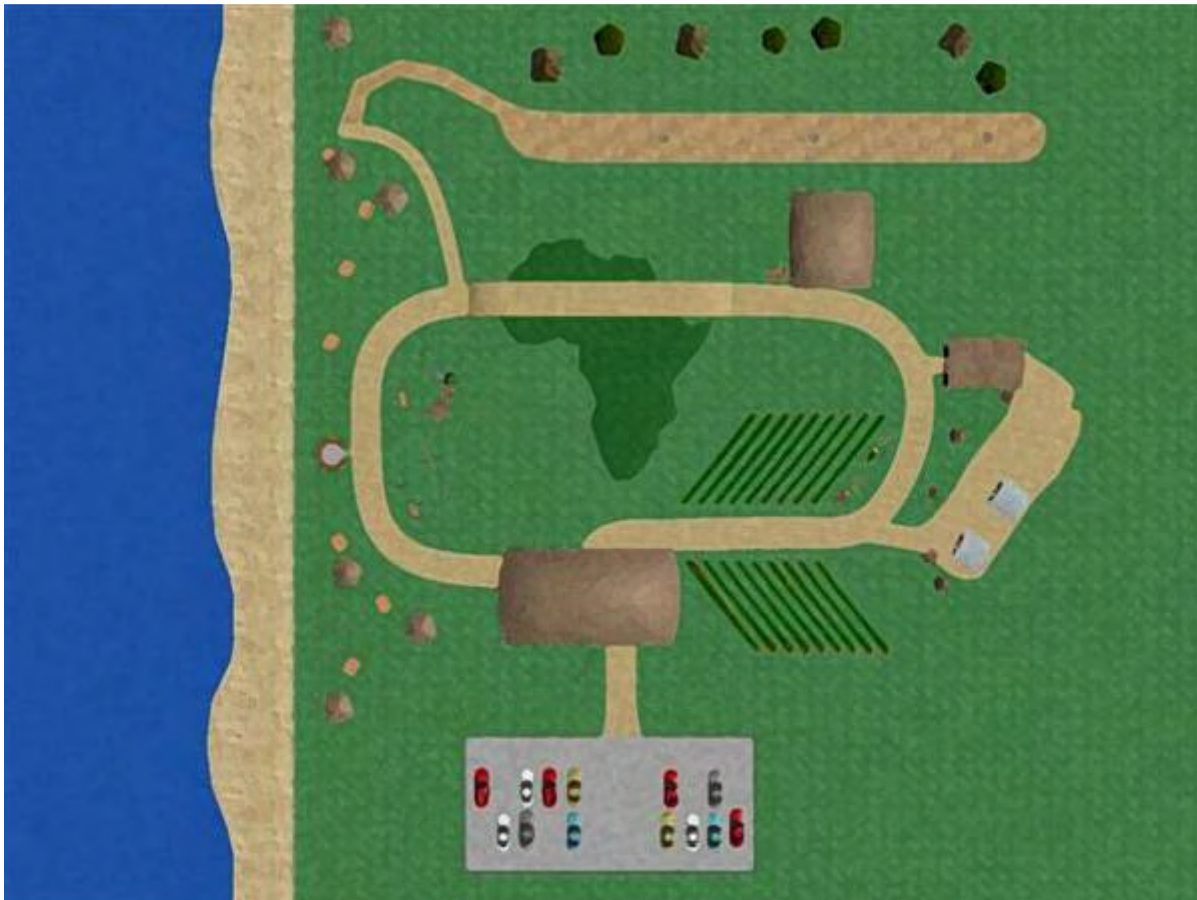


CULTURAL INTERPRETIVE VILLAGE FEASIBILITY STUDY

FOR

*Sapelo Island Cultural and Revitalization Society, Inc.
(SICARS)
Hogg Hummock Community*



Griffin Lotson@2008

Community Consultant Specialist

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Introduction and Scope of Service

The main focus of this feasibility study for a Cultural Interpretive Village on Sapelo Island is to ascertain if it is economically, socially and environmentally possible to execute a Cultural Interpretive Village project on Sapelo Island for the local citizens in the community and others. It is our hope from this study that we will zero-in on the most important and efficient ways of accomplishing this goal, considering the capacity of the nonprofit and the capacity of the community involved (Sapelo Island Hogg Hummock community). We fully understand that neither the nonprofit nor the community has a surplus of cash flow, so the main focus of this feasibility study will be based upon the capacity that the existing nonprofit and community have at this particular time. However, there will be sufficient room in this study for capacity-building for future growth of the nonprofit and the income from the local citizens over the next two to five years.

