1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF MEDITATION
4. APPROVAL OF MINUTES (Regular Board Meeting – 12/13/2017)
5. CHANGES OR ADDITIONS TO AGENDA
6. ADOPTION OF AGENDA
7. CHAIRMAN’S COMMENTS
8. PENSACOLA BEACH VISITOR’S INFORMATION CENTER

CONSENT AGENDA

9. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE, MR. JERRY WATSON, CHAIRMAN, MS. KAREN SINDEL AND MS. JANICE GILLEY, MEMBERS

Item # 1 – Request by Beach Club for an extension to their current Amended and Restated Lease. (Report by Mike Stebbins)

The Committee unanimously approved the request by Beach Club for a revised extension to their current Amended and Restated Lease.

Item # 2 – Request by Sunset Holding Company, Inc., Mike Pinzone d/b/a Pensacola Beach Pier – 41 Ft. Pickens Rd. – to approve mortgages on the East and the West side Master Leases for a construction loan for improvements to the property. (Staff report by Mike Stebbins)

The Committee unanimously approved the request by Sunset Holding Company, Inc., Mike Pinzone d/b/a Pensacola Beach Pier – 41 Ft. Pickens Rd. – to approve mortgages on the East and the West side Master Leases for a construction loan for improvements to the property. All renovations are subject to first obtaining
approval from the SRIA and all necessary permits and permissions from Escambia County.

B. ADMINISTRATIVE COMMITTEE, MS. JANICE GILLEY, CHAIRWOMAN, MS. TAMMY BOHANNON AND MS. BRIGETTE BROOKS, MEMBERS

Item # 1 – Report on Financial Statements and Expenditures. (Staff report by Dottie Ford)

The Committee unanimously accepted the report on Financial Statements and Expenditures as presented.

Item # 2 – Request by Ben Martin, Christian Surfers, for a $7,500.00 sponsorship for the Family Beach Fest. (Staff report by Robbie Schrock)

The Committee unanimously approved the request by Ben Martin, Christian Surfers, for a $7,500.00 sponsorship for the Family Beach Fest.

REGULAR AGENDA

10. OLD BUSINESS

Item # 1 – Discussion on Beach to Bay, LLC and Boardwalk improvements. (Staff report by Paolo Ghio)

11. REPORTS

A. ATTORNEY’S REPORT
B. ENGINEER’S REPORT
C. DEVELOPMENT SERVICES DIRECTOR REPORT

12. VISITOR’S FORUM
13. BOARD MEMBER’S FORUM
14. ADJOURN
(Please note that the Santa Rosa Island Authority does not make verbatim transcripts of its meetings, although the meetings are tape-recorded. Any person desiring a verbatim transcript of a meeting of the Santa Rosa Island Authority will need to independently secure such verbatim transcript.)
1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday December 13, 2017 beginning at 5:01 p.m. Members in attendance were: Ms. Karen Sindel, Ms. Brigette Brooks, Mr. Jerry Watson, Ms. Janice Gilley, and Chairman Thomas Campanella. Ms. Tammy Bohannon entered the meeting at 5:03 p.m. Dr. Thomas Campanella, Chairman, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 11/08/2017)

Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Board unanimously approved the minutes of the Regular Board Meeting (11/08/2017) as presented. (5-0)

5. CHANGES OR ADDITIONS TO AGENDA

Old Business # 4 - Request by Emerald Isle to exercise an extension of their Amended and Restated Master Lease – was added by Chairman Campanella, as well as the Election of Officers during Board Members Forum. Mr. Forte report was moved up on the agenda, as he needed to leave the meeting early.

6. ADOPTION OF AGENDA

Upon motion of Ms. Karen Sindel seconded by Ms. Brigette Brooks, the Board unanimously approved the agenda as amended. (5-0)

7. CHAIRMAN’S COMMENTS

Chairman Campanella wished everyone a Merry Christmas and reminded them that during Visitor’s Forum, only 3 minutes are allowed for speaking. He recognized Commissioner Robinson in the audience and stated he would be allowed to speak after Mr. Forte’s report.
8. **UPDATE BY DAVID FORTE, DIVISION MANAGER, PUBLIC WORKS DEPARTMENT, ESCAMBIA COUNTY**

Mr. Forte presented his report for the review of the Board, and told them about upgrades to the street crossing at the Beach Elementary School.

Dr. Campanella asked if Mr. Castleberry had reviewed the plan, and was told yes.

Mr. Watson asked how the public would be informed of the upgraded crosswalk.

Mr. Forte said they could either do a workshop or a flyer.

Mr. Forte also updated the Board on the ferry landing project, and said they had awarded the contract and the contractor has 120 days to complete, should be done by April of 2018.

A brief discussion followed regarding the parking lot by the Sheriff’s substation and the new signal cabinet at Ft. Pickens and Via de Luna Dr.

