 2024, Board Meeting as presented. The motion was seconded by Mr. Gross. There was no discussion, and the minutes were unanimously approved.
2. The recommendation from the Finance Committee to accept the MOU with Glynn County and the City of Brunswick for the 2023 Assistance to Firefighters Grant and a total of \$26,171.02 in matching funds as presented by staff carried by unanimous approval.
3. The recommendation from the Finance Committee to approve the proposed Capital Requests as presented by staff carried by unanimous approval.
4. The recommendation from the Finance Committee to approve the Resolution Approving (i) Intergovernmental Contract with Brunswick Glynn County Development Authority for repayment of revenue bond proceeds and (ii) Proposed
5. Bond Resolution for Issuance of Revenue Bonds for Golf Improvement Plan projects as presented by staff carried by unanimous approval.
6. The recommendation from the Committee of the Whole to approve the request by Innisfree Hotels, Inc. to approve sale of 50% ownership units of HAMJI Hospitality, LLC to Creek Indian Enterprises Development Authority (CIEDA) as presented 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 was adjourned at 11:09 a.m.

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## MEMORANDUM

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**TO:** COMMITTEE OF THE WHOLE  
**FROM:** NOEL JENSEN, DEPUTY EXECUTIVE DIRECTOR  
**SUBJECT:** OPERATIONS MONTHLY REPORT – FEBRUARY 2024  
**DATE:** 3/11/2024

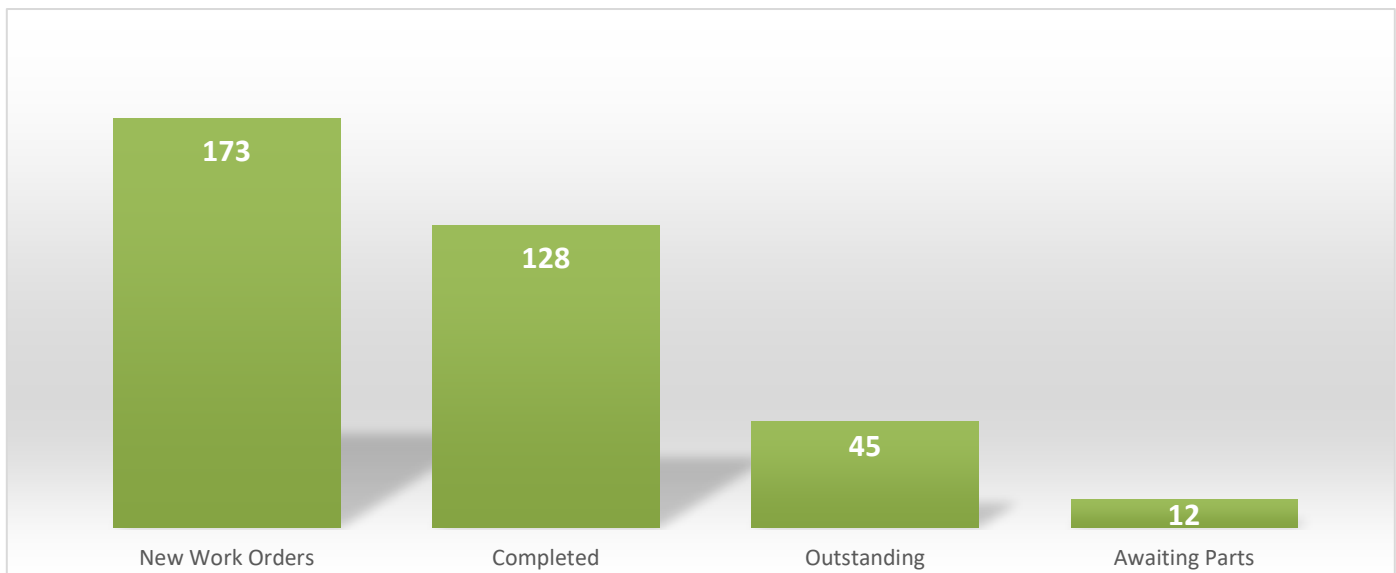
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### **PUBLIC SERVICES**

