

JICANet Update
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<http://www.jekyllcitizens.org/>

Items in This Update

- Minutes of JI Citizens Association Meeting of Oct 19
- Reminder: ESPLOST II Referendum Election – Nov 3
- Repeat Item: Help With Marsh Clean-up – Nov 4

Minutes of JI Citizens Association Meeting of Oct 19

Attendance: Norman Haft, Co-President; Bob Lelli, Co-President; Larry Waldhauer, Treasurer; Gloria Zocchi, Secretary; Frank Mirasola, Stanley Jennings, Steve Newell and Richard Van Iderstyne

The meeting was called to order by Co-President Bob Lelli.

ANNOUNCEMENTS

Co-President Lelli introduced the board to the audience.

1. At the JIA Meeting earlier today the extension of the Lease Agreement was discussed. It was stated that the goal of the extended Lease Agreement was fourfold:

The agreement should be:

1. simple
2. equitable
3. affordable
4. fees based on land evaluations

The Agreement looks affordable.

2. The JICA meetings will "piggyback" on the JIA meetings. Frank Mirasola questioned doing that, saying that it will be confusing to members. Co-President Haft stated that in so doing money is saved because there are no set up fees.

3. A new nature tower is being built near St. Andrews Beach.
4. The Co-Presidents of JICA have met repeatedly with Mr. Hooks about the fate of the "Business District" on Jekyll. Mr. Hooks is very aware of the concern of all the residents and visitors on this matter.

MINUTES

Frank Mirasola made the motion to accept the minutes. Steve Newell seconded. The minutes were accepted.

TREASURER'S REPORT

Larry Waldhauer stated that at the start of the month there was \$14,899.06 in the account. There was an income of \$500 in dues, and \$46.25 was spent for printing deposit slips. The total at the end of the month is \$15,352.81.

Gloria Zocchi made a motion that the Treasurer's Report be accepted. Frank Mirasola seconded. The report was accepted.

MEMBERSHIP REPORT

Megan Jeffries reported that there are 99 individual members and 208 families registered, giving a total of 515 voting members.

OLD/NEW BUSINESS

1. Dick Coddington is formatting the latest JICA newsletter, which will be sent by next week.
2. Lorraine Donahue will be the new Welcome Wagon person.
3. Ground will soon be broken for the North Park, the proposed park north of the Convention Center. Information will be available at the next JIA meeting.
4. The internal walls have been taken down at the Morgan Tennis Center. The building looks in good shape.
5. The tanks for the gas station should be out soon. The new building will contain a gas station, a mini-mart and an eatery of some sort.
6. The Verizon Tower has been started behind the fire house. Completion is slated for the end of the year.
- 7.. Work is being done on the cart paths on Oleander Golf Course.

SPEAKER

Tise Eyler introduced Derek Hulsey, who spoke about voting for EPLOST2 in the upcoming November 3 election. The powerpoint presentation "Building for the Student of the 21st Century" gave the history of EPLOST1, which was initiated in 2007. There

was great improvement in education in Glynn County with EPLOST1, but it ends on December 31, 2010. With one cent tax on every dollar spent in Glynn County, four new schools were built and paid for, and four pay-as-you-go projects are still in the works. A YES vote for EPLOST2 on November 3 would continue the one cent tax, and help build a new high school, a new middle school, and a center for the arts. It would also transform Glynn Academy into a campus for the 21st century student. Mr. Hulseby urged all citizens to come to the polls on November 3, at the Presbyterian Church from 7am to 7pm. This is the only thing on the ballot.

LEASES:

BAE (A San Francisco Consulting Firm retained by the JIA) made the following recommendations:

After reviewing the Bleakly Report and comments from the general public, as well as holding discussions with JIA senior management, BAE offers the following recommendations:

1. The JIA needs to clearly identify a window during which the proposed changes will be honored by the JIA to leaseholders seeking term extensions. BAE recommends that the JIA only offer these terms for a twelve month period commencing in calendar year 2010. In the absence of a clear window, existing leaseholders will not have an incentive to convert to the new lease structure.