**SPEAKER:**

Commissioner Grover Robinson – He stated the County has been working on connectivity and walkability on the Island, and the access road to the Grand Marlin was a big project. He stated they (the County) wants to have a multi-use path going all the way to the Grand Marlin, but they didn’t account for Bonifay Water Sports property in the plan. (It has been purchased by Robert Rinke and is now Beach to Bay, LLC) He stressed the importance of needing a straight road, not having a swerve in it, for safety purposes.

He stated he had met with Robert Rinke and Paolo Ghio, and Mr. Rinke would be losing approximately 2500 sf in order for the access road and multi-use path to be straight. It was agreed upon by the SRIA Board and Mr. Rinke that he could use the 2500 sf he lost at Beach to Bay to gain additional square footage at the Boardwalk. Mr. Rinke was under the impression he was going to be able to get a license agreement for that 2500 sf, however the SRIA Board did not approve the licensing.

Much discussion followed, with Commissioner Robinson explaining to the SRIA Board his reasoning behind the necessity of working with Mr. Rinke to obtain the square footage at the Beach to Bay property. He stressed the narrow window for this to be decided.

Ms. Brooks stated she agreed a straight path is safer, however the Board had
decided the 2500 sf on the Boardwalk would be for public use, not licensed for a new restaurant. She asked if Mr. Rinke would consider selling the property in question.

Commissioner Robinson said Mr. Rinke would not sell, and the County had no money to purchase the property.

Dr. Campanella questioned the necessity of even having a multi-use path in that area. Commissioner Robinson said the Island needs more connectivity and walkability.

Ms. Gilley explained the SRIA Board spent much time debating the land swap, but felt strongly about not licensing the area on the Boardwalk.

Mr. Ghio stated he had offered to negotiate with Mr. Rinke, but to no avail.

It was pointed out that Mr. Rinke isn’t present at this Board Meeting, nor has he been present in any of the previous meetings where the property was discussed.

Commissioner Robinson stressed the importance of timing on this project, as the window is tight to get this accomplished prior to the spring season on the Island.

Mr. Watson suggested tabling the discussion until all 3 parties are present.

Ms. Bohannon said that Mr. Rinke should see the value a multi-use path would be to the possible business he will be having there.

Discussion followed.

Mr. Ghio said he would attempt one more time to negotiate with Mr. Rinke regarding the area in question at Beach to Bay, and bring back his results to the January 10th Regular Board Meeting.

Ms. Gilley said she is not at all interested in licensing the areas on the Boardwalk.

9. **PENSACOLA BEACH VISITOR’S INFORMATION CENTER**

Ms. Alison Westmoreland presented this month’s report for the VIC.

Ms. Sindel said that the Argos win should boost traffic to the Island.
SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
DECEMBER 13, 2017
5:00 P.M.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. ADMINISTRATIVE COMMITTEE, (11/15/2017) MS. JANICE GILLEY, CHAIRWOMAN, MS. TAMMY BOHANNON AND MS. BRIGETTE BROOKS, MEMBERS

Item # 1 – Report on Financial Statements and Expenditures. (Staff report by Dottie Ford)

The Committee unanimously accepted the report on Financial Statements and Expenditures as presented.

Item # 2 – Request by Jason Libbert, Pensacola Sports, for a $7,500.00 sponsorship for the Pensacola Double Bridge Run. (Staff report by Robbie Schrock)

The Committee unanimously approved the request for an additional $5,000.00 for the 2018 Pensacola Double Bridge Run, for a total of $7,500.00 sponsorship for 2017.

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Board unanimously approved the Consent Agenda as presented. (6-0)

REGULAR AGENDA

11. OLD BUSINESS

Item # 1 – Request by Robert Rinke, Pensacola Beach Holdings, LLC – 400 Quietwater Beach Rd. – to renew the outdoor license agreements for seating for The Wine Bar, the Boardwalk Café, Papa’s Pizza and the Cactus Flower. (Staff report by Mike Stebbins)(Referred from the November 15, 2017 Committee Meeting)

Mr. Stebbins gave background on the item and told what changes had been made to the license agreements.

Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Board unanimously approved the request by Robert Rinke, Pensacola Beach Holdings, LLC – 400 Quietwater Beach Rd. – to renew the outdoor license agreements for seating for The Wine Bar, the Boardwalk Café, Papa’s Pizza and the Cactus Flower. (6-0)
Item # 2 – Approval of the 2018 SRIA Holiday and Meeting Schedules. (Staff report by Robbie Schrock)

Ms. Schrock gave background on the item.

