

MINUTES OF THE CALL MEETING OF JANUARY 29, 1953

Pursuant to the call of the Chairman, a special meeting of the Authority was held January 29, in the State Capitol Building, Atlanta, Georgia.

The Chairman called the meeting to order at 11:00 a. m. Mr. Tarbutton was present and Mr. Benton, Mr. Barrett and Mr. Compton were present by proxy.

By unanimous consent, the meeting dispensed with the reading of the minutes of the previous meeting.

The Chairman explained to the members that it had been necessary for him to call the special meeting in order to have the Authority consider entering into a road building contract with the Highway Department. The Chairman exhibited the contract, a copy of which is attached to these minutes, as Exhibit "A."

After a discussion of the merits of the contract, Mr. Tarbutton moved and was seconded by Mr. Compton by proxy: "That the Authority enter into the contract with the Highway Department and that in order to bind the Authority to this contract, the Chairman and the Secretary be authorized to execute the contract."

The motion passed unanimously.

The Chairman set February 6 and 7 as the dates of the next regular meeting of the Authority and requested that all members try to be at the


Cloister Hotel, Sea Island, not later than 6:00 p. m. February 6, in order that the majority of the business of the meeting could be taken care of that night. The Chairman reminded the members that a committee of legislators would be there the following day on an inspection tour of Jekyll and that any business not completed the 6th would have to be completed the night of the 7th.

By unanimous consent, the meeting was adjourned.

Respectfully submitted,


John K. Calhoun

Approved:


D. B. Blalock, Chairman

MINUTES OF THE JEKYLL AUTHORITY MEETING OF FEBRUARY 6, 1953

The Chairman called the meeting to order at Sea Island, Georgia, at 10:00 o'clock P. M., the meeting being held at night to enable the Authority to devote its entire time to a legislative inspection of the Island the following day. All members were present.

On the motion of Mr. Tarbutton, the reading of the minutes of the previous meeting was dispensed with.

The first matter which came on for discussion was final approval of the Robert and Company master and detailed plans. After a general discussion in which all the members participated, by mutual consent it was agreed that no action be taken upon final approval of the plans until the completed topo of the Island was delivered, the zoning regulations were completed and the several slight changes agreed upon but not incorporated into the master plan were made a part of the master plan.

It was further agreed that in face of the high quality of the work done thus far and the very reasonable price which was to be charged, the Authority pay a portion of the total fee at this time.

Mr. Benton moved and was seconded by Mr. Barrett: "That the Authority approve and the Secretary be directed to pay out of ADM funds \$4,000.00 on account upon the contract with Robert and Company for master and detailed development plans which are now virtually complete."

The motion passed unanimously.

The Robert and Company proposal for a contract to run the detailed plans of an additional 500 lots, and the Robert and Company proposal for water system construction plans for 750 lots, and the Robert and Company proposal for construction plans for a sewerage system to serve the prime business and recreational areas were discussed. Mr. Compton made the suggestion and was joined in by the other members that a 150,000 gallon water tank would be preferable to the 100,000 gallon tank suggested by Robert and Company. After some discussion, the Chairman suggested that it was now necessary for the Authority to select a permanent engineer to the end of executing the master plan and doing as much as could be done towardx developing the various constuction plan necessities of the Authority. To this end, the Chairman appointed a special committee composed of Mr. Benton and Mr. Compton to interview prospects for the position of the Authority's permanent engineer.

Relating to the Robert and Company proposals, Mr. Compton suggested that a contract be drawn with Robert and Company for detailed plans upon an additional 500 lots. It was brought to the attention of the meeting that in the proposal Robert and Company stated that these lots should be continuations of the present detailed groups; however, Mr. Compton from his discussion with Mr. Steiner of Robert and Company felt that this limitation was not intended.

Mr. Compton gave the Authority a suggested outline for the placement of the next 500 lots to be planned in detail. After some little discussion it was mutually agreed that Mr. Compton's suggestions were the will of the Authority.

Subject to the understanding that detailed plans would be made of the lots as suggested by Mr. Compton, some of which were non-contiguous to other detailed groups, for the price quoted in their proposal, Mr. Barrett moved and was seconded by Mr. Tarbutton: "That the Secretary be authorized to prepare and the Chairman and Secretary be authorized to execute a contract with Robert and Company for the preparation of detailed plans for an additional 500 lots as outlined in Mr. Compton's memorandum, the consideration to be paid being \$1,500.00 upon completion and acceptance of the plans by the Authority.

The motion passed unanimously.

Mr. Compton recalled to the Authority that initially Mr. Steiner of Robert and Company had suggested that he make sketches of ten or twelve desirable houses which might be suggested for those desiring to building upon the Island. It was pointed out that this was not included in the original contract and for that reason Mr. Compton wished authority to obtain from Robert and Company a price for the development of such building plans.

Next, Mr. Compton suggested that Robert and Company be asked for the amount of the charge they would need to make for a complete publicity report on all the facts, figures, and information of general interest about Jekyll Island.

By mutual consent, the members authorized Mr. Compton to make these inquiries.

Next the Authority considered its lease application form. Many suggestions were made and many ideas contributed. After a thorough-

going discussion, the Chairman requested that all the members save the copy in their hands and that as quickly as possible they make their suggestions upon this copy and mail them to the Secretary in order that each member's suggestions might be communicated to the other members and that these suggestions might be considered at the next meeting. The Chairman joined by Mr. Compton, made the suggestion that the lease form under consideration for use by the Authority be changed to the end that all ten year renewal rights should be at the regular rental initially used by the Authority.

The Authority approved vouchers 761 to 769.

Mr. Tarbutton moved and was seconded by Mr. Benton: "That the Secretary be directed to enter the resolution authorizing the purchase of a title binder upon the initial 250 lots upon which the Authority proposes to execute leases as soon as possible, the resolution reading as follows: That for an acceptable binder from the Lawyers Title Insurance Corporation, as outlined in the Authority's letter of December 19, 1952, the Secretary be authorized to obligate the Authority to pay \$500.00 immediately upon receipt of such a binder and to pay an additional \$2,000.00 before January 1, 1956, at the rate of \$10.00 per lot as the first 200 lot leases are executed, except in those instances where a title policy of at least \$10,000.00 shall issue to the lessee upon execution of an individual lease, provided, that upon those of the lots on which no title insurance is issued at execution, the subsequent issue of a title policy in the stated amount or a greater amount to the original lessee or his security assigns before January 1, 1956, shall result in a refund of \$7.50

to the Authority if its account is fully paid or a credit of the same amount on its account if any balance be outstanding, provided further, the credit or refund allowed on any given individual lot in this manner shall not exceed \$7.50."

The resolution passed unanimously.

All the members joined in complimenting the Chairman upon the negotiation of a new Highway Department contract for the further construction of the Jekyll Beach View Road.

Next the meeting turned to a discussion of the problem of setting lot lease rental rates. The plan to attempt to get a committee of real estate men from the area on hand to make lot valuations and to set rentals in terms of a 3% yield on such valuations was discussed with general approval. Mr. Compton was requested to contact the local Real Estate Board in an effort to accomplish this item.

Mr. Benton moved: "That the Authority extend its appreciation to Representative Muggsy Smith for his cooperation and support of the Authority in its activities."

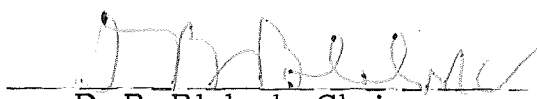
All the members joined to second the motion and the motion passed unanimously.

The Chairman reported that present prospects for the completion of the bridge are not later than June, 1954.


The next meeting was set for March 7, 10:00 A. M., Atlanta, Georgia, at the Ansley Hotel.

The meeting was adjourned.

Approved:


D. B. Blalock, Chairman

Respectfully Submitted,


John K. Calhoun

MINUTES OF THE JEKYLL AUTHORITY MEETING OF MARCH 7, 1953

The Chairman called the meeting to order at 10:00 A. M. in the Forsyth Room in the Ansley Hotel. All members were present.

Mr. Compton reported at length and informally on the progress of the road work and the status of the Island generally.

The Vice-Chairman, Mr. Benton, reported on his efforts on securing applicants for the position of the Authority engineer. After thanking the Chairman and Mr. Compton for the work they had done in regard to Mr. White, who ultimately declined the position, he reported that on the basis of his investigation and the report of Dean Narmore of Georgia Tech, that Rollin Aaron appeared to be the most valuable and capable prospect for the job. The Vice-Chairman made the suggestion that if Mr. Aaron met with the general approval of the Authority, that his expenses be paid for an inspection trip of the Island.

Mr. Compton added to his general report of the progress of the Island work the suggestion which had been made that top soil be secured from the abandoned nine of the Island golf course to serve as stabilizer and to be grass sodded for holding the shoulders and fill-sides upon the newly graded portions of the perimeter road now under construction. It was pointed out that the Authority could be paid for this under the borrow and fill provisions of its existing contract.

