



**Tuesday, March 19, 2019  
Agenda**

**9:30 a.m.      JIA Committee Meetings\*      Convention Center Rooms 7/8**

*\*All applicable public comments will be heard during the appropriate committee section.*

**Chairman, Mike Hodges – Call to order**

**Historic Preservation/Conservation Committee – Section I**

Bob Krueger, Chair

- A.) Georgia Sea Turtle Center - Update - Terry Norton, DVM
- B.) Dredging of Jekyll Creek – Ben Carswell, Director of Conservation

**Finance Committee – Section II**

Bill Gross, Chair

- C.) February 2019 Financials
- D.) Leases – Daniel Stowe, General Counsel
  - 1. Amendment of Lease Agreement for Jekyll Island Property Sales & Management, Inc., dba Jekyll Realty
  - 2. Lease Agreement for Seaside Realty, LLC

**Human Resources Committee – Section III**

Buster Evans, Chair

- A.) No Report

**Marketing Committee – Section IV**

Joy Burch-Meeks, Chair

- A.) Marketing Update – Alexa Orndoff, Director of Marketing & Communications
- B.) Events Update – Nancy Kring-Rowan, Director of Events

**Legislative Committee – Section V**

Joe Wilkinson, Chair

- A.) Shore Protection – HB 445

**Committee of the Whole – Section VI**

Mike Hodges, Chair

- A.) Resolution to Adopt JIA Code Section 24-5 “Shared Mobility Devices” – Daniel Stowe, General Counsel
- B.) Marriott Courtyard / Residence Inn Project
  - 1. Project Update & Presentation - Dave Curtis, Executive Vice President, LNWA Developers LLC
  - 2. Consideration of Design Development Plans – Jones Hooks, Executive Director
  - 3. Second Amendment to the Second Revised & Restated Hotel Ground Lease – Daniel Stowe, General Counsel

4. Assignment of Second Revised & Restated Hotel Ground Lease, as amended, to JIDB Oceanfront Hotel LLC – Daniel Strowe, General Counsel
5. Resolution Granting Executive Director Signatory Authority
- C.) Consideration of Contract for 5,000 Gallon AUGAS Fuel Facility – L & T Inc. of Lyons, GA. – Noel Jensen, Chief Operations Officer
- D.) First reading of Proposed Revisions to the “Beach Lighting” Ordinance – Chapter 10, Article IV of JIA Code of Ordinances – Ben Carswell, Director of Conservation
- E.) Executive Director’s Report
  1. Revitalization Update
- F.) Chairman’s Comments

### **Adjournment**

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5 Minute Break

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### **JIA Board Meeting Agenda** **Mike Hodges, Chairman**

#### **Action Items**

- A.) February 19, 2019 Board Meeting Minutes
- B.) Amendment of Lease Agreement for Jekyll Island Property Sales & Management, Inc., dba Jekyll Realty
- C.) Lease Agreement for Seaside Realty, LLC
- D.) Resolution to Adopt JIA Code Section 24-5 “Shared Mobility Devices”
- E.) Marriott Courtyard/Resident Inn Project Design Development Plans
- F.) Second Amendment to the Second Revised & Restated Hotel Ground Lease – Marriott Courtyard/Residence Inn
- G.) Assignment of Second Revised & Restated Hotel Ground Lease, as amended, to JIDB Oceanfront Hotel LLC
- H.) Resolution Granting Executive Director Signatory Authority
- I.) Contract Award for AUGAS Fuel Facility

### **Adjournment**

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**MEMORANDUM**

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**TO:** COMMITTEE OF THE WHOLE  
**FROM:** NOEL JENSEN, CHIEF OPERATIONS OFFICER  
**SUBJECT:** OPERATIONS MONTHLY REPORT – FEBRUARY 2019  
**DATE:** 3/11/19

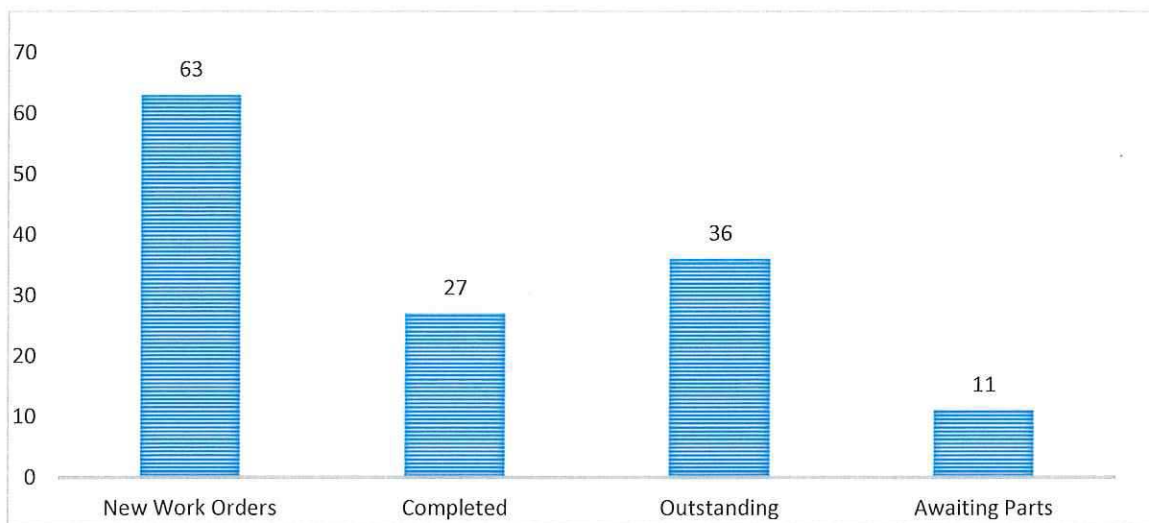
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**PUBLIC SERVICES**

**February Highlights:**

- Completed painting and grooming of three used vehicles to replace vehicles that were beyond their useful life in Wastewater and Roads and Grounds Departments.
- Completed grading and base material placement for campground T Section conversion project.
- Site work for Jekyll Mosaic continues.
- Continued trimming overheads on bike paths and road shoulders.
- Completed exterior paint of two AmeriCorps housing units.
- Summer Waves improvements continue.
- Completed FEMA project of replacing the two washed out bridges on the Clam Creek bike trail.

**Facilities Department Work Orders**

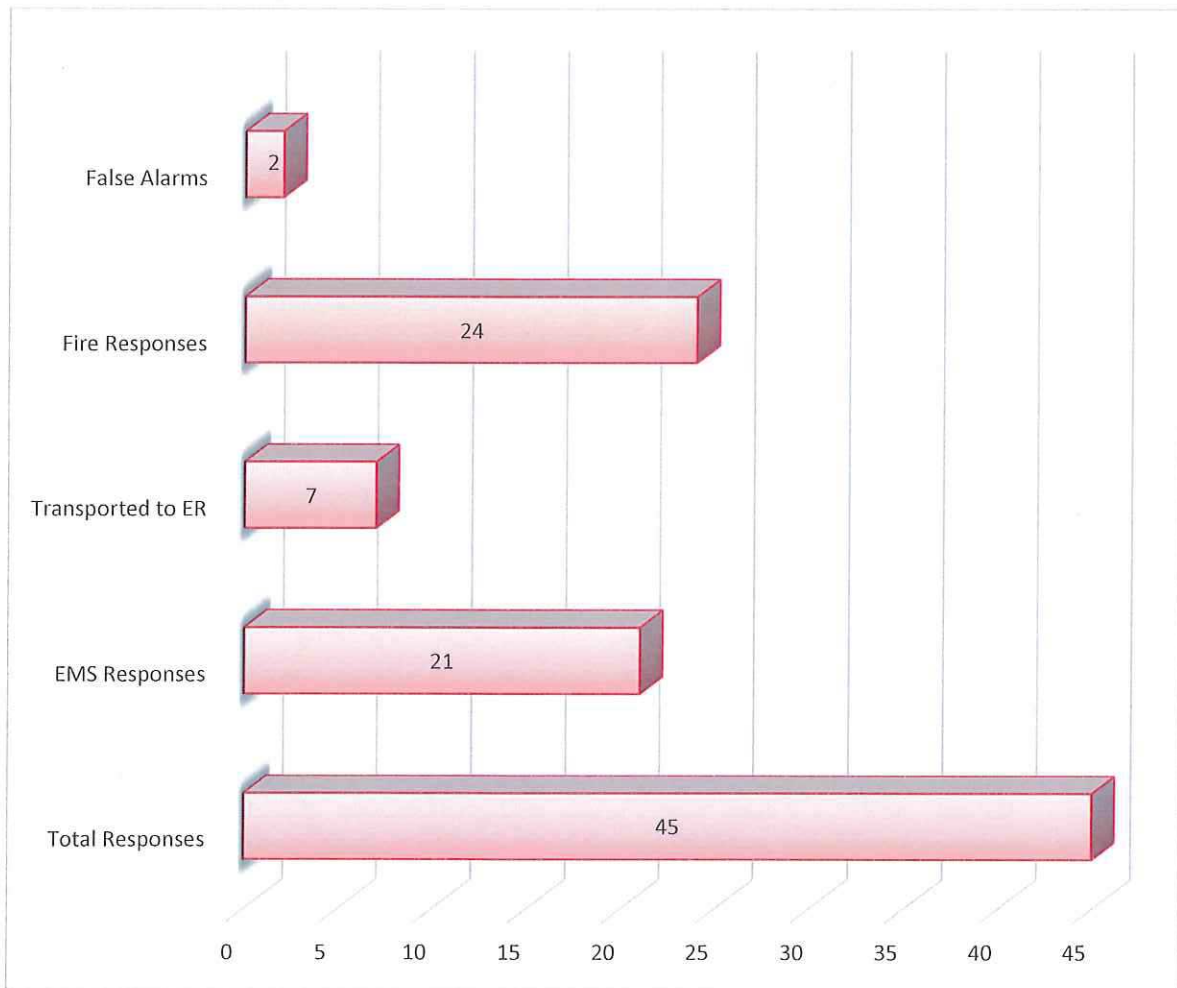


**PUBLIC SAFETY – Fire & EMS**

**February Highlights:**

- Staffed extra ambulance for Turtle Crawl 5K & 10K.
- Completed processing Jekyll Island residential licenses.
- Continued follow up for ISO inspection by ISO field representative.
- LEPC meeting at Glynn County EOC.
- Completed Fire/EMS staff monthly training.

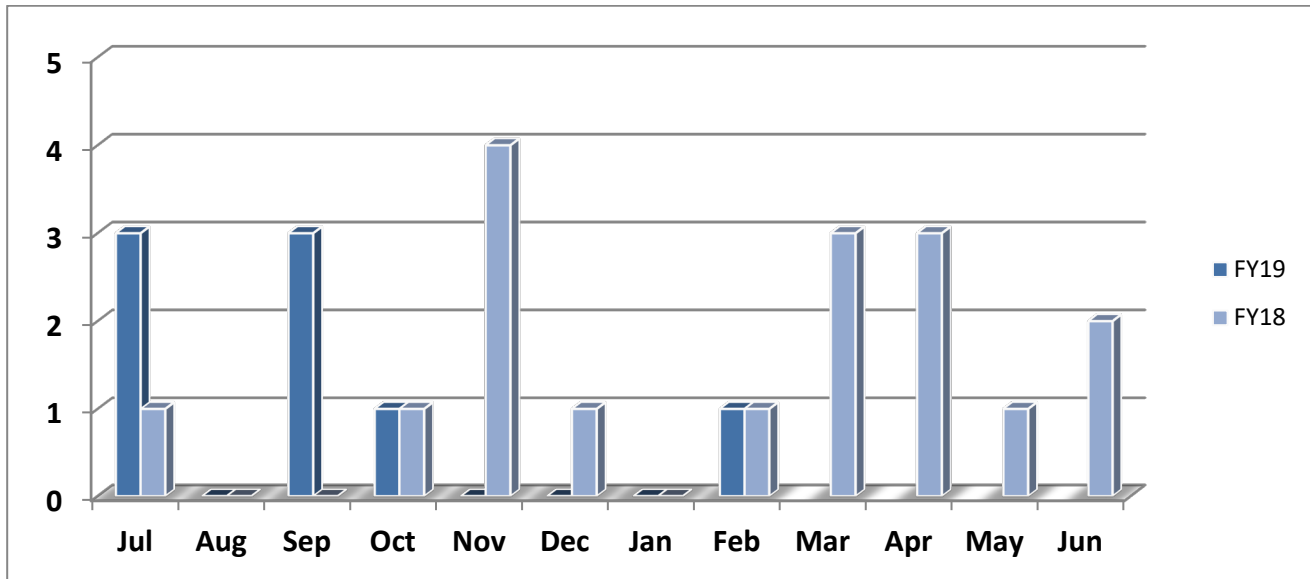
**Jekyll Island Fire & EMS Responses**



**MEMORANDUM**

**TO:** HUMAN RESOURCES COMMITTEE  
**FROM:** JENNA JOHNSON, HR DIRECTOR  
**SUBJECT:** HUMAN RESOURCES COMMITTEE REPORT  
**DATE:** 3/12/2019

**JIA Workers Compensation Claims:** (Target goal for FY19 = 9).



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
<b>FY19</b>	3	0	3	1	0	0	0	1					8
<b>FY18</b>	1	0	0	1	4	1	0	1	3	3	1	2	16

**JIA Employee Census:** 321

Month	Full time	Part Time	Seasonal	Interns	Total Employees
Feb	161	141	4	15	321

**Recognition:**

- **Pocket Praise Kudos.....**Thank you for going above and beyond!
  - **Phil Lyons** with Admin
  - **Shane Davis** with Vehicle Maintenance
  - **Alexandra Waters** with Admin

- **Retirements: none**

- **Meet our March Featured Employee: Shane Davis**



Shane Davis has been with the JIA since March of 2016 in our Vehicle Maintenance department. He works hard to ensure the quality and safety of our fleet vehicles and equipment.

