

**LAKE LANIER ISLANDS DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING  
January 30, 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. Michael Bennett  
Mr. Randall Frost  
Mr. Allan Gravel  
Mr. Wayne Jessup  
Ms. Terri Jondahl  
Mr. John Kieffer  
Ms. Lauren Pugh

**STAFF:**

Mr. Bill Donohue  
Ms. Brenda McMillian

**VISITORS:**

Ms. Jessica Lund, LLIDA Legal Counsel, Hulseley, Oliver & Mahar  
Mr. Tom Calkins, LLIDA Legal Counsel, Hulseley, Oliver & Mahar  
Mr. Virgil Williams, Lake Lanier Islands Management Company, LLC  
Mr. Grier Todd, Lake Lanier Islands Management Company, LLC  
Mr. Russell Burnett, 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. Darby Campbell, Safe Harbor Development, Big Islands LLC  
Mr. Jim Wiseman, Margaritaville Holdings, LLC  
Ms. Danielle Harris, Safe Harbor Development  
Mr. Chris Ooten, Safe Harbor Development  
Mr. John Lush, Safe Harbor Development  
Ms. Amanda Parham, Hemsworth Communications, Inc.  
Mr. Jerry Keen, Joe Tanner & Associates  
Mr. Jeff Gill, Gainesville Times  
Mr. Trevor McNaboe, Gwinnett Daily News  
Ms. Alyson Shields, AccessWDUN

**CALL TO ORDER**

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

**APPROVAL OF MINUTES**

Chairman Barrett requested a motion to approve the Minutes of the June 23, 2017 LLIDA Board of Directors Meeting as submitted. A motion was made by Mr. Frost, seconded by Mr. Bennett and the minutes were unanimously approved.

Chairman Barrett introduced Ms. Lauren Pugh the newest Board Member. Ms. Pugh has a distinguished career at Lanier Technical College Foundation as Vice President, Institutional Advancement. She is replacing Mr. Clint Bearden who was recently named Superior Judge.

#### **APPROVAL OF THE CONSENT TO THE SUBLEASE BETWEEN LLIMC AND BIG ISLAND LLC**

Chairman Barrett called on Mr. Grier Todd with Lake Lanier Islands Management Company, LLC (LLIMC) for discussion on the first action item.

Mr. Todd introduced Mr. Darby Campbell of Safe Harbor Development/Big Islands LLC. Mr. Todd explained that LLIM has always strived to improve the offerings, amenities and services at Lanier Islands and have entertained many possible partners over the past years. Recently they have been in discussions with Safe Harbor Development (SHD) and LLIM is happy to announce that SHD is joining the Islands as the recreation partner. SHD is a recreation company, based in Knoxville, TN, that operates marinas, campgrounds, and resorts including The Island in Pigeon Forge, TN.

Mr. Campbell introduced his staff and announced Mr. John Lush will be located here at Lake Lanier Islands. SHD specializes in recreation and believes "Happy places bring smiling faces." SHD has experience in dealing with the USACE, RV resorts, marinas, restaurants and hotels. Mr. Campbell stated he is impressed with the quality of Lanier Islands. SHD is teaming up with Margaritaville and plans to rebrand the LanierWorld restaurants. The Islands in Pigeon Forge is a \$150M project. He plans to build an RV park, make enhancements to the marina, enhance the food and beverage, and add more music and special events.

Mr. Williams reported that the Williams family thinks this is an exciting time for the Islands and will remain the primary lease holder and thanked the Board for their continued support.

Chairman Barrett thanked Mr. Todd, Mr. Campbell and Mr. Williams.

Mr. Calkins, LLIDA Legal counsel, reported that Ms. Jessica Lund and Mr. Paul Smart performed a legal review of the Big Island Sublease and the Sub-Subleasehold Consent, Estoppel and Non-Disturbance Agreement working with all of the parties' legal counsels to finalize the documents. The legal position of LLIDA is equal to where it was before.

Mr. Kieffer made a motion that the Lake Lanier Islands Development Authority approve the Sub-Subleasehold Consent, Estoppel and Non-Disturbance Agreement between LLIDA, LLI Management Company, LLC and Big Island, LLC as presented to the Board and reviewed and approved by LLIDA legal counsel, seconded by Mr. Bennett and the motion unanimously passed.

#### **APPROVAL OF 2018 BOARD MEETING SCHEDULE**

Mr. Bagwell made a motion to approve the 2018 Board Meeting Schedule, seconded by Mr. Frost and the motion passed unanimously.

#### **ELECTION OF VICE CHAIRMAN OF THE AUTHORITY**

Mr. Gravel nominated Terri Jondahl, Mr. Kieffer seconded and the election carried unanimously.

#### **APPROVAL OF FINANCIAL REPORTS**

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

Ms. Jondahl made a motion to approve the Financial Reports as presented, seconded by Mr. Gravel and the motion carried unanimously.

Chairman Barrett called on Mr. Donohue. Mr. Donohue stated no additional report.

LLIDA Legal Counsel Report, Mr. Calkins stated no additional report.

Mr. Todd reported that the year finished on a high note with Magical Nights of Lights increasing 30% in the car count.

The meeting was adjourned at 9:00 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