2. All leases converted would extend to 2089.

3. For leaseholders that convert their existing lease within the 12 month conversion period, the following land lease rate terms would apply:

a. Lease rate of four tenths of one percent of land value as determined by Glynn County.

b. Five year rent discount at 50% of new base rent during years 2010 through 2014.

c. Owners with Georgia homestead exemptions filed with Glynn County would be eligible for 50% rent discount years 2015 through 2019.

d. Owners with commercial rental programs would be required to obtain a license from JIA and pay license fee per JIA ordinance (proposed as two tenths of one percent of land and improvement value as determined by Glynn County).

e. Leaseholds would be subject to a transfer fee as follows:

-free for inter-spousal transfers.

-\$500 for interfamily transfers or transfers with no consideration that would qualify for exemption under Georgia Tax and Revenue Code for the state property transfer tax.

-One percent of land value for transfers with consideration

4. For leaseholders that convert their existing lease after the expiration of the 12 month conversion period, the following land lease rate terms would apply:

a. Lease rate of five percent of land value as determined by Glynn County; adjusted to then-current assessed land value every ten years; no discounts.

b. Owners with commercial rental programs would be required to obtain a license from JIA and pay license fee per JIA ordinance (proposed as .20% of land and improvement value as determined by Glynn County).

c. Leaseholds would be subject to a transfer fee as follows:

-Free for inter-spousal transfers

-\$500 for all other transfers

As in all the other proposed residential land lease policy recommendations that have preceded this set, Jekyll Island leaseholders would not be obligated to take any action and could continue to hold their lease until the end of the original term.

Co-President Haft gave the following hypothetical example:

If the land in question is appraised for \$250,000, the annual lease amount would be .4%, or \$1000. It is necessary for the resident to accept the new lease arrangement within the time required and in addition there will be a 50% discount as described above.

There is always the opportunity to appeal the appraisal.

Chuck McManus stated that the county does not appraise the land separate for the land and improvement. Co-President Haft disagreed with this statement.

Haft suggested that those interested in questioning the JIA's proposal attend the Finance Committee meeting which will be held prior to the November JIA meeting. Haft will request JICA's attorney, Gil McLemore to attend this meeting.

OTHER COMMENTS

Meghan Jeffries mentioned that there is a new membership form on the JICA website.

Co-President Haft noted that Rande Simpson is resigning as the JICANET manager due to other commitments. It is necessary to fill this position as soon as possible.

Frank Mirasola stated that the new Wildlife Tower has been located incorrectly and that there should have been public comment thereon.

Respectfully submitted, Gloria Zocchi, Secretary

ESPLOST II Referendum Election

Tuesday, November 3, is election day in Glynn County. The only item on the ballot for Jekyll Island is a referendum on a new, five-year 1% Education Special Local Option Sales Tax (ESPLOST II) tax to succeed the current 1% ESPLOST that will expire on December 31, 2010. Polls will be open at the Presbyterian Church from 7:00 am to 7:00 pm. Be sure to bring a photo ID.

Help with Marsh Clean-Up

Join the Jekyll Island Authority as it supports Keep Brunswick Golden Isles Beautiful with a marsh clean-up. The clean up is in conjunction with their annual Fall Clean-up and Rivers Alive program. Meet at the Jekyll Island Visitor Information Center on Wed, Nov 4 at 1:00 pm. Bags, gloves and refreshments provided.

---and that's the news from Jekyll Island where history lives, nature abounds and the sun is setting earlier!. - Darrell Davidson, Interim JICANet Editor

JICANet Updates are periodic communications from the Jekyll Island Citizens Association to its members and interested parties. To subscribe or unsubscribe, send an e-mail message to jicanet@jekyllcitizens.org.