

MINUTES
LAKE LANIER ISLANDS DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
CONFERENCE ROOMS – LOWER LEVEL
LEGACY LODGE AND CONFERENCE CENTER – LAKE LANIER ISLANDS, GEORGIA

February 19, 2010 -- 12:30 p.m.

BOARD MEMBERS PRESENT:

Mr. Lonice C. Barrett, Chairman
Mr. Craig Dowdy
Mrs. Dorothy Burns
Mr. John Gibb
Mr. Alan Gravel
Mrs. Connie Hagler
Mr. John Kieffer
Mr. Bob Whitley

STAFF:

Mr. Bill Donohue
Mr. Lee Smith
Ms. Joy Hortman
Ms. Marilyn Brown

ABSENT BOARD MEMBER: Mr. Hank Burnham

VISITORS:

Mr. Grier Todd, Lake Lanier Islands Management Company, LLC
Mr. Jason E. Voyles, representing LLIDA Legal Counsel Samuel L. Oliver, Hulsey, Oliver & Mahar
Ms. Cheryl Smith, Georgia Department of Economic Development, Regional Tourism Specialist
Ms. Stacey Dickson, Lake Lanier Convention and Visitors Bureau

I.&II. CALL TO ORDER AND APPROVAL OF AGENDA

Chairman Lonice Barrett called the meeting to order at 12:30 p.m. and welcomed Mr. Jason Voyles who was attending in place of Mr. Jody Cooley of Hulsey, Oliver & Mahar. He said that Mr. Hank Burnham had been in the group's thoughts and prayers after the recent loss of his father.

Chairman Barrett asked whether the Agenda required changes; *Mrs. Hagler moved to approve the Agenda as presented; Mr. Kieffer seconded the motion and it carried unanimously.*

III. APPROVAL OF 1) JANUARY 14, 2010 INFRASTRUCTURE COMMITTEE MEETING MINUTES AND 2) JANUARY 15, 2010 LLIDA BOARD MEETING MINUTES

Mr. Whitley moved to approve Minutes of the January 14, 2010 Infrastructure Committee Meeting and January 15, 2010 LLIDA Board of Directors Meeting; Mr. Gravel seconded the motion and it passed unanimously.

IV. ACTION ITEMS

Chairman Dowdy of the Infrastructure Committee (IC) reported that the IC had met today before the Board meeting and asked that Mr. Donohue discuss the IC Action Items.

NOTE : All referenced items were provided to Board members during the meeting.

1. **Infrastructure Committee Recommendation to approve Change Orders #21 and #22 to Choate Construction Contract for the completion of new Water Reclamation Facility in the amount of \$3,405.00 to be funded from owner contingency established in contract**

Mr. Donohue referred to his Memorandum dated February 10, 2010 regarding Choate Contract Change Orders #21 and #22 for the Water Reclamation Facility (WRF), as well as the individual Change Orders.

Regarding Change Order #21 (Sludge Hauling and Plant Seeding), he explained that although it was known that this work would be necessary, it was not possible to anticipate the exact amount of sludge and the cost (\$2,360). He said that regarding Change Order #22 (\$1,045), the scum pump dampener replacement was necessary because of damage when the pipe froze, and that the line was now heat traced and insulated to prevent future freezing. He said that both Change Orders were funded from the owner contingency established in the Choate contract.

Mr. Dowdy moved to accept the recommendation of the Infrastructure Committee to approve Change Orders #21 (\$2,360) and #22 (\$1,045) to the Choate Construction Contract for additional work to complete the new Water Reclamation Facility as described, for a total of \$3,405 to be funded from the owner contingency established in the contract; Mrs. Hagler seconded the motion and it passed unanimously.

2. **Infrastructure Committee Recommendation re Change Order #14 to GP's Enterprises Contract for 1) Replacement Sewer Line (\$14,026.82) in Segment 5 of Phase 2 Road Work and 2) Additional Entrance Lane near the future Campground Check-in Building in Segment 5 of Phase 2 Road Work (\$28,610.38) for a total of \$42,637.20**

Reference was made to the Memorandum dated February 10, 2010, from Mr. Donohue regarding Change Order #14 in GP's Enterprises (GPE) Contract, as well as 3 maps showing the location of the work, an Additional Entrance Lane cost estimate and the Change Order itself.

He explained that the Replacement Sewer Line was a result of a GPE grading over a manhole/sewer line not shown on project plans. He said the cost to remove/replace the existing line and connect to another manhole was \$14,026.82. He stated that approximately 300' of additional traffic lane (\$28,610.38) near the future Campground Check-in Building would expedite traffic flow. He noted that the funds for both projects would come from the owner contingency established for Segment 5 of the GPE Contract.

