

MINUTES
LAKE LANIER ISLANDS DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
CONFERENCE ROOMS IV AND V
LEGACY LODGE AND CONFERENCE CENTER
LAKE LANIER ISLANDS, GEORGIA

February 17, 2012 – 8:30 a.m.

BOARD MEMBERS PRESENT:

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

STAFF:

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

ABSENT BOARD MEMBERS: Mr. John Kieffer

VISITORS: Mr. Tom Calkins, LLIDA Legal Counsel, Hulsey, Oliver & Mahar (Special Assistant to the Attorney General)
Ms. Nancy Gallagher, Georgia Department of Law (via telephone)
Mr. Michael Williams, Lake Lanier Islands Management Company, LLC
Mr. Grier Todd, Lake Lanier Islands Management Company, LLC

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 8:30 a.m. He identified those present for Ms. Nancy Gallagher of the Department of Law, who was attending via telephone.

Mr. Riley moved to approve the Agenda as amended; i.e., an additional “information sharing” item was added as the first item on the Agenda; Mr. Dowdy seconded the motion and it passed unanimously.

III. APPROVAL OF MINUTES OF 1) JANUARY 20, 2012 LLIDA BOARD MEETING and 2) JANUARY 12, 2012 WORK SESSION/ INFRASTRUCTURE COMMITTEE MEETING

Mr. Gravel moved to approve Minutes of the 1) January 20, 2012 LLIDA Board of Directors Meeting and 2) January 20, 2012 Work Session/ Infrastructure Meeting as submitted; Mr. Bennett seconded the motion and it passed unanimously.

Chairman Barrett noted that a recent memorandum from the Attorney General’s Office stated that in accordance with the Open Meetings Act, the name of those casting “nay” votes were to be included in the meeting minutes. He commented that this had always been the policy of this Board.

IV. INFORMATION ITEM

Chairman Barrett reported that during the previous day's Infrastructure Committee (IC) meeting, at which several Board members were present, it was suggested that a brief overview of LLIMC's long range plans and other relevant information be added to today's agenda. He asked that IC Chairman Dowdy begin the discussion.

Mr. Dowdy asked that Mr. Todd begin his presentation. Mr. Todd referred to a slide showing a map with designated Islands "zones" which were assigned a number of potential options or activities to be developed in those locations.

Among points made by Mr. Todd, Mr. Donohue and others during the discussion were the following:

- Lake Lanier Islands is unique in that the land 1) is owned by the 1) U. S. Army Corps of Engineers, (USACE) leased to the
 - 2) Georgia Department of Natural Resources (DNR);
 - 3) DNR leases the land to the Lake Lanier Islands Development Authority (LLIDA) who in turn
 - 4) leases it to the Lake Lanier Islands Management Company (LLIMC).
- USACE, in its leasing process, requires the development of a Conceptual Master Plan
 - ~ environmental studies/assessments have been performed
 - ~ USACE has approved a plan based on certain specific "options" (that is, uses or activities) in certain areas identified as Zones "A" through "G", each of which contains a number of approved options
 - *criteria for options that could be developed in each zone
 - *multiple options could be contained in one zone in some situations
 - ~ "implementation plan" is submitted once the option is defined and approved
 - * "implementation plan" was compared to "construction drawing", but construction plans still must be submitted to USACE for review
 - ~ LLIMC hired a firm to develop a revised Master Plan, the results of which were similar to the one already on file except for locations of key options

LLIMC Master Plan options were discussed in detail. It was suggested that the Board be kept informed as to various projects' status through the use of a notebook into which updates could be entered.

Chairman Barrett thanked Mr. Riley for his suggestion that this information item be added to today's agenda. He said it had been valuable in that it produced a helpful review of plans for the property, as well as various policies and requirements of entities involved in the Lake Lanier Islands leasehold.

He asked that Chairman Dowdy proceed with the first Action Item considered by his Committee.

IC Chairman Dowdy stated that at the previous day's Committee meeting, two items were considered: the first was the Revised Conceptual Plan, Action Item 1, and the second, Site Plan Submittal for Dock Installation, Action Item 2. He asked that Mr. Donohue cover the first item.

V. ACTION ITEMS

1. CONSIDER APPROVAL OF A REQUEST FROM LAKE LANIER ISLANDS MANAGEMENT COMPANY (LLIMC) AND SUBMITTAL TO THE U. S. ARMY CORPS OF ENGINEERS (USACE) OF REVISED CONCEPTUAL PLAN DRAWINGS FOR ZONES "C" AND "D-2"

Mr. Donohue referred to 1) his memorandum dated February 13, 2012, regarding the "Request from LLIMC to Revise Conceptual Plan Drawings for Zones "C" and "D-2" of the Sublease" and 2) a letter dated February 13, 2012 from LLIMC requesting the revision. He also referred to 3) two maps showing the locations in the Revised Conceptual Development Plan.

A detailed explanation and discussion followed. It was noted that the USACE requested this plan update in order that its records accurately reflect Islands improvements, and that it was similar to submitting an "as built" set of plans.