While this study looks at the feasibility and need for a Cultural Interpretive Village on Sapelo Island, we also will add an additional benefit analysis for this Cultural Interpretive Village from Georgia Southern University Office of Business Research and Economic Development, below you will see information concerning our working collaboration with Georgia Southern University:

UNDERSTANDING THE IMPACT OF THE PROPOSED SAPELO ISLAND INTERPRETATIVE VILLAGE: A PLAN OF STUDY

From

Georgia Southern University Office of Business Research and Economic
Development
(BBRED)

Introduction

Griffin Lotson, SAMS Memorial CEO has requested technical assistance from the Bureau of Business Research and Economic Development (BBRED) to support his work with the Sapelo Island Cultural & Revitalization Society, Inc. (SICARS). Mr. Lotson is one of a group of experts with is supporting efforts by SICARS to create an interpretative village illustrating the various eras in the evolution of the Geechee/Gullah culture on Sapelo Island.

The nature of the technical assistance requested from, BBRED is as follows:

- The preparation of operations analysis in which a cost of operating the cultural interpretative village will be developed along with estimates of visitor revenues.
- Analysis of the economic benefits of the proposed project directly to the Sapelo Island community.
- And analysis of the impact of the proposed project on Sapelo Island and McIntosh County economy.

PURPOSE OF STUDY

The operations analysis (phase one) will focus on preparing a proposed staffing and operating plan. This phase of the technical assistance will be conducted by Mr. Lotson with the assistance of BBRED. The purpose of the discussion will be to learn how SICARS envisions the transition in its current program and operations of program to the new centralized infrastructure on the newly acquired 25 acre site.

Also as part of phase one BBRED in order to evaluate the longer-run operating needs of the interpretative village and associated costs. BBRED will survey similar interpretative venues in the southeast U.S. The questionnaire and selection of the sample of the organizations to be surveyed will be developed in conjunction with Mr. Lotson discussion with SICARS.

The final part of phase one will be to understand the operating plan as established impact. BBRED will ask Mr. Lotson to coordinate a focus group session with SICARS and other parties living on, or with interest in Sapelo Island. BBRED will provide a facilitator for the session. The purpose of the session will be to learn what those with an interest in the island will expect from the proposed project and what their concerns about the project might be. This will provide a framework for the benefit/cost analysis (phase two), where some benefits and costs may be intangible.

In phase two using information from the survey of similar interpretative venues in discussed phase one. BBRED will develop a 5 and 10 year projection of the changes in operations and costs, changes in visitor rates and expected changes in gross revenues from visitors. BBRED is not qualified to develop estimates of the capital costs of the proposed project. However, BBRED will develop a cost analysis of the operations as a first step of the assessment of the economic benefits of the proposed project.

These estimated costs, revenues and projected changes in the costs and revenues will be used to develop an analysis of the benefits of the proposed project. This analysis will not be the traditional economic impact assessment. Rather, given the smallness of the Sapelo economy, the analysis will specifically discuss: 1) what entrepreneurial opportunities are likely to emerge, i.e. chances for local 'cottage' enterprises; 2) estimated changes in household income due to the project; 3) increases in jobs or the income earned for existing jobs; and, 4) other benefits. The final phase of the proposed project is an economic impact in the classical sense on the broader regional economy.

To assess the economic impact of the proposed project on the broader region, BBRED will prepare a traditional economic impact analysis using the regional input-output model IMPLAN. BBRED will assess the length of stay and amount of money visitors spend while traveling to the area for a trip to Sapelo. BBRED will also determine if the number of visitors to the region is likely to increase. Visitor numbers and expenditure will form the estimates of the direct impact of the proposed interpretative village on the McIntosh County economy.

FINAL PRODUCT

BBRED will provide one written report using the three phases discussed previously. This report will also include a series of recommendations based on the analysis.

TIME LINE

BBRED is prepared to begin the project immediately. As this is an interactive project which depends on periodic input and feedback from the client, Mr. Griffin Lotson and the SICARS organization, BBRED will proceed with the project at a pace set by Mr. Lotson. It is recommended that Mr. Lotson and BBRED meet once per month for the duration of the project to review progress.