One of the things he likes most about working for Jekyll Island Authority is the overall companionship amongst every department and the ability to work together to make the island desirable for everyone!

When Shane is not at work, he will take any opportunity to be outdoors. He likes to hunt, fish, or just enjoy the wonders of nature.

Shane enjoys opportunities to work with other departments and doesn't mind helping wherever he can. He recently received a Pocket Praise for jumping in and welding for the landscape department and Mosaic.

Thank you for being a part of Jekyll Island Authority and keep up the good work!

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MEMORANDUM

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**TO:** HISTORIC PRESERVATION/CONSERVATION COMMITTEE  
**FROM:** BEN CARSWELL, DIRECTOR OF CONSERVATION  
**SUBJECT:** CONSERVATION UPDATE  
**DATE:** 3/12/2019

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### **Management and Planning**

- Conservation Dept. staff led and carried out an Environmental Assessment Procedure (EAP) through committee-review for the proposed condominium development project concept at Jekyll Harbor Marina known as the Moorings. Initial report currently in prep.
- The morning preceding their swearing-in, the incoming class of Americorps members deployed simultaneously across the island to work on three projects coordinated by the Conservation Department. These included installing the rope-line we put up annually on the south end of the island to protect Wilson's plover nesting habitat in the dunes, harvesting sweet grass "volunteers" sprouting up in the paving stones around the convention center for grow-out in the JIA greenhouses, and installing sand-fencing in the wash-over area at driftwood beach / clam creek marsh to promote dune growth.
- A solar-powered aeration system has been installed, through the pond-management contract overseen by Conservation Land Manager Yank Moore, at the pond next to the tee box on Pine Lakes Hole #5. This pond has been a trouble spot in past years, having a tendency to become heavily dominated by aquatic vegetation. We are hopeful that the aeration system will contribute to a marked improvement. This is the third solar-powered system the Conservation Dept. has had installed on the golf course. We have been pleased with the success of the other two.

### **Research and Monitoring**

- The Conservation Department has partnered with The Nature Conservancy to purchase and install a solar-powered, web-linked camera system to allow for real-time monitoring of a component of the US Army Corps of Engineers Jekyll Creek dredging project. This work is expected to take place in April. A description of the project and link to the camera imagery has been made available through a GADNR website here: <https://coastalgadnr.org/JekyllCreek>

### **Personnel and Professional development**

- The Conservation Department welcomes new Americorps Member Chad Harrison for a 6-month term of service under the direction of Wildlife Manager Joseph Colbert. Members Jake Travers and Kit Wheat are concluding their 6-month terms focusing on invasive species management. Jake is transitioning to a second 6-month term focusing on wildlife and Kit has been hired to start as our seasonal Park Ranger in April.

JIA Conservation Core Staff mud-smeared and cheerful after a successful deployment of a 44-foot tower system topped with a solar-powered, web-linked 16 mega-pixel camera for monitoring the thin-layer placement experimental component of the USACE Jekyll Creek dredging project. The Nature Conservancy purchased the tower and JIA purchased the camera and associated service plan.





## **Museum**

- **Presentation and Tour to DNR – Weekend for Wildlife**  
Staff gave a presentation to the DNR – Weekend for Wildlife participants. Staff provided a private tour of the Historic District.
- **Museum General Manager**  
Stephanie Long from Temple, Texas was hired as the new General Manager for the museum. Ms. Long will be directing the operation of the Mosaic, the Landmark tours and all programs offered from the Mosaic and in the historic cottages.
- **Black History Month Tours**  
In celebration of Black History month, the museum staff offered a special lecture and tour that focused on the African American history of the south end of the island. The tours were well attended.
- **Fiori Collection**  
The Fiori sculpture collections was packed and shipped to Valdosta State. The collection is now fully removed from Mistletoe Cottage. Repairs to the cottage and future use for the space are planned.
- **Mosaic Ticket Prices**  
Ticket prices for the Mosaic gallery and the Landmark Tours were established and a combination ticket price for admission to both the GSTC and the Mosaic gallery.

## **Curatorial/Research**

- **Mosaic**  
Continued to review, edit, and develop text and graphic content for exhibit. Remastered images as needed for display. Completed development of audio stations with media consultants, and all audio and video were installed. Staff were trained in operation and maintenance. Artifacts were prepared and conserved for use in the new exhibits. The Wanderer painting was picked up from the conservator. Continued to acquire replica artifacts for use in the exhibits where real artifacts can not be used. Coordinated the activation and issues with the security system, IT system and fire system as well as door locks and security. Prepared for the pouring of a tabby walkway along the front of the building and from the building to the parking lot.
- **Museum Intern**  
Intern continued assisting with documentation and preparation of Mosaic exhibit materials and other curatorial task.

## **Historic District/Preservation**

- **Historic District Roofs**  
A major roofing campaign continued throughout the historic district, as Bone Dry Roofing completed the installation of a new shingle roof at Hollybourne Cottage, began work on the Moss Cottage roof and continued installing an asphalt roof at the Club Hotel.

- **Hollybourne**

Volunteers continued work on the historic reconstruction of the Hollybourne Drying Yard to restore the cottage to its 1890s appearance. Volunteers also focused efforts on the woodwork restoration of the front door and a bench seat in the foyer of the cottage.

Installation began on the HVAC system.

The driveway and the walkways, made of tabby concrete, were poured at the cottage. The building now seems connected to Riverview Drive and has access for handicap guests.

- **RFQ for Historic District Improvements**

The request for bids and qualifications was released and advertised, and dates were set for a mandatory site visit, and the other steps towards selection of a contractor.



- International Sea Turtle Symposium [Feb 1-8]: A.Wright, L.Lopel, D.Steen, B.Ondich each presented posters at the International Sea Turtle Symposium in Charleston highlighting GSTC mission based efforts. At the conference, Terry Norton assisted in facilitating and taught a 2-day Sea Turtle Rehabilitation Workshop at the South Carolina Aquarium. David Steen also delivered two presentations.
- The GSTC participated in Whiskey, Wine, and Wildlife event [2/8-2/10] presenting a variety of education and conservation-based programming and tabling.

**Social Media, Website and Communications Updates:** Trip Advisor: 1,962 reviews, ranking GSTC #4 out of #16 Jekyll attractions; FB: 41,964 likes | 41,483 following; Instagram: 13,300 followers

**Education**

- Education has booked 16 Virtual Field Trips this fiscal year which is 46% of our goal. We will make one final push to promote Virtual Field Trips on social media in March before they end in April.
- Finalizing Sargasso Sea exhibit materials and content. Learning Center technological replacements/repairs are presently underway.
- Junior Camp Councilor applications have undergone reviews and camp week assignments submitted. 42 of 130 camp slots have sold thus far.
- Social Media audience engagement continues to grow on Facebook and Instagram. Education met with the Marketing team to discuss a plan for maintaining quality content and consistent brand messaging with social media.

**Rehabilitation**

	Sea Turtle	Other Patients
<b>New Patients</b>	<b>5</b>	<b>5</b>
<b>Current Patients</b>	<b>26</b>	<b>53</b>
<b>Released Patients</b>	<b>11</b>	<b>2</b>
<b>Transferred Patients</b>	<b>0</b>	<b>2</b>
<b>Total Since 2007</b>	<b>823</b>	<b>1,539</b>

- The GSTC hosted a vet student from Colorado State University for a 2-week externship.

**Research & Patrol**

- Steen traveled to the University of Central Florida (2/18-19) delivering a presentation regarding the use of snakes and turtles to learn about ecology and conservation.
- Oklahoma State University (2/21-23) Steen traveled to Stillwater, Oklahoma as a guest of the graduate students of the Department of Integrative Biology. Delivering a presentation to students and faculty about the use of scientific research in communication and outreach activities.

**AmeriCorps Program, Volunteer Program, and Marine Debris Initiative**

Service Hours			
	Monthly Total	YTD Date Total <i>(see YTD period definitions)</i>	Cumulative Total
AmeriCorps Service Hours**	2191.25	11,968.25	337,617.25
Volunteer Hours*	726	5621.25	60,581
Marine Debris Hours*	138.58	939.08	7273
MDI & Volunteer Program			
MDI Clean Ups	3	5	63
MDI Items Collected	2806	34,544	337,739
New Volunteers Oriented	0	26	176
Volunteer Shadow Shifts	1	22	160
Volunteer Advancements	1	22	247

*\*YTD Based off fiscal year (July 1, 2018-June 30, 2019) | \*\*YTD Based off of AmeriCorps Program Year (September 1, 2018-August 31, 2019)*

## MEMORANDUM

**TO:** COMMITTEE OF THE WHOLE  
**FROM:** DION DAVIS  
**SUBJECT:** FOUNDATION UPDATE  
**DATE:** 3/12/19

**Strategic Planning Step II - Implementation Planning:** A contingency of 9 JIF executive committee and board leaders met on Wednesday, February 27, for a 3.5-hour facilitated planning session. Agenda included the topics listed below. An initial draft report will be discussed at an upcoming executive committee meeting.

- Review Draft Strategic Plan
- Identify Action Steps, Drivers (those involved in the steps), Resource Requirements, and Timeline
- Document Unanswered Questions

**Executive Committee:** The EC/FC will hold its regularly scheduled meeting on March 21, 2019 via conference call. Agenda items include: review/approval of minutes, YTD disbursements and financials, Mosaic opening events and continued fundraising, JIF strategic planning and implementation draft report, Whiskey, Wine, & Wildlife 2019 wrap up, and social media report.

**Board of Director's Meeting:** The board will hold its re-scheduled, quarterly meeting on Friday, April 12, 2019. The meeting was re-scheduled to coincide with the Mosaic stakeholder's private celebration scheduled for Saturday, April 13, 2019, in the new facility. An agenda has not been set.

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**MEMORANDUM**

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**TO:** FINANCE COMMITTEE  
**FROM:** DANIEL STOWE, GENERAL COUNSEL  
**SUBJECT:** AMENDMENT TO LEASE AGREEMENT WITH JEKYLL REALTY  
**DATE:** 3/13/2019

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**BUSINESS LEASE SUMMARY**

**PURPOSE:** The current lease agreement with Jekyll Island Property Sales & Management, Inc., d/b/a Jekyll Realty for 21 Main Street Suite 107 and Suite 203 will be amended to remove Suite 203 from the existing lease. The existing terms of the Lease Agreement will be amended as set forth below.

**LEASEHOLDER:** Jekyll Island Property Sales & Management, Inc., d/b/a Jekyll Realty

**ADDRESS:** 31 Main Street, Suite 107  
Jekyll Island, GA 31527

**Term of Lease:** Current term expires Oct. 15, 2022  
With two consecutive 5-year options to renew remaining

**Property Size:** 1,015 square feet

**Annual Rent:** \$15,539.65 (\$1,294.97 per month)

**Special Assessment:** \$1,542.80 per year (\$1.52 per square foot)

**Security Deposit/  
Letter of Credit:** \$2,589.94 (2 times monthly rent)

**Rent formula:** \$15.31 per square foot of floor area  
Subject to annual CPI adjustments

**Specified Use of Premises:** The premises may be used and occupied only under the trade name of Jekyll Realty and only for the business of real estate broker or salesman as provided by Georgia law, including real estate property management and other related services.

**Insurance Coverage:** \$2 million aggregate

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**MEMORANDUM**

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**TO:** FINANCE COMMITTEE  
**FROM:** DANIEL STOWE, GENERAL COUNSEL  
**SUBJECT:** LEASE AGREEMENT WITH SEASIDE REALTY, LLC  
**DATE:** 3/13/2019

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**BUSINESS LEASE SUMMARY**

**PURPOSE:** The current lease agreement with Jekyll Island Property Sales & Management, Inc., d/b/a Jekyll Realty for 21 Main Street Suite 107 and Suite 203 will be amended to remove Suite 203 from the existing lease. A new lease agreement will be entered into with Seaside Realty, LLC for the Suite 203 under the terms and conditions listed below.

**LEASEHOLDER:** Seaside Realty, LLC

**ADDRESS:** 31 Main Street, Suite 203  
Jekyll Island, GA 31527

**Term of Lease:** Current term expires Oct. 15, 2022  
With two consecutive 5-year options to renew remaining

**Property Size:** 579 square feet

**Annual Rent:** \$8,864.49 (\$738.71 per month)

**Special Assessment:** \$880.08 per year (\$1.52 per square foot)

**Security Deposit/  
Letter of Credit:** \$1,477.42 (2 times monthly rent)

**Rent formula:** \$15.31 per square foot of floor area  
Subject to annual CPI adjustments

**Specified Use of Premises:** The premises may be used and occupied only under the trade name of Seaside Realty, LLC and only for the business of real estate broker or salesman as provided by Georgia law.

**Insurance Coverage:** \$2 million aggregate

**RESOLUTION ADOPTING  
AN ORDINANCE DEALING WITH THE OPERATION AND  
REGULATION OF SHARED MOBILITY DEVICES ON JEKLL ISLAND**

WHEREAS: This Ordinance dealing with the regulation of shared mobility devices on public streets, roads, and highways and property owned or leased by the Jekyll Island – State Park Authority (“Authority”) is created under the authority of and not in conflict with the Official Code of Georgia Annotated as may be amended; and

WHEREAS: Dockless electric scooters and bicycles, available to be rented on demand from unstaffed locations, have suddenly and unexpectedly appeared in municipalities throughout the country, and have rapidly proliferated in an unregulated environment. Frequently, the electric scooters and bicycles are abandoned by users on streets, sidewalks, and other public places creating safety concerns, especially for vulnerable and disabled pedestrians. Due to the spontaneous appearance of these rentals and their appeal to young people, shared mobility devices are nearly always operated by users – often minors – without helmets, in contravention of state law. For the immediate preservation of the public peace, health, and safety, the Authority has initiated this ordinance to proactively address the hazards posed by shared mobility devices placed in and operated on public property.