**Upon motion of Ms. Karen Sindel seconded by Ms. Brigette Brooks, the Board unanimously approved the 2018 Holiday and Meeting schedules. (6-0)**

Item # 3 – Approval of the bid by Kona Ice of Gulf Breeze, LLC for the Single Food Service Provider Vendor. (Report by Jerry Watson)

Mr. Watson explained that the selection review committee (SRC)(himself and Paolo Ghio) unanimously voted to accept the only bid that was received.

Mr. Ghio stated he and Mr. Watson were very pleased with the bid and the SRC recommends acceptance of the bid by Kona Ice of Gulf Breeze.

**Upon motion of Ms. Tammy Bohannon seconded by Ms. Janice Gilley, the Board unanimously approved acceptance of the bid by Kona Ice of Gulf Breeze, LLC for the Single Food Service Provider Vendor. (6-0)**

The following item was added by the Chairman at the beginning of the meeting:

Item # 4 – Request by Emerald Isle for a revised lease extension. (Report by Mike Stebbins)

Mr. Stebbins gave the report, and stated this extension was drawn up using the same template as the Beach Club extension and he recommended approval.

**Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Board unanimously approved the request by Emerald Isle for a revised lease extension. (6-0)**

12. REPORTS

A. ATTORNEY’S REPORT

Mr. Stebbins presented his report to the Board.

B. ENGINEER’S REPORT

Mr. Huggins submitted his report for the review of the Board.
C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board. He also gave updates on 2 additional items, the annual Community Rating System (CRS) update and the annual Program for Public Information (PPI) report.

A brief discussion followed.

13. VISITOR’S FORUM

SPEAKER:

Terry Preston – She is with the Pensacola Beach Advocates (PBA) and stated she had polled the entire membership as well as many others on the Island, and all are huge supporters of a multi-use path to the Grand Marlin. She said everyone is excited about the multi-use paths being refurbished.

14. BOARD MEMBER’S FORUM

SPEAKER:

Adam Cobb – He asked the Board suspend the Board Meeting and address the permission request from Sunset Holdings (on the Committee Agenda) so approval could be given tonight.

Dr. Campanella stated that wasn’t possible, and the item would be addressed in Committee.

Board Members Elections:

Mr. Ghio stated he recommended the following for the 2018 SRIA Board:

Mr. Jerry Watson Chairman
Ms. Karen Sindel Vice Chairman
Ms. Janice Gilley Secretary/Treasurer
Ms. Tammy Bohannon Acting Secretary/Treasurer
Ms. Brigette Brooks Member
Dr. Thomas Campanella Member

Upon motion of Ms. Janice Gilley seconded by Ms. Karen Sindel, the Board unanimously approved the above slate of officers for 2018. (6-0)

Mr. Ghio gave Dr. Campanella an acrylic award and thanked him for his service as
15. ADJOURN

There being no further business to come before the Board, Chairman Campanella declared the Regular Board Meeting of the SRIA Board adjourned at 6:19 p.m.
MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: December 15, 2017
RE: Minutes of December 13, 2017 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, December 13, 2017. Members present were Mr. Jerry Watson, Chair, Ms. Karen Sindel and Ms. Janice Gilley. Also present were Board Members Dr. Thomas Campanella, Ms. Tammy Bohannon, and Ms. Brigette Brooks. Mr. Watson, Chair, called the meeting to order and presented the following items:

Item # 1 – Request by Beach Club to exercise a 99 year extension of their Amended and Restated Master Lease. (Staff report by Mike Stebbins)

Mr. Stebbins gave background on the item and stated he recommended approval. He said that Beach Club had reworked their amendment, and it used the same template as the Emerald Isle Amendment the Board had just approved in the Regular Board Meeting.

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved to approve the proposed lease amendment for Beach Club. (3-0)

Item # 2 – Request by Sunset Holding Company, Inc., Mike Pinzone d/b/a Pensacola Beach Pier – 41 Ft. Pickens Rd. – to approve mortgages on the East and the West side Master Leases for a construction loan for improvements to the property. (Staff report by Mike Stebbins)
Mr. Stebbins gave background on the item and stated the request was for a consent to mortgage the property, not the actual approval of the mortgages.

Ms. Bohannon had questions regarding the east vs. west portion of the pier.

**SPEAKER:**

Mike Pinzone – He said the pier itself is a contract, but he holds leases for the buildings. He would like to get financing for construction to the current structure.

Mr. Stebbins explained the east side doesn't require permission to obtain financing, however the west side is uncertain, so Mr. Pinzone is erring on the side of caution.

Ms. Gilley asked who is requesting the permission.

Mr. Pinzone replied, "The bank is making the request".

It was explained that only the Committee could approve tonight, that full Board approval would come January 10th, 2018. However, it was decided to poll the other members to gauge their feelings on the item.

