

**LAKE LANIER ISLANDS DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING  
April 20, 2018**

The Lake Lanier Islands Development Authority Board of Directors held its regularly scheduled meeting at the Legacy Lodge and Conference Center, Lake Lanier Islands, Georgia. (A Board package and handouts are attached hereto and made official parts of these Minutes as an Attachment)

**BOARD MEMBERS PRESENT:**

Mr. Lonice Barrett, Chairman  
Mr. Benny Bagwell  
Mr. Randall Frost  
Mr. Allan Gravel  
Mr. John Kieffer  
Ms. Lauren Pugh

**STAFF:**

Mr. Bill Donohue  
Ms. Brenda McMillian

**VISITORS:**

Mr. Tom Calkins, LLIDA Legal Counsel, Hulsey, Oliver & Mahar, LLP  
Mr. Grier Todd, Lake Lanier Islands Management Company, LLC  
Mr. Michael Williams, Lake Lanier Islands Management Company, LLC  
Mr. Russell Burnett, Lake Lanier Islands Management Company, LLC  
Ms. Missy Burgess, Lake Lanier Islands Management Company, LLC  
Mr. John Lush, Safe Harbor Development, LLC  
Ms. Danielle Harris, Safe Harbor Development, LLC  
Mr. Shawn Davis, Breakpoint Consulting, LLC

**CALL TO ORDER**

Chairman Barrett called the meeting to order at 8:30 a.m.

**APPROVAL OF AGENDA**

Chairman Barrett requested a motion to approve the Agenda. Mr. Bagwell made a motion to approve the agenda, seconded by Randall Frost and the motion carried unanimously.

**APPROVAL OF MINUTES**

Chairman Barrett requested a motion to approve the Minutes of the April 20, 2018 LLIDA Board of Directors Meeting as submitted. A motion was made by Mr. Bagwell, seconded by Mr. Frost and the minutes were unanimously approved.

**APPROVAL THE ALCOHOLIC BEVERAGE LICENSE APPLICATIONS FROM ISLAND ENTERTAINMENT**

Chairman Barrett called on Mr. Donohue. Mr. Donohue briefed the Board on the LLIDA alcohol beverage ordinance and recommended approval of the alcoholic beverage license applications from Island Entertainment. A motion was made Mr. Bagwell, seconded by Mr. Frost and the motion unanimously passed.

**APPROVAL THE RESOLUTION REQUESTING DNR ASSISTANCE WITH THE GSFIC REQUEST FOR BOND FUNDS FOR THE PLANNING, DESIGN AND CONSTRUCTION OF A NEW CONFERENCE CENTER AT LAKE LANIER ISLANDS**

Mr. Donohue briefed the Board on the availability of \$4.5 M General Obligation Bonds proceeds to be used for the planning, design and construction of a new conference center facility at Lake Lanier Islands.

Chairman Barrett shared Virgil Williams and Missy Burgess met with the Governor and he was very impressed with all that has been done at Lanier Islands and made the commitment to work with the Legislature to get the \$4.5M appropriated. . The Authority is being counted upon to make certain that the details are administered properly while working with Mr. Williams and his team. Chairman Barrett and Mr. Donohue met with Mr. Williams and Grier Todd with a positive outcome looking and ahead to the next steps in building a new hotel and conference center on the Islands.

Mr. Kieffer made a motion to approve the Resolution requesting DNR assistance with the GSFIC request for Bond funds for the planning, design and construction of a new conference center at Lake Lanier Islands, seconded by Mr. Gravel and the motion passed unanimously.

Mr. Gravel inquired of the concept. Mr. Donohue explained the big picture would be a conference center and hotel. Research the market demands, perform a feasibility study, create concept drawings, site plans and looking at the financial needs to make an assessment as to what the public and private side of the financing picture would look like. It will be a public-private partnership.

**APPROVAL OF FINANCIAL REPORTS**

Chairman Barrett called on Mr. Donohue to discuss the Financial Reports.

Mr. Kieffer made a motion to approve the Financial Reports as presented, seconded by Mr. Frost and the motion carried unanimously.

LLIDA Legal Counsel Report, Mr. Calkins stated the LLIDA Alcohol Ordinance is under a comprehensive review and will be presented to the Board at a later date.

Mr. Todd introduced Danielle Harris, Chief Administrative Officer of Islands Entertainment and Shawn Davis, Breakpoint Consulting then continued with his report.

John Lush, Safe Harbor Development updated the Board on several things:

- Margaritaville views Lake Lanier Islands as the biggest opportunity .
- Rebranding the waterpark and campgrounds.
- Planning to add a 10-lane snow ride with a moving sidewalk.
- Performing lifeguard and restaurant training.
- Rehabilitation plan for the mini-golf area to be presented in the future.
- Planning to make Lanier Islands a year round destination.
- Plan to charge a \$10 mooring fee, except on holidays and special events - details on the website.
- Margaritaville brand is a *free to be me attitude*.

Mr. Davis reported the USACE prefers to keep the campgrounds active and recommended the Board take action towards this happening.

**APPROVAL OF EXECUTIVE DIRECTOR TO OVERSEE AND APPROVE DEVELOPMENT OF THE  
CAMPGROUND REPAIR AND MAINTENANCE PLANS**

A motion was made by Mr. Kieffer authorizing Executive Director, Bill Donohue, to review, oversee and approve the development of the Campground repair and maintenance plans while sharing with the Board any pertinent details and if required, to seek additional Board approval, seconded by Mr. Bagwell and the motion carried unanimously.

The meeting was adjourned at 9:40 a.m.

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Lonice Barrett  
Chairman  
Lake Lanier Islands Development Authority

Submitted by:  
Brenda McMillian, Executive Assistant/Office Manager  
Lake Lanier Islands Development Authority