NOW THEREFORE, Chapter 24, Traffic and Motor Vehicles, of the Jekyll Island – State Park Authority Code of Ordinances is hereby amended by inserting a new Section 24-5 entitled “Shared Mobility Devices”, as follows:

**Section 24-5. Shared Mobility Devices.**

(a) *Purpose.* The purpose of this ordinance is to prohibit Shared Mobility Devices from being placed in the public right-of-way or on public property, operated in the public right-of-way or on public property, or offered for use anywhere on Jekyll Island, so as to allow for adequate pedestrian traffic flow and to promote public safety.

(b) *Definition.* For purposes of this ordinance, “shared mobility device” means any wheeled device, other than an automobile, motorcycle, electric personal assistive mobility device, electric assisted bicycle, electric personal transportation vehicles, moped, golf cart, or personal transportation vehicle as those devices are defined by state law, that is powered by a motor; is accessed via an on-demand portal, whether a smartphone application, membership card, or similar method; is operated by a private entity that owns, manages, and maintains devices for shared use by members of the public; and is available to members of the public in unstaffed, self-service locations.

(c) *General Requirements.* It is unlawful to park, leave standing, leave lying, abandon, or otherwise place a shared mobility device on property owned or leased by the authority, including but not limited to any public right-of-way or public property within the geographic boundaries of Jekyll Island. It is unlawful to operate a shared mobility device on property owned or leased by

the authority, including but not limited to any public right-of-way or public property within the boundaries of Jekyll Island. It is unlawful to provide or offer for use a shared mobility device anywhere within the boundaries of Jekyll Island.

(d) *Violations; Impoundment.* Violations of this ordinance shall be punishable as provided for in Chapter 1, Sec. 1-8 of this Code. Georgia State Patrol officers, authority code enforcement officers, and those authority officials or designees otherwise designated by the executive director of the authority are authorized to impound any shared mobility device that has been offered for use, placed in the public right-of-way or on public property, or operated in a public right-of-way or on public property in violation of this ordinance. The impoundment shall be subject to an impound and storage fee as may from time to time be established by the authority.

**APPROVE:**

**ATTEST:**

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Michael D. Hodges  
Chairman

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William H. Gross  
Secretary

Effective Date:        March 19, 2019



March 14, 2019

Mr. J.J. Singh  
Director  
LNWHospitality  
4 Denney Road  
Wilmington, Delaware 19809

RE: Marriott Courtyard/Residence Inn

Dear J.J.

Thank you for your February 22, 2019 letter in response to our January 29, 2019 Design Development comment letter, and your February 22, 2019 EAP response letter.

The Design Review Group accept your response to both. Subject to the item listed below which we will need to agree upon. We are prepared to make a recommendation for Design Development approval consideration at the JIA Board Meeting, March 19, 2019. Subject to both parties working through and coming to an agreement on this issue:

**Regarding the point about cisterns in the EAP Report, the Design Review group is intent on continuing the dialogue here. We understand that there is an additional expense associated with cisterns. However, we want to be certain that the development team fully understands that well installation may involve significant financial risk. If a suitable well cannot be successfully installed in the Miocene (a.k.a. Brunswick) aquifer, there will be no option to deepen the bore hole to tap the Floridan aquifer. No bore holes will be allowed in any level of the Floridan. The Design review team is open to discuss options for metering a public water supply for irrigation water to see if we can find a way to make that option more affordable during dry periods when cistern-sourced irrigation cannot meet demand. In addition, we are specifically concerned about the loss of capacity for stormwater retention posed by this project utilizing the off-lease swales to the North, which would then have reduced capacity to accommodate yet to-be-determined needs associated with development on LNWs other lease parcel that also adjoins that land. It's not clear to us that the highest and best use of this land, which was returned to the Authority's stewardship, is to allow for unrestrained drainage for the benefit of a surrounding development. The Design Review Group is looking for some additional restraint in that regard and is not convinced that cisterns would be an unreasonable tool to achieve that end.**

We also understand that Dave Curtis and Jones Hooks have communicated regarding a lighting (motion sensor light switches), energy-saving system for all rooms. We hope this alternative will result in a revised proposal.

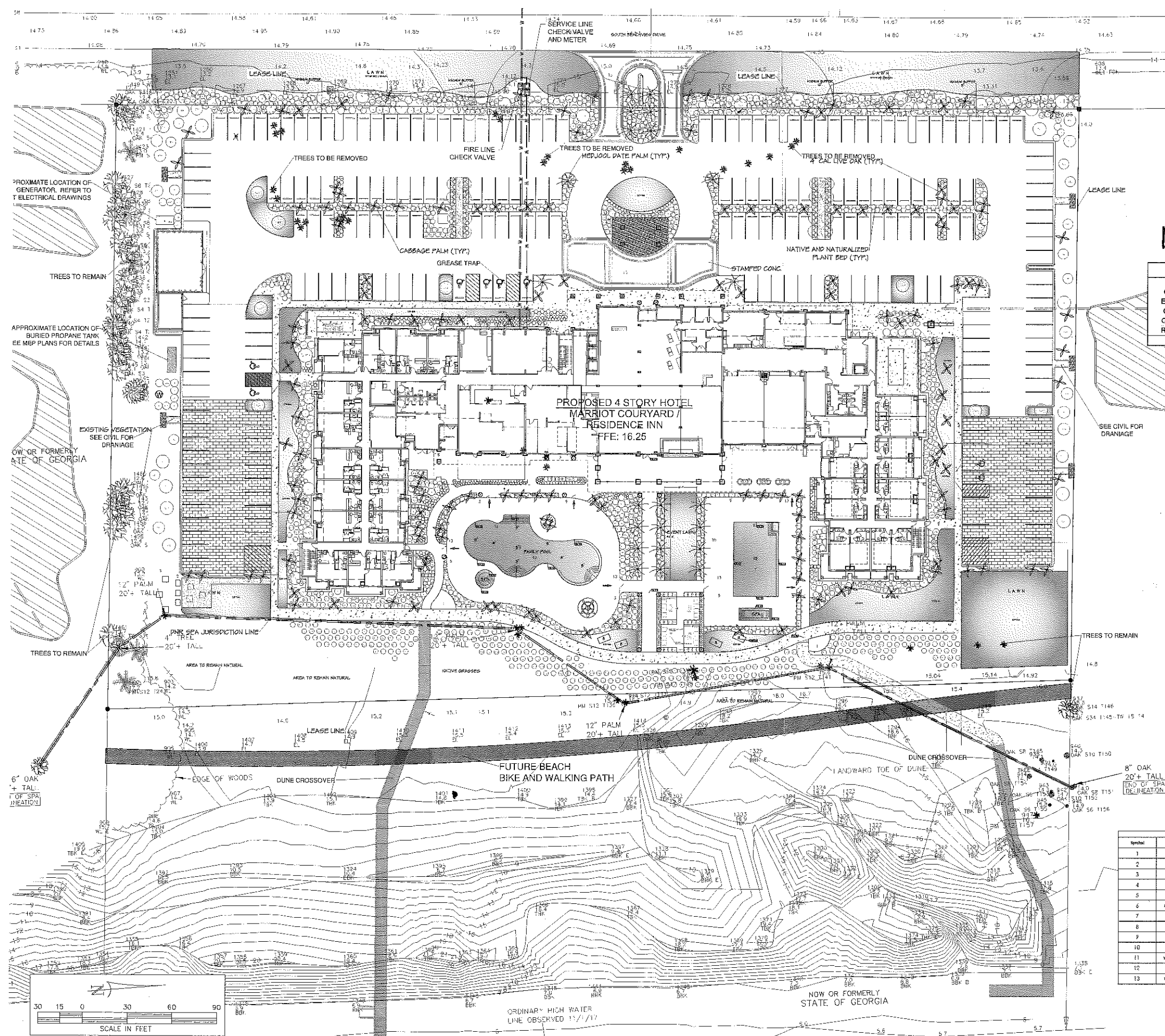
The last item that needs to be confirmed is your assurance that you will fund the “future” Beach Bike/Walking Path, as shown on the attached site plan.

If you have any questions, please let me know.

Sincerely,

Jim Broadwell  
Project Manager

cc: Design Review Group



# SITE COVERAGE

Site Coverage	
Area	Square Footage
Adult Pool	1518
Adult Spa	176
Family Pool	2516
Family Spa	122
Picnic Area	560
Courtyard Hardscape outside of roof overhang	17830
Sidewalks around Building	12685
Impervious Parking Lot	63966
Hotel Building including roof overhang	54104
Trash Compactor Area	2523
<b>Total Site Coverage</b>	<b>156000</b>
<b>Total Site Square Footage</b>	<b>254390</b>
<b>Site Coverage Percentage</b>	<b>61.32%</b>

LAND DESIGN ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTURE  
 DESIGN/BUILD PLANNING  
 228 REDFERN VILLAGE #203  
 ST. SIMONS ISLAND, GA 31562  
 912.571.1137  
 LandDesignAssociates@gmail.com

# MITIGATION TREES

Mitigation Trees				
Existing Trees	208	1	208	
CP Cabbage Palm	10'-20"	155	1	155
EPH East Palatka Holly	3" cal.	16	3	48
Q4S Laurel Oak	3" cal.	13	3	39
QV4 Sand Live Oak	4" cal.	26	4	104
RED Red Maple	3" cal.	10	3	30
				584

SITE = 5.84 AC @ 100" PER ACRE  
 584 MITIGATION INCHES REQUIRED

# KEYS

Details			
Symbol	Name	Sheet	Model
1	Shower	L7	PSPD-1500_ADA
2	Gravel Bed	L7	
3	Fire Fix Insert	L5	148200165
4	Pool Fence	L7	TBD
5	Waterline Tie	L4, L5	TBD
6	Pool Finish	L4, L5	TBD
7	Adult Pool	L8	
8	Adult Spa	L8	
9	Family Pool	L9	
10	Family Spa	L9	
11	Splash Pad	L10	
12	Pool Deck	L5, L7	
13	Drainage in Planters	L7	
14	Entrance Paving	L4, L7	

Fixtures				Website	
Symbol	Name	Sheet	Model		
1	Shower	L7	PSPD-1500_ADA	<a href="https://www.encl.com/Products/Products/1500-ADA">https://www.encl.com/Products/Products/1500-ADA</a>	
2	Grp	L4	444-444-444	<a href="https://www.commercialplumbing.com/products/444-444-444">https://www.commercialplumbing.com/products/444-444-444</a>	
3	Plan Tube	L1	40-04928A	<a href="https://www.commercialplumbing.com/products/40-04928A">https://www.commercialplumbing.com/products/40-04928A</a>	
4	Wtr Back	L1	444-444-444	<a href="https://www.commercialplumbing.com/products/444-444-444">https://www.commercialplumbing.com/products/444-444-444</a>	
5	Trap Can	L1	444-444-444	<a href="https://www.commercialplumbing.com/products/444-444-444">https://www.commercialplumbing.com/products/444-444-444</a>	
6	Fire Fix Insert	L5	148200165	<a href="https://www.commercialplumbing.com/products/148200165">https://www.commercialplumbing.com/products/148200165</a>	
7	Scrth	L1	444-444	<a href="https://www.commercialplumbing.com/products/444-444">https://www.commercialplumbing.com/products/444-444</a>	
8	Swng	L1	444-444	<a href="https://www.commercialplumbing.com/products/444-444">https://www.commercialplumbing.com/products/444-444</a>	
9	Pots	L1	TBD		
10	Pool Fence	L7	TBD	<a href="https://www.commercialplumbing.com/products/444-444">https://www.commercialplumbing.com/products/444-444</a>	
11	Waterline Tie	L4, L5	TBD		
12	Pool Deck	L4, L5	TBD		
13	Pool Finish	L4, L5	TBD	<a href="https://www.commercialplumbing.com/products/444-444">https://www.commercialplumbing.com/products/444-444</a>	

Design Development - Landscape  
**Marriott Courtyard/Residence Inn**  
 Jekyll Island, Georgia

Rev: 2/19/19  
 Rev: 12/12/18  
 Rev: 11/9/18  
 Rev: 10/26/18  
 Rev: 10/5/18  
 Rev: 9/27/18  
 Rev: 8/24/18  
 Date: 8/7/18  
 Scale: 1"=30'-0"  
 Sheet L.1



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**MEMORANDUM**

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**TO:** COMMITTEE  
**FROM:** DANIEL STOWE, LEGAL ASSOCIATE  
**SUBJECT:** COURTYARD MARRIOTT / RESIDENCE INN  
**DATE:** 3/13/2019

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**TRADE NAME:** Marriott Courtyard / Residence Inn Hotel  
**CURRENT LESSEE:** LNWA DEVELOPERS, LLC  
**ADDRESS:** 178 South Beachview Dr.  
Jekyll Island, Georgia 31527