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley the Committee unanimously approved the request by Sunset Holding Company, Inc., Mike Pinzone d/b/a Pensacola Beach Pier – 41 Ft. Pickens Rd. – to approve mortgages on the East and the West side Master Leases for a construction loan for improvements to the property. All renovations are subject to first obtaining approval from the SRIA and all necessary permits and permissions from Escambia County. (3-0)

Dr. Campanella stated he would vote in favor of the request in January, as did Ms. Brooks and Ms. Bohannon, the other members of the Board.

There being no further business before the Committee, the meeting was adjourned.

Paolo Ghio
Executive Director

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MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: December 15, 2017
RE: Minutes of December 13, 2017 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, December 13, 2017. Members present were Ms. Brigette Brooks, Ms. Tammy Bohannon, and Ms. Janice Gilley, Chair. Also present were Board Members Ms. Karen Sindel, Dr. Thomas Campanella, and Mr. Jerry Watson. Ms. Gilley, Chair, called the meeting to order and presented the following item:

Item #1 – Report on Financial Statements and Expenditures. (Staff report by Dottie Ford)

Ms. Ford presented the financial report.

Upon motion of Ms. Brigette Brooks seconded by Ms. Tammy Bohannon, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)

Item #2 – Request by Ben Martin, Christian Surfers, for a $7,500.00 sponsorship for the Family Beach Fest. (Staff report by Robbie Schrock)

Ms. Schrock gave the background on the item.

Ms. Sindel asked if he had already received funding from Visit Pensacola, or was still in the process.
Speaker:

Ben Martin – He said he is still in the process of applying for funding from Visit Pensacola.

Ms. Sindel, Ms. Bohannon and Mr. Watson said they fully support this event, and wished there were more like it.

Ms. Schrock reminded Mr. Martin that this sponsorship is a reimbursement and receipts must be turned in to get the funds. She stated a post-event report will also be required.

Ms. Brooks asked what type of activities there would be.

Mr. Martin answered her there would be local bands, things for the military, surf lessons for wounded warriors and he was in the final stages of signing up Switchfoot to come and play.

Upon motion of Ms. Tammy Bohannon seconded by Ms. Brigette Brooks, the Committee unanimously approved the request by Ben Martin, Christian Surfers, for a $7,500.00 sponsorship for the Family Beach Fest. (3-0)

There being no further business before the Committee, the meeting was adjourned.

Paolo Ghio
Executive Director

PG:jt

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<table>
<thead>
<tr>
<th>HOW DID YOU DISCOVER PENSACOLA BEACH?</th>
<th>Week 2</th>
<th>Week 3</th>
<th>Week 4</th>
<th>Week 5</th>
<th>MONTH TOTAL</th>
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<tr>
<td>Event/Group</td>
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<td>21</td>
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<td><strong>Totals</strong></td>
<td>230</td>
<td>381</td>
<td>310</td>
<td>523</td>
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| TOTAL # NOT SIGNED IN              | 39     | 61     | 41     | 52     | 45          |
| TOTAL SIGNING IN                  | 58     | 94     | 80     | 156    | 230         |
| TOTAL VISITORS                    | 97     | 155    | 121    | 208    | 275         |
| WEDDING CALLS                     | 0      | 0      | 0      | 0      | 0           |
| TOTAL PHONE CALLS                 | 24     | 47     | 48     | 47     | 48          |
| TOTAL GUIDES DISTRIBUTED          | 12     | 17     | 19     | 52     | 34          |
| TOTAL E-MAIL                      | 0      | 7      | 1      | 8      | 8           |
| **MONTH TOTAL**                   | 230    | 381    | 310    | 523    | 640         |

| Eco Trail Maps Distributed:       | 3      |        |        |        | 3           |
| RAIN DAYS FOR THE MONTH:          | 3      | 2      | 2      | 7      |
| Guides to Businesses              | 25     |        |        |        |
| Trolley Maps to Businesses        | 2pads  | 5pads  | 7pads  |

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<td>week 5</td>
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<td>Pensacola Beach Visitor Information Center</td>
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<td>-------------------------------------------</td>
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### Total Visitors

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<tr>
<td>Total Not Signing In</td>
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### How Did You Discover Pensacola Beach?