The Chairman suggested that the Authority should be paid a higher rate for moving top soil than the rate prescribed for borrow under the contract and that he would contact the Highway Department in an effort to get a separate contract or an amendment to the existing contract to provide for a fair payment for this work.

The need for a two-way radio to tie in the Island communication with the Brunswick and Glynn County Police Departments was discussed.

By unanimous consent, it was agreed that such a radio should be bought at once, and that it would cost around \$500.00.

The Chairman volunteered to contact the State Highway Patrol to get them to secure the necessary permit and also advised that he would send the radio system salesman down to the Island as quickly as possible and that Mr. Compton should enter an emergency requisition for this equipment.

Mr. Rollin Aaron, Bridge Construction Engineer for Atlanta-Fulton County Expressway System, was invited into the meeting and interviewed at length by the Authority. The Chairman invited Mr. Aaron to inspect the Island at the Authority's expense. Mr. Aaron accepted. Mr. Aaron left the meeting.

All the members voiced the hope that Mr. Aaron would consider the Authority's position.

The Secretary brought to the attention of the meeting that the Chairman and Mr. Tarbutton and their friends had been complimented

by a tremendous show of confidence of the legislature in the work of the Authority. The Chairman explained to the members in some detail what the legislature had so graciously done, even to the point of passing a resolution commending the Authority on its devotion to duty and the progress it had made.

All the members were outspoken in their appreciation of the efforts of the Chairman and Ben Tarbutton and it was generally agreed that the Authority was very fortunate in having the leadership of its Chairman.

Next installation of sprinkler systems was discussed at length and concurrently the cost of tanks and towers. From the several estimates obtained, it was generally agreed that a sprinkler system for the Hotel and Annex and the Morgan Apartments would cost approximately \$80,000.00 and that a 125-foot, 150,000 gallon tank and tower would cost the Authority approximately \$50,000.00 installed.

The Chairman asked all the members to think and estimate as best they could of all the main developmental necessities now lying immediately before the Authority in order that a compilation might be made for presentation to the State Budget Committee at an early date. To the \$130,000.00 necessary for the tank and tower and sprinkler system, were immediately added by the other members the items of:

- (1) Water systems for the initial 750 lots, (2) Clearing, surveying, and staking out of the original 750 lots, (3) Clearing, grading, and

preparing road beds on all the access roads and streets necessary for the layout of the original 750 lots, (4) Completion of one and one-half miles of access road to the South end of the Island, (5) The first element of sewerage systems for the commercial and recreation areas, and (6) Initial portions of a Post Office and Administration Building for the Island.

At this point the meeting turned to a lengthy discussion of the costs above and beyond the tank and tower and sprinkler systems that would be necessary to render the Hotel and Annex and Morgan Apartments attractive to prospective lessees. Mr. Compton advanced the idea that it would probably be advantageous or even necessary to add in to the lease of the hotel properties the exclusive option to build and operate a motel on the ocean side of the Island, it being thought that the attractiveness of the opportunity to have exclusive motel rights might increase the possibility of leasing the hotel.

The members found themselves much in agreement and complimented Mr. Compton for the ingenious thought. The possibility of physically moving the hotel was discussed and tentatively dismissed as being impractical.

Mr. Barrett moved and was seconded by Mr. Compton: "That the D-8 tractor of the Authority's be repaired by a complete overhauling to be done by the Carlton Tractor Company at a cost not to exceed \$2,000.00."

The motion passed unanimously.

The meeting next turned to a consideration of the possibility of having a committee of Glynn County realtors appraise the first 750 lots for the Authority. Mr. Compton read to the Authority the proposal of the Glynn association that a committee composed of Carlee Zell, W. L. Stringfellow and Fred T. Davis do this work for a total of \$1,500.00. All the members spoke about this as a reasonable price.

Vouchers 777 to 799 were unanimously approved by the meeting, including the invoice for the first \$500.00 payment on the Authority's obligation for a title binder on its first 250 lots.

The funds from which Robert and Company obligations should be paid were again discussed and it was again decided that these funds should be paid from the money made available to the Authority from the Governor's discretionary funds.

The Chairman suggested that there be no further services contracted for and no further funds expended with Robert and Company after the present contracts were paid off.

The next meeting was set for April 17, at Jekyll Island, with the understanding that the Chairman would call a meeting as soon as it became possible for the Authority to meet with the Governor in an effort to secure the ear-marking of funds presently on hand for the main immediate necessities of the Authority, which all members were responsible for compiling as quickly as possible. It was agreed that

should it be possible for the Chairman to call such a meeting before April 17, this meeting would stand in lieu of the April 17 meeting.

Mr. Benton voiced the sentiment that the Authority had the best Chairman it could possibly have and if the Chairman were willing, he knew that the entire membership would sincerely appreciate his serving for another year in the Chairmanship. All the members seconded this motion.

Mr. Tarbutton asked Mr. Benton to be allowed to expand his motion into a motion that the entire present office of the Authority be re-elected for the following year. Mr. Benton acceded to the amendment to his motion and Mr. Barrett seconded the motion. The following officers were elected by unanimous vote:

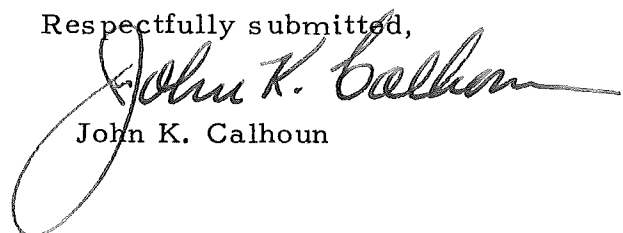
D. B. Blalock, Chairman

Mike Benton, Vice-Chairman


John K. Calhoun, Secretary-Treasurer

The meeting was adjourned.

Respectfully submitted,


John K. Calhoun

Approved:


D. B. Blalock, Chairman

MINUTES OF THE JEKYLL AUTHORITY MEETING OF MAY 11, 1953,
JEKYLL ISLAND, GEORGIA

After a complete inspection of the Island and all the road work and progress by all the members of the Authority, the Chairman called the meeting to order at the Gould House at 12:00 o'clock.

All members were present.

After a general discussion relating to the progress of the work, the Chairman directed the attention of the meeting to the consideration of Charles A. Marmelstein, Jr. to take over the responsibility of serving as Jekyll engineer. It was brought out that in negotiations, it had been agreed that Mr. Marmelstein and his family would occupy the Jennings House and to that end approximately \$1,500.00 would have to be expended in repairing the boiler and hot water heater, replacing the screens, and cleaning and painting the interior of the house.

Mr. Barrett and Mr. Compton who had both personally interviewed Mr. Marmelstein recommended that the Authority employ this gentlemen as its engineer.

Mr. Tarbutton resolved and was seconded by Mr. Benton: "That Charles A. Marmelstein, Jr. be employed as Jekyll engineer beginning June 15 at a salary of \$6,000.00 per annum together with the rent-free use of the Jennings House, it being agreed that Mr. Marmelstein would be responsible for all utilities furnished to this house and that the Authority would set about putting the house in condition by replacing the boiler, screens, and doing other necessary repairing and repainting at the approximate outlay of \$1,500.00."

The resolution passed unanimously.

Several letters concerning the use of the Jekyll chapel were read to the meeting.

Mr. Compton moved and was seconded by Mr. Tarbutton: "That the Secretary be directed to reply to all such letters thanking each churchman for his interest and stating that the Authority believes that there being only one church building at present on the Island that it should be continued as a non-denominational chapel available to all. In an effort to satisfy the wishes and requirements of all denominations harmoniously, the Authority shall place the chapel under the direction and care of the Brunswick Ministerial Association. That such parties also be advised that the Jekyll plan of development includes provisions for a religious center with locations for churches of all denominations and that shortly it will be possible for the Authority to offer lots in the religious center planned for the Island to all denominations who desire to lease a lot and build a church or a chapel on Jekyll Island."

The motion passed unanimously.

A proposed revision in the insurance schedule covering the Island's buildings and contents was presented to the meeting by Mr. Compton.

Mr. Benton moved and was seconded by Mr. Tarbutton: "That the amendment to the existing insurance schedule proposed be adopted and put into effect immediately."

The motion passed unanimously.

Mr. Compton moved and was seconded by Mr. Benton: "That the Authority pay George Cooper, ^{guard}~~Warden~~ of Cowetta County, an honorarium of \$30.00 for his very helpful assistance in bringing bloodhounds in the successful attempt to capture escaped convicts."

The motion passed unanimously.

A proposal of Venetian Boat Company of Fort Lauderdale, Florida, directed to the Authority, which constituted an offer to institute boat and sightseeing service to the Island for the 1953 Summer season was read to the Authority.