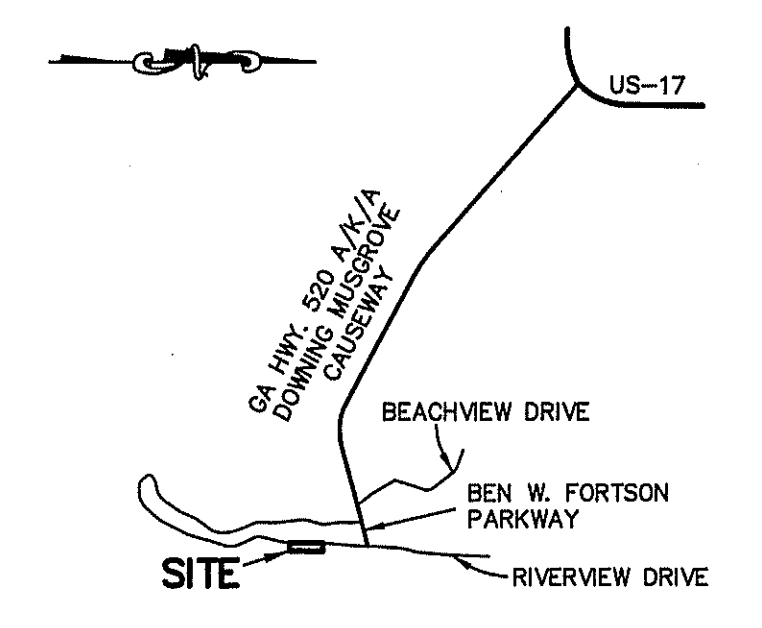
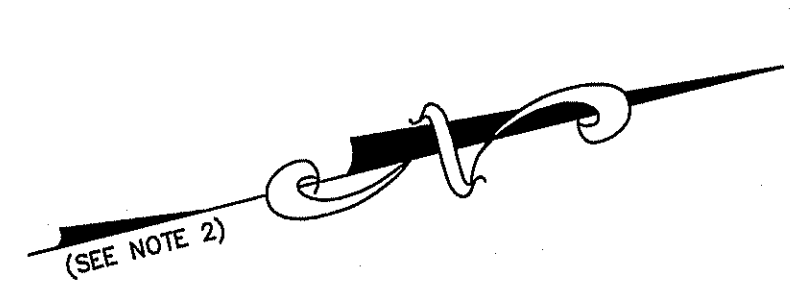
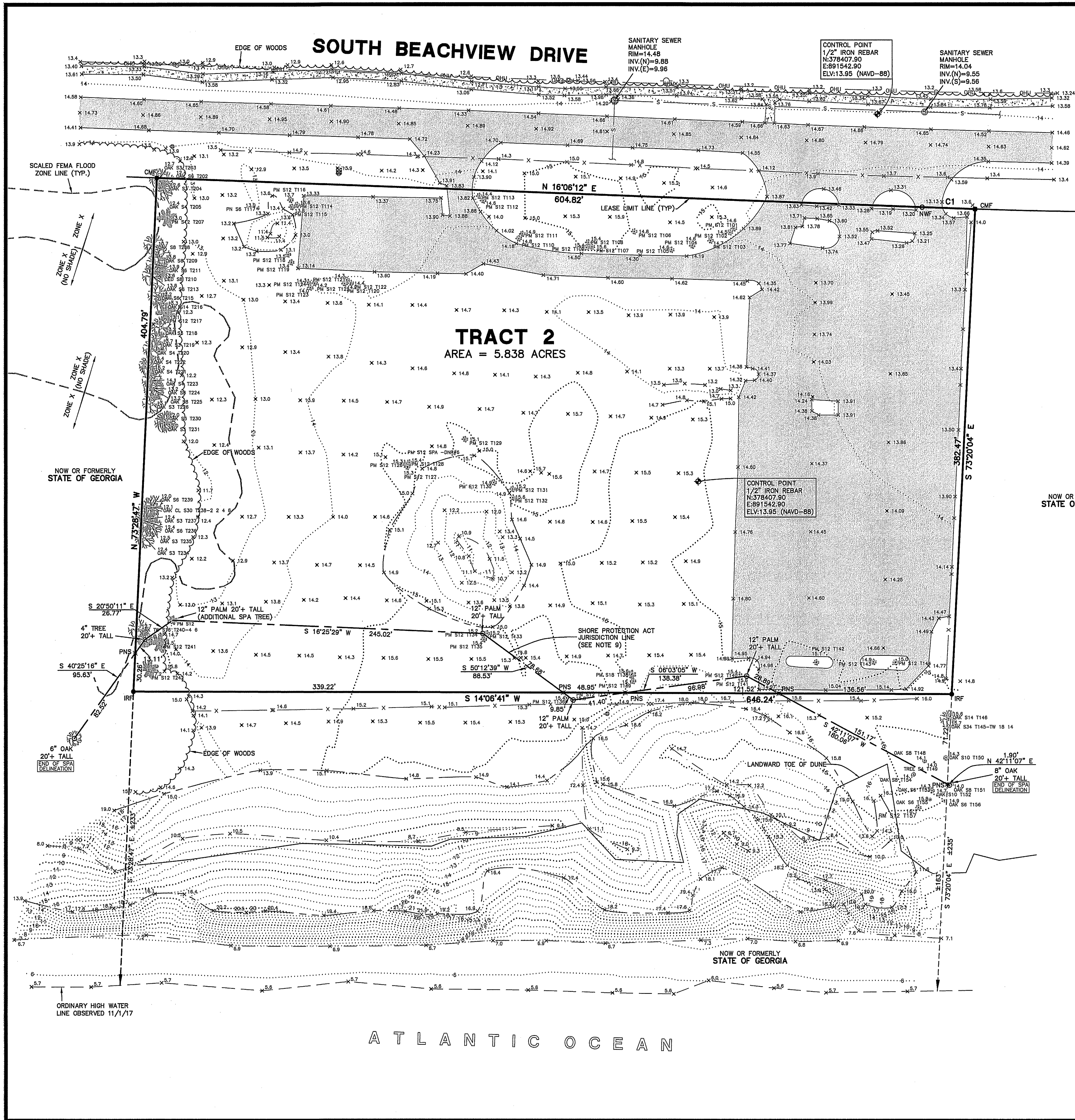
**PROPOSED AMENDMENT**

**PURPOSE:** The parties propose to amend the Second Revised and Restated Lease Agreement (“Lease Agreement”) for the Courtyard Marriott / Residence to correct an error contained in the legal description. A copy of the corrected legal description and survey is attached.

**Tract 2**

All of that lot, parcel or tract of land, lying and being in the 25<sup>th</sup> Georgia Militia District, Jekyll Island, Glynn County, Georgia as shown on a survey prepared by Shupe Surveying Company, P.C., entitled 'A Tree, Topographic and SPA Jurisdiction Line Survey of: Tract 2', dated; 11/6/17, last revised 4/11/18 and being more particularly described as follows;

BEGINNING at a concrete monument found on the easterly line of South Beachview Drive; thence leave said line and proceed with the following course and distances; thence S 73°20'04" E a distance of 382.47' to an iron rebar found; thence S 14°06'41" W a distance of 646.24' to an iron rebar found; thence N 73°28'47" W a distance of 404.79' to a concrete monument found on the southerly line of said South Beachview Drive; thence along said line N 16°06'12" E a distance of 604.82' to a nail and washer found; thence with a curve turning to the left with a radius of 5779.60', a chord bearing of N 15°54'37" E, and a chord length of 41.84', thence along the arc of said curve a distance of 41.84' to the POINT OF BEGINNING; said tract of land having an area of 5.838 acres more or less



VICINITY MAP (NOT TO SCALE)

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SHUPE SURVEYING COMPANY, P.C. REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF SHUPE SURVEYING COMPANY, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

**NOTES:**

- REFERENCES:
  - SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'TRACT 2 LEASE LIMITS, BEING PARCEL 252-A, JEKYLL ISLAND STATE PARK', DATED 10/11/17.
  - SURVEY BY DAVID L. HESTER, GA. R.L.S.# 3042, TITLED 'ALTA/ACSM LAND TITLE SURVEY FOR: TRAMMELL CROW COMPANY, TRACT 1 & TRACT 2', DATED 12/13/13.
  - DEED BOOK 3706, PAGE 462
- BEARINGS, BOUNDARY LINES AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 ESTABLISHED USING RTK GPS WITH A VRS NETWORK (GPGS SOLUTIONS), AND WERE TAKEN FROM NOTE 1A.
- THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD83 AND WAS ESTABLISHED USING RTK GPS WITH A VRS NETWORK (GPGS SOLUTIONS).
- FIELD EQUIPMENT USED FOR THIS SURVEY: TOPCON GPT8200
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 24,162 FEET OR BETTER, AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 310,100+ FEET.
- THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 11/01/17 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
- THE ADJOINING LAND OWNERS AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.GOV). THE CURRENT LESSEE IS LNWA DEVELOPERS LLC (RECORDED IN DEED BOOK 3706, PAGE 462).
- THE SHORE PROTECTION ACT (SPA) JURISDICTION LINE, LANDWARD TOE OF DUNE AND ORDINARY HIGH WATER LINE SHOWN ON THIS SURVEY WERE LOCATED IN NOVEMBER, 2017. TREE LABELED 'ADDITIONAL SPA TREE' WAS LOCATED IN APRIL 2018.
- ACCORDING TO F.L.R.M. MAP NO. 13127C, PANEL 0341H, MAP REVISED 1/5/18, IT IS MY OPINION THAT A PORTION OF THIS TRACT DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.
  - ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARDS AND AREAS OF 1% ANNUAL CHANCE FLOOD HAZARDS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
  - ZONE X (NO SHADE) - AREAS OF MINIMAL FLOOD HAZARD.
- WETLANDS AND SALT MARSHES ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. WETLANDS AND SALT MARSHES WERE NOT LOCATED AS A PART OF THIS PROJECT.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.

**LEGEND:**

- CMF CONCRETE MONUMENT FOUND
- NWF NAIL AND WASHER FOUND
- IRF 1/2" IRON REBAR FOUND
- PNS POINT NOT SET
- X 14.00 SPOT ELEVATION
- CABLE BOX
- TELEPHONE BOX
- UTILITY POLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER SPIGOT
- ASPHALT
- CONCRETE
- OHU OVERHEAD UTILITY LINE
- X CHAIN LINK FENCE



2. REVISED SPA LINE	CTH	4/11/18
1. REVISED TO ADD TREES NUMBERED 200-242. UPDATE TREE LEGEND, FEMA FLOOD ZONE LINES AND NOTE 10.	SC	2/13/18
NO.	REVISION	BY DATE

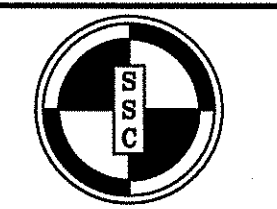
A TREE, TOPOGRAPHIC AND SPA JURISDICTION LINE SURVEY OF:

**TRACT 2**  
LEASE LIMITS

BEING PARCEL 252-A  
JEKYLL ISLAND STATE PARK

25 G.M.D., JEKYLL ISLAND  
GLYNN COUNTY, GEORGIA

PREPARED FOR:  
LNWA DEVELOPERS LLC



SHUPE SURVEYING COMPANY, P.C.  
3837 DARIEN HIGHWAY  
BRUNSWICK, GA 31525  
912-265-0562

CERTIFICATE OF AUTHORIZATION: LSP917



SCALE	1" = 40'	PLAT DATE	11/8/17
FILE	14097	DRAWN BY	S.C.
DRAWING	14097-4	CREW CHIEF	R.G.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5779.60'	41.84'	41.84'	N 15°43'7" E	0°24'53"

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**MEMORANDUM**

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**TO:** COMMITTEE  
**FROM:** DANIEL STOWE, LEGAL ASSOCIATE  
**SUBJECT:** COURTYARD MARRIOTT / RESIDENCE INN  
**DATE:** 3/13/2019

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**TRADE NAME:** Marriott Courtyard / Residence Inn Hotel  
**ASSIGNOR:** LNWA DEVELOPERS, LLC  
**ASSIGNEE:** JIDB OCEANFRONT HOTEL LLC  
**ADDRESS:** 178 South Beachview Dr.  
Jekyll Island, Georgia 31527

**PROPOSED ASSIGNMENT**

**PURPOSE:** The parties propose to assign the Second Revised and Restated Lease Agreement, as amended, from LNWA Developers LLC to JIDB Oceanfront Hotel LLC. JIDB Oceanfront Hotel LLC is associated with LNWA Developers LLC and meets the qualifications required for an assignment under the terms of the lease agreement and is the entity that will obtain financing and construct the hotel. All existing terms and conditions of the lease agreement shall remain the same.

## **RESOLUTION OF THE JEKYLL ISLAND – STATE PARK AUTHORITY**

WHEREAS, the Jekyll Island – State Park Authority, an instrumentality of the State of Georgia (the “**State**”), created and established pursuant to O.C.G.A. §12-3-232 (hereinafter, the “**Authority**”), has the statutory authority under O.C.G.A. §§ 12-3-232 and 12-3-235, including to, but not limited to, lease or make contracts in any manner it deems to be the best advantage of the authority, and to execute all instruments necessary or convenient for this purpose; and

WHEREAS, the Authority has the statutory authority under O.C.G.A. § 12-3-232(a) and its By-Laws to delegate to, including but not limited to, its officers, such powers and duties as it may deem proper; and

WHEREAS, the Authority has entered into that certain Second Revised and Restated Hotel Ground Lease, dated January 1, 2017, as amended, for the development and construction of a property known as the Marriott Courtyard / Residence Inn located at 178 S. Beachview Drive, Jekyll Island, Georgia 31527; and

WHEREAS, at its regularly scheduled meeting on March 19, 2019 the Board approved the Second Amendment to the Second Revised and Restated Hotel Ground Lease and the Lease Assignment and Assumption of the Second Revised and Restated Hotel Ground Lease, as amended, (hereinafter “Amendment and Assignment”) to JIDB Oceanfront Hotel LLC, or its Affiliate(s), as that term is defined in the Second Revised and Restated Hotel Ground Lease; and

WHEREAS, in order to improve the efficiency with which the Amendment and Assignment contract can be completed and executed, the Authority has determined that it is desirable to delegate to its Executive Director the authority to grant and execute the Authority’s consent to the Amendment and Assignment at such time they become final documents between the parties thereto;

NOW, THEREFORE, BE IT HEREBY:

RESOLVED, that the Executive Director is authorized, empowered and directed to determine whether the final documents for the Amendment and Assignment are authorized in accordance with the Board’s approval at its March 19, 2019 meeting, without obtaining further Board approval; and be it further

RESOLVED, that the Executive Director is authorized, empowered and directed to execute and deliver for and on behalf of the Authority, any and all documents required to indicate the Board’s consent to the Amendment and Assignment and any exhibits thereto; and be it further

RESOLVED, that the Executive Director is authorized to request the Attorney General of the State of Georgia to undertake any and all actions as may be necessary and convenient to effect the provisions of this Resolution.

(signatures contained on following page)

IN WITNESS WHEREOF, the undersigned has executed this RESOLUTION as of the 19th day of March, 2019.

