

Jekyll Island

G E O R G I A ' S J E W E L

Revitalization Fact Sheet

2008 Revised Beach Village Plan

Convention Center:

The revised plans call for a renovation and expansion of the existing facility that would result in a 76,000 sq. ft. convention center.

Accommodations:

Hotels

The revised Beach Village plan now includes only two hotels, the mid-scale and economy hotels, housing just 350 additional rooms. Initially the plan included three hotels – full-service, mid-scale and economy hotels – totaling 725 new rooms.

Condominium/Vacation Ownerships

The revised plan calls for no new condominium buildings and 160 vacation ownership units. There is a possibility that 70 loft condos would be built over the new retail buildings.

Retail and Community Gathering Space:

Total retail space will be 30,000 square feet adjacent to a new central plaza near the planned retail and convention center. The retail space, convention center and central plaza will serve as a focal point for the village and the plaza will serve as a public gathering space with an ocean view.

Redevelopment Site:

The new site totals just 22 acres. Small parcels totaling two acres and bordering the redevelopment site will have to be reclassified as developable land necessitating a minor adjustment to the island's master plan.

Other:

The children's playground and miniature golf course will remain in their present locations with no changes.

The north parking lot will also remain in its existing location. Additional landscaping and a linear park will be added to the area.

Beach Village Economic Impact

Estimated Economic Impact Summary (15 years)

Private investment	More than \$100 million
Permanent jobs created	195 jobs
Construction jobs created	46 jobs
Total projected payroll	More than \$46 million
Taxes generated	More than \$39 million
Total JIA benefits	Estimated \$20 million

Additional Revitalization Projects

Jekyll Ocean Oaks

Replacing the Holiday Inn & Suites will be a 138 room Hampton Inn and an 88 room Boutique Hotel with an additional 64 units of condominiums, a restaurant and meeting space.

Private investment	\$76.7 million
Total JIA benefits	Estimated \$8.2 million

Canopy Bluff

Replacing the Buccaneer Beach Resort will be a 285 room LEED certified hotel and a 127 unit condo-hotel housing a 15,000 sq. ft. conference center, spa, restaurant and 2 swimming pools.

Private investment	\$125 million
Total JIA benefits	Estimated \$8.7 million

Jekyll Oceanfront Resort

The north villas will be converted into a 78 unit condominium conversion and the south villas will be demolished and replaced with a 180 room LEED certified hotel containing 14,000 sq. ft. of event space.

Private investment	\$30 million
Total JIA benefits	TBD

Overall Revitalization 15 Year Projected Economic Impact:

Private Investment	\$350 million
Sales Tax on Construction Materials	\$4,889,895
Sales Tax on New Operations	\$89,436,847
Additional Ad Valorem Taxes	\$34,248,061
Additional Hotel/Motel Tax	\$38,368,948
Construction Jobs	125
Construction Payroll	\$11,871,500
New Permanent Positions	707
New Permanent Payroll	\$179,663,190

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