General discussion brought out the fact that the members were afraid to allow the general public on the Island with approximately one hundred convicts working on the Island under very light guard.

Mr. Compton moved and was seconded by Mr. Tarbutton: "That the Secretary write the Venetian Boat Company that the Authority regrets to advise them that it is unable to negotiate a boat service and sightseeing tour contract for the Summer of 1953 by virtue of the heavy program of construction work in progress on the Island and the unavoidable dangers in connection with the use of some one hundred odd prisoners in the construction program."

The motion passed unanimously.

At the Chairman's request a report on the cash position of the funds available to the Authority and the Committee was presented to the meeting.

It was brought out that without additional extraordinary expenditures there would be a deficit in the funds derived from the legislative appropriation in the current quarter, which is the last quarter in the fiscal year, of approximately \$1,500.00.

It was further pointed out that there would be a surplus in the Governor's discretionary funds presently available for the quarter of approximately \$4,000.00.

Resolved by Mr. Benton and seconded by Mr. Tarbutton: "That the Secretary should pay any bills normally payable out of the legislative appropriation (R & I) funds for which there were not sufficient funds out of excess Governor's discretionary (ADM) funds to the extent of any surplus in such fund."

The resolution passed unanimously.

The Secretary read to the meeting a proposal of Mr. Ward Wight, Atlanta realtor, concerning the leasing of the Jekyll Club House, Annex, and probably the Morgan Apartments for use as hotel facilities.

Mr. Compton moved and was seconded by Mr. Barrett: "That the Secretary write Mr. Wight extending to him the cordial invitation of the Authority to come to Jekyll and inspect the properties and make the Authority a proposal in that connection."

The motion passed unanimously.

It was reported to the meeting by Mr. Compton and the Secretary that Mr. Alberting, head of the chain of hotels of that name, and Carling Dinkler, Sr. had individually inspected the Island and agreed with the ideas advanced by

Mr. Benton and Mr. Compton that the Authority should spend no money on the Club House, Annex, and San Souci buildings, but that these properties be leased as is for such use as may be possible with improvements any lessee might undertake.

By general consent, all the members agreed with this proposal. It was further brought out that the thinking of these men looks toward the more appropriate way of providing hotel accommodations, that is, the erection of a 40 or 50 room hotel-motel on the beach at the intersections of Captain Wylley and Beach View Roads.

Vouchers 818 through 845, and vouchers 848, 849, and 850 were unanimously approved.

Mr. Benton resolved and was seconded by Mr. Compton "that the Budget Committee be respectfully requested to extend the unused balance of the 1953 Governor's funds allotment of \$18,652.34 to be available during the fiscal year July 1, 1953, to June 30, 1954, it being proposed that these sums would suffice to meet the Authority's administrative expenses during this period."

The resolution passed unanimously.

Mr. Tarbutton moved and was seconded by Mr. Barrett: "That all inter-member communication be written on the printed onion skin stationery of the Authority and that the letterhead stationery be reserved for letters to third persons."

The resolution passed unanimously.


The next meeting of the Authority was set for Saturday, June 20,
10:00 A. M. at the Ansley Hotel, Atlanta, Georgia.

The meeting was adjourned.

Respectfully submitted,


John K. Calhoun
Secretary

Approved:


D. B. Blalock, Chairman

JEKYLL ISLAND
MUSEUM

JEKYLL ISLAND AUTHORITY-COMMITTEE MEETING OF JULY 18, 1953

The meeting was called to order by the Chairman at 10:00 A. M. in the Forsyth Room in the Ansley Hotel. All members were present except Mr. Tarbutton who was unavoidably detained.

By unanimous consent the reading of the minutes was dispensed with and the minutes were approved by the Chairman.

The Chairman pointed out to the meeting that he had been informed that during the fiscal year beginning with the first of the month, both Jekyll Committee and Jekyll Authority expenses of all kinds would be expendable from the funds appropriated by the Legislature and the Budget Committee in the amount of \$225,000.00. The Chairman as well pointed out that this had been confirmed by a letter to Mr. Thrasher of the Budget Committee dated June 2, 1953, and this letter was read to the meeting and a copy is attached and incorporated herein. The Chairman suggested that in face of this new situation for this particular fiscal year at least, there would be no necessity of keeping the items of business discussions or expenditures of the Authority and Committee separately and that since the two are composed of the same personnel, he would entertain a motion to have joint meetings and utilize one set of books, requisitions, and records until such time as the situation might change.

It was pointed out to the meeting that this would not eliminate the necessity of continuing the separate ADM account until all funds reserved in such account had been exhausted.

Mr. Compton moved and was seconded by Mr. Barrett: "That beginning this day, July 18, 1953, and at every meeting thereafter until further notice, the meetings of the Jekyll Island State Park Committee and the Jekyll Island State Park Authority be consolidated and jointly held and that excepting those records and expenditures held over as encumbrances from the previous fiscal year, that henceforth all expenditures be made out of the common legislative funds and that all requisitions, accounts and records be consolidated in keeping with the terms of the appropriation and instructions of the Budget Committee of the State of Georgia."

The motion passed unanimously.

The Chairman reported to the meeting the action of the Executive Committee in encumbering certain obligations of the Authority against its Construction Account funds during the latter weeks of the last fiscal year. The Chairman asked for a motion to give approval of the action.

Moved by Mr. Barrett, seconded by Mr. Compton: "That the Authority approve the action of the Executive Committee in setting up those expenditure commitments which it selected as encumbrances against the Authority's Construction Account during the last weeks of the last fiscal year."

The motion passed unanimously.

Discussion ensued about the status of the Authority's several funds and accounts and several of the members suggested that any encumbrances now remaining against the Construction Account be expended out of the regular legislative funds now available. After some little discussion, general agreement was reached on this point.

Resolved by Mr. Barrett, seconded by Mr. Compton: "That all expenditures presently encumbered against the Construction Account be paid from the legislative funds currently on hand in order to conserve Construction Account funds for future eventualities."

The resolution passed unanimously.

ADM vouchers in the fiscal year 1952-1953, 866 to 910 were approved; R & I vouchers in the fiscal year 1952-1953, 3226 to 3344 were approved; and Authority-Committee vouchers 3346 to 3393, as approved, were approved for payment out of the legislative funds currently available.

At the suggestion of the Vice-Chairman and the Chairman the camp directors of all the State wide youth organizations had been invited to the meeting for a conference upon camp sites, stewardship, locations and management on Jekyll Island. Circumstances prevented the representatives of some organizations from attending the meeting but representatives of the Future Farmers of America, the Future Homemakers of America, and the Girl Scouts of America came into the Authority meeting at 11:00 o'clock. Among those present were Miss Inez Wallace of the State Department of Education, representing the Future Homemakers of America, Mr. T. G. Walters of the State Department of Education, representing the Future Farmers of America, and Mrs. Kendall Bryan, Regional Director of the Girl Scouts of America, Mrs. Wright Bryan and Mrs. William E. Mitchell representing the Girl Scouts of America.

Discussion relating to the location of youth camp sites, and the method to be used by the Authority in allocating camp sites was discussed at length.

The desire of the youth organizations to have an area of beach allocated to them was stressed at some length and the probability of locating at least some of the youth camps at the extreme North end of the Island was discussed. The consensus of opinion by the Authority and the youth delegation was that an inspection of the actual sites in the early Fall by the representatives of the various youth organizations would doubtlessly give a basis for a final selection of sites and at that time some system of the allocation of camping sites by the Authority might be worked out with representatives of the various youth organizations. The Vice-Chairman of the Authority was joined by the Chairman and the other members in the suggestion that the camping directors of the various youth organizations consider the formation of a committee to advise with the Authority upon the problems related to the reservation of youth camp areas and the problem of administering those arrangements and allocating the use of those areas after they have been set up. It was suggested that the Secretary send to all youth organizations information about the discussion of these problems and notify all that they will be invited to be present in one of the Fall meetings of the Authority at Jekyll Island where it might be possible for an on the ground inspection of the possible camp sites to be made.

The various representatives of the youth groups left the meeting.

Mr. Compton explained to the meeting that the Jekyll engineer was getting acclimated to his new job and that in his opinion he was fast becoming a very competent and valuable man to the Authority. Mr. Compton explained

that pursuant to his memorandum to the members he had set the engineer to work on surveying and making plats of certain blocks in Subdivision 8, certain blocks in Subdivision 7, and certain blocks in Subdivision 5 to follow. Mr. Compton explained further that this work necessitated the immediate acquisition of a calculator and that for this reason he had rented from a Brunswick concern a Monroe Electric Calculator for Mr. Marmelstein. Mr. Compton explained to the meeting that it was a used calculator and that the rental was \$20.00 per month and that the Brunswick company had offered to sell the calculator to the Authority, allowing the monthly rental paid to apply to the purchase price, for a sum of \$150.00.