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### Total Phone Calls

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### Total Mailouts

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### Top 5 States

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### Top 3 International

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<td>Australia</td>
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## Top 5 States with City Detail

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<td>Tallahassee</td>
<td>Gulf Breeze</td>
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<td>Tallahassee</td>
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<td>Miami</td>
<td>Tampa</td>
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<td>Gulf Breeze</td>
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<td>Gainesville</td>
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<tr>
<td>Missouri</td>
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<td>Springfield</td>
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<td>Parkville</td>
<td>Decatur</td>
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<td>Amazonia</td>
<td>Pelham</td>
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<td>Liberty</td>
<td>Fairhope</td>
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## Pensacola Beach Visitor Information Center
### 2017

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
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<tbody>
<tr>
<td><strong>Total Visits</strong></td>
<td>19,818</td>
<td>21,874</td>
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### Top 5 States

<table>
<thead>
<tr>
<th>State</th>
<th>2017</th>
<th>2016</th>
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<tbody>
<tr>
<td>Florida</td>
<td>1,947</td>
<td>2,231</td>
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<tr>
<td>Alabama</td>
<td>1,273</td>
<td>1,489</td>
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<td>Texas</td>
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<td>1,402</td>
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<td>707</td>
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<td>Georgia</td>
<td>437</td>
<td>502</td>
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### Top 3 International

<table>
<thead>
<tr>
<th>Country</th>
<th>2017</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Canada</td>
<td>387</td>
<td>274</td>
</tr>
<tr>
<td>Germany</td>
<td>147</td>
<td>262</td>
</tr>
<tr>
<td>UK</td>
<td>60</td>
<td>165</td>
</tr>
</tbody>
</table>
January 10, 2018
Regular Board Meeting
Development and Leasing Committee
Consent Item A-1

Request by Beach Club for an extension to their current Amended and Restated Lease.
(Report by Mike Stebbins)

Background:

It is the SRIA Staff's understanding that the lessee consulted with a different attorney about the lease extension and provided to staff the attached revision to the lease amendment extension. The proposed lease amendment extension would begin November 15, 2017 rather than April of 2049 for what we understand to be for ad valorem tax purposes.

Recommendation:

Staff recommends approval of the proposed Amendment to the Amended and Restated Master Lease for Beach Club.

Committee Action:

The Committee unanimously approved the proposed lease amendment for Beach Club, extending their lease.
January 10, 2018
Regular Board Meeting
Development and Leasing Committee
Consent Item A-2

Request by Sunset Holding Company, Inc., Mike Pinzone d/b/a Pensacola Beach Pier – 41 Ft. Pickens Rd. – to approve mortgages on the East and the West side Master Leases for a construction loan for improvements to the property. (Staff report by Mike Stebbins)

Background:
Mr. Pinzone would like to make some renovations to the Gulf Pier building, and is asking for the SRIA’s permission to obtain mortgages for a construction loan. All renovations are subject to first obtaining approval from the SRIA and all necessary permits and permissions from Escambia County.

Recommendation:
Staff recommends approval of the request by Sunset Holding Company, Inc., Mike Pinzone d/b/a Pensacola Beach Pier – 41 Ft. Pickens Rd. – to approve mortgages on the East and the West side Master Leases for a construction loan for improvements to the property.

Committee Action:
The Committee unanimously approved the request by Sunset Holding Company, Inc., Mike Pinzone d/b/a Pensacola Beach Pier – 41 Ft. Pickens Rd. – to approve mortgages on the East and the West side Master Leases for a construction loan for improvements to the property. All renovations are subject to first obtaining approval from the SRIA and all necessary permits and permissions from Escambia County.
January 10, 2018
Regular Board Meeting
Administration Committee
Consent Item B-1

Report on Financial Statements and Expenditures. (Staff report by Dottie Ford)

Background:

The documentation of financial statements and expenditures is enclosed for your review.

Recommendation:

Staff recommends acceptance of the reports on financial statements and expenditures as presented.

Committee Action:

The Committee unanimously accepted the Report on Financial Statements and Expenditures as presented.
January 10, 2018
Regular Board Meeting
Administration Committee
Consent Item B-2

Request by Ben Martin, Christian Surfers, for a $7,500.00 sponsorship for the Family Beach Fest. (Staff report by Robbie Schrock)

Background:

This is the second year the event has been held, it’s an event to honor God, family and the Military. There will be Christian bands, speakers, sponsor tents, vendors and festival activities. This is the first year they have requested a sponsorship from the SRIA. It will be held Memorial Day Weekend (May 26, 2018) at the Casino Beach Pavilion.

Committee Action:

The Committee unanimously approved the request by Ben Martin, Christian Surfers, for a $7,500.00 sponsorship for the Family Beach Fest.
January 10, 2018
Regular Agenda
Old Business Item #1

Discussion on Beach to Bay, LLC and Boardwalk improvements. (Staff report by Paolo Ghio)

Background:

Staff met with the applicant twice in 2017, to resolve the multi-use path access on leasehold property at Beach to Bay, LLC (460 Pensacola Beach Blvd.), and the expansion of the Boardwalk (400 Quietwater Beach Rd.).

- Staff determined that the solution to the multi-use path needs to be found for the property of Beach to Bay, LLC.
- Should the applicant wish to pursue a project on Pensacola Beach Boardwalk, then said project needs to be vetted on its own merit for public benefit.