MAP



DEFINITION OF FEASIBILITY STUDY AND THE UNDERSTANDING OF THE PROCESS

A **Feasibility Study** is a preliminary study undertaken to determine and document a project's viability. The results of this study are used to make a decision whether to proceed with the project, or table it. If it indeed leads to a project being approved, it will - before the real work of the proposed project starts - be used to ascertain the likelihood of the project's success. It is an analysis of possible alternative solutions to a problem and a recommendation on the best alternative. For example, can SICARS decide it is best to provide rental Cultural Village/ Interpretive Center for special events, permanent Cultural Village/ Interpretive Center for local residents on the island or perhaps table the Cultural Village/ Interpretive Center project at this time. Within a feasibility study, seven areas must be reviewed, including those of a Needs Analysis, Economics, Technical, Schedule, Organizational, Cultural, and Legal.

Needs Analysis

A needs analysis should be the first undertaking of a feasibility study as it clearly defines the project outline and the client's requirements. Once these questions have been answered the person/s undertaking the feasibility study will have outlined the project needs definition. The following questions need to be asked to define the project needs definition: What is the end deliverable? What purpose will it serve? What are the environmental effects? What are the rules and regulations? What standards will we be measured against? What are the quality requirements? What is the minimal quality requirements allowed? What sustainability can we expect? What carry over work can we expect? What are the penalty clauses? How much do we need to outsource? How much do we need to in source?

Economic Feasibility Study

This involves questions such as whether the firm can afford to build the system, whether its benefits should substantially exceed its costs, and whether the project has higher priority and profits than other projects that might use the same resources. This also includes whether the project is in the condition to fulfill all the eligibility criteria and the responsibility of both sides in case there are two parties involved in performing any project.

Technical Feasibility Study

This involves questions such as whether the technology needed for the system exists, how difficult it will be to build, and whether the firm has enough experience using that technology. The assessment is based on an outline design of system requirements in terms of Input, Output, Fields, Programs, and Procedures. This can be qualified in terms of volumes of data, trends, frequency of updating, etc. in order to give an introduction to the technical system.

Schedule Feasibility Study

This involves questions such as how much time is available to build the new system, when it can be built (i.e. during holidays), whether it interferes with normal business operation, etc.

Organizational Feasibility Study

This involves questions such as whether the system has enough support to be implemented successfully, whether it brings an excessive amount of change, and whether the organization is changing too rapidly to absorb it.

Cultural Feasibility Study

In this stage, the project's alternatives are evaluated for their impact on the local and general culture. For example, environmental factors need to be considered.

Legal Feasibility Study

Not necessarily last, but all projects must face legal scrutiny. When an organization either has legal council on staff or on retainer, such reviews are typically standard. However, any project may face legal issues after completion too.

Marketing Feasibility Study

This will include analysis of single and multi-dimensional market forces that could affect the commercial market, along with the company that is carrying out the feasibility achieving more and more reputation as they have carried out safety checks which allow the system to run appropriately.

VISION OF SAPELO ISLAND CULTURAL INTERPRETIVE VILLAGE

The generally accepted Vision

The Cultural Interpretive Village will serve as an Interpretive Center for everyone to see and share the history and the cultural lifestyle from West Africa to the present. This cultural village will focus on a history that has helped to influence the lives of African Americans on Sapelo Island. The culture village will include a facility for living history exhibits, arts and crafts stores, facility for cultural food/cuisine, as well as a museum and exhibits of the lifestyle of the African Americans that were brought to the island as first slaves and now to the present time.

The Cultural Interpretive Village will be a truly educational experience as well as a tourist attraction in the form of a village which celebrates the cultural traditions of family and ancestral History from West Africa to currently living on Sapelo Island in Georgia.

The Cultural Interpretive Village will offer experiences where guests can share the excitement and warmth of true Geechee-Gullah culture.

NEIGHBORHOOD AND COUNTY ANALYSIS

Sustainable Economic Development

The human community within our rural and resource-dependent environment holds the key to environmental health and sustainability. The challenge for SICARS and Hogg Hummock is to redirect today's economy both to sustain the environment and culture, and to position those descendants trapped in the economic bottom to take advantage of opportunities presented by our ever changing economic trends.

Hogg Hummock Historic District 72

The Hogg Hummock Community consists of approximately 434 acres and was originally populated by the descendants of Africans who once worked the antebellum plantation of agriculturist Thomas Spalding.