Mr. Benton moved and was seconded by Mr. Barrett: "That Mr. Compton be authorized to immediately requisition on an emergency basis from Lloyd Business Machine Company of Brunswick the calculator which it was necessary to secure for the Jekyll engineer."

The motion passed unanimously.

Mr. Compton further reported to the Authority that plans for a floating dock on the Jekyll Spur had been completed and displayed the plans to the meeting. It was explained further that the estimated cost of the dock would be \$700.00.

Mr. Barrett moved and was seconded by Mr. Benton: "That Mr. Compton be authorized to have the Superintendent proceed with the construction of the floating dock as designed by the engineer."

The motion passed unanimously.

Mr. Compton reported that the perimeter road on the Island was substantially completed as far as rough grading was concerned, all the way from the bridgehead to the beach, up the beach to the North end of the Island, across the North end of the Island and down River Road to a point opposite the prison camp, which meant that this work would be completed in a very short time. He added that the road to the South end of the Island would have to be substantially relocated and that the relocation of the road to the South beach was now under way in order that there would be work for the road crews as soon as the perimeter road was completed to Captain Wylley.

As discussion turned for a few moments to the high costs of provisions for the prisoners, it was suggested that within two or three weeks the Secretary should attempt to send Mr. Compton two or three of the various provision invoices to be certain that the Authority was obtaining the lowest prices possible in the purchase of the prisoners' provisions.

Mr. Compton pointed out that with good weather and good luck the main road program of the Island would be completed within approximately 60 days and that with the completion of this program, it should be possible to cut down substantially the number of prisoners at the Island. Inquiry developed that there were about 80 prisoners on the Island.

It was also reported to the Authority that Tidewater Construction Company had virtually completed the substructure and would certainly have it completed within the week which would put them inside the contract period.

At this point, Mr. Benton requested the group to consider the advisability of inviting Kenneth Rogers, the Journal-Constitution photographer down to the Island at the Authority's next meeting, let him get a shot of the half

completed bridge, the Jekyll Parkway and one or two more stretches of the perimeter road, and possibly a shot of South Beach Road and even a picture of one of the road crews with its machinery, so that these pictures and a print of the master plan might be published to give the public an idea of the progress that has been made.

After discussion, the members agreed with Mr. Benton and he was requested to invite Mr. Rogers to the meeting. The Chairman asked that Mr. Rogers be asked to do this gratis, but if this were impossible, Mr. Benton might arrange for an honorarium not to exceed \$50.00.

The meeting was recessed for luncheon. During luncheon the members turned to a discussion of the time and place of the next meeting and it was decided that the next meeting would be held at Jekyll Island on September 4 and 5. Mr. Compton asked that the Authority set a meeting for the night of September 4 in order that the day of September 5 be available for an inspection trip throughout the length and breadth of the Island. All the members and the Chairman agreed with this suggestion and this arrangement was made the order of the meeting. The Chairman, in high good humor, explained to the members that the meeting would take place on September 4 and 5, beginning at 6:00 P. M. on September 4 and this date would remain unchanged in any event. The Chairman also with good natured finality, suggested that the door would be locked at 6:00 P. M. so that no one could get in after that time.

On reconvening after luncheon, the discussion turned back to the problem of the work to be layed out for the engineer. Mr. Compton suggested that the engineer might be instructed to begin in Subdivision 1, the northernmost subdivision

on the river side, and come down Plantation Road staking all lots and blocks as he came.

Some little discussion was held about the entire development, lease application and lease forms and procedures and alternative possible sequence in which to assign the engineer the task of surveying and staking the various projected subdivisions.

From this point, the discussion was enlarged to include discussion of the appropriate rentals for the Authority to set upon its lots as well as the advertising and inspection methods that the Authority might employ in the leasing of its first lots. In connection with the rentals to be assessed against the lots, the corresponding rentals charged by other authorities similarly situated was discussed and the Secretary was requested to write the Santa Rosa Island Authority near Pensacola, Florida, for a schedule of their rental rates.

Mr. Compton reminded the Authority of its tentative arrangements with the Brunswick-Glynn County Real Estate Board to appraise the lots and set up rentals predicated on the impartial appraisals of a Committee of real estate men. In discussion it was suggested that if the rentals were placed too high the ordinary people of the State could not lease lots on Jekyll. In contrast, it was pointed out that under the Act, the Authority's charitable purposes and duties related to the public recreational facilities the Authority was to provide for the ordinary people and that nowhere in the Act was it stated that the leasing activity of the Authority was to be a charitable activity but a business activity from which the funds to carry on its charitable purposes were to be

derived. In this connection, Mr. Benton pointed out that if the Authority's rentals should average less than some \$150.00 or \$175.00 per lot overall, the Authority could not meet its minimum operating and developmental obligations. The further observation was added that the Authority was under the obligation to become self-supporting as soon as possible, and that as long as the Authority had available to it funds sufficient only to completely develop some 200 odd lots, it would be necessary to derive at least \$40,000.00 a year income from this initial development to create even an outside possibility of the Authority being actually self-supporting, after the leasing of these lots.

It was the consensus of opinion that the Authority's developmental work would require approximately \$1,000.00 per completely developed lot.

Several suggestions were made in a discussion by the members. It was suggested that Jekyll Island State Park lots were unique, situated as they were on an island which would be developed in the most desirable possible fashion and which would always remain primarily a beautiful park area. The thought deriving from the uniqueness of the Jekyll lots was that it would be quite difficult for any real estate group to be able to evaluate the intangibles connected with the desirability of a Jekyll lot. For this reason, it was thought that possibly the actual reaction of the people to the various rental rates was going to be the only accurate check of the rental value of the classes of Jekyll lots and even the individual lots inside the classes.

Mr. Compton reminded the Authority that as it had been previously discussed, it would be dangerous for the Authority to advertise a large quantity of lots at a price that might turn out to be too high. It was also

pointed out that this was equally true as regards a price that would turn out to be too low. The further point was made that whatever prices might be set care should be taken that lots inside any given subdivision should vary certainly to the extent of \$25.00 or \$30.00 up and down in order not to establish any precedent or standard price for lots in that vicinity. Utilizing variable prices in this fashion would enable the Authority to offer groups of lots very close together at fairly substantially different prices without apparent discrimination by virtue of not having any standard prices on any group of sizeable numbers.

After a continuation of the discussion of all aspects of the Authority's problems in rental fixing, publicity and advertising programs, applications and procedures, leasing, and subdivision platting problems, a comprehensive understanding and agreement was reached by the meeting as a group primarily based on two points:

The Chairman and Mr. Compton suggested that the Secretary be responsible for sending each member a copy of the proposed lease application form, incorporating all the members' suggestions to date, and a copy of the latest approved residential lease form about a week prior to the Authority's next meeting and that the members be individually responsible for being prepared to finally pass upon an Authority lease application form and an Authority residential lease form at the Authority's next meeting, September 4. The Chairman stated that it was essential that final action be taken on these two items at the Authority's next meeting.

Mr. Benton and the Chairman were joined by the other members in agreeing that the only solution to the Authority's dilemma of fixing rentals was to utilize its best estimate of what it felt the rentals should be and make some sample offering of lots to find out if the Authority's ideas was too high or too low. It was thought that the variations of prices within a given class of lots should be done in accordance with the variations in appraisals between the lots as arrived at by professional real estate men if this be possible.

To facilitate the decisions in regard to the latter point, Mr. Compton was requested to see if it would be possible to have the committee of the Brunswick-Glynn County Real Estate Board, who have offered to appraise all the lots, appraise a small number of lots at the time of or before the Authority's next meeting on some fee basis in keeping with the original offer of this group to appraise all 750 of the initial lots to be offered by the Authority.

To further facilitate the second aspect of the Authority's decision, the Chairman asked for a motion to read as follows:

Mr. Benton moved and was seconded by Mr. Barrett: "That the Authority engineer be advised at once that he is instructed to begin immediately to lay out and plat for recording in the Glynn County land records the following subdivision blocks of lots:

Subdivision 5, Block "F," 40 lots

Subdivision 6, Block "A," 16 lots

Subdivision 6, Block "B," 12 lots

Subdivision 7, Block "F," 34 lots

Subdivision 7, Block "G," 22 lots

Subdivision 8, Block "K," 5 lots

according to the latest detailed plans of Robert and Company, consulting engineers, incorporating such changes as may be necessary. The engineer is requested to bend every effort to have these lots staked by September 4, 1953, for inspection by the Authority at its next meeting."

The motion passed unanimously.