#### **February Highlights:**

- Jekyll Island Airport (09J) self-serve aviation fuel (100LL) sold 1,351.18 gallons of 100LL aviation fuel in 61 transactions totaling \$8,809.70 in sales for the month of February.
- Campground expansion preparation continues onsite with GA Power installing main electrical services and transformers. JIA Facilities, Roads and Grounds, and Water/Wastewater staff are awaiting systems hook up to the new power distribution service. Bathhouse construction contractor completed bathhouses 1, 2, & 3, With bathhouse #4 remaining to construct after demolition of existing bathhouse.
- At the Jekyll Island Public Safety Complex, JIA Facilities, Roads and Grounds, and Water/Wastewater staff are installing conduit for electrical service to transformer location, conduit for telephone and internet, fire water main line and hydrant as well as domestic water service lines.
- A Golf Improvement Plan is underway, with a third site visit being completed by Brian Ross and Jeffrey Stien, The redesign Great Dunes and Oleander into an 18-hole course is 95% completed. An RFP for construction will be issued in March.

#### **Operations Department Work Orders**

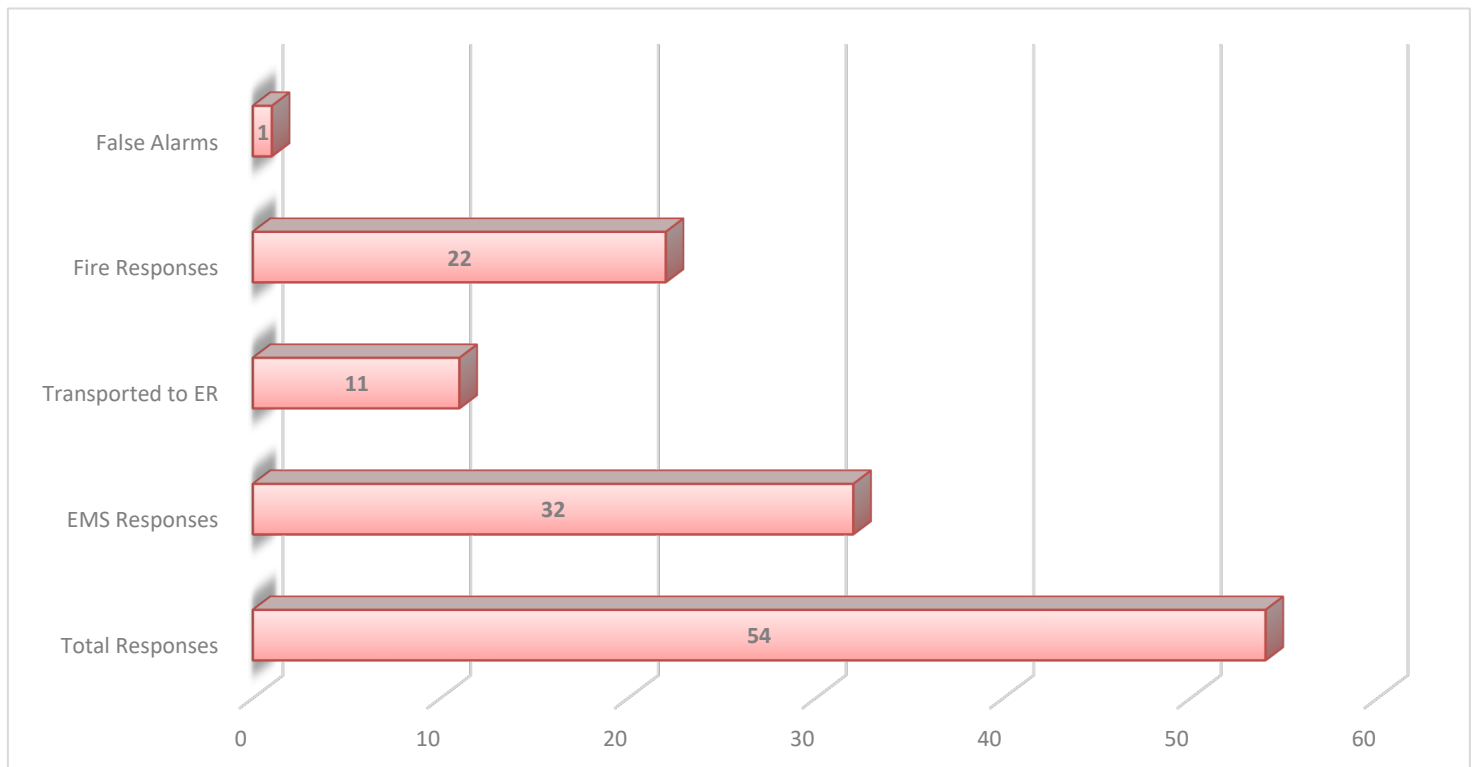


## **PUBLIC SAFETY – Fire & EMS**

### **February Highlights:**

- Completed 289 hours of staff training for the month.
- Two (2) annual inspections, one (1) re-inspection, six (6) site visit inspections, two (2) CO inspections, and five (5) other inspections were conducted in February.
- Twenty-four (24) permits were issued, and Code Enforcement investigated three (3) complaints.
- JIFD Conducted Two (2) Controlled Burns
- JIFD Attended the February JIA Employee Orientation to Present Fire Prevention.

### **Jekyll Island Fire & EMS Responses**



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## MEMORANDUM

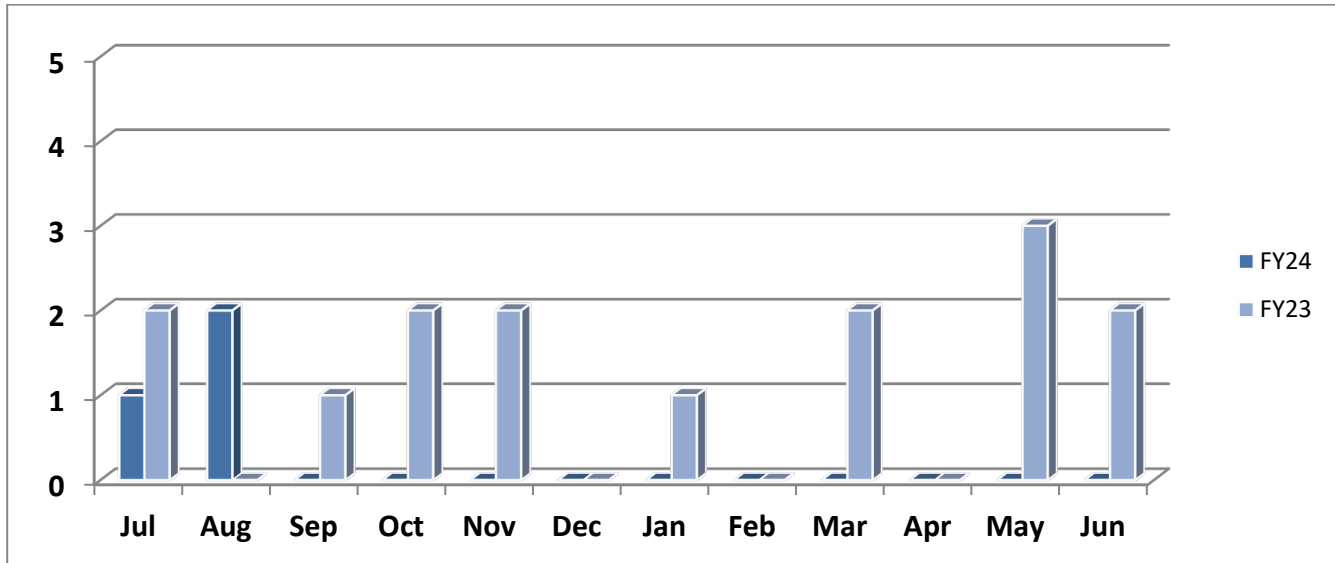
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**TO:** HUMAN RESOURCES COMMITTEE  
**FROM:** JENNA JOHNSON, HR DIRECTOR  
**SUBJECT:** HUMAN RESOURCES COMMITTEE REPORT  
**DATE:** 3/11/2024

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**JIA Workers Compensation Claims:** (Target goal for FY24 = 9).