In the 1940's, tobacco magnate R.J. Reynolds purchased Sapelo Island and consolidated seven traditional African-American communities into one at Hogg Hummock Community. Currently there are over 80 contributing structures located throughout the dispersed settlement, linked by dirt roads, as mainlanders acquire traditional Saltwater Geechee properties.

Sapelo Island in McIntosh County, Georgia, is a large barrier island with no bridge connection to the mainland. A ferryboat operated by the State of Georgia, transports people and supplies to and from the island from a dock in Meridian, Georgia. Approximately 96% of Sapelo land is owned by the State. The Hogg Hummock Community, one of the last intact Geechee/Gullah island communities along the Georgia coast originated ca.1834 as one of several slave settlements on the island. In 1965, Richard J. Reynolds, Jr., largest landowner on the island, consolidated the remaining settlements, including Raccoon Bluff, Lumber Landing, Belle Marsh, Hanging Bull, and Shell Hummock into the Hogg Hummock area. Hogg Hummock residents, who are direct descendants of Africans brought to Sapelo in the early 1800's and freedmen who purchased property after the Civil War, have held on to their land for over 130 years. The community includes approximately 434 acres of land located in the south-central area of Sapelo Island.

The Sapelo Island Cultural and Revitalization Society (SICARS) was founded in 1993, incorporated in 1994, and achieved 501(c) 3 non-profit status in 1995. The organization's mission is to "address systemic threats to the survival of the community through land retention strategies, land use planning, and policy reform. These threats include tax and government planning agendas that directly affect our community and encourage or directly create the loss of descendant-owned land." Believing that the Sapelo Island community "...can take ownership and responsibility for our future only to the extent that we can develop an accountable, representative, and well-informed leadership," SICARS has taken political action to halt further land losses through public education on heirs' property, land retention, tax reforms, and zoning laws¹.

SICARS sponsors, organizes, and promotes heritage/cultural tourism events such as the Diaspora and its annual Cultural Day Festival to teach both Geechee/Gullah people and outsiders about the richness of Geechee/Gullah culture and to raise funds for community projects. SICARS, with the assistance of the Savannah School of Arts and Design (SCAD) and the Georgia State Preservation Division of the Department of Natural Resources, restored the First African Baptist Church building at the historic Sapelo Island settlement site known as "Raccoon Bluff."

Georgia's Coast:

Regional Assessment

Under the Local Planning Requirements, the first part of the local comprehensive plan is an objective and professional assessment of data and information about the community, presented in a concise and informative report to be used by stakeholders to inform their decision-making during development of the Community Agenda portion of the plan. Following the concept of the Local Planning Requirements, this Regional Assessment was prepared as an initial, background piece designed to present an overview of the planning issues and opportunities faced by the Coastal Area. This Regional Assessment is the product of a review of data, maps, local and regional plans, regulations, and development patterns for the study area, which includes all of the following Georgia counties: Bryan County, Camden County, Chatham County, Glynn County, Liberty County, and McIntosh County.

Identification of Potential Issues and Opportunities

This is a required first step in preparing the Community Assessment, as specified in the Local Planning Requirements. This exercise is intended to yield an all-inclusive list of issues and opportunities to be addressed in subsequent steps of the planning process. A comprehensive review of local and regional plans resulted in the following list of shared or regional issues for the Coastal Area:

Population

¹ SICARS, "SICARS Initiatives," Sapelo Island Cultural and Revitalization Society, <http://www.sapeloislandgeorgia.org/aboutnew.html>

- Increasing elderly population
- High percent of families below poverty level

Economic Development

- Lack of ability to attract industries requiring a highly skilled work force
- Lack of higher education opportunities
- Lower than state average income levels
- A large percentage of minority populations in the region did not complete high school
- Tourism activities are not promoted in less developed counties
- Lack of small and minority business development efforts
- The service sector is the fastest growing and largest sector in the region (these are the lowest paying jobs)
- Regional economic development initiatives are not effective

Community facilities

- Non-existent or weak subdivision regulations
- Water access issues (including beach access)
- Inadequate recreation infrastructure planning and implementation

Existing Land Use Map

Areas Requiring Special Attention

An initial evaluation of existing land use patterns and trends within the region identified the following types of areas requiring special attention. Examples of each type are included:

NATURAL/CULTURAL RESOURCE AREAS

- Isolated Wetlands (wetland sites not protected by federal law)

McIntosh County Demographics & McIntosh County Household Information:

- McIntosh County population is ten thousand eight hundred forty-seven
- Five thousand three hundred sixty-nine are males
- Five thousand four hundred seventy-eight are females
- McIntosh County median age is thirty-seven
- Seven thousand eight hundred five are over 18
- Three thousand seven hundred thirty-seven men are over 18
- Four thousand sixty-eight women are over 18
- Four thousand two hundred two area households
- McIntosh County household size is three
- McIntosh County average family size is three

McIntosh County Employment Information:

- Four thousand four hundred twenty-four are employed
- Two hundred sixty-five are unemployed
- Four thousand seven hundred three are in the labor force
- Travel time to work is twenty-nine point zero minutes
- Three thousand four hundred twenty-one drive alone
- Six hundred fifty-one carpool
- Twelve use public transportation
- Ninety-four walk

McIntosh County Income in 1999:

- Median household income is thirty thousand one hundred two
- Median family income is thirty-four thousand three hundred sixty-three

McIntosh County Population Levels of Education:

- Two thousand six hundred forty-one or seventy-one percent finished high school
- One thousand three hundred fifteen have some college
- Two hundred thirty-four have Associate's Degrees
- Four hundred forty-three have a Bachelor's Degree

CULTURAL INTERPRETIVE VILLAGE (PROPOSED) PHOTO GALLERY

OVERHEAD VIEW OF CULTURAL INTERPRETIVE VILLAGE ON SAPELO ISLAND, GA



Entry main building #1 to Cultural Interpretive Village non-profit museum, gift shop and educational theater



Educational theater



Naturally grown trees vegetation, organic fruits and vegetables on the cultural interpretive village site, some of the native plants on the island are often used for home remedy medication.



African Hut's



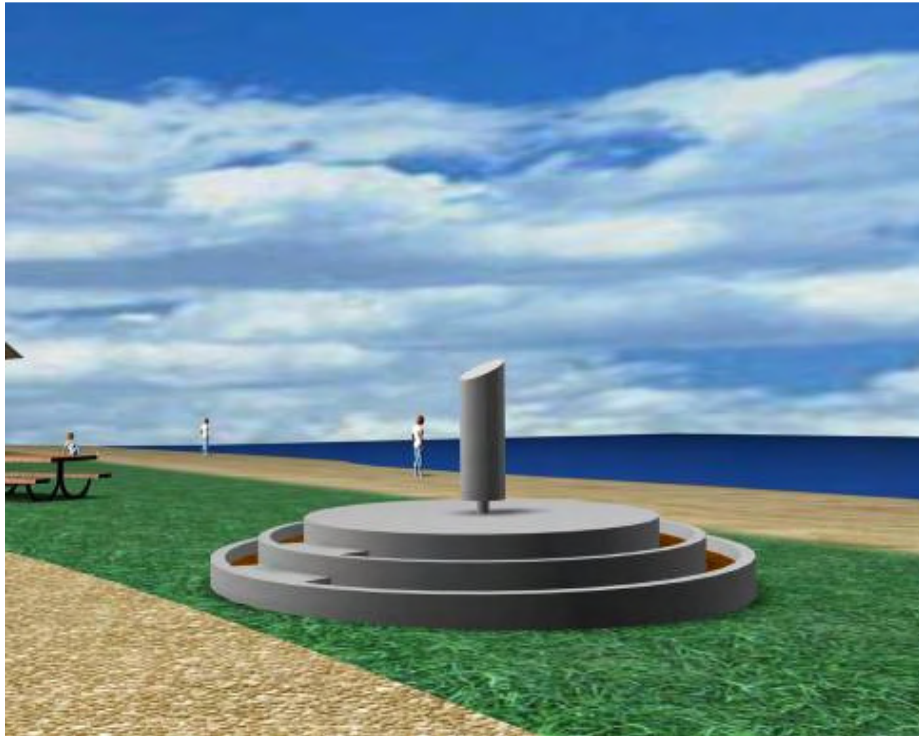
Slave houses



Remnants of a slave house



National monument honoring the abolition of slavery in America and the largest slave trade in America's history



Bridge over Africa at the Cultural Interpretive Village site to honor our ancestors from Africa as Slaves to Sapelo Island, Georgia



Primitive camping at the culture interpretive village site



Outdoor Family reunion and picnic area



Cultural out houses (bathroom) of the 18th and 19th century located on the island



Praise house of the 18th and early 19th century



Recreational play area for children



**Photo for cultural museum of times past late 18th century
Native with Ox and Cart**



Construction, Operation and Land Costs: \$6.6 Millions

Acquisition: Land 25 AC x \$200.000 estimated cost per AC=
\$5,000.000 Million
(10 AC for cultural village and fifteen acres for nature walk and
Bird watching).