All the members joined in a discussion on the question of how to make the meetings more fruitful and allow more time for the making of the many difficult decisions before the Authority. Mr. Compton strongly urged that the Executive Committee be authorized and requested to approve the vouchers immediately before each meeting in order that the meetings might simply approve the vouchers with one simple motion and one short period of consideration. The Chairman and Vice-Chairman agreed that they would attempt to do this in order to conserve the time of the meetings and the Secretary was instructed to prepare the vouchers and attempt a get-together with the Executive Committee for their consideration immediately prior to each meeting and at such other times as shall meet the convenience of the Executive Committee.

Mr. Compton spoke to the Authority at some length about the amount of time the Island Superintendent Hoke Smith had been working in pursuit of the Authority's Island program. All the members complimented Mr. Smith on the unusual amount of work that he accomplishes week in and week out and the high quality of this work. Mr. Compton was asked to tell the Superintendent of the Authority's appreciation of the way in which he is handling the many difficult situations that have come up recently.

Mr. Compton moved and was seconded by Mr. Barrett: "That the Authority grant and request that the Superintendent take a two weeks vacation

with pay at the times he may select between now and December 1."

The motion passed unanimously.

The discussion of the members next turned to the problem involved in potential liability of the members for the failure of banks in which the Authority and the Committee might have deposits in excess of \$10,000.00. It was suggested that the problem might be attacked in two ways: First, that the Committee's insurance proceeds trust fund account in the amount of approximately \$30,000.00, now in the Fulton National Bank of Atlanta, as well as the Authority's Construction Account, presently in the American National Bank of Brunswick, which today grosses \$47,000.00 (\$15,000.00 in checks on hand) being accounts on which the Authority was not checking currently, might be deposited in several banks in savings accounts, each account being held to \$10,000.00 or less and hence covered by F. D. I. C. insurance guaranteeing against loss in the event of bank failure. Secondly, for the Authority-Committee account now in the First National Bank of Atlanta standing after the clearance of checks presently out at approximately \$20,000.00 might be protected either by insurance to the Authority-Committee against loss on the account, or, as an alternative, might be protected by some special arrangement with the bank to hold all funds in excess of \$10,000.00 separate and apart in cash.

By resolution, the Executive Committee was requested to deal with the redistribution of the Committee's insurance proceeds trust funds and the Authority's Construction Account in keeping with the following resolution:

Mr. Barrett moved and was seconded by Mr. Compton: "That so far as possible and as quickly as possible the Executive Committee should break

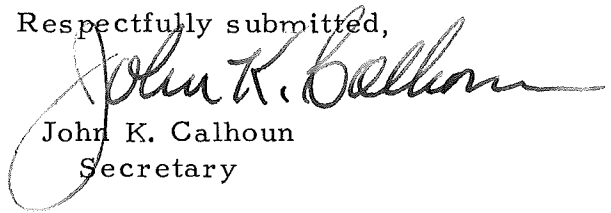
down its funds into individual bank accounts at separate banks, each totalling less than \$10,000.00 and each being covered by F. D. I. C. insurance in the principal amount of the balance."

The motion passed unanimously.


In closing all the members voiced their appreciation of the unusual amount of work that the Chairman and Mr. Compton had done and were undertaking for the Authority-Committee.

By unanimous consent, the Authority-Committee stood adjourned and the closing hope was voiced by the Vice-Chairman that the Secretary would not delay his departure for two or three hours as was usually the case and that he would be present at the meeting at Sea Island, by 6:00 P. M., September 4, the time at which the Chairman has suggested that he will lock the door.

Respectfully submitted,


John K. Calhoun
Secretary

Approved:


D. B. Blalock, Chairman

Jekyll Island
MUSEUM

June 2, 1953

Hon. B. E. Thrasher, Jr.
State Auditor
State Capitol Building
Atlanta, Georgia

Dear Mr. Thrasher:

This is to confirm your instructions to me of today to the effect that beginning July 1, 1953, the Jekyll Authority-Committee should submit only one Requisition for Quarterly Allotment, and that this one Requisition should be submitted in the name of, and signed by the Jekyll Island State Park Committee.

It is further understood, from your instructions, that the Jekyll Authority, acting as the Jekyll Committee, is authorized to pay all of its administrative expenses out of the new legislative appropriation allotment of \$225,000.00, made to it for the fiscal year, July 1, 1953 to June 30, 1954, it being understood that the differential markings of ADM and R & I and the separate requisitioning and accounting in the name of the Jekyll Authority should be abandoned as soon as all of the ADM items encumbered for in this quarter are paid out whenever the deliveries and the invoices may be received during the next fiscal year, and any small remainder of ADM FUNDS should be transferred to the new consolidated Committee account.

Your continuous thoughtful aid and advice on these matters that can be so complex are certainly a very much appreciated privilege for me. Thank you again for all you have done for us.

Cordially,

John K. Calhoun

MINUTES OF THE JEKYLL AUTHORITY-COMMITTEE MEETING OF
OCTOBER 7, 1953

The Chairman called the meeting to order in Mr. Benton's office in the Administration Building at the Southeastern Fair A Ganza. All members were present except Mr. Benton who was detained for a time but joined the meeting later.

At the Chairman's suggestion, discussion first centered around the Island's need for equipment and other routine matters.

Mr. Compton reviewed the condition at the Island together with the current needs as he saw them as well as the suggestions of the Island Superintendent and the Island Engineer. Among the needs that were developed in this way were the early installation of the radio transmitter, the acquisition of a centrifugal pump, a dozier blade and a light weight brush cutter to be used off the Fordson tractor.

Mr. Barrett moved and was seconded by Mr. Tarbutton: "That upon arrival of the transmitter equipment on October 15, Mr. Compton employ a Motorola representative in Brunswick to install the equipment."

The motion passed unanimously.

Mr. Tarbutton moved and was seconded by Mr. Barrett: "That an engine driven, 2 inch, heavy duty centrifugal pump of a capacity of 10,000 gallons per hour, which is portable, equal or similar to the equipment in the bid of Tractors & Equipment, Inc. of Waycross, Georgia, be requisitioned by the Secretary."

The motion passed unanimously.

The Chairman informed the meeting that he had hopes of being able to get a used dozier blade for the D-8 in very good condition for approximately one-half its cost. All the members agreed that the Chairman should continue his efforts in this direction and in the event that it was not possible to get the used blade, that the Chairman be authorized to order a new blade.

Mr. Compton moved and was seconded by Mr. Barrett: "That the Secretary requisition for the Authority a Harris-Buck brush cutter of the type manufactured at Cordele, Georgia."

The motion passed unanimously.

Discussion next turned to the Jekyll cattle. Mr. Compton reported that the three young heifers as well as the three older pure bred cows and the bull that the Trion Farms gave to the Authority had now grown into quite handsome animals that showed very good lines and were probably quite valuable and in addition the Authority has a young bull dropped only a few weeks ago. Mr. Tarbutton agreed to contact Captain Bennett to see if it would not be possible, if Trion Farms agreed, to exchange the grown bull for two or three cows. The consensus of opinion was that the young bull should be kept until he is nearer grown.

The Authority's attention turned at this time to the consideration of the Jekyll engineer's well report and a general discussion of the water problem on the Island followed.

The Authority's need for printed stationery was brought out.

Mr. Compton moved and was seconded by Mr. Barrett: "That the Secretary requisition printed stationery in keeping with the necessities of the Authority."

The motion passed unanimously.

Next the question of the best means to safeguard the Authority's funds generally and to earn interest on the unused funds was discussed by the members. After viewing the matter from all angles, the general agreement was reached upon the desirability of letting the First National Bank of Atlanta secure the Authority's deposits in its hands with a deposit of government bonds held by it in trust. The Authority's Trust Funds and the Authority's Construction Account being currently unused, it was decided this could well be placed in several \$10,000 deposits with various of the better caliber federal savings and loan associations.

Mr. Tarbutton moved and was seconded by Mr. Barrett: "That the Authority adopt and the Chairman be authorized to execute the security contract with the First National Bank of Atlanta, Georgia, whereby the First National Bank of Atlanta made a deposit of \$25,000 in government bonds to secure the Jekyll Committee upon the deposits in its operating bank account."

The motion passed unanimously.

Mr. Compton moved and was seconded by Mr. Barrett: "That approximately \$10,000 of the Construction Account be left in the American National Bank of Brunswick and that the remainder of the Construction Account, including the un-deposited checks in the Authority's hands, and the entire Trustee Account

be transferred to deposits of not more than \$10,000 in the following federal savings and loan associations:

Brunswick Federal Savings and Loan Association
DeKalb County Federal Savings and Loan Association
Waycross Federal Savings and Loan Association
Augusta Federal Savings and Loan Association
First Federal of Augusta
Chattam Savings and Loan Association
Newnan Building and Loan Association

provided all these be members of the Federal Deposit Insurance Corporation covering their deposits with insurance up to \$10,000."

The motion passed unanimously.

After discussion, the members decided to postpone indefinitely the construction of the floating dock because of the relatively short length of time remaining before the completion of the Jekyll Creek Bridge.