Recommendation:

1) Staff recommends the Board rescind the approval to modify the setbacks to Beach to Bay, LLC given at the November 8, 2017 SRIA Board Meeting.
2) Staff recommends the Board rescind the approval to expand the balcony to the Pensacola Beach Boardwalk of up to 2,531 sq. ft., given at the November 8, 2017 SRIA Board Meeting.
3) Staff recommends the applicant submit a written proposal for the project at Beach to Bay, LLC wherein the solution for a multi-use path is proposed. *The proposal needs to include a time line for the start of the construction phase.*
4) Staff recommends the applicant submit a written proposal for a project on the Pensacola Beach Boardwalk that identifies and describes all facets for the proposed scope of work, including proposed changes in use of existing businesses on the Boardwalk. *The proposal needs to include a time line for the start of the construction phase.*
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
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<tr>
<td>SRIAT1.01 (Retainer)</td>
<td>$800.00</td>
</tr>
<tr>
<td>SRIAT1.02 (Routine Legal)</td>
<td>$2,340.30</td>
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<td>SRIAT1.15 (Lease General)</td>
<td>$889.05</td>
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<td>SRIAT16.11 (Do, Dung Tien - PI)</td>
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<td>SRIAT13.39 (Flemming) Reimbursable</td>
<td>$42.90</td>
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<td>SRIAT14.08 (Linton) Reimbursable</td>
<td>$89.96</td>
</tr>
<tr>
<td>SRIAT16.13 (Rogan) Reimbursable</td>
<td>$253.85</td>
</tr>
</tbody>
</table>

**TOTALS FOR SRIA**

$4,555.91

**RECEIVED**

DEC 2 7 2017

SANTA ROSA ISLAND AUTHORITY
Via Email
Paolo Ghio
Executive Director
Santa Rosa Island Authority
P. O. Box 1208
Pensacola Beach, FL 32561

Re: Attorney’s Report for the January 10, 2018 Board Meeting

Dear Paolo:

Enclosed is the Attorney’s Report for the January 10, 2018 Santa Rosa Island Authority Board Meeting.

The Attorney’s Report reflects items for which I have been asked to do work on behalf of the Santa Rosa Island Authority. If there are any matters on the agenda for the January 10, 2018 Santa Rosa Island Authority Board Meeting not reflected in my report for which you seek my input, please let me know. Thanks.

Sincerely,

MICHAEL J. STEBBINS, P.L.

Michael J. Stebbins
For the Firm

MJS
Enclosure

pc: Robbie Schrock (w/encl. via email to robbie_schrock@sria-fla.com)
    Jamee Thompson (w/encl. via email to jamee_thompson@sria-fla.com)
ATTORNEY'S REPORT – JANUARY 10, 2018

I. Lease Defaults Pending

A. Residential – ACTIVE


B. Residential & Commercial – ON STAFF HOLD


C. Commercial – ACTIVE

NONE

II. Litigation/Claims

A. Pensacola Beach Holdings, Inc. vs. Santa Rosa Island Authority, et. al., Escambia County Circuit Court Case No. 2011 CA 002416 (Litigation): This is one of eight companion cases filed by Attorney Ed Fleming against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA. The complaints seek declaratory relief, injunctive relief and a re-evaluation of the
property appraisals against the Escambia County Property Appraiser and the Escambia County Tax Collector. Declaratory relief is sought against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA for the issuance of a deed for fee simple ownership if the Court rules that the plaintiff is an equitable owner.

**Status:** I am advised by the attorneys for the plaintiff and the Property Appraiser/Tax Collector that this case is on hold until the appeals for Items II.B. - II.C. below are decided by the First District Court of Appeals. The plaintiffs have filed the same case for 2015. All parties have agreed to a stay on a response from the defendants on the 2015 case until the current appeals have been finally decided.

**B.** *Beach Club Towers Homeowners Association, Inc. vs. Santa Rosa Island Authority, et. al., Escambia County Circuit Court Case No. 2011 CA 002415* (Litigation): This is one of eight companion cases filed by Attorney Ed Fleming against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA. The complaints seek declaratory relief, injunctive relief and a re-evaluation of the property appraisals against the Escambia County Property Appraiser and the Escambia County Tax Collector. Declaratory relief is sought against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA for the issuance of a deed for fee simple ownership if the Court rules that the plaintiff is an equitable owner.

**Status:** The Appeals Court denied the Property Appraiser and Tax Collector Motion for Rehearing with the Appeals Court before the entire panel of Appeals Court Justices and request that the following question be certified to the Florida Supreme Court: "**WHETHER ESCAMBIA COUNTY CONDOMINIUM UNIT OWNERS MAY BE ASSESSED FOR AD VALOREM TAX PURPOSES AT LESS THAN THE FAIR MARKET VALUE OF THEIR CONDOMINIUM UNITS, WHILE SANTA ROSA CONDOMINIUM UNIT OWNERS ARE ASSESSED AT FULL FAIR MARKET VALUE.**" The Appeals Court issued a mandate to return the case to the trial court for proceeding consistent with the Appeals Court Opinion and the Property Appraiser and Tax Collector file a motion to stay the mandate pending a request to, and decision from, the Florida Supreme Court to consider an appeal of the Appeals Court decision.