1. Pre- Development/construction cost \$100.000
Property Appraisal, feasibility study, Environmental Report;
Soil Borings, Survey, Zoning/Site Plan Fees, attorney fees,
consultant and Insurance.
2. Construction Cost \$1,365.000: Buildings construction, furniture,
display, Electrical/digital installation, landscaping, Lighting,
Signage, Walks, Parking, Site Improvements/Site Preparation and
Utilities installation.
3. First year of operation/ Start-Up costs: \$235.000
4. Construction and Operation Contingency 2 %=\$32.000
(\$100.000+1,265.000+\$235.000=\$1,632.000 million)

Total Cost of Land purchase, Construction, Operation and Contingency:

Total Cost: \$6.632.000 (million)

**After many years of planning and negotiation SICARS have
secured 25 acres of prime property at an approximate
value at \$5 million**

Balance needed to build Village and first year of operation

Balance needed: \$1,632.000 million

**GRANTS
AND
POTENTIAL FUNDING SOURCE BEFORE AND AFTER
GRAND OPENING**

Cultural Interpretive Village
For
Sapelo Island Cultural and Revitalization Society, Inc.
(SICARS)
Hogg Hummock Community Sapelo Island, Georgia.

(1). **\$5.000.000** Georgia Department of Community Affairs. Economic Development Finance Programs Economic Development Financing Packet. Over \$5 Million in potential grant funding sources directly related to this cultural village/ interpretive center project
Website: <http://www.dca.state.ga.us/economic/TaxCredits/programs/downloads/EDFD.pdf>
Call or Mail for more information:
Georgia Department of Community Affairs
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231
(404) 679-1593

(2). **\$99.000-** **United States Department of Agriculture (USDA). USDA Rural Development: Rural Business Enterprise Grants (RBEG).** *Providing grants for assisting small and emerging rural businesses through nonprofits and public bodies.*

The purpose of the Rural Business Enterprise Grants (RBEG) program is to finance and facilitate the development of small and emerging private business enterprises in rural areas through grants to public bodies, nonprofits, and federally recognized Indian Tribal groups. This includes starting and operating revolving loan funds, business incubators, and industrial parks.

Grant funds may also be used for the acquisition and development of land and the construction of buildings, plants, equipment, access streets and roads, parking areas, and utility and service extensions; refinancing; fees for professional services; technical assistance and training; startup operating costs and working capital through a loan from a revolving loan fund, providing financial assistance to a third party; production of television programs to provide information to rural residents; and creating, expanding, and operating rural distance learning networks.

Contact: Baxley GA USDA Office (912)367-3603
Phone: (202) 720-1400; Fax: (202) 720-2213
www.rurdev.usda.gov/rbs/busp/rbeg.htm

(3). \$500.000 Economic Development Assistance Programs

Original Closing Date for Applications: September 30, 2009 Applications are accepted on a continuing basis and processed as received.

Cost Sharing or Matching Requirement: Yes. Eligible Applicants: Nonprofits having a 501(c) 3 status with the IRS, other than institutions of higher education. Agency Name: Economic Development Administration

Contact: Maureen Klovers Program Analyst Phone 202-482-2785

mklovers@eda.doc.gov

(4). \$150.000 Research in Historical Records Issues Grants

The National Historical Publications and Records Commission (NHPRC)

NHPRC supports projects that promote the preservation and use of America's documentary heritage essential to understanding our democracy, history, and culture.

E-Mail: nhprc@nara.gov Telephone: 202-357-5010

(5). \$400,000 America's Historical and Cultural Organizations implementation grants (NEH).

America's Historical and Cultural Organizations implementation grants support traveling or long-term museum exhibitions, library-based projects, interpretation of historic places or areas, interpretive Web sites, or other project formats that creatively engage audiences in exploring humanities ideas and questions. Contact the staff of NEH's Division of Public Programs at 202-606-8269 and publicpgms@neh.gov

(6) \$1,000.000 Million- National Endowment for the Humanities

Successful applicants will be offered a matching grant. The requested grant amount should be appropriate to the humanities needs and the fund-raising capacity of the institution. The federal portions of NEH challenge grants have ranged in recent years from \$30,000 to \$1 million, the maximum amount that may be requested. Potential applicants are encouraged to consult with NEH staff about the amount of their request. Contact the NEH Federal Preservation Officer by e-mail at FPO@neh.gov, by phone at 202-606-8309, or by mail sent to Federal Preservation Officer, Office of Challenge Grants, Room 420, and National Endowment for the Humanities, 1100 Pennsylvania Ave. N.W., Washington, D.C. 20506.

