

**MINUTES**  
**LAKE LANIER ISLANDS DEVELOPMENT AUTHORITY**  
**BOARD OF DIRECTORS MEETING**  
**March 15, 2013**

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

**BOARD MEMBERS PRESENT:**

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

**STAFF:**

Mr. Bill Donohue  
Mrs. Brenda McMillian  
Mr. Lee Smith

**VISITORS:**

Mr. Tom Calkins, LLIDA Legal Counsel, Hulseley, Oliver & Mahar (Special Assistant to the Attorney General)  
Mr. Grier Todd, Lake Lanier Islands Management Company (LLIMC)  
Mr. Kevin Glade, Georgia Environmental Finance Authority (GEFA)  
Mr. Matt Harper, Georgia Environmental Finance Authority (GEFA)  
Ms. Sarah Mueller, Gainesville Times Newspaper

**CALL TO ORDER AND APPROVAL OF AGENDA**

Chairman Barrett introduced and welcomed new staff member Brenda McMillian, new board member Clint Bearden, then called the meeting to order at 8:35 a.m. A motion was made by Chairman Barrett, seconded by Mr. Kieffer and the Agenda was unanimously approved with amendment adding a VI a. Personnel Matter.

**APPROVAL OF MINUTES**

A motion was made by Mr. Kieffer to approve the minutes of 1) December 14, 2012 LLIDA Board of Directors Meeting Minutes and 2) December 13, 2012 Infrastructure Committee Meeting Minutes as written, seconded by Mr. Dowdy and were unanimously approved.

**ACTION ITEMS**

**1. Consider Approval of the LLIDA Office Lease Extension**

Mr. Donohue referenced the LLIDA office lease renewal memo behind Tab 2, a drawing of the two office spaces and discussed. The new lease is in progress. Recommendation is to renew the lease for four years and add the adjoining Suite 107. Mr. Calkins discussed that a few fine points in the lease need to be negotiated. There are certain indemnification clauses the State of Georgia will not agree to and the lease does not reflect who is responsible for maintenance.

Mr. Kieffer made a motion to approve the LLIDA office lease extension and renewal as presented, seconded by Mr. Gravel. Motion passed unanimously.

**2. Consider Recommendation of the Infrastructure Committee to Approve the Design Contract for Rochester and Associates for the Design, Construction and Permit Applications for the Water Well and all Related Systems in the not to Exceed Amount of \$280,000**

Infrastructure Committee (IC) Chairman Dowdy stated the IC met on Wednesday, March 15, 2013 to discuss the Design Contract for Rochester and Associates for the design, construction and permit applications for the water well and related systems. Chairman Dowdy asked that Mr. Donohue give an update of the well project. Mr. Donohue referenced his March report behind Tab 4 and stated that the EPD would be visiting the site today. Reference also made to Tab 2 section 2. Mr. Donohue discussed the flow rate tested at approximately 575 gallons per minute equating to 860,000 gallons per day. The average daily use by Lake Lanier Islands is currently 150,000 gallons per day. Water quality testing shows minimal treatment will be required for the well water for drinking water use. The U.S. Geological Service was on site during testing and did not indicate that there are any geological concerns. Include in the plans to build the treatment facility to the size required and expand as needed. Currently there are not any partnerships expected with other water providers.

Mr. Dowdy made a motion with the recommendation of the IC committee to approve the Design Contract for Rochester and Associates for the design, construction and permit applications for the water well and related systems not to exceed \$280,000, seconded by Mr. Gibb. The motion passed unanimously.

**3. Consider a Recommendation to Extend the Marketing Agreement with Lake Lanier Islands Management Company for the Remainder of 2013**

Chairman Barrett appointed Mrs. Hagler to Chair Marketing Sub Committee and appointed Clint Bearden to the committee. Chairman Barrett expressed his intent that the subcommittee has a specific purpose and is not a standing committee. He requested the Marketing Sub Committee to revisit the request from LLIMC and bring a recommendation to the Board for consideration.

**4. Approve the Extension of the License Agreement and Letter of Intent to Test and Purchase the well Located at 4735 Atlanta Highway, Flowery Branch, Georgia**

Mr. Donohue referenced the License Agreement and Letter of Intent memo behind Tab 2, section 4. The value of the property has not been determined and we are waiting on the appraisal results from the State Properties Commission (SPC). All three of the area utility providers stated they have sufficient water at this time.