The plaintiffs have filed the same case for 2015; however, recently dropped the SRIA as a party to the 2015 case, which I assume is as a result of the plaintiffs favorable ruling in the 2011 case.

**C.** *Portofino Tower Two Homeowners Association at Pensacola Beach, Inc. vs. Santa Rosa Island Authority, et. al., Escambia County Circuit Court Case No. 2011 CA 002418* (Litigation): This is one of eight companion cases filed by Attorney Ed Fleming against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA. The complaints seek declaratory relief, injunctive relief and a re-evaluation of the property appraisals against the Escambia County Property Appraiser and the Escambia County Tax Collector. Declaratory relief is sought against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA for the issuance of a deed for fee simple ownership if the Court rules
that the plaintiff is an equitable owner.

D. *Status:* The Appeals Court denied the Property Appraiser and Tax Collector Motion for Rehearing with the Appeals Court before the entire panel of Appeals Court Justices and request that the following question be certified to the Florida Supreme Court: "WHETHER ESCAMBIA COUNTY CONDOMINIUM UNIT OWNERS MAY BE ASSESSED FOR AD VALOREM TAX PURPOSES AT LESS THAN THE FAIR MARKET VALUE OF THEIR CONDOMINIUM UNITS, WHILE SANTA ROSA CONDOMINIUM UNIT OWNERS ARE ASSESSED AT FULL FAIR MARKET VALUE." The Appeals Court issued a mandate to return the case to the trial court for proceeding consistent with the Appeals Court Opinion and the Property Appraiser and Tax Collector file a motion to stay the mandate pending a request to, and decision from, the Florida Supreme Court to consider an appeal of the Appeals Court decision.

The plaintiffs have filed the same case for 2015; however, recently dropped the SRIA as a party to the 2015 case, which I assume is as a result of the plaintiffs favorable ruling in the 2011 case.

E. *Pensacola Beach, Inc., et. al. v. American Fidelity Life Insurance Company, et. al.* Case No. 2013-CA-002311 (Litigation): These plaintiffs have filed a claim for money damages against the SRIA and other defendants for slander of title, tortious interference with a contract and a business relationship, conspiracy, and violation of Florida's Anti-Trust Act. A defendant, American Fidelity Life Insurance Company, has named the SRIA as a cross-claim defendant in the above case but is only seeking a declaratory judgement about the Pensacola Beach, Inc. master lease and the SRIA appears to have been named by American Fidelity in its claim because of the SRIA's interests in that master lease. American Fidelity is not seeking any damages against the SRIA.

*Status:* No action by the parties or the Appeals Court since the November 2017 Attorney's Report.

E. Formal Administrative Claims

1. *Gerald Cunningham:* Mr. Cunningham filed a claim for damage to his vehicle when he collided with an SRIA employee on an all-terrain vehicle on July 4, 2014. The claim has been sent to the SRIA automobile insurance carrier handling the claim with a demand to defend and indemnify the SRIA.

*Status:* The SRIA's automobile insurer is handling this claim.

2. *Dung Tien Do:* On October 30, 2017, Mr. Do, through his attorney filed an administrative claim dated October 26, 2017. Mr. Do claims that on November 27, 2014 he was injured while walking across County Road 399 at Portofino because his vision was obstructed by extensive untrimmed sabal palm trees (planted at the direction of the County) in the County right of way along the side of County Road 399.

*Status:* SRIA Staff is in the process of gathering any SRIA documents relating to this claim, which has been reported to the Escambia County attorney (even though the
County was not (tamed). The claimant's attorney has responded to a request for information, which is currently being reviewed and evaluated by the SRIA Attorney.

F. Informal Claims

1. Deborah Friedman: This is a claim for personal injury. Ms. Friedman claims that she suffered a broken foot as a result of a bicycle accident, which resulted from a bike path pothole on March 2, 2014.
   
   **Status:** I am awaiting word from the Escambia County Attorney's Office on whether the County will take responsibility for the claim because the County repaired the bicycle path.