(7). \$21,000 McIntosh County General Funds Funding Source/Grants

Grants

Continue to develop and distribute promotional materials in Support of history based tourism.

Year: 2010

Responsible Party: McIntosh County, McIntosh Development Authority

Cost Estimate: \$5,000

Funding Source: General Funds, Grants

Review ordinances and related regulations in light of anticipated growth to encourage preferred types and styles of development in the area.

Year: 2010

Responsible Party: McIntosh County

Cost Estimate: \$5,000

Funding Source: General Funds

Implement a unified Economic Development Program. Year: 2010

Responsible Party: McIntosh County, McIntosh Development Authority

Cost Estimate: \$2,000

Funding Source: General Funds

Continue to coordinate with appropriate organizations to improve Workforce training and readiness in support of economic development efforts.

Year: 2009

Responsible Party: McIntosh County

Cost Estimate: \$5,000

McIntosh County, McIntosh Development Authority: Call (912) 437-6671

Potential funding source after grand opening \$120,000

(1.) \$120,000 income from entry fee's to enter the new cultural interpretive village -Approximately 72 thousand passengers travel to and from Sapelo Island a ferry boat each year:

There has been a steady increase every year since 1990: In 1990 there was 42,658 passengers, in 2005 there were 62,154 passengers, 2006 there were 68, 939 passengers and in 2007 there were 71,077 passengers traveling to the Island.

Example Number 1: $70,000 \times 70\% = 49,000$ persons (guest passengers on ferry each year = approximately 49,000 persons). Potential visitors to visit the new cultural village the first year of operation will equal approximately 49,000 at a fee of \$3.00 per person this will gross an entry fee to the cultural village approximately \$147,000.00 the first year of operation.

Example Number 2: $70,000 \times 50\% = 35,000$ (guest passengers on ferry each year = approximately 35,000 persons). Potential visitors to visit the new cultural village the first year of operation will equal approximately 35,000 at the fee of \$3.00 per person this will net an entry fee to the cultural village approximately \$105,000.00 the first year of operation.

Other sites similar to our new culture village fees:

Fort King George in Darien Georgia entry fee for children \$2.50 entry fee for adults \$5.00 entry fee for senior citizens \$4.50

Hofwyl-Broadfield Plantation between Brunswick and Darien, GA fee for children \$2.00 (age 6-18) entry fee for adults \$5.00 entry fee for senior citizens \$4.00, age under 5 free

*The financial information review above does not include potential future marketing of the culture village, the new culture village have the potential of increasing anywhere from 15% to 25% of new income in its first or second year of operation.

**Potential funding source by moving current staff and operation
to the new culture village location after grand opening
\$150.000**

(1). \$75,000.00- In 2007 SICARS staff and operational expenses was approximately \$100,000.00 (One Hundred Thousand DOLLARS)
By moving the current staff along with all of its day to day operational expenses to the new location of the cultural village, this will have the potential of fulfilling its major goals:
(A) Number one this will assist in fulfilling the contract between the Sapelo Island Heritage Authority and the Sapelo Island Cultural and Revitalization Society, Inc. This will fulfill the declaration of land use restriction covenants.
(B) number two this will minimize the overhead operational and staff expense by literally reducing the first year of operation expenses in half, for there will be no need to have all fulltime staff working at two locations.

(2). \$50.000 the current building use and land where the existing office is located at this present time 2008. The Building and land can be converted into a potential lodging facility, potential artist retreat, potential writer retreat, and potential conference/meeting center facilities. And also the land can be used as a primitive camping area. All of this has the potential of producing an additional yearly income of approximately \$25, 000 to \$50,000.00 starting the first year of operation of the new culture village. All of this can be done without changing the natural cultural historical beauty of the ISLAND.

(3). \$30.000 to \$100,000 There are 306 land owners
All land owners are potential funding sources because they all have a vested interest on the Island and all are property owners on Sapelo Island. See complete list with names and address of all 306 land owners at the end this report

PERMANENT AND PORTABLE RENTAL AND SALE BUILDING

Transporting portable and permanent building and supplies from the mainland by barge transportation to Sapelo Island



Volunteer group for the cultural interpretive village and volunteer team will work with and help the professional construction crew.