By: \_\_\_\_\_  
Michael D. Hodges  
Chairman

I, hereby certify that the foregoing is a true and correct copy of resolutions adopted by members of the Authority at its meeting held on the 19<sup>th</sup> day of March, 2019, as the same appears and remains of record in the record book wherein are recorded the minutes of the proceedings of the Authority.

WITNESS my signature and the official seal of the Authority, this the 19th day of March, 2019.

By: \_\_\_\_\_  
William H. Gross  
Secretary

SEAL

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**MEMORANDUM**

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**TO:** COMMITTEE OF THE WHOLE  
**FROM:** NOEL JENSEN, CHIEF OPERATIONS OFFICER  
**SUBJECT:** AWARD OF RFQ 355 - CONTRACT FOR 5000 GALLON 100 LL AVGAS FUEL FACILITY  
**DATE:** 3/13/2019

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Under the direction of the Authority's aviation engineering firm and GDOT Intermodal Aviation Division staff recommends award of the competitively bid RFQ 355 for construction and delivery of a 5,000-gallon 100LL AVGAS fuel facility to L&T Inc. of Lyons, GA for \$205,741.

The Jekyll Island Authority will only be responsible for 5% (\$10,287.05) of the total cost with the State also paying 5% and the Federal Grant paying for 90% of the cost.

Staff hereby requests approval of this contract with L&T Inc for \$205,741 for construction and delivery of a 5,000-gallon 100LL AVGAS fuel facility.

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**MEMORANDUM**

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**TO:** COMMITTEE OF THE WHOLE

**FROM:** BEN CARSWELL, DIRECTOR OF CONSERVATION

**SUBJECT:** FIRST READING OF PROPOSED REVISIONS TO THE “BEACH LIGHTING” ORDINANCE – CHAPTER 10, ARTICLE IV OF JIA CODE OF ORDINANCES

**DATE:** 3/14/2019

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Staff recommends updates to the Beach Lighting ordinance, initially approved by the Board in 2008. Broadly, the proposed changes are designed to increase compliance and strengthen enforcement while eliminating ambiguities that can lead to inconsistency of interpretation. More specifically, changes are needed to bring our ordinance in line with the current wavelength standard for “turtle-friendly” lighting as defined by the State of Florida, which produces model ordinances and manages a lighting certification program which is widely emulated and referenced beyond just the State of Florida. Proposed changes also alleviate a conflict in the current language which puts the ordinance at odds with the United States Flag Code and codifies the Authority’s ability to lift the ordinance requirements before the end of turtle “nesting season”, as defined in the ordinance, if circumstances result in a total lack of sea turtle nests present on the island prior to that date.

1 ARTICLE IV. - BEACH LIGHTING

2 Sec. 10-78. - Definitions.

3 The following words, terms and phrases, when used in this article, shall have the meanings ascribed  
4 to them in this section, except where the context clearly indicates a different meaning:

5 Artificial light or artificial lighting means the light emanating from any ~~manmade~~ manufactured device.

6 Beach means the zone of unconsolidated material that extends landward from the ordinary low-water  
7 mark to the first occurrence of line of permanent vegetation.

8 Cumulatively illuminated means illuminated by ~~numerous~~ more than one artificial light sources that  
9 collectively as a group illuminate any portion of the beach.

10 Directly illuminated means an area illuminated as a result of glowing elements, lamps, globes or  
11 reflectors of an artificial light source, which is visible to an observer on the beach.

12 Dune means mounds of sand deposited along a coastline by wind action, which mounds are often  
13 covered with sparse, pioneer vegetation and are located landward of the ordinary high-water mark and  
14 may extend to the tree line.

15 Frontal dune means the first natural or manmade mound or bluff of sand which is located landward  
16 of the beach and which has sufficient vegetation, height, continuity, and configuration to offer protective  
17 value.

18 ~~Ground level barrier means any vegetation, natural feature or artificial structure rising from the  
19 ground, which prevents beachfront lighting from shining directly onto illuminating the beach dune system.~~

20 Hatchling means any species of marine turtle, within or outside of a nest that has recently hatched  
21 from an egg.

22 Indirectly illuminated means an area illuminated as a result of the glowing elements, lamps, globes or  
23 reflectors of an artificial light source, which is not visible to an observer on the beach.

24 Indirectly illuminated means an area illuminated as a result of the glowing elements, lamps, globes or  
25 reflectors of an artificial light source, which is not visible to an observer on the beach.

26 Nest means an area where sea turtle eggs have been naturally deposited or subsequently relocated.

27 ~~Nesting beach means any beach location within five hundred (500) feet of any nest documented by  
28 the Authority within the previous ten (10) years of nesting season. Nesting beach means any island beach  
29 capable of supporting sea turtle nesting habitat defined as dry sand beach above the ordinary high water  
30 mark.~~

31 Nesting season means the period from May 1 through October 31 of each year; provided however,  
32 the Authority may shorten the nesting season as set forth in Section 10-85.

33 Nighttime means the locally effective time period between sunset and sunrise ~~including official dawn  
34 and official twilight (the periods 30 minutes before sunrise and 30 minutes after sunset).~~

35 Nonnesting beach ~~means any island beach~~ means any beach location greater than five hundred  
36 (500) feet from any nest documented by the Authority within the previous ten (10) years of nesting  
37 season with a visible stabilization structure (e.g., rock armoring, sea wall, sand bags) and no dry sand  
38 beach above the ordinary high water mark.

39 Private balcony means a balcony or porch that is not considered a point of ingress and egress in  
40 local building code.

41 Sea turtle (marine) means any marine-dwelling reptile of the families Cheloniidae or Dermochelyidae  
42 found in state waters or using the beach as nesting habitat, including the species: *Caretta caretta*  
43 (loggerhead), *Chelonia mydas* (green), *Dermochelys coriacea* (leatherback), *Eretmochelys imbricata*  
44 (hawksbill), and *Lepidochelys kempii* (Kemp's Ridley). For purposes of this rule, sea turtle is synonymous  
45 with marine turtle.

46 Tinted glass means any glass treated to achieve an industry-~~specified~~approved, inside-to-outside  
47 light transmittance value of 45 percent or less. Such transmittance isf limited to the visible spectrum (400  
48 to 700 nanometers) and is measured as the percentage of light that is transmitted through the glass.

49 (Code 1981, § 15-101; Ord. of 4-29-1991; Ord. of 8-11-2008, § 5-114(II))

50  
51  
52 Sec. 10-79. - Purpose and intent.

53 This article is intended to protect sea turtles on nesting beaches ~~from by averting the~~ adverse effects  
54 of artificial lighting during ~~the~~ nesting season. ~~in nighttime, provide overall improvement in nesting habitat~~  
55 ~~degraded by light pollution, increase successful nesting activities of sea turtles, and increase the~~  
56 ~~production and survivability of hatchlings.~~ Furthermore, this article is intended to avoid degradation in  
57 sea turtle nesting habitat due to light pollution and promote successful nesting activity and production of  
58 hatchlings.

59 Sec. 10-80. - Prohibition of beachfront artificial lighting.

60 (a) ~~Artificial light shall not directly, indirectly, or cumulatively illuminate the nesting beaches of Jekyll~~  
61 ~~Island, including frontal dunes, during nighttime throughout the sea turtle nesting season. To protect~~  
62 ~~sea turtles from the adverse effects of artificial lighting, provide overall improvement in sea turtle~~  
63 ~~nesting habitat degraded by light pollution, and increase successful nesting activity and production of~~  
64 ~~hatchlings, artificial illumination, whether directly illuminated or indirectly illuminated or cumulatively~~  
65 ~~illuminated, of the nesting beaches or nonnesting beaches, including dunes and frontal dunes, is~~  
66 ~~prohibited during nighttime during the sea turtle nesting season~~  
67 ~~for the protection of nesting females, nests and hatchlings.~~

68 (b) This article is applicable to individuals ~~,and~~ legal entities, and may be enforced in rem against  
69 nonconforming property uses.

70 ~~The prohibition set forth herein is effective for all new construction or installations of artificial lighting upon~~  
71 ~~approval of this article. Existing artificial lights or lighting must be brought into conformance as soon~~  
72 ~~as practicable but in no event later than April 30, 2010. The authority may proceed immediately~~  
73 ~~against any nonconforming use commencing May 1, 2010, by terminating electrical power to such~~  
74 ~~nonconforming use and proceeding in rem against the person or entity holding the property interests~~  
75 ~~for all costs and attorney fees.~~

76 (c) Artificial lighting may be ~~used~~operated on nesting and nonnesting beaches of the island during the  
77 sea turtle nesting season at nighttime only under the conditions set forth in sections 10-81 and 10-  
78 82.

79 (Code 1981, § 15-101; Ord. of 4-29-1991; Ord. of 8-11-2008, § 5-114(III))

80 Sec. 10-81. - Standards for permitted beachfront lighting on nesting beaches.

81 Beachfront artificial lighting is permitted on nesting beaches during the sea turtle nesting season at  
82 nighttime only under the following conditions:

- 83 (1) All aArtificial light fixtures, whether exterior or interior, shall be designed and positioned so that:
- 84 a. ~~The point source of light or any reflective surface of the light fixture is not directly visible~~  
85 ~~from the beach;~~
- 86 ab. Areas seaward of the highest point of the frontal dune are not directly or indirectly  
87 illuminated; and
- 88 be. Areas seaward of the highest point of the frontal dune are not cumulatively illuminated.

89  
90

- 91 (2) Exterior artificial light fixtures within direct line-of-sight of the beach shall be designed and  
92 oriented such that ~~the fixtures are:~~
- 93 a. The point source of light or any metallic reflective surface of the light fixture is not directly  
94 visible from the beach;
- 95
- 96 ba. Fixtures are completely shielded by an opaque material blocking direct view of bulbs or  
97 diodes from the beach;
- 98 ~~b. Full cutoff design;~~
- 99 ce. Oriented-Fixtures project light in a downward direction only.
- 100 (3) Exterior artificial light fixtures which are prohibited from producing light that can be detected  
101 from the beach with the unaided human eye, subject to condition set forth in subsection (5) of  
102 this section, include the following:
- 103 ~~a. Pond lights-Lighting that is purely decorative, serving no other demonstrably functional~~  
104 ~~purpose.~~
- 105 ~~b. Uplights-Any light fixture which orients light in an upward direction, with the exception of~~  
106 ~~any light solely illuminating the flag of the United States of America in accordance with the~~  
107 ~~United States "Flag Code" as set forth in Title 4 of the United States Code.~~
- 108 ~~c. Dune walk/crossover lights, with the exception of a single red light, producing light not less~~  
109 ~~than 600nm, to mark the entrance and/or exit of a crossover structure. Such lights will not~~  
110 ~~be required to be shielded.-~~
- 111 ~~d. Tree-strap downlights.~~
- 112 ~~e. Decorative lighting, including rope lights and Christmas lights.~~
- 113 (4) The only lamps/bulbs/diodes or other light sources that may be used in exterior light fixtures that  
114 produce light visible with the unaided human eye from the beach include:
- 115 a. Low-pressure sodium (LPS, 18 watts, 35 watts).
- 116 b. Amber or red LEDs producing light wavelengths not less than 560nm(greater than 580  
117 nm).
- 118 ~~c. Turtle Safe Lighting, Inc. coated, compact fluorescent (CF) lamps (maximum 13 watts)Any~~  
119 ~~lamp/bulb certified by the Florida Fish and Wildlife Conservation Commission's Wildlife~~  
120 ~~Lighting Certification Program or an equivalent program of certification as determined~~  
121 ~~solely by the Authority.~~
- 122 d. True red neon.
- 123 e. Other lighting sources that produce light wavelengths of 580 nm or longer wavelength not  
124 less than 560nm.
- 125
- 126
- 127
- 128
- 129
- 130
- 131 (5) Exterior lights used expressly for safety or security purposes shall be limited to the minimum  
132 number and configuration required to achieve their functional roles and must comply with  
133 conditions set forth in subsections (1) through (110) of this section. Motion detector switches,

134 that keep lights off except when approached and that switch lights on for the minimum duration  
135 necessary for security and safety, are desirable.

136 (6) ~~The use of private balcony lights is prohibited unless fixtures are~~ Private balcony lights may only  
137 ~~be~~ low-mounted ~~(equal to or less than two foot balcony floor, not to exceed the height of the~~  
138 ~~railing around the balcony), low-wattage, and fully-shielded from view from the beach, and~~  
139 ~~produceing light that does not directly or indirectly illuminate any surfaces visible from the beach~~  
140 ~~other than the associated balcony.~~ Private balcony lights must ~~comply be in conformance~~ with  
141 the conditions set forth in subsections (1) through (1~~0~~) of this section.

142 ~~(77) Only low-intensity lighting shall be used in parking areas within line-of-sight of the beach, and~~  
143 ~~shall be:~~

144 a. ~~Set on a base which raises the source of light no higher than 48 inches off the ground.~~

145 b. ~~Positioned or shielded so that the light is cast downward and the source of light or any~~  
146 ~~reflective surface of the light fixture is not visible from the beach and does not directly or~~  
147 ~~indirectly illuminate the beach.~~

148 c. ~~Lamps, Bulbs or diodes, producing light visible from the beach with the unaided human eye,~~  
149 ~~used to illuminate in parking areas and roadways fixtures must comply with conditions~~ set forth  
150 in subsections ~~(1) through (11)~~ of this section.