The Chairman offered for the Authority's consideration a road contract with the Highway Department for 2.061 miles of grading on River Road and spur on Jekyll Island. All the members spoke of their appreciation of the work that the Chairman had done in securing highway contracts.

Mr. Compton moved and was seconded by Mr. Tarbutton: "That the Authority adopt and the Chairman and Secretary be authorized to execute the described contract with the Highway Department."

The motion passed unanimously.

After discussion of the oil prospecting and mineral rights leasing activity in Glynn County and a review by the Authority of an offer which had been made for a mineral rights lease from the Authority for the Latham Hammock acreage, a general discussion was had concerning the overall problem.

The consensus of the Authority's opinion was that the Authority should not at this time enter into any negotiations or leases or contracts for mineral rights and the Chairman instructed the Secretary to so inform Mr. Killian of Brunswick and at the same time asked Mr. Compton to advise those parties who had approached him that the Authority proposed to delay until a later date consideration of such a lease.

As a result of this discussion, Mr. Compton moved and was seconded by Mr. Tarbutton: "That in all its residential and commercial leases the Authority reserve to itself all mineral rights."

The motion passed unanimously.

After discussion, it was decided that the Authority did not need ditching equipment because the drag line could be used in digging the ditches for water and sewer pipes and the Secretary was requested to advise all parties interested in selling the Authority ditching equipment of this fact.

Mr. Compton reported on the progress of the South End Road and all the members commended Mr. Compton and the Island force for the work accomplished.

The Chairman pointed out that the Highway Department officials suggested that it was important for the Authority to attempt to finish the stabilization of the existing roads before continuing with new roads and that he would make every effort to arrange for the Highway Department engineer to be kept on Jekyll Island during this work in order that he would be available when the initial work on new roads was again undertaken.

The members agreed that it would be well to have the Authority engineer aid in surveying and establishing fall lines for drainage ditches in order to improve

the surface drainage on the Island now that an operator for the drag line had been secured and it would be possible to go forward with that work.

The Secretary brought to the Authority's attention the desirability of acquiring a duplicating machine. After discussion, the Secretary was instructed to secure prices and try out various equipment and report to the Authority at its next meeting.

The request of Mr. Andrew Sparks of the Atlanta Journal-Constitution to do a story with pictures on Jekyll Island, its lot lease plans, development progress, etc. was discussed by the Authority members. The Chairman revealed that he had invited Mr. Sparks to the last Authority meeting, which was unavoidably delayed. Mr. Benton asked if Mr. Kenneth Rogers was to be included in the assignment and no one seemed to know. Mr. Barrett suggested that Mr. Benton be requested to call the Journal-Constitution to see if Mr. Rogers might be added to the assignment and brought to the meeting.

The Authority next turned to Mr. Marmelstein's report of the clearing work which would be required to make possible the remaining surveying, staking, and engineering work on the first 250 lots. It amounted to some 20 or 30 days with the Marden Brush Cutter and approximately 300 man days of clearing together with a week of bulldozer work. Mr. Compton pointed out to the Authority that to have the areas in useable condition, some additional work would be necessary. He estimated that some two months work by the crew on the Island would be required.

The members agreed that the problem of when and how to attack the clearing work would be settled at the Authority's next meeting.

The Chairman suggested that everyone try to reach Brunswick by 6:00 P. M. on the night of the 23rd of October in order that the Authority might have its business meeting on the 23rd and leave itself free for an inspection tour of the Island on the 24th.

The members raised the question of the Authority's ability to assess its lessees for paving costs and the Secretary suggested that this procedure would be questionable if not impossible and requested that he be allowed to check the matter before the Authority attempted to arrive at its decision in this regard.

The Chairman requested the Secretary to try to have this information before the next meeting.

The Authority next turned to a consideration of the residential lease application form and procedures. Many possible approaches to the procedure for giving priority to individual lease applications were discussed and the members found that as yet they could not agree upon any satisfactory method.

Mr. Tarbutton pointed out that whatever method were to be utilized, it would be very important to give some degree of priority to a number of applications made through him for the fact that he had assured the applicants that priority was to be given on the basis of time of application which meant that for two or three years now these people had at least imagined that they were secure in having a high priority on one of the first of the Jekyll lots to be offered.

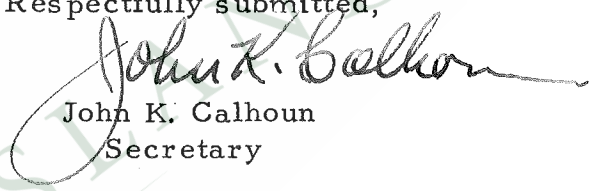
The other members readily conceded the fairness and necessity of arranging in some fashion to give priority to those people who had inquiries on file who had been assured that they would gain priority treatment by

making an early application.


Turning next to the lease application form itself, the members made several changes in the proposed form and requested that the Secretary mail out a copy of the form as corrected with the next memorandum to the members.

The meeting was adjourned.

Respectfully submitted,


John K. Calhoun
Secretary

Approved:


D. B. Blalock, Chairman

MINUTES OF THE JEKYLL AUTHORITY-COMMITTEE MEETING OF
OCTOBER 23, 1953

The meeting was called to order at 8:45 P. M. by the Chairman in Mr. Compton's office at Sea Island, Georgia. All the members were present except Mr. Tarbutton, who was unavoidably detained in Savannah on business.

The meeting unanimously approved the action of the Executive Committee in approving vouchers 3447 through 3469, totalling \$13,181.20 on August 31, 1953, and vouchers 3537 through 3639, totalling \$14,313.58 on October 20, 1953.

By unanimous consent, the Chairman dispensed with the reading of the minutes of the last meeting and approved the same.

The meeting first turned its attention to the lease application form. Mr. Compton volunteered that since the last meeting he had become persuaded that a few changes should be made upon the application form as then approved. In the main, these suggestions included a spelling out of the conditions in the application form together with a clarification of the choice and deposit section. After due consideration of the incorporation of suggestions by the other members, the Authority adopted the changes in the application form and it was decided that this document was ready for printing.

Next the Authority turned its attention to the suggested clause for the reservation of mineral rights. After a thorough-going discussion of the suggested clause, the Authority adopted that clause to be added to its residential lease at the end of the first partial paragraph on page 2 as the residential lease stood.

Next the Authority turned its attention to the approval of the residential

lease form prepared by the Secretary. At Mr. Compton's suggestion, the word "Georgia" was stricken out of the first paragraph as a description of the residence of the Lessee, substituting therefor a blank line.

After discussion of a number of other points, by unanimous consent the Authority inserted 36 months as the date for completion of construction in paragraph Fourth in the proposed lease. In paragraph Fifth 30 months from the date of execution of the lease was set as the time within which visible commencement of construction must be made by the Lessee. After discussion of a number of other matters, it was unanimously agreed by the members that the phrase "and no waste shall be committed" could and should be eliminated from paragraph Ninth of the lease.

Next the Authority made the decision that it would not be appropriate for the Authority to demand the right to supervise all grading done upon the leasehold properties so that the phrase "under the supervision (of the Lessor . . .)" was eliminated from paragraph Eleventh of the suggested lease.

In Paragraph Thirteenth the Authority corrected the error of the designation of Atlanta as the location of its permanent office.

Under section Fourteenth in the second paragraph of that section, appearing on page 7, the members elected to add the phrase "together with all penalties and costs assessed" at the end of the default payment clause therein. Again, under paragraph Fifteenth (b) on page 8, the identical addition was made.

After incorporating these corrections, the Authority unanimously approved the residential lease and officially adopted the same.

The Authority at this time turned its attention to the general notice. All the members viewed the necessity of the Authority's exercise of police power over the Island as a grave responsibility to be exercised with great caution and restraint. The ultimate decision was that a statement of the conditions and limitations upon the occupants of Jekyll as regards their conduct while on the Island and their use of the premises was a necessary, though uninviting responsibility of the Authority. However, the Authority was unwilling at this time to decree any penalties of its own, and each member expressed the hope that it would never be necessary for the Authority to itself set any penalties. It was the hope of the Authority that in the mere statement of the conditions in a general notice would be sufficient to secure the cooperation of people who would doubtlessly wish to cooperate in any event.

In lieu of the penalties section of the general notice prepared by the Secretary the Authority unanimously adopted this clause to be substituted without any caption: "All violations of the above conditions and limitations shall be dealt with in accordance with the laws of the State of Georgia and the ordinances of Glynn County and any and all future ordinances of the Jekyll Island State Park Authority. After further explanations and discussions the Authority adopted the general notice as amended.

The members decided to leave the final re-consideration of the restrictions to be utilized in connection with the residential lease for the next meeting of the Authority.

Attention was turned at this time to the work progress on the Island.