III. Other Matters Pending

A. Advise and assist SRIA Staff regarding License Agreement for Boardwalk licenses
B. Meeting with the Executive Director to review questions for the Ad Valorem Tax Workshop for the SRIA Board
C. Review proposed lease renewal for Beach Club; advise & assist SRIA Staff regarding proposed lease renewal for Beach Club master lease
D. Review revised lease renewal for Emerald Isle; advise & assist SRIA Staff regarding the revised lease renewal for Emerald Isle master lease
E. Advise and Assist the Executive Director regarding the proposed Pensacola Beach Boardwalk expansion
F. Research & provide to the Executive Director the Special Laws creating and sunsetting the Okaloosa Island Authority
G. Prepare Interlocal Agreement Between the SRIA and ECUA for the construction of a seawall adjacent to the Little Sabine Channel and Santa Rosa Sound
H. Review and comment on the current contract with FDEM regarding residential structure mitigation/elevation on Pensacola Beach
I. Advise & assist the SRIA Staff regarding the rezoning of two portions of a parcel of SRIA land near the Sheriff's Substation and the Gulf Pier
J. Advise & Assist the SRIA Staff regarding a lender request for the SRIA Board consent for mortgaging the West Lease near the Gulf Pier
Santa Rosa Island Authority
Engineer's Report
January 10, 2018

Projects

<table>
<thead>
<tr>
<th>Projects</th>
<th>Budget</th>
<th>Source</th>
<th>Schedule</th>
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<tbody>
<tr>
<td>RESTORE Assist. And Presentation</td>
<td>$ 7,000 (e)</td>
<td>SRIA</td>
<td>On-Going</td>
</tr>
<tr>
<td>Little Sabine Bay Channel Extension</td>
<td>$ 40,000 (e)</td>
<td>SRIA</td>
<td>Summer 2018</td>
</tr>
<tr>
<td>Pensacola Beach – Playgrounds</td>
<td>$ 40,000 (e)</td>
<td>SRIA</td>
<td>Winter 2017</td>
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<tr>
<td>Pensacola Beach Multi-Use Paths</td>
<td>$ 125,000 (e)</td>
<td>SRIA</td>
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<td>Phase 2 Dune Walkovers Project</td>
<td>$ TBD</td>
<td>SRIA</td>
<td>Spring 2018</td>
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</table>

Funding

Projects Budget Source Schedule

Santa Rosa Island Authority
(SRIA) = Funding Source

Narratives

RESTORE Assistance and Presentation
No action on this item during the current period.

Little Sabine Bay Channel Extension
Final application documents and fees have been submitted to the FDEP and USACE. An FDEP permit has been issued and the USACE permit is awaiting a biological assessment.

Pensacola Beach Playgrounds and Interactive Splash Pad
Design has been substantially completed. Playground equipment has been ordered and installation is expected to be completed by spring of 2018.

Pensacola Beach Multi-Use Path Restoration – Phase 1
Design is underway for the multi-use path from the Fort Pickens intersection to Parking Lot D on Via De Luna. Designers are coordinating efforts with ECUA to reduce utility conflicts during construction.

Phase 2 Dune Walkovers Project
A task order has been submitted to SRIA staff for the design and permitting of the second phase of dune walkover replacements on the Gulf side of Pensacola Beach. Services will begin once BDI receives an executed task order. Construction activities will take place outside of the turtle nesting season.

(c) = Construction Budget
(e) = Engineering Budget
BF = Beautification Fund
SRIA = Santa Rosa Island Authority
ECUA = Emerald Coast Utilities Authority
TBD = To Be Determined

K:\212 SRIA\21201.84\reports\2018\SRIA Engineer Report 01-10-2018.docx
DIRECTOR OF DEVELOPMENT SERVICES MONTHLY REPORT

APPROVED PROJECTS:

Residential Construction (9):

- 1716 Calle Bonita. - New conforming, pile supported, single family residential structure.
- 308 Ariola Dr. – New pile supported (elevated) swimming pool and Enclosure of area below for parking, to existing single family residential structure. (within setbacks)
- 1201 Panferio Dr. – New pile supported (elevated) swimming pool, for new construction of single family residential structure. (within setbacks)
- 906 Largo Dr. - New in ground swimming pool, for existing single family residential structure. (Within setbacks)
- 1315 Ariola - New in ground swimming pool, for existing single family residential structure. (Within setbacks)
- 1106 Via de Luna - Installation of cargo lift to existing rear deck. (with in setbacks)
- 806 Panferio- rebuild front deck and stairs for existing single family structure.
- 242 Le Starboard – Construct a 200’x4’ dock, 8’x12 terminal platform, 52’ x 3’ wrap around lower drop down catwalk, 6 piling uncovered boat lift, and 6’x10’ rotating uncovered PWC lift.
- 1113 Panferio – 5’ x58’ access pier, 8’ x 12’ platform, and an uncovered boat lift.

Commercial projects (2):

- 16 Via de Luna (PB Beach Resort d/b/a The Days Inn) – Construction of new pool bar, and restaurant addition to existing property
- 16 Via de Luna (PB Beach Resort d/b/a The Days Inn) – Renovation to existing rooms, lobby and porte cochere.