

MINUTES
LAKE LANIER ISLANDS DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
MAGNOLIA ROOM
LEGACY LODGE AND CONFERENCE CENTER
LAKE LANIER ISLANDS, GEORGIA

December 16, 2011 – 8:40 a.m.

BOARD MEMBERS PRESENT:

Mr. Lonice C. Barrett, Chairman
Mr. Craig Dowdy
Mr. John Gibb
Mr. Alan Gravel
Mrs. Connie Hagler
Mr. Wayne Jessup
Mr. John Kieffer
Mr. Richard Riley
Mr. Bob Whitley

STAFF:

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

ABSENT BOARD MEMBERS: All present

VISITORS: Mr. Michael Bennett (**Note for Record:** Mr. Bennett's term officially begins January 1, 2012)
Mr. Tom Calkins, LLIDA Legal Counsel, Hulsey, Oliver & Mahar (Special Assistant to the Attorney General)
Mr. Michael Williams, Lake Lanier Islands Management Company, LLC
Mr. Grier Todd, Lake Lanier Islands Management Company, LLC
Ms. Stacey Dickson, Lake Lanier Convention and Visitors Bureau
Mr. Ronnie Phillips, North Georgia Mountains Authority
Mr. Earl Fain, North Georgia Mountains Authority

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

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

Chairman Lonice Barrett called the meeting to order at 8:40 a.m. He introduced Mr. Michael Bennett, who will begin his term as a Board member on January 1, 2012, and stated that he appreciated his willingness to serve. He said Mr. Bennett is a former Forsyth County Commission member and welcomed him to the group. Mr. Bennett thanked him and said he looked forward to participating.

Chairman Barrett thanked Mr. Whitley for his service; he said that his excellent leadership had been demonstrated from Day 1 of his term, and wished him well in the future.

Mr. Gibb moved to approve the Agenda as provided; Mr. Kieffer seconded the motion and it passed unanimously.

III. APPROVAL OF MINUTES OF 1) OCTOBER 21, 2011 LLIDA BOARD MEETING and 2) OCTOBER 21, 2011 INFRASTRUCTURE COMMITTEE MEETING

Mr. Kieffer moved to approve Minutes of the 1) October 21, 2011 LLIDA Board of Directors Meeting and 2) October 21, 2011 Infrastructure Meeting as submitted; Mr. Gravel seconded the motion and it passed unanimously.

Chairman Barrett asked that Infrastructure Committee (IC) Chair Craig Dowdy introduce Action Items considered by his Committee.

IV. ACTION ITEMS

Infrastructure Committee (IC) Chairman Dowdy reported that the Committee met on December 15, 2011, and that he appreciated the participation of Board members who called in to the meeting. He referred to Action Item I-A (Amphitheater Improvements Project). He said this concerns bids that have been received and analyzed regarding Islands roadwork. Specifically, he said the work will take place on the first island to the right of the Islands entrance, as well as the other side of the main road where the public boat ramp is located. He asked that the Executive Director summarize the bids analysis.

1. Consideration of Infrastructure Committee Recommendation to accept bid from Allied Paving Contractors, Inc. for Five (5) Segments of Amphitheater Improvements Project

Mr. Donohue referred to “1.)” in a handout which consisted of the following:

- 1.) Letter to LLIDA from Rochester & Associates, Inc. dated December 12, 2011 regarding Georgia Islands Infrastructure Improvements Project with accompanying Bid Tabulations for five (5) separate Segments, as well as “Segment 6 – Alternate No. 1” and
 - ~ a list of “Additional Items”;
 - ~ a map depicting the location of each Segment
 - ~ a map showing location of proposed Utility Lighting(the above items are numbered #1 through #7 for clarification)
- 2.) Memorandum from Mr. Donohue dated December 15, 2011 re LLIDA Cash Balances with accompanying List entitled “LLIDA Cash Summary” dated December 16, 2011
- 3.) Map depicting “Landscape Concept A” (Six Flags Over Georgia Roundabout) with accompanying itemized list of costs, both from The Jaeger Company of Gainesville, GA
- 4.) Letter to LLIDA from LLIMC dated December 7, 2011 re 2012 Infrastructure Request (specifically, requesting dock expansion in the Sunset Cove area), with accompanying
 - a) rationale for new docks entitled “Increase Public Access to Islands Through Additional Dock System”;
 - b) map depicting location of proposed additional docks and
 - c) “Addendum to Infrastructure Request for Public Courtesy Docks”

Mr. Donohue reported that the apparent low bidder, Allied Paving Contractors, Inc., was selected from five (5) bidders, and all bids were organized by Segments in the paperwork provided to Board members. He noted that the page numbered “7” showed a lighting plan from Georgia Power Company designed to match the lighting on the rest of the Islands.

Mr. Dowdy said that based on the bids received and the analysis of each, the IC recommends that the Board grant approval of and authorize a contract be executed with Allied Paving Contractors, Inc. for base bids for five (5) Segments not to exceed a cost of \$860,041.15.