Mr. Compton related the difficulties created by the record rain falls of

August and September and explained that not only had this interrupted the planned progress of the Island Superintendent and Engineer but also this had necessitated re-working the entire drainage ditch system of the Island and that there was still much to be done re-establishing old drainage ditches and making new ones to carry off the excess water still standing upon the Island in ponds, some as large as 20 acres in extent. The Vice-Chairman reiterated the facts reported by Mr. Compton and added that the Superintendent and the Engineer and Mr. Robert of the Highway Department were to be very much complimented upon the amount of work they had accomplished in this direction.

From this point, the discussion progressed to the Jekyll Creek Bridge and the pressing necessity of the procedure and date for the first residential lot leasing operation of the Authority. The Chairman reviewed the company's estimate of November 1, 1954, as being the completion date of the bridge, and the Chairman added that many others suggested the bridge would be open by July or August, but that it has been his experience that the entire contract period would be taken up before completion.

The general consensus of opinion was that the Authority could not hope for the opening of the bridge prior to very late Fall of 1954 if not the early part of 1955. Mr. Benton suggested that in face of this situation it was important that the Authority decide upon an earlier opening date and that the Authority resign itself to having at least one lot leasing before the opening date of the bridge and that he would like to see an offering by March 1,

1954, transportation being provided by some ferry service operating from a floating dock off the Jekyll Spur.

Mr. Benton reported to the meeting that he had inspected the Island that day; that in answer to his questions, the Superintendent and the Engineer assured him that, given the authority to increase the prisoner work force to 90 or 95 men, given a quick repair to the D-8 or another tractor, and given authority to get material to stabilize the roads from some accessible point on the Island, it would be possible by March 1:

To complete the ditching and ditch clearing operations necessary for the overall drainage of the Island and all of the flood ponds now standing on the Island.

To complete the link up of the new perimeter road with the old paved section of River Road to the junction of Captain Wylley Road.

To complete the stabilization of the perimeter road from the point it hits River Road all the way back around to Jekyll Parkway.

To complete the finished clearing and the necessary grading and internal drainage of all the areas where the first 250 lots planned for the Island are to be placed (exclusive of Subdivision 15 at the South end).

To complete the surveying and staking of all the roads and lots in the first 250 lot subdivided areas and to complete the grading, stabilization, and ditching of all the streets and roads to and inside those subdivided areas (exclusive of SD 15).

To complete the construction and installation of water system and lay water pipe to all the lots in the first 250 (exclusive of SD 15).

Mr. Compton voiced the fear that the Superintendent and the Engineer were a little over enthusiastic and over optimistic but that doubtlessly much if not all of this work could be accomplished by April 1, 1954.

The Chairman, referring only to the matter of the stabilization of the perimeter road, suggested that it might be that stabilization might only be used on the shoulders of the road for the fact that the Highway Department might decide to put mixed-in-place asphalt pavement on the road. The Chairman said this was undoubtedly one of the most important things to get done and that he hoped that Mr. Bacon, the Division Engineer of the Highway Department, would get to Jekyll in a matter of two or three days to make his decision as to the kind of paving that would be utilized and in turn the amount of stabilization material that would be needed and where the material could be gotten.

Mr. Compton promised to let the Chairman know unless Mr. Bacon got there within a week so that he might be contacted again and reminded of the need for stabilization to begin as soon as possible.

Mr. Barrett suggested that the delay in the bridge would make it necessary to have an offering before the opening of the bridge and said that he was in favor of at least attempting to accomplish the readying of 200 lots by April 1 and volunteered that he would be willing to come down and spend a week on the Island in order to help show the lots to the interested persons. Mr. Benton suggested that the floating dock be re-set as an immediate item of work to be accomplished and that a contract for ferry service be let with a group who approached the Authority several months

ago with a proposal for such service.

Mr. Compton suggested that the best way to get the people on the Island for a lot offering prior to the opening of the bridge would be to contract with J. E. Royall to take them over on his boat which holds 50 passengers. The Chairman agreed that this was the better approach to the transportation problem and made the suggestion that the people desiring to go to the Island to look at the lots just pay whatever regular fare Mr. Royall would charge in order to prevent this being an additional expense to the Authority.

Mr. Benton and Mr. Compton raised the question of the expense of the operation and elicited the information that the Authority could spend approximately \$250,000 on this work from funds available to it. Mr. Compton voiced some reservations about this being enough money to finance all the water installation as well as all the other work but it was generally agreed that it would at least cover the majority of the water system.

General agreement was reached that an offering of lots on or before April 1, 1954, was essential, that the Superintendent and the Engineer be authorized to go forward with the work outlined necessary for the readying of 200 or more lots as rapidly as possible, and that the authorization to secure more prisoners as the same can be economically utilized, be given to the Superintendent. The Chairman, himself, announced his intention to be in Atlanta if possible on Monday, October 26, to make every effort to secure a transmission housing for the early repair of the D-8 tractor, and

he proposed to try to get a replacement tractor if it were not possible to repair the tractor now on the Island. After setting 9:30 A. M. the following morning as the time of departure by boat to Jekyll Island for a further inspection, a showing of the hotel properties to Mr. Weeks and his associates, and a continuation of the meeting, the Authority renewed its discussion about lot leasing procedures.

Mr. Benton enlarged his previous remarks about a lot leasing procedure and suggested that the Authority adopt a two day plan for showing the lots and having a drawing to determine the sequence in which the applicants had their choice of the lots available. Mr. Benton suggested that by having a showing on one day and the drawing on the next, it would be possible to prevent the applicants from having to make two long trips to Jekyll for the purpose of leasing a lot.

Mr. Compton and Mr. Barrett seemed to think that the average person would like more time in reaching a decision about leasing a Jekyll lot.

To this the Vice-Chairman countered that where demands for Jekyll lots so far exceeded the number that could be made available that he felt a sufficient number would be able to decide to more than take care of all the lots that could be made available in the near future.

A further discussion was entered into about the number of people desiring Jekyll lots and the intensity of their desires for lots. The Chairman made mention of knowing some two or three parties who wanted permission to take things over by boat and build houses immediately. The Vice-Chairman also seemed impressed with the large number of people who were ready to go

forward with building homes on the Island. After spending a few minutes discussing the matter of procedure generally, and reviewing the list of 231 applications on file as well as the much larger list of inquiries, the members decided that the matter of setting the procedure for leasing should be delayed until a later time and at 12:00 midnight the meeting was adjourned.

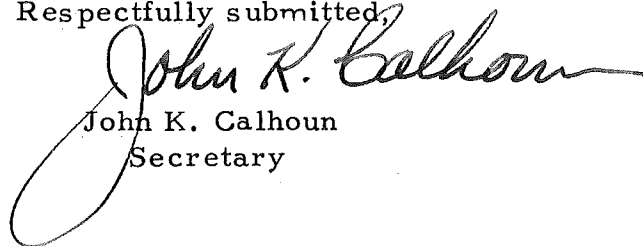
(On Saturday, October 24, Mr. Compton showed the hotel properties to Mr. Weeks and his associates and the members made an inspection trip around the Island. The Chairman was unable to join the group on account of the necessity of returning home. General instructions were given to the Superintendent and the Engineer to go forward on the enlarged work program as quickly as possible and to complete the tentative plans and estimates for a water system for the first 250 lots as quickly as possible.

Mr. Compton reported to the members on the inspection tour of the Island that since it was evident that it would be necessary to make a lot offering as quickly as possible, he believed that at least forty lots could be gotten ready for an offering within thirty days. The other members received this report with enthusiasm and it was decided that Mr. Compton should see that steps were taken to assure the completion of as many lots as possible as quickly as possible, it being reserved for a later decision and further developments as to whether a separate offering be made in January of a small number of lots or delayed a month or two for sake of making the initial offering substantially larger.

Pursuing the discussion of the problems incident to leasing a group of Jekyll lots in the very near future, Mr. Benton raised the problem of setting the rentals to be charged. Mr. Compton and Mr. Barrett renewed the suggestion that the committee of real estate men from the Glynn County Board be secured to give a cash value appraisal, leaving it to the Authority as to what percentage of this value might be fixed as the yearly rental. Mr. Compton pointed out that the lot appraisal given could still be corrected to any desired level of rental by the simple expedient of raising or lowering the percentage of cash value to be charged as yearly rental. General agreement was reached that Mr. Compton would have the real estate group appraise the forty to sixty lots already staked, if this could be done at \$2.00 or \$3.00 per lot.

After a luncheon at the Superintendent's house, the meeting was formally adjourned and the members made preparations to return home.)

Respectfully submitted,


John K. Calhoun
Secretary

Approved:


D. B. Blalock, Chairman

MINUTES OF THE JEKYLL AUTHORITY-COMMITTEE MEETING OF
NOVEMBER 21, 1953

The Chairman called the meeting to order in the Forsyth Room in the Dinkler-Plaza Hotel in Atlanta, Georgia, at 10:05 A. M. All members were present.