Mr. Dowdy moved to accept the recommendation of the Infrastructure Committee to approve 1) Change Order #14 in GP's Enterprises Contract (\$14,026.82) for replacement sewer line and 2) additional scope of work for additional traffic lane identified as LLI-015 (\$28,610.38) as described, for a total of \$42,637.20; Mr. Kieffer seconded the motion and it passed unanimously.

Infrastructure Committee Chairman Dowdy said that these actions concluded the recommendations of the IC. In answer to a question, Mr. Donohue replied that it would be necessary to continue to

use change orders in Islands construction projects as situations arise during the fine tuning of new infrastructure facilities and improvements.

Also in reply to a question, it was the consensus that the additional traffic lane just discussed did not fall under the “for profit” category which would be LLIMC’s responsibility, and was an infrastructure project to be funded by LLIDA.

Chairman Barrett asked that Mr. Donohue review the Action Item relating to the proposed LLIDA Administrative Office Lease Agreement.

3. Consideration of LLIDA Office Space Lease (3280 McEver Road) Subject to LLIDA Legal Counsel Approval of Lease Form

Mr. Donohue referred to his two memorandums dated February 11 and February 19, 2010 regarding the proposed new LLIDA Administrative Office (3280 McEver Road) and a map showing its location. He reported that he had visited approximately twenty office sites and this one was most suitable because of its size, layout and proximity to the Islands. He said that the primary difference between this office and the one currently occupied by LLIDA was that it did not include unneeded warehouse space. He noted that the new location’s monthly rent was approximately half that of the current lease, and that the first three months are rent free. Also, he said a 3 year lease is anticipated with no rent increase for that time, and if approved, the actual move was expected to take place on March 30.

Mr. Kieffer moved to approve the relocation of LLIDA Administrative Office from the current location at 1707 B Enterprise Drive, Buford, GA to a new space (3280 McEver Road, Suite 106, Buford, GA) approximately 2.5 miles from the Islands at a monthly cost of approximately half the current lease, subject to LLIDA Legal Counsel’s review and approval of a lease agreement between LLIDA and the new lessor. Mr. Gibb seconded the motion and it passed unanimously.

V. APPROVAL OF FINANCIAL REPORT

Reference was made to the December 2009 Financial Report, copies of which were provided to Board members. Mr. Donohue reported there were no unusual items in this month’s financial information; LLIDA continues to be within its operating budget.

Mr. Kieffer moved to approve the December 2009 Financial Report as submitted; Mr. Dowdy seconded the motion and it passed unanimously.

VI. DISCUSSION ITEMS

1. Report by Legal Counsel (Mr. Jason Voyles representing Mr. Sam Oliver)

Mr. Voyles reported that the proposed lease agreement for the new LLIDA administrative offices would be developed and offered for execution within the next few weeks.

Mr. Voyles also provided an update on LLIDA Legal Counsel Sam Oliver's health. He said that Sam had been at Emory University Hospital all week undergoing preparation for the bone marrow transplant scheduled for this evening (February 19) at 8:00 p.m. In answer to a question, he said that the length of time spent at Emory after the procedure would depend on his recovery and adjustment to the transplant, but that Sam hoped to be back in the office by April.

(Mrs. Burns arrived during the above report.)

2. Report by Executive Director (Bill Donohue)

Mr. Bill Donohue referred to his Monthly Report dated February 11, 2010, copies of which were provided to Board members. Also referenced were 1) a letter dated February 2, 2010 from the Department of Natural Resources (DNR) Environmental Protection Division (EPD), 2) Water Reclamation Facility Final Punch List and 3) a map showing locations for fiberoptic service on the Islands. Among points made by Mr. Donohue were:

-- Phase 2 Road Project – work continues on Segment 5 and is expected to be finished by end of March; pavers/sidewalks are now completed in Segment 2 (Lake Houses) and Segment 3 (PineIsle)

-- Pump Station 2 is in operation

-- The Water Reclamation Facility (WRF) is now fully operational; EPD has authorized LLIDA to begin direct discharge from the new WRF

-- nearly all punch list items completed

-- incomplete punch list items related to paving will be finished when weather permits

-- LLIDA continues to hold funds from contractor until punch list complete

-- An issue continues between Choate and a subcontractor regarding a painting/sealing issue but LLIDA is not involved

-- Additional Islands directional signage is now in place

-- Water valve replacement not yet complete

-- Pre-bid meetings held re demolition of old wastewater treatment plant

-- AT &T will soon submit its proposal to develop fiberoptic service on the Islands

-- Painting Water Tank; five bids received; at least three under the budgeted amount of \$350,000

In answer to a question about Water Tower responsibility, it was indicated that once the painting was complete, maintenance and upkeep would be LLIMC's obligation

Mr. Donohue also stated that he had spoken with Board Member Hank Burnham, whose father recently passed away, and that Mr. Burnham wished to send his thanks to all who had expressed sympathy and attended the memorial service.