Mr. Dowdy moved to accept the recommendation of the Infrastructure Committee to approve the Revised Conceptual Plan Drawings for Zones "C" and "D-2", as provided, for submittal to the U. S. Army Corps of Engineers. The motion was seconded by Mr. Bennett and passed unanimously.

2. CONSIDER APPROVAL OF A REQUEST FROM LLIMC AND SUBMITTAL TO THE U. S. ARMY CORPS OF ENGINEERS OF A SITE PLAN SUBMITTAL FOR DOCK INSTALLATION IN ZONE "D-2" (SUNSET COVE)

Mr. Donohue referred to 1) his memorandum dated February 13, 2012 regarding "LLIMC Request for Approval of the Site Plan for Dock Installation in Sunset Cove (Revised Conceptual Development Plan Drawing "D-2"); 2) a letter from LLIMC dated February 13, 2012 regarding "Site Plan Submittal for Dock Installation in Zone D-2 (Revised Conceptual Development Plan Drawing), as well as 3) one drawing, "Lake Lanier Islands Sunset Cove Docks" showing details of courtesy dock and marina layout, water feature details and typical 4 X 20 heavy duty box truss frame, and 4) two maps of the areas involved.

IC Chairman Dowdy referred to the drawing entitled "Lake Lanier Islands Sunset Cove Docks" labeled Sheet 2 of 2, dated February 17, 2012 from Rochester & Associates, Inc. which had just been distributed to the group. He noted that the difference in this drawing and the one in Board books was that the chart describing "dock slips" had been revised in the copy just distributed.

Among points discussed were the following:

- Maximum slips in Sunset Cove would be 350; 154 are proposed to be built
- Different and sometimes confusing nomenclature for various elements ("courtesy"; "dry"; "transient" docks; "marina", etc.)
- Purpose of docks: to provide better safety/organization for boat traffic
 - ~ Designated swimming area is entirely removed from the docks
- Visitors on land near Sunset Cove generally enjoy the boats being there
- Visitors and boaters may access the beach and docks without spending any money
- Proposed future dry storage locations identified

Mr. Dowdy moved to accept the recommendation of the Infrastructure Committee to approve the Site Plan submittal to the U. S. Army Corps of Engineers for Dock Installation as shown on drawings provided (“D-2” on Sheet 1 of 2 dated 02/2012 and Sheet 2 of 2 on Drawing dated February 17, 2012). Mr. Gravel seconded the motion and it passed unanimously.

Note for Record: Copies of the above referenced drawings are attached to and considered a part of these Minutes.

In answer to a question regarding safety standards, it was noted that boat safety is the responsibility of the Georgia Department of Natural Resources (DNR) Rangers, and that on occasion, the Hall County Sheriff’s Department has assisted with patrol and enforcement.

Chairman Barrett thanked the group for a helpful discussion and asked that Mr. Donohue proceed to the Financial Report.

V. APPROVAL OF FINANCIAL REPORT

Reference was made to the January 2012 Financial Report.

Mr. Bennett moved to approve the January 2012 Financial Report, including proposed format changes, as submitted; Mr. Gibb seconded the motion.

Mr. Donohue referred to his memorandum dated February 13, 2012 regarding “Revisions of LLIDA Financial Report Formats”. He provided a summary of the history of financial formats used by LLIDA, and thanked Mr. Wayne Jessup for his assistance in developing the new one. Mr. Jessup gave a detailed explanation of the proposed changes being made to the Financial Report.

Chairman Barrett thanked Mr. Jessup for his contributions to this improved format. He called the question on the motion to approve the January 2012 Financial Report, including proposed format changes, as submitted, and it passed unanimously.

VI. DISCUSSION ITEMS

1. Report by LLIDA Executive Director (Bill Donohue)

Reference was made to Mr. Donohue’s Executive Director’s Report dated February 13, 2012. Among points discussed were the following:

- Roadway improvements project progressing well
- Trails completed except for trail blaze marking
- Forest management has begun clearing areas off main roadway
- Fiberoptic project being managed by LLIMC; installation schedule being finalized
- Dock Project bid specs being finalized, contractors alerted to the bid; advertisement ready for newspaper publication
- a copy of the “Metropolitan North Georgia Water Planning District 3011 Activities and Progress Report” provided for information

2. **Report by LLIDA Legal Counsel (Tom Calkins/Nancy Gallagher)**

Mr. Calkins stated that he had no report. Ms. Gallagher stated she had no report.

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

Reference was made to the last page of the LLIDA Financial Report which showed a 19% increase in LLIMC revenues. While January, February and March are generally slow months, he reported that January 2012 revenues were good. He said LLIMC's focus is currently on preparations for the summer season – water park clean-up, hotel maintenance work, etc. He said his team is looking forward to a great summer especially since the lake level is coming back up.

VII. ADJOURNMENT

Chairman Barrett asked that Alan Gravel share with the group recent recognition received by his son Ryan for his part in creating the Atlanta BeltLine Project.

Mr. Gravel summarized the goals and plans of the project, noting the considerable benefits to be realized by the City of Atlanta once it is completed. He explained that the subject of Ryan's Master's Thesis in 1999 was the Atlanta BeltLine, and that he had recently been honored for his vision and substantial contributions toward making the project a reality.

There being no further business, the meeting was properly adjourned at 11:28 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