The minutes of the previous meeting were approved, their reading having been dispensed with.

Mr. Compton advised the Authority that the Chairman had gotten the Highway Department to send Mr. Leftwich down to the Island to make recommendations about the method and means of stabilizing the Jekyll perimeter road. Mr. Leftwich made the decision that mixed-in-place asphalt be used for the stabilization and paving of the road and that the shoulders of the road be mucked and planted in grass.

The Chairman advised the group that Mr. Leftwich was going to make his final decision during the following week and that shortly the Authority should have a contract to cover this work.

There appears to have been a slight contamination of the Jekyll water supply in recent weeks but information has been gained that will make it possible for this matter to be cleared up immediately.

Mr. Compton next called the Authority's attention to the fact that the Glynn County Chamblor of Commerce was in the process of making up a new advertising folder for general distribution to tourists and tourist agencies all over the country. He passed for the Authority's examination

the last folder published by the group and advised that the Chamber had suggested that the map be enlarged to show Jekyll Island and that Jekyll photographs and descriptive matter be included in the pamphlet in order that it would be known that Jekyll was a very desirable point of interest for tourists. In connection with adding the Jekyll material the Chamber hoped that the Authority would be in position to bear some small fraction of the costs which from experience they knew would run in the vicinity of \$4,000 or \$5,000. The members were unanimous in the expression of a feeling that the Authority would wish to aid all that they might in the project but expressed some concern about the propriety of an expenditure of this kind out of funds appropriated to the Authority. The question of propriety being a close one which, under the circumstances, could be answered only by the State Auditor, the following motion was offered:

Moved by Mr. Barrett and seconded by Mr. Tarbutton: "That the Authority contribute \$500.00 to the printing of the new Glynn Chamber of Commerce folder which will contain some little material on Jekyll Island, and that the Authority take one membership in the Chamber, provided this expenditure may be legitimately made from the Authority's appropriation."

The motion passed unanimously.

Mr. Compton reported that of necessity some alterations were made in the original Robert and Company plans in the vicinity of Captain Wylley, Plantation and River Roads and that still other slight revisions would be necessary as was inevitable in the actual execution of any plan of development.

Mr. Compton further advised that within two weeks another forty to fifty lots would be completely cleared, drained, graded, and staked together with all the access roads in the vicinity of Captain Wylley Road and Beach-view Drive and that there too certain small revisions in the general plan of development had been necessary.

The Chairman and Vice-Chairman discussed for a few minutes the propriety of requiring that the Jekyll lots be built upon within 36 months from the time of leasing. It was pointed out that the right to cancel if this building was not done was permissive and not mandatory. After discussion, general agreement was reached that the provision was desirable and necessary.

Mr. Benton raised questions concerning the desirability of prohibiting the building of duplexes in any of the Jekyll subdivisions. The matter was discussed by all the members at great length. Ultimately the members found general agreement in allocating one beach front section to the construction of duplexes or small apartments looking toward a further review of the demand for this sort of property in the more choice locations, it being also agreed that except for the one area the general classifications and restrictions be continued on a temporary basis, the Authority reserving until later its decision regarding restrictions to be applied to the future areas.

Resolved by Mr. Benton and seconded by Mr. Compton: "That the first portion of Subdivision No. 5 to be developed upon the beach side of Beach-view Drive north of Captain Wylley Road, which will be a part of the first 250 lots developed, shall be classified as a "C" residential zone so that

duplexes or small apartments may be built in the area should the lessees desire it."

The resolution passed unanimously.

The discussion next turned to the question of the procedure for leasing lots. It was pointed out that at the last meeting the goal of the completion of 250 lots, all the drainage, streets and roads, clearing, staking, platting and water systems installed was to be accomplished by April 1. On March 1 advertising of these lots would begin and the ads should disclose when it would be possible for prospective lessees to inspect the lots, as well as a notice of the date of a drawing to determine the sequence in which the applicants had their choice of the lots available. The only point of difference at the last meeting arose out of the question of the length of time to be allowed for inspection, the Vice-Chairman having suggested inspection one day with a drawing the next, Mr. Barrett and Mr. Compton having suggested a longer inspection period might be needed. It was pointed out that in reality there was no conflict between these two plans. It would be possible to allow the inspection of the Island for a two or three week period prior to the drawing and at the same time make it possible for an applicant to come to Brunswick the day before the drawing, make his selection, put in his application and stay over the next day for the drawing. For instance, if the drawing were to be set for April 1, the Authority might designate March 15 to April 1 as an inspection period, accepting applications right on up to the time at which the drawing would be held. On these points each one seemed to feel in substantial agreement.

The Chairman raised the question of returning to Mr. Compton's earlier proposal of requiring a deposit of two years' rental from the applicants at the time the applications were made. Mr. Compton pointed out that he had later changed his mind on this score and Mr. Barrett voiced the opinion that this would call for some \$400 to \$500 and might result in too great a reduction in the initial demand for the Jekyll lots. After considering the thoughts of the other members, the Chairman suggested that the down payment requirement remain at one year's rental plus \$25.00 as provided in the application form.

The Authority next turned its attention to water systems and expenditures for equipment out of the some 100,000 odd dollars which was available after setting aside a sufficient sum to cover the expenses of 90 to 100 prisoners for the six month period necessary to complete the first 250 lots and their water systems. Mr. Compton advised that the engineer had not completed plans for water systems so that it would be best for the Authority to consider this problem at its next meeting.

The Chairman and Mr. Compton reviewed the desirability of having appraisals made by the Glynn County Real Estate Board. Mr. Barrett spoke in favor of the move and Mr. Benton pointed out that he thought it would serve a desirable purpose at least on the first lots to be offered. It was explained that the appraisals would be made on the basis of the cash sales value of the properties and that such appraisals would serve primarily to aid the Authority in differentiating between the amounts of rentals to be charged for the different individual and individual classes of lots. The point was made that these cash

value appraisals would not serve to limit the Authority in any fashion regarding the yearly rentals to be charged but would merely serve as a basis for the differences in the rentals to be charged as between various lots. Viewed for these purposes, the Authority was in unanimous agreement that the appraisal work should be done upon the first 250 lots to be made ready by April 1.

Mr. Compton pointed out that Robert and Company had completed the work under their contracts.

Mr. Compton moved and was seconded by Mr. Benton: "That Robert and Company's work on development plans for Jekyll Island having been completed, that the same be accepted and that the Executive Committee make payment to that company for the remainder of the contract prices."

The motion passed unanimously.

The Authority next turned its consideration to the purchase of a reproducing machine on which it might reproduce the report maps and other items it needs to have duplicated. Mr. Compton pointed out that an appropriate duplicator might be used to duplicate for the Authority the plats which would be made from time to time by the engineer of the subdivided areas completed. The thought was expressed that the equipment would effect a fairly substantial savings over a period of time.

Moved by Mr. Benton and seconded by Mr. Barrett: "That the Secretary purchase the Eastman Photostat reproducer which costs \$240.00."

The motion passed unanimously.

In face of the desirability of delaying setting lot rentals the Authority decided to delay releasing any publicity regarding its offering of 250 lots

on April 1, 1954, and reserved for its January meeting the details of such a publicity release.

The Secretary was instructed to make desirable substitutions for the savings and loan associations which were not insured in making any preparations for the Executive Committee to transfer any of the Authority's funds to such accounts.

Mr. Compton suggested that the Authority should begin consideration of the design of the public buildings needed on the Island.

The Chairman made inquiries about the location of a service station on the Island. The new location of the service station on the North side of Jekyll Parkway one block West of the intersection of Jekyll Parkway and Beachview Drive was pointed out on the plan of the Island. It was further decided that all the members were in agreement that the service station would be constructed by whatever oil company secured a lease.

Regarding other public buildings, the discussion continued and the suggestion was made that the Authority might design the buildings it desired and then offer the locations for lease subject to the requirement to build the designed buildings with competition upon the agreed rental rates at which the buildings would be sublet to business tenants. It was suggested that almost immediately the bridge was open, the Island would need a shopping center with space for at least four stores available.

Mr. Compton, continuing the conversation, suggested that all leases be made on the basis of a certain fixed minimum sum and a percentage of the gross business done at the location.

All members readily agreed to this plan for leasing and the members decided to give the matter further thought before the next meeting in order that certain tentative building plans might be arrived at as soon as possible.

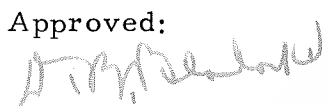
The Authority set its next meeting for January 16, 1954, at Jekyll Island, and all members voiced the hope that it might be possible for them to visit the Island prior to this time.

The meeting was adjourned.

Respectfully submitted,


John K. Calhoun
Secretary

Approved:


D. B. Blalock, Chairman