It was noted that Alternate No. 1, or Segment 6, consisted of the “overflow area” which is heavily wooded, and that until a specific business plan for this location is completed by LLIMC, this portion of the bid should not be included in the Board’s approval. Therefore, he said, as part of the proposed motion, he would direct that Allied Paving Contractors, Inc. agree to keep open the price of “Alternate No. 1 – Segment 6” for sixty (60) days from the date of contract execution in order that LLIMC could develop its plans for the “overflow area.”

Mr. Dowdy moved to accept the recommendation of the Infrastructure Committee to approve awarding the contract for the Amphitheater Improvement Project base bid for five (5) Segments, as presented, to Allied Paving Contractors, Inc., for a cost not to exceed \$860,041.15, and that Allied Paving Contractors, Inc. will keep open the price (\$176,672.60) for “Segment 6 – Alternate No. 1” for sixty (60) days from the date of the contract’s execution. Mr. Riley seconded the motion and it passed unanimously.

Mr. Tom Calkins, LLIDA Legal Counsel, indicated that he had reviewed and approved the bid selection process.

There was brief discussion of the possibility of installing drainage or electrical connections for future uses in the area referred to as “Alternate No. 1 – Segment 6”, and it was noted that these issues would be addressed within the next few weeks. Also, in answer to a question, it was noted that the timeframe for completion of the five (5) Segments was anticipated to be 120 days and that work was expected to begin in early to mid January 2012 and be finished by May 1, 2012.

2. Consideration of Infrastructure Committee Recommendation to Approve Expenditure of \$395,000 to fund Lighting, Utility Relocation and Project Contingency for the Amphitheater Infrastructure Road Project

IC Chairman Dowdy reported that the Amphitheater Infrastructure Road Project utility relocation, lighting and contingency funding would require a total budget of \$395,000.

After discussion, Mr. Dowdy moved to accept the recommendation of the Infrastructure Committee to approve a budget not to exceed \$395,000 for the cost of Amphitheater Infrastructure Road Lighting, Utility Relocation and Project Contingency; Mr. Gravel seconded the motion and it passed unanimously.

3. Updates On Current Projects (Information Item)

IC Chairman Dowdy said that today’s IC action items were concluded, but that the Committee had discussed a number of project updates that he wished to report to the Board.

Also referenced was a letter from LLIMC dated December 7, 2011 (listed on Page 2 of these Minutes as “4.”) requesting expansion of courtesy docks in Sunset Cove.

IC Chairman Dowdy noted that if – for example – Sunset Cove dock expansion were approved by LLIDA, construction must begin immediately in order that it be finished by the start of the

season. Also, he said, there is a critical need for LLIMC to present its plans for Infrastructure priorities. In light of these issues, he suggested that the Board consider adding a January 20, 2012 Work Session and Board Meeting to its schedule in order to consider these matters. Considerable discussion ensued.

Chairman Dowdy asked that Mr. Donohue provide an update on current infrastructure projects. Reference was made to Mr. Donohue's memorandum dated December 15, 2011, re "Approved Infrastructure Project Cost Updates" listing projects, as well as each project's approved budget, Cost to date and proposed expenditures.

Mr. Donohue recalled that a \$1.2 million infrastructure project plan was approved by the Board in February 2011. He said nearly \$850,000 of that amount had been used for Parking Lots, Forest Clean-up and Trails Construction, preparation for Fiber Optic installation, Dock and Blue Ridge Road. He described a number of these elements and discussed plans for the remaining projects.

Mr. Ronnie Phillips and Mr. Earl Fain of the North Georgia Mountain Authority were recognized and complimented for their expertise in developing and constructing the two superb Islands walking trails which included a number of ramps and bridges. Also noted was that Hall County has provided excellent assistance through the Sheriff's department's detention crew. Eleven photographs of portions of the trails were provided as a part of the Executive Director's Monthly Report.

Mr. Donohue described plans for Roundabouts (RAB) landscaping. He said that trees, hedges and plants with seasonal color will be added to each location. He noted that temporary irrigation will be transferred from one RAB to the next.

3. **Consideration of 2012 LLIDA Board Meeting Schedule**

Discussion ensued regarding the 2012 LLIDA Board Meeting Schedule, and it was the group's consensus that a January 20, 2011 Work Session and Board Meeting be added to the schedule in order that actions pertaining to the 2012 Summer Season could be considered. The meeting schedule consisted of the following with the understanding that breakfast will be served beginning at 7:45 a.m. and the meetings will be called to order at 8:30 a.m.:

Friday, January 20, 2012 (Work Session: 8:30 a.m.; afternoon Board meeting)
Friday, February 17, 2012 (if not needed, this meeting could be cancelled)
Friday, April 20, 2012
Friday, June 15, 2012
Friday, August 17, 2012
Friday, October 19, 2012
Friday, December 14, 2012 (this is the second Friday rather than the usual third Friday of the month)

It was also agreed that the previously scheduled February 17, 2012 meeting may be cancelled if Board action is not required, and that generally speaking, meetings will be held whenever Board action is required.