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
FY24	1	2	0	0	2	1	1	0					7
FY23	2	0	1	2	2	0	1	0	2	0	3	2	15

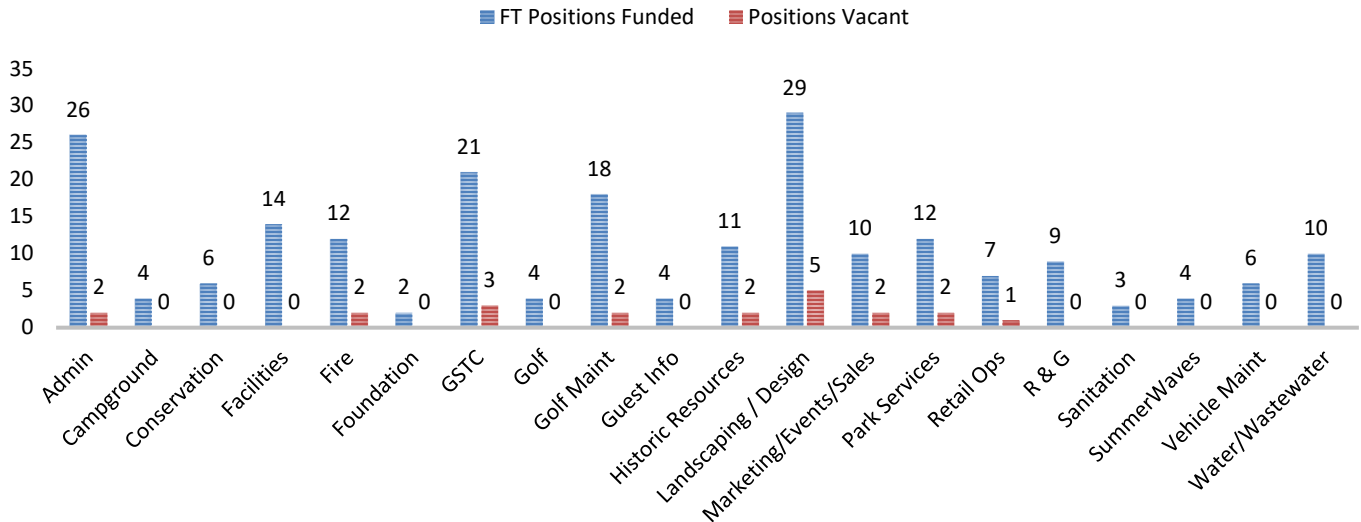
**JIA Employee Census:**

Month	Full time	Part time	Seasonal	Interns	Total Employees
Feb	190	104	5	0	299

**Retirements:**

- Kimberly Stone with Landscaping is retiring with 24 1/2 years of service.

## FULL TIME STAFFING



*Full-time Staffing as of 3/11/2024*

### **Recognition:**

#### ○ **Meet our March Featured Employee: Ben Rushing**



Ben Rushing is originally from Vernon Parish, Louisiana, and has lived in the Golden Isles for 33 years. Ben began working for the Jekyll Island Authority (JIA) on November 13, 2018, and works for the Vehicle Maintenance Department.

His main job responsibilities are to coordinate maintenance and repair of all JIA equipment and vehicles. Purchase equipment and vehicles, maintain fueling system, and complete reporting of all fuel and maintenance to the State.

When Ben was asked what he likes most about working for the JIA, he said, “the diversity of the work the vehicle maintenance department is able to do”. If there was one thing to improve about Jekyll Island, Ben said, “night golf”.

When Ben is not working, he enjoys golfing, fishing, and spending time with his wife and two daughters traveling. An interesting fact about Ben is he is an Automotive Service Excellence (ASE) Certified Technician with multiple designations.

Ben, we appreciate all you do, thank you for your service!

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## MEMORANDUM

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**TO:** HISTORIC PRESERVATION/CONSERVATION COMMITTEE  
**FROM:** YANK MOORE, DIRECTOR OF CONSERVATION  
**SUBJECT:** CONSERVATION UPDATE  
**DATE:** 3/11/2024

### **Research and Monitoring**

- Park Rangers' Ray Emerson and Victoria Martin along with multiple volunteers, installed the Wilson's Plover nesting area rope line and signs, getting ready for the season to begin.