**SAMPLE SALE OR RENTAL COTTAGES FOR ARTIST RETREAT
WRITERS RETREAT OR CULTURAL MUSEUM**



Sample rental and sale Cultural Interpretive Village Cottages (1)

Price from \$9,000.00 to \$36,000.00

Sq. FT from 544 to 1807

Katrina Cottage Hotline:

866-714-5916

www.Lowes.com/katrinacottage

Estimated material priced (through dry-in)

Plans not to scale

Drawings are artistic renderings and may not represent the actual plans.



Sample Sale or rental Cottages for

storage, souvenir sales and art exhibit

Dura-Build LLC
www.durabuiltllc.com
Hinesville, Georgia Office

(912)-876-2215

**Rent to own prices are based on 36 mos.
Pay off any time with no penalty.
Lofted Cabin**



Size	Price	Rent to Own (36 mos.)
12 x 18	\$4295.00	\$216.92
12 x 22	\$4775.00	\$241.16
12 x 26	\$5355.00	\$270.45
12 x 30	\$5925.00	\$299.24

CABIN



RECOMMENDATIONS

**Cultural Interpretive Village project on Sapelo Island
Feasibility Study Analysis**

After extensive research, this is our recommendation for Sapelo Island Cultural and Revitalization Society Inc. (SICARS) It is our opinion that you SICARS consider to move forward with the development of the culture village and it is our opinion that this project is feasibility if (SICARS) move forward in a reasonable and economical way. The Cultural Interpretive Village program in this report can be used by the Sapelo Island Cultural and Revitalization Society, Inc. (SICARS).

Yes it is economically, socially and environmentally possible to execute a Cultural Interpretive Village project on Sapelo Island for local citizens in the community and visitors from around the world that are interested in the cultural heritage of Sapelo Island and its native citizens.

NEXT STEPS

Over the next several months, the Sapelo Island Cultural and Revitalization Society, Inc. should consider the series of activities outlined below to position itself effectively for new, expanded fundraising efforts to meet its goals.

1. Recruit and hire a Director of Development;
2. Convene a Development Team on a regular basis to share information and strategies;
3. Develop a long-term development plan that sets financial goals for the next three years;
4. Develop an implementation plan that includes specific assignments for board members involved in fundraising;
5. Compile a listing of prospective funding sources; research and prioritize it;
6. Review and refine fundraising processes and procedures for grant acknowledgement, record keeping, grant tracking, grant reporting, etc.;
7. Recruit an expanded Fundraising Committee
8. Develop strategies for involving the Board in fundraising; announce new policy for annual contributions to SICARS; and
9. Begin to develop strategies for a possible 10 year organizational anniversary cultural village /interpretive center campaign.

CONCLUSION

Cultural Interpretive Village Feasibility Study

Analysis

After extensive research, this is our recommendation for your consideration of the most reasonable and economical ways for a Cultural Interpretive Village for Sapelo island, SICARS and Sapelo Island Hogg Hummock community.

The Cultural Interpretive Village program in this report can be used by the Sapelo Island Cultural and Revitalization Society, Inc. (SICARS) or individual landowners, without competition or duplication of existing Cultural Interpretive Village on Sapelo Island.

The Sapelo Island Cultural and Revitalization Society, Inc. have an opportunity to assure its financial and programmatic future for many years to come. It is our hope from this study that we have zeroed-in on the most important and efficient ways of accomplishing this goal of Cultural Interpretive Village, considering the capacity of the nonprofit and the capacity of community involved (Sapelo Island Hogg Hummock community). We fully understand that neither the nonprofit nor the community have a surplus of cash flow, so the main focus of this feasibility study was based upon the capacity that the existing nonprofit (SICARS) and the community have at this particular time, however, there is sufficient room in this study for capacity-building for future growth of the nonprofit and the income from the local citizens for years to come. Based on this study, there is no reason for SICARS not to move aggressively forward to pursue funding to meet its Cultural Interpretive Village goals by establishing a successful program that will increase its financial health and stability.

SAPELO ISLAND PROPERTY SEARCH
Alphabetical by name and mailing address
The next 11 pages
306 land owners Lots

All land owners are potential funding sources because they all have a vested interest on
the Island and

Are property owners on Sapelo Island.

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ARVINGER ALZOLA W
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ALTA LOMA, CA 91737

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