The LLIDA 2012 Board Meeting Schedule was approved by acclamation as presented with the addition of the January 20, 2011 meeting.

V. APPROVAL OF FINANCIAL REPORTS

Reference was made to the September 2011 and October 2011 Financial Reports.

Mr. Riley moved to approve the September 2011 and October 2011 Financial Reports as submitted; Mr. Gibb seconded the motion and it passed unanimously.

Mr. Donohue referred to his memorandum dated December 15, 2011, listed as “2.” under “Action Item 1, as well as the accompanying document entitled “LLIDA Cash Summary” dated December 16, 2011. He explained the contents of both in some detail.

VI. DISCUSSION ITEMS

1. Report by Lanier Convention and Visitors Bureau (Stacey Dickson)

Ms. Stacey Dickson of the Lanier Convention and Visitors Bureau (CVB) distributed a 10-page handout summarizing the promotional activities of the Bureau. She noted the major changes experienced in 2009 and 2010 and 2011 programs, as well as future plans highlighting Lake Lanier Islands promotions.

2. Report by Infrastructure Committee (Craig Dowdy)

IC Chairman Dowdy reported that most of the Committee’s recommendations were covered under the Action Items portion of the meeting. He emphasized that research needs to be done to analyze LLIMC’s proposal for dock expansion. He said that LLIMC would discuss this and other matters, and that relevant information would be presented, during the January 20, 2011 Work Session and Board Meeting.

He stressed that Infrastructure Committee meetings are open to every Board member either in person or by telephone.

3. Report by LLIDA Executive Director (Bill Donohue)

Reference was made to the Executive Director’s Report dated December 16, 2011, along with eleven (11) photographs depicting portions of the Legacy Lodge Walking Trail and the lake shoreline.

He said the majority of his report had been discussed earlier in the meeting. He added that the current Audit Report had been emailed to each Board member and a hard copy was provided at today’s meeting.

a. Samuel L. Oliver Memorial

Reference was made to a detailed map with inset photographs showing plans for the Samuel L. Oliver Memorial. Mr. Donohue reported that a meeting had been held with Sam’s widow and son, and that they were fully supportive of the project as envisioned. He said that LLIDA is ready to move forward with the plans, and that some preliminary work had been done.

Regarding the budget for the project, it was reported that an estimated \$10,000 would be required in addition to the portion funded by LLIDA. It was agreed that information regarding accepting donations from interested parties would be distributed within the near future.

4. **Report by LLIDA Legal Counsel (Tom Calkins)**

Mr. Calkins reported that he had attended yesterday's Infrastructure Committee meeting and that issues arose which will be discussed at a later time. Also, he said his firm (Hulsey, Oliver & Mahar) is definitely interested in participating with a donation to the Samuel L. Oliver Memorial.

5. **Report by COO, Islands Management Company, LLC (Grier Todd)**

Before Mr. Todd's Report, the Chairman asked that Mr. Riley share with the group his experience in attending Magical Nights of Lights. Mr. Riley said that during a recent visit to the Lights event with his grandchildren, he was reminded of the enormous positive changes that had taken place at the Islands since the first Lights show when it began in the early 1990s. He said the entire experience was upbeat and memorable and he thanked all those involved for making it possible.

Also, Mr. Gibb expressed appreciation for a fine Lights show and complimented LLIMC on the excellent selection of merchandise available in the gift shop. It was noted that Mr. Michael Williams' wife was responsible for the fine quality products chosen for re-sale at Christmas Village.

Among the points made by Mr. Grier Todd were the following:

-- Revenues up 1.3% from last year; increased even without the promotion "Haunted Nights"; first quarter in 2012 looks strong

-- Magical Nights of Lights (MNOL) opened Friday, November 18

~104-FISH Radio and Free Chapel Church are presenting a video showing the true Christmas Story, which has been well received

~ attendance is good – 363 cars last night; the pull-off lanes help to speed traffic flow

~ enhanced the activities program by including new characters and other elements at Holiday Village

-- New Trail System is superb; thanked Ronnie Phillips, Earl Fain and their team who have done an excellent job; Hall County Detention Team has provided excellent work and thanks are extended to Sheriff Cronin for his participation

-- Thanked Mr. Bob Whitley for his fine service on the Board and welcomed Mr. Michael Bennett to the group

VII. PUBLIC COMMENTS

Chairman Barrett commented that the dedication and work of the LLIMC management team and the Williams Family are greatly appreciated. He also noted that to be able to assign two people – Ronnie Phillips and Earl Fain – the task of creating and building a high quality walking trail and know that it will be done in an exemplary manner is an incomparable advantage. He thanked them for their efforts in the project.

Chairman Barrett expressed the Board's appreciation to Mr. Bob Whitley, who would be leaving the Board at the end of December, for his dedication and expertise while serving as a member.

Chairman Barrett again welcomed Mr. Michael Bennett to the Board and thanked him for his willingness to serve.

VIII. ADJOURNMENT

There being no further business, the meeting was properly adjourned at 10:00 A.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