### **Management and Planning**

- The conservation team along with assistance from JIFD, continued prescribed fire efforts on Oleander Golf Course adding another 16 acres to the season total. The fire weather cooperated and allowed the teams to introduce fire to areas without a known fire history.
- Propagation has begun for plants that will go in the newly designed Great Dunes Golf Course, using seed collected from on-island or very close by.

### **Outreach, Leadership, Staffing**

- Joseph Colbert presented at the State Botanical Garden's Native Plant Symposium in Athens, GA. He talked about our past and present restoration efforts, highlighting our focus on grassland communities.
- Joseph Colbert hosted a virtual class from Georgia College and State University, a group who were interested in predator monitoring and how it informs land management decisions.
- Dan Quinn joined biologists from GaDNR identifying and assessing American Oystercatcher nesting sites.
- Yank Moore attended the second meeting of an advisory group that has been charged with updating the Coastal Stormwater Supplement.
- Yank Moore and Dan Quinn joined Cliff Gawron to provide a tour to the Municipal Forestry Institute and their over 60 urban forest practitioners. The group was comprised of arborists, landscape designers, and planners from all over the country. We took them to Driftwood Beach to appreciate the huge exposed root systems of the preserved live oaks, then showed them the largest trees that were moved during the early revitalisation efforts near the Beach Village.
- Yank Moore attended the 4<sup>th</sup> meeting of the Georgia Environmental Conference's Steering Committee. The conference will take place at the convention center August 21-24.
- Ayron Moleen, has developed a new program, titled Snakes of the Southeast. Tickets are on sale now and all programs are slated to take place at the Mosaic, in the Tack Room or the Outdoor Classroom.

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## MEMORANDUM

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**TO:** COMMITTEE OF THE WHOLE  
**FROM:** BRAD BALLARD, SENIOR DIRECTOR OF AMENITIES  
**SUBJECT:** AMENITIES REPORT FOR FEBRUARY 2024  
**DATE:** MARCH 19, 2024

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### Mosaic and Historic Resources

**Black History Month Programs:** More than 550 visitors experienced Jekyll Island history through our recent Black History Month events. The “Dolphin Club Days” program celebrated the island’s African American music history and featured a live performance by Ace Winn.



**Community Outreach:** Mosaic educators and staff took part in an American Black History Festival at the Fort Frederica National Monument attend by 900 visitors.

**Blueprint Project:** More than 2,000 blueprints are being scanned for a large-scale digitization project creating improved access to the museum’s archival collections. The project has digitized and processed more than 20,000 blueprints and maps, with marked improvements for preservation, organization, and access to the documents.



### Jekyll Island Tennis Center

**Events and Tournaments:** JITC hosted 160 high school players on February 23<sup>rd</sup> and 24<sup>th</sup> for the 36<sup>th</sup> Annual Jekyll Jam. March 1<sup>st</sup>-3<sup>rd</sup> the center held the Georgia State Clay Court Championships. Rain ended the tournament early, but the center still received positive comments on the courts, tournament staff, and the hospitality they received. March 23<sup>rd</sup> and 24<sup>th</sup> the center will host their first junior tournament of the season, the JITC Spring Junior Championship.

### Jekyll Island Golf Club

**Events and Tournaments:** The AJ Donahue Tournament was a success with over 188 players taking part. On March 15<sup>th</sup>-17<sup>th</sup> the JIGC hosted the US Kids Golf Tournament with over 275 kids participating. March 21<sup>st</sup> -24<sup>th</sup> the JIGC will host the Oglethorpe Cup. A NCAA Division III tournament.

**Play Comparison:** Even with Pine Lakes closed for renovations the Jekyll Island Golf Club had an outstanding February.

#### Play Comparison

February	2023	2024
Rounds	7,008	6,442
Tournaments	4	5



## Jekyll Island Campground

### Occupancy Report

February	2023	2024
Nights Available	5,549	5,549
Nights Rented	5,382	5,327
Occupancy %	97%	96%

### Revenue Comparison

February	2023	2024
Reservations	\$ 177,771.32	\$ 203,649.00
Concessions	\$ 11,914.00	\$ 13,658.00
<b>TOTAL</b>	<b>\$ 189,685.32</b>	<b>\$ 217,307.00</b>

## Mini-Golf and Bike Rental

**Painting:** A contractor is scheduled to paint the mini-golf course in March.

**Group Play:** Two youth groups are scheduled to play mini-golf afterhours in March. These groups are also visiting the 4-H Center.