151 ~~(8) Parking area and roadways, including any paved or unpaved areas upon which motorized~~  
152 ~~vehicles will park or operate, shall be designed and located to minimize vehicular headlights from~~  
153 ~~directly or indirectly illuminating the beach.~~

154 ~~(9) Vehicular lighting, parking area lighting, and roadway lighting shall be shielded from the beach~~  
155 ~~through the use of ground-level barriers. Ground-level barriers must not interfere with marine turtle~~  
156 ~~nesting or hatchling emergence.~~

157 ~~(810) Swimming pool and pool deck lights shall be turned off when the pool is closed unless~~  
158 ~~required for safety and security, in which case such lights must conform to the condition set~~  
159 ~~forth in subsection (5) of this section. Underwater swimming pool lights are not subject to this~~  
160 ~~section. Swimming Ppool deck lights must comply with conditions set forth in subsections (1)~~  
161 ~~through (11) of this section; provided, however, underwater swimming pool lights are exempt~~  
162 ~~from such conditions.~~

163 ~~(911) Tinted glass as defined in the definitions listed in this section shall be installed on all~~  
164 ~~windows and glass doors of single or multistory structures constructed within line-of-sight of the~~  
165 ~~beach.~~

166 ~~(1012) Temporary lighting of construction sites within line of site of the beach during the sea~~  
167 ~~turtle nesting season shall be restricted to the minimal amount necessary and must comply with~~  
168 ~~conditions set forth in subsections (1) through (10) of this section.~~

169 ~~(113) Prior to beachfront construction or renovation of any beachfront structure or facility, the~~  
170 ~~lighting plan for the subject parcel, including during the construction phase, must be approved~~  
171 ~~by the Authority and the Georgia State Department of Natural Resources, nongame~~  
172 ~~conservation section.~~

173 (Code 1981, § 15-101; Ord. of 4-29-1991; Ord. of 8-11-2008, § 5-114(IV))

174  
175  
176 Sec. 10-82. - Standards for permitted beachfront lighting on nonnesting beaches.

177 Beachfront artificial lighting is permitted on nonnesting beaches during the sea turtle nesting season  
178 at nighttime, except such ~~beachfront artificial~~ lighting is prohibited when ~~artificial lighting is visible with the~~  
179 ~~unaided human eye from within line-of-sight of~~ any nesting beach, ~~dune or frontal dune on Jekyll Island,~~  
180 ~~whether directly illuminated or indirectly illuminated or cumulatively illuminated.~~ When artificial lighting is  
181 ~~visible with the unaided human eye from within line-of-sight of~~ any nesting beach, ~~dune or frontal dune~~, all

182 | such artificial lighting must comply with conditions in subsections (1) through (1~~13~~) of the standards set  
183 | forth in section 10-81 concerning nesting beaches.

184 | (Code 1981, § 15-101; Ord. of 4-29-1991; Ord. of 8-11-2008, § 5-114(V))

185 | Sec. 10-83. - Prohibition of certain beach activities utilizing artificial lights and lighting affecting sea turtles.

186 | The following activities involving direct illumination of the beach are prohibited on nesting beaches,  
187 | dunes, and frontal dunes at nighttime during the sea turtle nesting season for protection of nesting female  
188 | sea turtles, nests, and hatchlings:

- 189 | (1) The operation of all motorized vehicles or motorized machines, except for those vehicles that  
190 | are necessary for authorized public safety, governmental emergency and law enforcement,  
191 | vehicles or those permitted on the beach for research or sea turtle conservation and/or  
192 | protected-wildlife related activities. Any such vehicles operating on the beach on a routine, non-  
193 | emergency, basis must be equipped with forward facing lights, sufficiently bright for safe  
194 | operation, producing light wavelengths not less than 600~~560~~nm.
- 195 | (2) ~~The use of campfires or bonfires.~~ Any source of open flame except hand held lighters.
- 196 | (3) The use of lanterns, flashlights, or any other portable light source unless they produce light of  
197 | 580 nm or longer wavelength (true red), except those producing light wavelengths not less than  
198 | 600~~560~~nm.
- 199 | (4) The use of fireworks unless approved by the aAuthority and properly permitted under state and  
200 | local law.

201 | (Code 1981, § 15-101; Ord. of 4-29-1991; Ord. of 8-11-2008, § 5-114(VI))

202 | Sec. 10-84. - Variances.

- 203 | (a) Requests for variances to this article must be presented in writing to the aAuthority. Such requests  
204 | must state the rationale and must show how failure to receive a variance will cause an undue  
205 | hardship on the requestor.
- 206 | (b) The authority will confer with the Georgiastate Department of Natural Resources regarding any  
207 | variance requested, and shall respond in writing to each request subsequent to said consultation  
208 | within ten days, unless the Department or the Authority requests additional time for study, in which  
209 | case the requestor shall be notified.

210 | (Code 1981, § 15-101; Ord. of 4-29-1991; Ord. of 8-11-2008, § 5-114(VII))

211 | Sec. 10-85. – Length of Nesting Season. Authority discretion to lift ordinance early  
212 | Nesting season shall begin on May 1st and end on October 31st of each year; provided, however,  
213 | the Authority, at its sole discretion, may declare the end of nesting season prior to October 31st of each  
214 | year in the event the Authority determines that no known sea turtle nests remain on Jekyll Island.

215 | Sec. 10-8~~65~~. - Noncompliance and enforcement.

- 220 | (a) The Authority shall notify, in writing, the leaseholder, or its designated agent, of any premises that  
221 | are in noncompliance with this article, and that the noncompliance must be corrected within ten  
222 | calendar days.
- 223 | (b) Such notice of noncompliance shall be sent by certified mail or statutory mail, addressed to said  
224 | leaseholder, at his-its last known address, or by posting on the premises.
- 225 | (c) In addition to any rights or remedies available to the Authority under the related lease agreement,  
226 | failure by the leaseholder to correct any item of noncompliance with this article within 10

227 ~~regular calendar-business days of receipt of notice of noncompliance shall subject the leaseholder to~~  
228 ~~a fine not to exceed \$500.00 per violation. A separate offense shall be deemed to have been~~  
229 ~~committed each day during or upon which a violation occurs or is permitted to continue beyond the~~  
230 ~~ten calendar days from receipt of notice of noncompliance. be construed to be an item of default of~~  
231 ~~the lease for these premises and shall be resolved as set forth in section 1-8 and by law, as~~  
232 ~~applicable.~~

233 (Code 1981, § 15-101; Ord. of 4-29-1991; Ord. of 8-11-2008, § 5-114(VIII))

DRAFT

Jekyll Island Authority  
CONSOLIDATED BUDGET COMPARISON  
For the Eight Months Ending February 28, 2019

	MONTH ACTUAL	MONTH BUDGET	BUDGET VARIANCE		YTD ACTUAL	YTD BUDGET	BUDGET VARIANCE		PRIOR YEAR ACTUAL	VARIANCE	
			(000's)	%			(000's)	%		(000's)	%
<b>Revenues</b>											
<b>Administration</b>											
Business Leases	318,476	316,390	2	1%	3,064,148	2,832,121	232	8%	2,955,272	109	4%
Hotel Tax	79,798	59,010	21	35%	999,002	940,450	59	6%	896,202	103	11%
Tourism Development Fund	34,199	25,290	9	35%	440,305	403,050	37	9%	382,684	58	15%
Parking	218,012	228,532	(11)	-5%	2,222,851	2,163,442	59	3%	2,005,597	217	11%
Interest	820	311	1	163%	7,812	4,641	3	68%	5,276	3	48%
Lot Rentals	18,381	2,000	16	819%	769,114	402,364	367	91%	753,517	16	2%
Foundation	6,622	6,218	0	7%	48,276	47,672	1	1%	43,912	4	10%
Administration revenue	10,630	4,636	6	129%	133,835	78,707	55	70%	99,151	35	35%
Beach Village	1,507	1,507	-	0%	12,052	12,052	-	0%	10,546	2	14%
Intern Housing	2,750	3,580	(1)	-23%	26,700	27,620	(1)	-3%	26,635	0	0%
<b>Total Administration</b>	<b>691,196</b>	<b>647,474</b>	<b>44</b>	<b>7%</b>	<b>7,724,096</b>	<b>6,912,120</b>	<b>812</b>	<b>12%</b>	<b>7,178,791</b>	<b>545</b>	<b>8%</b>
<b>Enterprises</b>											
Golf	144,882	179,185	(34)	-19%	1,153,398	1,188,663	(35)	-3%	1,041,824	112	11%
Convention Center	207,864	235,834	(28)	-12%	2,407,802	2,191,540	216	10%	2,360,521	47	2%
McCormick's Grill	20,763	19,809	1	5%	159,285	202,182	(43)	-21%	137,347	22	16%
Summer Waves	208	1,258	(1)	-83%	1,340,655	1,360,844	(20)	-1%	1,335,926	5	0%
Campground	107,255	101,257	6	6%	917,564	819,502	98	12%	753,005	165	22%
Life is Good	9,637	7,991	2	21%	96,454	76,168	20	27%	68,527	28	41%
Museum	39,813	58,412	(19)	-32%	400,494	429,172	(29)	-7%	360,202	40	11%
Georgia Sea Turtle Center	109,156	120,838	(12)	-10%	1,228,735	1,131,169	98	9%	1,065,312	163	15%
Conservation	413	889	(0)	-54%	1,129	1,817	(1)	-38%	13,006	(12)	-91%
Miniature Golf & Bikes	16,052	20,969	(5)	-23%	203,857	200,786	3	2%	192,303	12	6%
Water/Wastewater	126,739	98,642	28	28%	950,938	943,842	7	1%	931,729	19	2%
Sanitation	44,869	46,218	(1)	-3%	362,307	364,640	(2)	-1%	350,652	12	3%
Fire Department	7,194	5,540	2	30%	1,073,707	1,075,255	(2)	0%	1,001,090	73	7%
Tennis	9,149	9,760	(1)	-6%	71,930	65,087	7	11%	45,061	27	60%
Destination Mktg & Special Events	903	4,580	(4)	-80%	343,363	382,089	(39)	-10%	206,459	137	66%
Guest Information Center	14,788	18,536	(4)	-20%	120,421	120,353	0	0%	88,535	32	36%
Sales	-	500	(1)	-100%	-	2,000	(2)	-100%	500	(1)	-100%
Camp Jekyll & Soccer Fields	10,314	13,210	(3)	-22%	101,008	118,508	(18)	-15%	97,201	4	4%
Landscaping, Roads & Trails	72	1,800	(2)	-96%	7,156	9,500	(2)	-25%	7,991	(1)	-10%
Vehicle & Equipment Maintenance	-	-	-	0%	-	250	(0)	-100%	3,455	(3)	-100%

	MONTH ACTUAL	MONTH BUDGET	BUDGET VARIANCE (000's)	%	YTD ACTUAL	YTD BUDGET	BUDGET VARIANCE (000's)	%	YEAR ACTUAL	VARIANCE (000's)	%
Facility Maintenance	-	-	-	0%	787	-	1	0%	-	1	0%
Golf Course Maintenance	(17,182)	-	(17)	0%	-	-	-	0%	-	-	0%
<b>Total Enterprises</b>	<b>852,889</b>	<b>945,227</b>	<b>(92)</b>	<b>-10%</b>	<b>10,940,988</b>	<b>10,683,368</b>	<b>258</b>	<b>2%</b>	<b>10,060,647</b>	<b>880</b>	<b>9%</b>
<b>Total Revenues</b>	<b>1,544,085</b>	<b>1,592,701</b>	<b>(49)</b>	<b>-3%</b>	<b>18,665,084</b>	<b>17,595,488</b>	<b>1,070</b>	<b>6%</b>	<b>17,239,437</b>	<b>1,426</b>	<b>8%</b>
<b>Expenses</b>											
Human Resources	883,443	1,006,123	(123)	-12%	8,251,552	8,896,853	(645)	-7%	8,166,900	85	1%
Supplies & Materials	167,930	173,833	(6)	-3%	1,068,305	1,227,097	(159)	-13%	921,790	147	16%
Advertising & Sales	131,570	87,744	44	50%	881,198	930,196	(49)	-5%	801,667	80	10%
Repairs - Facilities & Grounds	149,809	203,981	(54)	-27%	1,018,562	1,077,882	(59)	-6%	752,753	266	35%
Utilities	124,617	128,191	(4)	-3%	1,252,476	1,268,675	(16)	-1%	1,262,685	(10)	-1%
Insurance	13,880	13,351	1	4%	838,007	762,365	76	10%	737,548	100	14%
Contracts	259,692	241,628	18	7%	2,194,003	2,188,435	6	0%	2,042,921	151	7%
Rentals	31,141	43,015	(12)	-28%	424,011	469,033	(45)	-10%	339,825	84	25%
Printing	18,443	23,093	(5)	-20%	175,238	138,818	36	26%	118,875	56	47%
Motor Vehicle	16,354	17,287	(1)	-5%	170,143	165,537	5	3%	138,885	31	23%
Telephone	10,240	10,607	(0)	-3%	82,519	84,575	(2)	-2%	84,319	(2)	-2%
Equipment Purchase <\$1K	19,947	24,395	(4)	-18%	65,814	70,971	(5)	-7%	56,600	9	16%
Equipment Purchase \$1K to \$5K	13,791	8,950	5	54%	81,975	74,884	7	9%	45,853	36	79%
Travel	12,895	11,430	1	13%	69,345	67,646	2	3%	47,869	21	45%
Dues	30,057	19,068	11	58%	181,745	188,547	(7)	-4%	149,849	32	21%
Credit Card Fees	18,895	15,714	3	20%	204,730	163,265	41	25%	165,063	40	24%
Bank Fees	5	35	(0)	-86%	197	280	(0)	-30%	155	0	27%
<b>Total Expenditures</b>	<b>1,902,710</b>	<b>2,028,445</b>	<b>(126)</b>	<b>-6%</b>	<b>16,959,822</b>	<b>17,775,058</b>	<b>(815)</b>	<b>-5%</b>	<b>15,833,557</b>	<b>1,126</b>	<b>7%</b>
<b>Net Operating Cash Income **</b>	<b>(358,624)</b>	<b>(435,744)</b>	<b>77</b>	<b>-18%</b>	<b>1,705,263</b>	<b>(179,570)</b>	<b>1,885</b>	<b>-1050%</b>	<b>1,405,880</b>	<b>299</b>	<b>21%</b>

\*\* Does not include depreciation or capital projects

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MEMORANDUM

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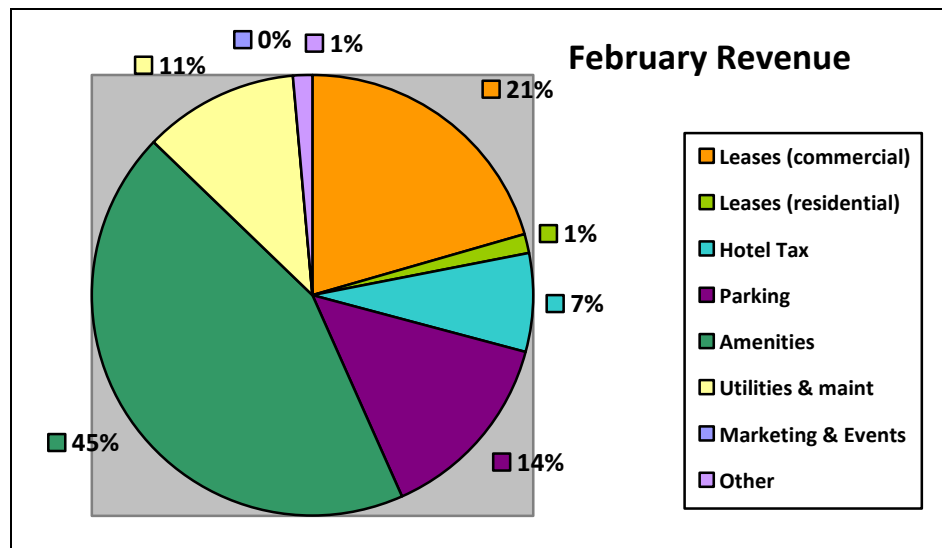
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**TO:** FINANCE COMMITTEE  
**FROM:** MARJORIE JOHNSON  
**SUBJECT:** FEBRUARY FINANCIAL STATEMENTS  
**DATE:** 3/10/2019

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## Revenues

Revenues for February were \$1,544,085 which reflects an unfavorable \$49K (3%) variance from budget. Revenues also reflect a favorable \$1.1M (6%) variance from year to date budget and a favorable \$1.4M (8%) variance from prior year to date.



