

MINUTES
LAKE LANIER ISLANDS DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
August 16, 2019

The Lake Lanier Islands Development Authority Board of Directors held its regularly scheduled meeting at the Summer House, 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:

Ms. Terri Jondahl, Chairman
Mr. John Kieffer, Vice Chairman
Mr. Wayne Jessup, Secretary/Treasurer
Ms. Lauren Armour, via teleconference
Mr. Michael Bennett
Mr. Randall Frost
Mr. Carey Miller

STAFF:

Mr. Bill Donohue
Ms. Brenda McMillian
Mr. Tom Calkins, LLIDA Legal Counsel
via Teleconference

BOARD MEMBERS ABSENT:

Mr. Jeff Cown
Mr. Alan Gravel

VISITORS:

Mr. Virgil Williams, Lake Lanier Islands Management Company, LLC
Mr. Grier Todd, Lake Lanier Islands Management Company, LLC
Mr. Michael Williams, Lake Lanier Islands Management Company, LLC
Ms. Missy Burgess, Lake Lanier Islands Management Company, LLC
Mr. Russell Burnett, Lake Lanier Islands Management Company, LLC
Mr. Matthew Boling, Lake Lanier Islands Management Company, LLC
Mr. Clyde E. Click, Esq.
Mr. John Lush, Safe Harbor Development
Mr. Shawn Davis, Breakpoint Consulting
Mr. John Cooper, Stormont Hospitality
Mr. Josh Hildebrandt, Legislative Liaison & Policy Advisor, Office of Governor Kemp
Ms. Kelsey Richardson, Gainesville Times

CALL TO ORDER

Chairman Jondahl called the meeting to order at 8:35 a.m.

Chairman Jondahl requested Mr. Donohue to discuss the action items.

APPROVAL OF REQUESTED LLIMC SUB LEASE MODIFICATIONS

Mr. Donohue briefly explained the 1997 Sublease anticipated the private partner may want to split the sublease and includes language outlining this process. LLIDA's partner, LLIMC, followed the outlined process by presenting three documents. Document one amends the current sublease to remove a certain parcel, the second document creates a new lease for that parcel and a third agreement that governs the subleases going forward.

Chairman Jondahl requested a motion to approve the Amended and Restated Agreement of Sublease between Lake Lanier Islands Development Authority and LLI Management Company, LLC, the Amended and Restated Agreement of Sublease between Lake Lanier Islands Development Authority and LLIMC2, LLC and the Splitter, Assignment, Assumption and Release Agreement. Mr. Miller made the motion, Mr. Frost seconded, and the motion carries unanimously.

APPROVAL OF PROPOSED NEW CONFERENCE CENTER & HOTEL - PHASE 3 PLANNING AND DESIGN SERVICES

Mr. Donohue discussed the attached memo including a budget for the Phase 3 planning and design services for the proposed new conference center and hotel. Mr. Kieffer made a motion, Mr. Miller seconded, and the motion carried unanimously.

APPROVAL OF THE SAFE HARBOR DEVELOPMENT CAMPGROUND IMPROVEMENT PLAN

Mr. Donohue reviewed the submittal of the Safe Harbor Development campground improvement plan and recommended approval. Mr. Frost made a motion, Mr. Jessup seconded, and the motion carried unanimously.

APPROVAL OF THE FINANCIAL REPORTS

Mr. Donohue reviewed and recommended approval of the May 2019 and June 2019 Financial Reports as presented. LLIDA ended FY 19 in very good financial position. Mr. Kieffer made a motion to approve the Financial Reports, Mr. Jessup seconded, and the motion carried unanimously.

Mr. Donohue discussed the Executive Director's report included in Tab 4 of the Board package.

LLIDA Legal Counsel Report, no report.

Mr. Williams, LLIMC, discussed the family's excitement and enthusiasm for the Pine Isle development and is very confident in Stormont Hospitality's ability in this endeavor.

Mr. Todd, LLIMC, reported it is a good summer with hot temperatures and little to no rain. Group business continues to be strong.

Mr. Lush reported the continuing investment, analyzing the standards to improve food services and new closing hours for Land Shark at 10:00 pm nightly. Ongoing rehabilitation of the campgrounds and water park will include resurfacing of a couple of the older water slides.

Chairman Jondahl adjourned the meeting at 9:30 a.m.

Terri Jondahl
Chairman
Lake Lanier Islands Development Authority

Submitted by: _____
Brenda McMillian, Sr. Business Operations Manager
Lake Lanier Islands Development Authority