## Summer Waves

**Prepping for the season:** The tentative opening day for Summer Waves is May 11<sup>th</sup>. Hiring for the 2024 season is ahead of the 2023 season. Nine seasonal staff members have been hired along with five staff members that are returning from last season. The JIA Landscaping and Facilities departments have already started preparing for the park to open. Park staff always appreciate the extra help opening the park each season.

## MEMORANDUM

**TO: COMMITTEE OF THE WHOLE**  
**FROM: MICHELLE KAYLOR, GSTC DIRECTOR**  
**SUBJECT: GEORGIA SEA TURTLE CENTER UPDATE – FEBRUARY 2024**

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### Admissions Comparison with Prior Year

<u>February 2023</u>	<u>February 2024</u>
8,153	6,464

### Year to Date Overall Revenue Comparison

<u>February FY23</u>	<u>February FY24</u>
\$1,734,814.71	\$1,756,761

### Revenue Categories

- February admissions \$81,990.05 was \$1,443.17 under budget.
- February concessions \$89,730.16 was \$206.12 under budget.
- Adoptions: 32 | \$2,085.00
- Donations (General): 11 | \$315.00
- Memberships: 9\* | \$989.75
- Public Programs | \$7,740.00
- Daily Programs | 176

### Rehabilitation

	Sea Turtle	Other Patients
<b>New Patients</b>	<b>2</b>	<b>5</b>
<b>Current Patients</b>	<b>13</b>	<b>21</b>
<b>Released Patients</b>	<b>0</b>	<b>0</b>
<b>Transferred Patients</b>	<b>0</b>	<b>2</b>
<b>Total Since 2007</b>	<b>1053</b>	<b>2682</b>

### Research

An article, “*Novel microsatellite tags hold promise for illuminating the Lost Years in four sea turtle species*”, is currently *in review* of the publication process. Research Program Manager Zailo is a co-author on this publication.



**Board of Directors Committee Assignments**  
***Effective August 15, 2023***

<p align="center"><b><u>HISTORIC PRESERVATION/CONSERVATION</u></b></p> <p><b>Bob Krueger, Chair</b>  Dale Atkins  Walter Rabon  Joe Wilkinson  Buster Evans</p> <p><u>Staff:</u>  Yank Moore  Michelle Kaylor  Cliff Gawron</p>	<p align="center"><b><u>FINANCE</u></b></p> <p><b>Bill Gross, Chair</b>  Dale Atkins  Bob Krueger  Joe Wilkinson  Walter Rabon  Buster Evans  Glen Willard  Joy Burch-Meeks  Ruel Joyner</p> <p><u>Staff:</u>  Mark Williams  Marjorie Johnson</p>
<p align="center"><b><u>HUMAN RESOURCES</u></b></p> <p><b>Buster Evans, Chair</b>  Dale Atkins  Bob Krueger  Joe Wilkinson  Bill Gross  Ruel Joyner</p> <p><u>Staff:</u>  Jenna Johnson</p>	<p align="center"><b><u>MARKETING</u></b></p> <p><b>Joy Burch-Meeks, Chair</b>  Dale Atkins  Bob Krueger  Glen Willard  Ruel Joyner  Joe Wilkinson</p> <p><u>Staff:</u>  Alexa Hawkins</p>
<p align="center"><b><u>LEGISLATIVE</u></b></p> <p><b>Glen Willard, Chair</b>  Dale Atkins  Bob Krueger  Bill Gross  Walter Rabon  Ruel Joyner  Joy Burch Meeks</p> <p><u>Staff:</u>  Mark Williams</p>	<p align="center"><b><u>COMMITTEE OF THE WHOLE</u></b></p> <p><b>Dale Atkins, Chair</b>  Bob Krueger  Bill Gross  Joe Wilkinson  Walter Rabon  Joy Burch-Meeks  Buster Evans  Glen Willard  Ruel Joyner</p> <p><u>Staff:</u>  Mark Williams  Noel Jensen</p>