The largest variances for the month are:

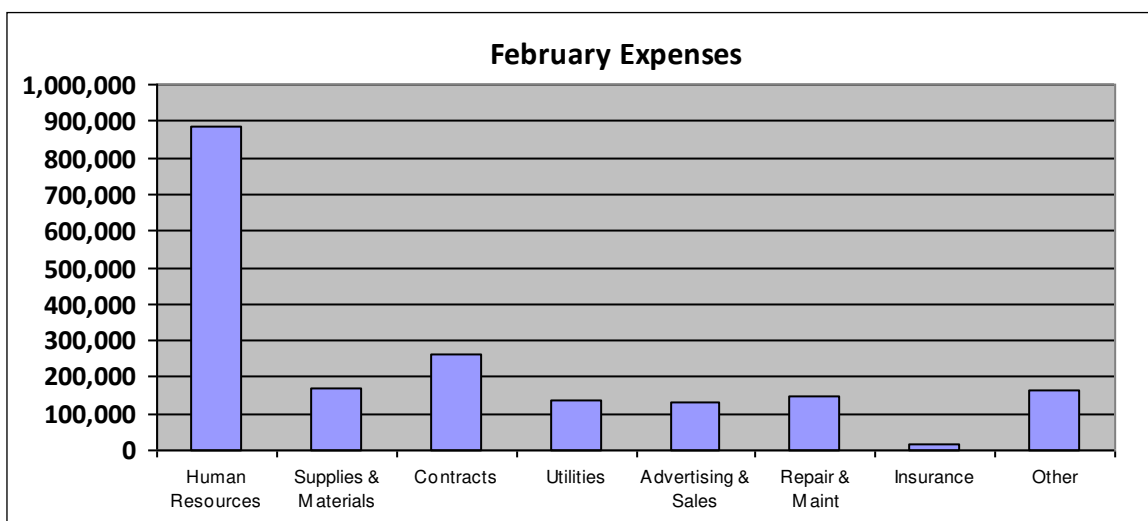
- Golf (-\$34K) – Rain impacted golf play on 13 of the 28 days this month, causing significant impact to revenues.
- Hotel/Motel Taxes (+\$30K) – Taxes are based on revenues from January and hotel revenues were higher than expected for the month.
- Convention Center (-\$28K) – The Center hosted 9 events for a total of 18 event days with a total attendance of 14,487. One budgeted event cancelled and even though they picked up a couple of other small events, they came up short of their budget for the month.
- Water/wastewater (+\$28K) – water revenues were higher than anticipated. These revenues are on target with budget for the fiscal year.

## Expenses

Expenses were \$1,902,710 for February and reflected a favorable budget variance of \$126K for the month and a favorable \$815K budget variance year to date.

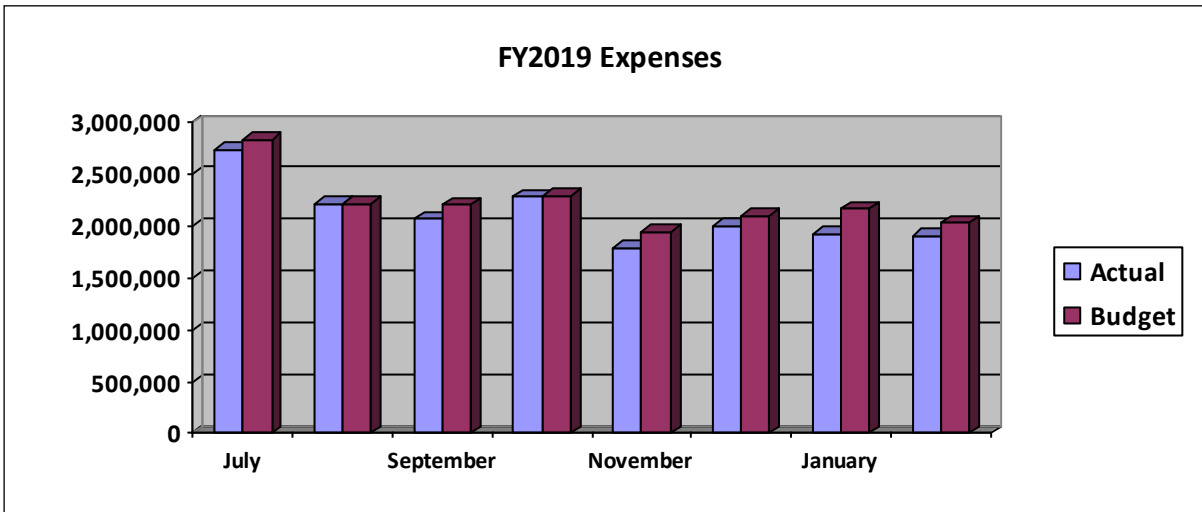
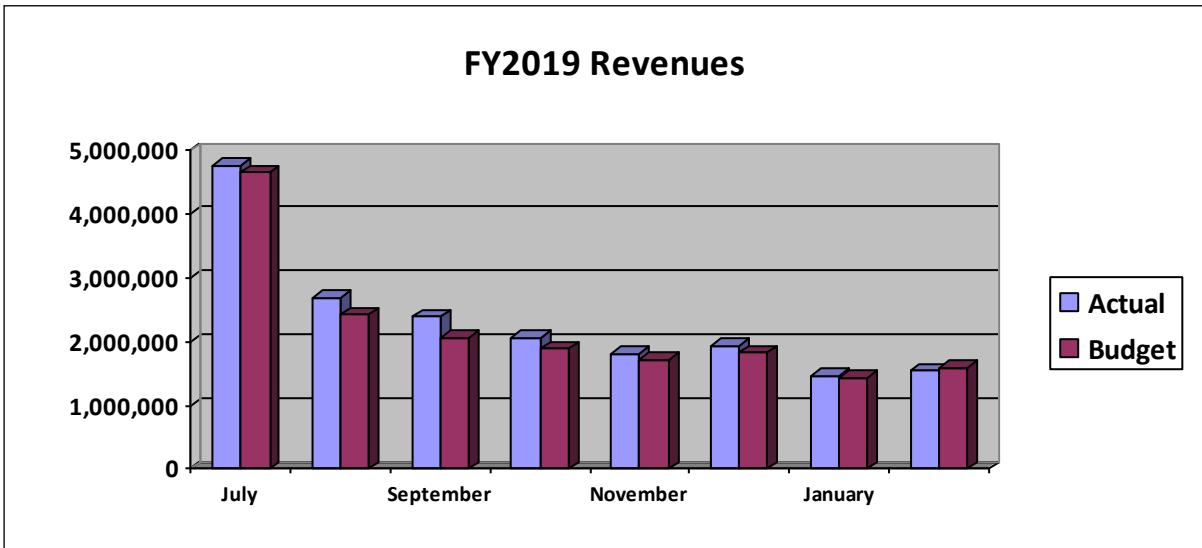
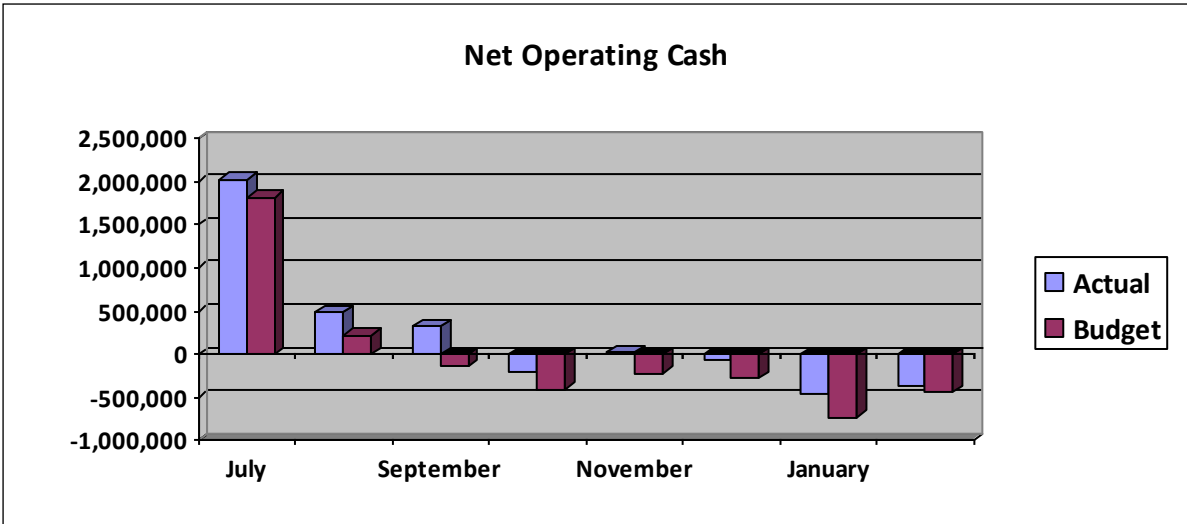
The largest variances for the month are:

- Human Resources (-\$123K) – In addition to savings realized from vacant positions, health insurance was \$60K less than budgeted for the month.
- Advertising & Sales (+\$44K) and repair & maintenance (-\$54K) – The variances are timing related and are expected to be on target with budget by the end of the fiscal year.



## Net Operating Cash

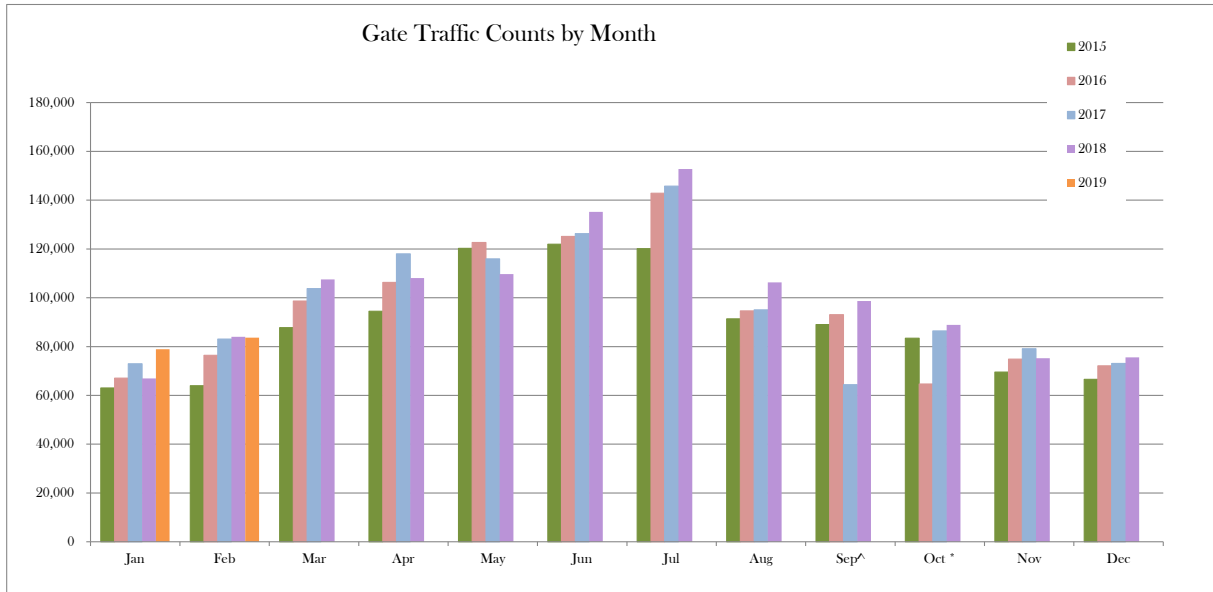
The Net Operating Cash Loss for the month is \$358,624, which is a \$77K (18%) favorable variance from the budgeted net operating cash loss of \$435,744. Net Operating Cash Income reflects a favorable \$1.9M (1050%) year to date variance from budget and a favorable \$299K (21%) variance from prior year to date income.



