



Jekyll Island Citizens Association

The Jekyll Island Citizens Association formally objects to the razing of the old airport terminal on Jekyll to be replaced with a new building. The cost involved is unreasonable considering the old terminal could be upgraded for far less. The terminal as it stands now is perfectly suited for Jekyll Island airport operations and only requires upgrading the bathrooms to be ADA compliant which could be accomplished for less than \$10,000. To date the available funding for the new construction is in excess of \$650,000 although a total construction cost has not been finalized.

In October of 2019 the JIA accepted approximately \$174k from the GDOT and used it for an aircraft fueling station at the airport. After completion it was discovered that this money could not be used for this purpose and the GDOT asked for the money to be returned. Rather than return it the JIA requested to repurpose it for a new airport terminal. Recent changes have now determined that the money need not be returned. The Jekyll Island Airport (OJ9) had approximately \$446k in accumulated funds from the FAA to be used for airport maintenance, safety and communication upgrades. The JIA decided to pool this money with the money misspent on the fuel station and build a new terminal. This will leave nothing in reserve for future airport improvements.

A better use for the \$446k in the airport fund would be to build a hanger to house aircraft which would attract more owners to store their aircraft on Jekyll. Significant revenue would be generated by the rental of hanger space which is in short supply along the coast. In addition, once there is a base of 10 aircraft stationed on Jekyll the airport would qualify for additional funding from the FAA.

The old terminal is over 50 years old and has historical significance. The design fits well in its surroundings and does not dominate the environment as does the new design. The old terminal is surrounded by several large trees but the modern design as has been pictured does not show these but rather is surrounded by palm trees. A site plan has not been presented so we do not know if the large trees will be removed but building a two story facility would certainly impact at least some of the trees. The JIA is very strict on tree removal or trimming for leaseholders both residential and commercial.

The design is based on a Mid Century Modern concept which can be found to varying degrees on the island but the architectural rendering shown is at the extreme end of this type. The concept shows several items in the design which go against residential building regulations so why are they permitted for this building? For example, the design guideline state that roofs 'shall' have a sloped, hip or gable roof but the design for the new building has a shed roof. The same design rules should apply to all buildings.

As members of the oversight committee, we respectfully request that you halt this excessive waste of taxpayer money.

Respectfully submitted,

Craig Patterson, President
Jekyll Island Citizens Association

cc: JISPA, C. Jones Hooks, Gov. Brian P Kemp, Sen. Jon Ossoff., Sen Raphael Warnock, Rep. Earl L. Carter

From: Jones Hooks <jhooks@jekyllisland.com>
Sent: Thursday, May 11, 2023 5:00 PM
To: Craig Patterson (cjpdlp@bellsouth.net); Tim Kinsey (773trk@gmail.com); Jon Stevenson; jccollins729@gmail.com; joanne.k.kinsey@gmail.com; gardnerpeach317@gmail.com; lottoman@gmail.com; walt.yourstone@gmail.com; seawings777@comcast.net
Cc: Bill Gross; Bob Krueger (new gmail); Buster Evans; Dale Atkins; Glen Willard; Joe Wilkinson; Joy Burch-Meeks; Mark Williams; Ruel Joyner
Subject: FW: JICA Response - Edits
Attachments: AIRPORT OBJECTION LETTER ON LETERHEAD.docx

Dear Jekyll Island Citizens Association Officers,

I have received your letter expressing objections to the planned new airport terminal on Jekyll Island. Knowing that this project has been discussed publicly over the past two years, including the funding and allocations by the State DOT, your innuendos and misstatements are an affront to the integrity of the Jekyll Island Authority, our process, and me personally.

I can assure you that much thought and research has gone into the process that has resulted in the proposed design. Bid documents for a new terminal have been distributed twice over the past year. The first time, we tried a design-build approach in order to save money and time, but unfortunately, no qualified bids were received. Most recently, a complete set of plans were developed by the Jekyll Island Authority airport engineering/architectural firm of record, POND Engineering. The deadline for receipt of bids has now passed, and bids submitted are being reviewed by POND. Once POND's review is complete, we will know whether or not we will be able to move forward with construction of the new terminal project.

Over the past several years, the Jekyll Island Authority has leveraged and spent more than \$1.4 million at the Jekyll Island Airport, including re-lamping the airstrip, rehabilitating the runway, and adding a fuel station. The construction of a replacement terminal aligns with these previous enhancements and will contribute to continuing airport improvements as well as future use. The planned terminal replacement appeared annually in the Capital Improvement Plan since 2020 and has been agreed to by the Jekyll Island Authority Board. Additionally, the terminal also been approved by the Georgia DOT-Aviation Division, in conjunction with Federal DOT standards, including ADA accessibility.

According to the Historic Preservationist of the Jekyll Island Authority, while the present structure is 50 years old and potentially eligible for historic designation, the structure has been modified through the years with the addition of aluminum columns on the curved porticos, the addition of a small roof cupola, and the painting of the exterior brick. Consequently, the likelihood of historic designation is remote. In addition to the Jekyll Island Authority Historic Preservationist, a Principal Preservationist of LK Preservation Specialists, a full-service cultural resources management firm based in Atlanta, has advised that the new terminal design reflects the existing mid-century modern neighborhoods found on Jekyll with unique features such as brick and vertical siding, expanses of glass, and a shed roof. The Jekyll Island Authority Design Guidelines have been modified for structures in the past to accomplish specific construction goals, and the goal of having this updated facility complement the other unique and amazing Mid-Century-Modern structures spread throughout island is reason for a shed or sloped roof.

Regarding hangar space at the airport, the Jekyll Island Authority Board approved \$250,000 for infrastructure to support a new hangar in FY2021 (CY2020). Additionally, for at least two years, the JIA has collaborated with a committee of pilots who have homes on Jekyll or have planes based on Jekyll, to discuss possible solutions for hangar space. We are committed to accomplishing new hangar space in a financially feasible and appropriate manner. In order to avoid

gratuity issues and to operate in a financially sustaining manner, it is appropriate for the JIA to pursue a private entity or to create a public/private partnership to accomplish a hangar.

Knowing the great lengths we go to on Jekyll Island to save oak trees, I am personally insulted that you would portray that we would cut down oak trees and replace them with palm trees. This has NEVER been done during my 15-year tenure as Executive Director of the Jekyll Island Authority. It is not uncommon for architectural drawings to include sketches of landscape that have nothing to do with the actual construction elevations.

Our goal for a new airport terminal is for the facility to serve the flying public efficiently and in good fashion – beyond individual design preferences.

Sincerely,
Jones



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