3. Report by Chief Operating Officer, Lake Lanier Islands Management Company, LLC (Grier Todd)

Mr. Grier Todd distributed a new golf course promotional piece in which the Islands course is featured. He explained that it appears in the January/February issue of the publication GOLF GEORGIA, which goes to 85,000 members of the Georgia State Golf Association. During his report, among points made were the following:

-- Revenues at 2009 year-end were approximately 10% over 2008, but 2008 was not good year; currently revenues are up 63% compared to last year and 32% over budget

-- January was excellent month; February and March are not good

-- Preparations for the 2010 Season were highlighted:

- work starting at Water Park
- plans for a variety of concerts are underway, including local Gospel groups
- first annual "Polar Plunge" into 43-degree lake is this Saturday (February 20) and will benefit Special Olympics
- first annual "Kite Fly-Out" scheduled for April
- "Fallen Heroes Day" set for April 5; firefighters, police officers, military veterans who lost their lives in service will be honored
- RV Boat Show planned for May
- "Haunted Nights of Lights" set for October
- first annual "Taste of Georgia" barbecue competition will be this fall
- Valentine's Day Weekend was a great success, with visitors taking advantage of special holiday themed offerings on both February 13 and February 14
- Presentation Point will be site of "Georgia grown and Georgia handcrafted" products all summer long

Chairman Barrett said that he is currently involved in the planning of the sale of Georgia products at Presentation Point during the upcoming summer months, and that it is a joint effort with LLIMC, the Georgia Department of Agriculture, LLIDA and others. He said it would be an excellent service to Georgians, providing an outlet to offer products for sale and a fee-free location for citizens to make purchases.

Also, Mr. Todd announced that Ms. Claire Lewis has been named new LLIMC Marketing Director and that she brings extensive experience to the property. He also reported that a new wedding planner is at work for LLIMC, new wedding venues are being developed, and the LLIMC-produced wedding magazine has been widely distributed.

VII. PUBLIC COMMENTS

1. Atlanta Vietnam Veterans Business Association (AVVBA) (Mr. Alan Gravel, President)

Chairman Barrett asked that Mr. Alan Gravel, President of the Atlanta Vietnam Veterans Business Association (AVVBA) report on an upcoming memorial ceremony scheduled by the organization. Mr. Gravel's comments included the following:

-- the AVVBA promotes patriotism and sponsors activities of a patriotic nature in the business community and recognizes those who served and honors those whose lives were lost in Vietnam

-- as part of the activities of the AVVBA, memorials honoring Vietnam Veterans have been dedicated throughout Atlanta

-- invited those present to attend a special memorial dedication ceremony to be held on April 17 to honor the 27 military veterans from the North Georgia College Corps of Cadets who died in Vietnam

-- the event will be held during Alumni Weekend at North Georgia College in Dahlonega

-- families of 19 of the 27 veterans have been contacted about the ceremony

-- Guest Speakers, Fly-Overs, Music, and a Reception are scheduled; approximately 1,000 people are expected to attend

-- Support of service veterans by American citizens in recent years has been amazingly positive compared to the poor reception returning Vietnam veterans experienced

Mr. Gravel thanked those present for the opportunity to provide this information, and directed the group to AVVBA's website (www.avvba.org) for additional details.

2. Report by Lake Lanier Convention and Visitors Bureau (Ms. Stacey Dickson) and Regional Tourism Specialist, Georgia Department of Economic Development (Ms. Cheryl Smith)

Ms. Stacey Dickson reported on programs and activities currently underway to promote Lake Lanier Islands. She said that the route known by several names (Holiday Road; Friendship Road, State Road 347) had been renamed "Lanier Islands Parkway" by action of the Hall County Commission. A State of Georgia publication entitled GEORGIA TRAVEL GUIDE was distributed and Islands coverage described.

Ms. Cheryl Smith discussed the tourism website and the promotion of Lake Lanier Islands on the site; she displayed and distributed a new State Parks brochure which contains Islands information.

VIII. ADJOURNMENT

There being no further business, the meeting was properly adjourned at 1:35 p.m.

Lonice Barrett
Chairman
Lake Lanier Islands Development Authority

These Minutes were recorded and transcribed by

Marilyn Brown
Assistant Secretary
Lake Lanier Islands Development Authority