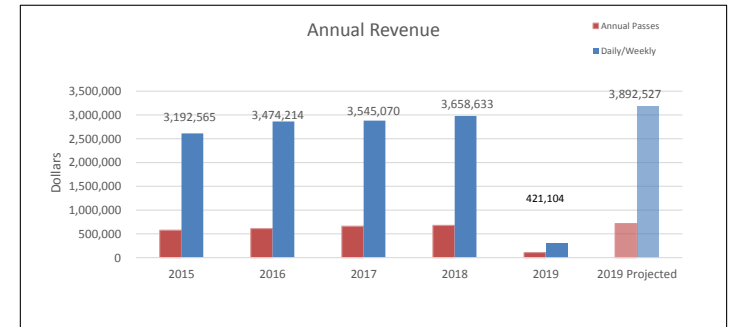
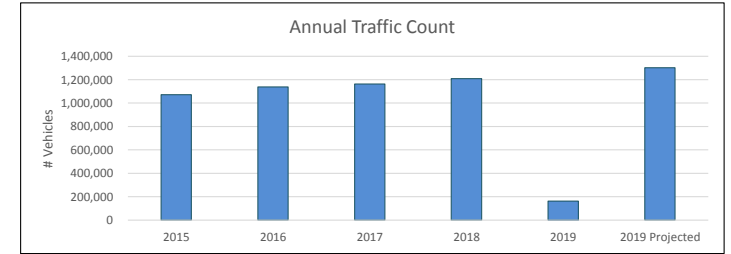
## February 2019 Traffic Counts

	2015			2016			2017			2018			2019		
	Daily/Weekly	Annual Passes	Total	Daily/Weekly	Annual Passes	Total	Daily/Weekly	Annual Passes	Total	Daily/Weekly	Annual Passes	Total	Daily/Weekly	Annual Passes	Total
January	24,403	38,634	63,037	24,977	42,084	67,061	26,372	46,562	72,934	21,065	45,842	66,907	28,874	50,037	78,911
February	23,944	40,037	63,981	31,332	45,113	76,445	35,982	47,081	83,063	34,326	49,664	83,990	35,010	48,619	83,629
March	39,989	47,779	87,768	46,104	52,582	98,686	49,605	54,166	103,771	51,052	56,444	107,496	0	0	0
April	49,237	45,221	94,458	57,158	49,140	106,298	66,259	51,718	117,977	55,620	52,474	108,094	0	0	0
May	71,430	48,837	120,267	69,981	52,704	122,685	62,367	53,558	115,925	54,547	55,167	109,714	0	0	0
June	75,121	46,845	121,966	74,618	50,525	125,143	72,234	54,056	126,290	79,575	55,657	135,232	0	0	0
July	71,405	48,717	120,122	90,544	52,276	142,820	90,765	55,010	145,775	95,960	56,773	152,733	0	0	0
August	48,062	43,299	91,361	46,949	47,693	94,642	44,352	50,732	95,084	53,639	52,681	106,320	0	0	0
September	46,013	43,015	89,028	47,555	45,509	93,064	26,578	37,809	64,387	49,032	49,651	98,683	0	0	0
October	38,480	44,986	83,466	26,241	38,461	64,702	35,871	50,566	86,437	38,539	50,366	88,905	0	0	0
November	29,820	39,722	69,542	31,634	43,245	74,879	32,323	46,777	79,100	29,468	45,737	75,205	0	0	0
December	24,484	42,096	66,580	29,947	42,132	72,079	27,891	45,195	73,086	30,104	45,436	75,540	0	0	0
<b>Totals</b>	<b>542,388</b>	<b>529,188</b>	<b>1,071,576</b>	<b>577,040</b>	<b>561,464</b>	<b>1,138,504</b>	<b>570,599</b>	<b>593,230</b>	<b>1,163,829</b>	<b>592,927</b>	<b>615,892</b>	<b>1,208,819</b>	<b>63,884</b>	<b>98,656</b>	<b>162,540</b>

Year to Date Comparison	2015 YTD	2016 YTD	2017 YTD	2018 YTD	2019 YTD
	127,018	143,506	155,997	150,897	162,540



\* Oct 2016 - Hurricane Matthew  
\*Sep 2017 - Hurricane Irma



March 4, 2019

February Financial Review JIA Sales and SMG  
Jekyll Island Convention Center

FEBRUARY	FY2019	FY2018	FY2017	FY2016	FY2015	FY2014	FY2013
Number of Events	9	9	9	16	10	11	17
Event Days	18	19	20	28	23	19	20
Attendance	14,487	9144	9547	8359	5744	6434	4783
Revenue	\$225,929 act \$266.160 budget	\$233,860 act	\$263,652 act	\$232,288 actual	\$137,531 actual	\$168,781 actual	\$96,270 actual
Square Feet	533,636						

This year our budgeted annual gymnastic meet canceled but the second meet we picked up was a success. We gained one meeting from Coastal Health that brought in \$19K. Adoptive and Foster Parents Association of GA grew again this year with attendance of 1600 bringing \$64K – an additional \$7K in revenue. This group has continued to build after their low of 200++ in 2013 when the association almost folded.

**FUTURE CONTRACTS ISSUED - 12– Estimated revenues \$462,700.00**

Conventions –7– Anticipated rev of \$421,000  
 Meetings –2–Anticipated revenue 9,100  
 Banquet –1 – Anticipated revenue 3,000  
 Weddings –0 – Anticipated revenue 0  
 Public Event – 2 – Anticipated revenue 29,600

**PROPOSALS**

CVB –17  
 Westin –3  
 Cvent- 4  
 SMG sitepass -0

Combined sites and planning meetings with all staff – 32

# JEKYLL ISLAND AUTHORITY

## HOTEL OCCUPANCY STATISTICS

February 2019

### HOTEL STATISTICS AT-A-GLANCE

#### Feb-19

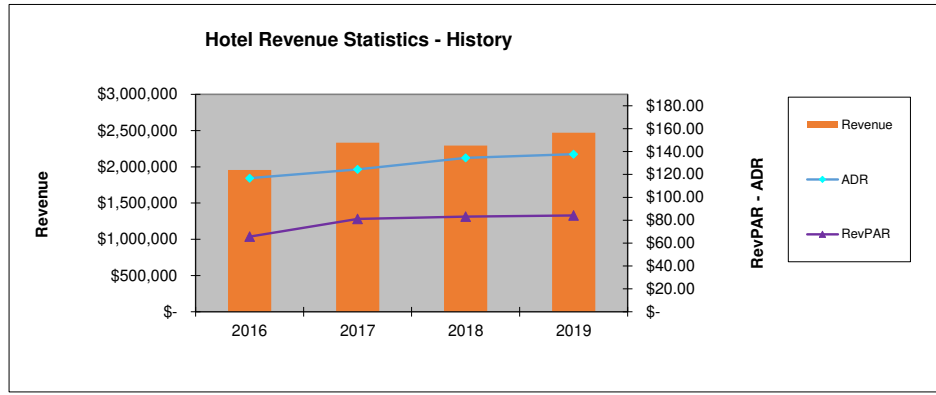
Total Revenue	\$	2,470,070
Occupancy Rate		61.1%
Rev PAR	\$	84.14
ADR	\$	137.73

#### Feb-18

Total Revenue	\$	2,292,998
Occupancy Rate		61.9%
RevPAR	\$	83.17
ADR	\$	134.44

#### Feb-17

Total Revenue	\$	2,333,131
Occupancy Rate		65.2%
RevPAR	\$	81.11
ADR	\$	124.38



### OCCUPANCY REPORT DETAIL

Hotel	# of Rms	Units Availbl	Units Occpd	Percent Occpd	Average Daily Rate	RevPAR	2019 Room Revenue	2018 Room Revenue	Revenue Variance
Beachview Club	38	1,064	289	27.2%	\$ 151.08	\$ 41.04	\$ 43,661.35	\$ -	\$ 43,661 0%
Holiday Inn Resort	157	4,396	2,602	59.2%	\$ 138.01	\$ 81.69	\$ 359,114.51	\$ 331,259.95	\$ 27,855 8%
Days Inn & Suites	124	3,472	2,600	74.9%	\$ 97.93	\$ 73.34	\$ 254,625.88	\$ 251,593.35	\$ 3,033 1%
Hampton Inn	138	3,864	2,568	66.5%	\$ 145.51	\$ 96.70	\$ 373,661.00	\$ 255,791.20	\$ 117,870 46%
Jekyll Island Club Resort	198	5,544	3,081	55.6%	\$ 179.51	\$ 99.76	\$ 553,059.00	\$ 604,283.00	\$ (51,224) -8%
Quality Inn & Suites	73	1,463	1,133	77.4%	\$ 96.83	\$ 74.99	\$ 109,707.84	\$ 50,371.44	\$ 59,336 118%
Villas by the Sea	140	3,056	1,874	61.3%	\$ 121.84	\$ 74.72	\$ 228,331.29	\$ 219,734.75	\$ 8,597 4%
Villas by the Sea - Jekyll Realty	18	504	295	58.5%	\$ 56.16	\$ 32.87	\$ 16,566.12	\$ 28,472.15	\$ (11,906) -42%
Villas by the Sea - Parker Kaufman	14	392	357	91.1%	\$ 77.20	\$ 70.31	\$ 27,560.00	\$ 22,375.00	\$ 5,185 23%
Westin	200	5,600	3135	56.0%	\$ 160.70	\$ 89.96	\$ 503,783.00	\$ 529,117	\$ (25,334) -5%
<b>Feb-19 Total</b>	<b>1,100</b>	<b>29,355</b>	<b>17,934</b>	<b>61.1%</b>	<b>\$ 137.73</b>	<b>\$ 84.14</b>	<b>\$ 2,470,070</b>	<b>\$ 2,292,998</b>	<b>\$ 177,072 7.7%</b>

# JEKYLL ISLAND AUTHORITY

## HOTEL OCCUPANCY STATISTICS

### Calendar Year to Date - February 2019

#### HOTEL STATISTICS AT-A-GLANCE

##### 2019

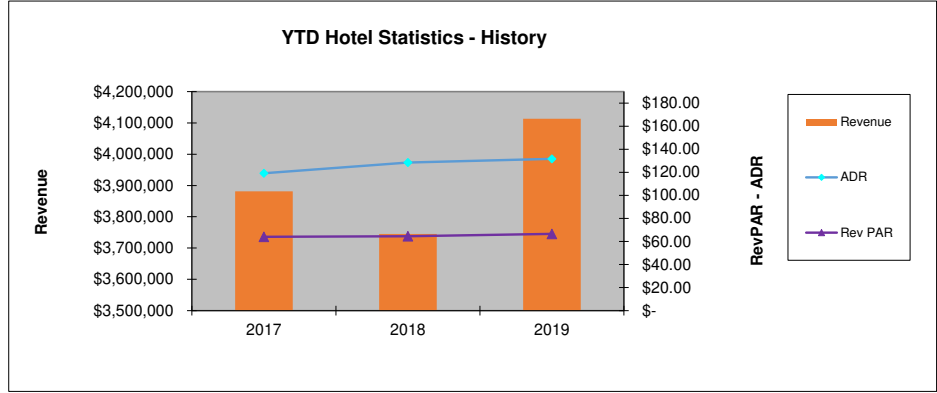
Total Revenue \$ **4,113,275**  
 Occupancy Rate **50.6%**  
 Rev PAR \$ **66.59**  
 ADR \$ **131.69**

##### 2018

Total Revenue \$ **3,745,299**  
 Occupancy Rate **50.3%**  
 RevPAR \$ **64.59**  
 ADR \$ **128.51**

##### 2017

Total Revenue \$ **3,881,029**  
 Occupancy Rate **53.7%**  
 RevPAR \$ **64.04**  
 ADR \$ **119.16**



#### OCCUPANCY REPORT DETAIL

Hotel	# of Rms	Units Availbl	Units Occpd	Percent Occpd	Average Daily Rate	RevPAR	2019 Room Revenue	2018 Room Revenue	Revenue Variance	
Beachview Club	38	2,242	312	13.9%	\$ 151.83	\$ 21.13	47,370	0	\$ 47,370	0%
Holiday Inn Resort	157	9,263	4,331	46.8%	\$ 127.05	\$ 59.40	550,255	494,098	\$ 56,157	11%
Days Inn & Suites	124	7,316	5,052	69.1%	\$ 94.57	\$ 65.30	477,766	443,234	\$ 34,532	8%
Hampton Inn	138	8,142	4,507	55.4%	\$ 135.93	\$ 75.24	612,623	417,086	\$ 195,537	47%
Jekyll Island Club Resort	198	11,682	5,767	49.4%	\$ 170.24	\$ 84.04	981,772	1,054,374	\$ (72,602)	-7%
Quality Inn & Suites	73	3,090	1,936	62.7%	\$ 92.91	\$ 58.21	179,881	86,193	\$ 93,689	109%
Villas by the Sea	140	6,348	3,041	47.9%	\$ 117.37	\$ 56.23	356,923	364,839	\$ (7,916)	-2%
Villas by the Sea - Jekyll Realty	18	1,062	407	38.3%	\$ 67.93	\$ 26.03	27,648	35,625	\$ (7,977)	-22%
Villas by the Sea - Parker Kaufman	14	826	595	72.0%	\$ 77.17	\$ 55.59	45,916	37,388	\$ 8,528	23%
Westin	200	11,800	5,286	44.8%	\$ 157.61	\$ 70.60	833,120	812,462	\$ 20,658	3%
<b>2019 Total</b>		<b>61,771</b>	<b>31,234</b>	<b>50.6%</b>	<b>\$ 131.69</b>	<b>\$ 66.59</b>	<b>\$ 4,113,275</b>	<b>\$ 3,745,299</b>	<b>\$ 367,976</b>	<b>9.8%</b>
<b>2018 Total</b>		<b>57,987</b>	<b>29,144</b>	<b>50.3%</b>	<b>\$ 128.51</b>	<b>\$ 64.59</b>	<b>\$ 3,745,299</b>			
<b>2017 Total</b>		<b>60,606</b>	<b>32,571</b>	<b>53.7%</b>	<b>\$ 119.16</b>	<b>\$ 64.04</b>	<b>\$ 3,881,029</b>			