Mr. Kieffer made a motion to approve the extension of the License agreement and Letter of Intent to test and purchase the Flowery Branch Well Property until December 2013 as presented, seconded by Mr. Bennett. The motion passed unanimously.

**FINANCIAL REPORT**

The final results for November and December remain positive as compared to budget.

A motion was made by Mr. Gravel to approve the November 2012 and December 2012 Financial Reports, seconded by Mr. Dowdy. The motion passed unanimously.

Mr. Donohue reported the January 2013 Financial Reports are a different format being the first one that Walker & Associates completed for LLIDA. Mr. Donohue asked for any comments from the Board on this new format. Mr. Jessup is to meet with Walker & Associates to refine the reports.

**DISCUSSION ITEMS**

**1. Report by LLIDA Executive Director Bill Donohue**

- Reference was made to the Executive Director's report dated March 8, 2013 behind Tab 4.
- A copy of Senate Resolution 276 was provided honoring Joy Hortman. Thank you to Chairman Barrett for coordinating this presentation and resolution.
- We are working with LLIMC and Oliver Point should be completed this spring and ready for a dedication in late May.

**2. Report by LLIDA Legal Counsel Tom Calkins**

No additional report.

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

Mr. Todd's report includes the following:

- LLIMC pacing 89% on the books for 2013
- Shamrock Music Fest at Peachtree Point is tomorrow
- Boat Show scheduled for the first weekend in April in Sunset Cove presented by the boat dealers on Lanier Islands Parkway
- Lanier Islands Waterpark opens the weekend of May 18<sup>th</sup>, which is National Boat Safety Week. We will have a big weekend of boat safety. We are working with DNR, the Water Safety Alliance Committee and the Core as well as the Coast Guard Auxiliary to promote boat safety. Some of our beer vendors have Drink Responsible national teams that will participate as well.
- The 2013 Georgia Island Stage Concert Series at Peachtree Pointe
  - June is Driving and Crying and Corey Smith who is from Jefferson, Georgia
  - September and October is a Jazz concert series featuring Spyro Gyra, Jimmie Vaughan and Joe Sample & the Creole Joe Band
- Job Fair coming up the first week in April and we have 561 positions open.
- Installation of all the safety buoys in Sunset Cove is complete.
- The beach in Sunset Cove will be closed off from boats and people who want to enjoy the beach from the land side will be able to this year.
- MNOL – car count was up and the new carnival had more rides and included a Verizon Ice Rink which was a big hit and we brought back the Live Nativity.

- Lanier Islands Parkway will be three different projects. Project 1 includes State Route 347 from Interstate 985 to Highway 211 will be a 4-6 lane road which comes out by the new Northeast Georgia Hospital they are building and they will be driving on it in 2014, but expect completion by July 2015. The Second Project is from I985 to just past McEver Road will be four lanes and they hope to see it completed by summer season this year. The Third Project is from McEver into the Islands is in the design phase and will be two lanes with a center lane. There will be a sidewalk from the Islands all the way to Highway 211.
- Community Improvement District (CID) has 98% participation with a goal to complete by April 1, 2013. CID is made up of Commercial business' only and can self-tax additional millage of 4-5 mills which will bring in \$400,000 to \$500,000 per year for use as the CID Board determines. This board includes a person from each municipality as well as three elected seats.
- A cable wakeboard attraction will be setup on the west side of the courtesy docks in Sunset Cove. The use has been approved by the USACE.

Chairman Barrett complimented Senator Butch Miller for his leadership on Governor's bill to improve boater safety. The bill has passed the Senate and will be a floor action in the House next week. The bill will adjust the blood alcohol level for boaters to make it the same as auto DUI. Also raises the age limit for personal flotation devices from 10 years of age to 13 years of age. This legislation includes a size limit for drivers of boats as well as new regulations for companies who rent boats to include a short safety video to people renting.

#### **PERSONNEL MATTER**

Chairman Barrett handed out a memo for the added Agenda Item VI a. Personnel Matter. Chairman Barrett referenced the Performance Evaluation on Bill Donohue, LLIDA Executive Director Memo recommending a 5% salary increase.

Chairman Barrett requested a motion to approve.

Mrs. Hagler made a motion to approve, seconded by Mr. Kieffer. The motion passed unanimously to approve a 5% salary increase for Bill Donohue effective April 1, 2013.

#### **PUBLIC COMMENTS**

No public comments at this time.

#### **ADJOURNMENT**

There being no further business, the meeting was properly adjourned at 9:35 a.m.

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Lonice Barrett  
Chairman  
Lake Lanier Islands Development Authority

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