

## MEMORANDUM

TO: Authority Members

FROM: General Manager

DATE: December 23, 2003

RE: Minutes of December 10, 2003 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, December 10, 2003. Members present were Dr. Thomas Campanella, Mr. Bill Griffith, and Mr. Jimmie Perkins. Also present were board members Mr. Don Ayres, Mr. McGuire Martin and Mr. Thom Blas. Dr. Campanella, chairman of the committee, called the meeting to order and presented the following items:

Item #1 – Mr. Herb Turner – 45 Via de Luna – Request for approval to 1) Amend lease to add the use of restaurant and 2) Sublease to Ms. Joyce F. Brown d/b/a Native Café, a full service restaurant

Ms. Sellers reviewed the request and asked that the board address the lease amendment and the sublease approval separately. She stated that staff recommended approval of the lease amendment, as presented. A discussion followed.

**Upon motion of Griffith, seconded by Mr. Perkins, the committee unanimously recommended approval of the request by Mr. Herb Turner, 45 Via de Luna, for approval to amend his lease to add the use of restaurant. (3-0)**

Ms. Sellers said staff recommended approval of the sublease subject to payment of 2% percentage fees on full service food and 5% percentage fees on all other sales and services, as well as compliance with all applicable rules and regulations.

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**Upon motion of Mr. Perkins, seconded by Mr. Griffith, the committee unanimously recommended approval of the request by Mr. Herb Turner, 45 Via de Luna, to sublease to Ms. Joyce F. Brown d/b/a Native Café, a full service restaurant. (3-0)**

Item #2 – Mr. Bill King – Pensacola Beach Gulf Pier – 41 Ft. Pickens Road – Pensacola Beach Gulf Pier Contract Requirements

The Manager reviewed the background on the request, stating that staff had recommendations on each of the five requests to be presented by the master leaseholder. A discussion followed during which the board heard comments by Mr. Bill King and took the following actions relative to Mr. King's requests:

**Upon motion of Mr. Griffith, seconded by Mr. Perkins, the committee unanimously recommended approval of the request by Mr. Bill King, Pensacola Beach Gulf Pier, 41 Ft. Pickens Road, to exercise the two five-year renewal options in his contract subject to legal review, meeting all policies regarding commercial renewals, and subject to negotiation of the terms, provisions and conditions of the contract prior to the onset of each five-year renewal term. (3-0)**

**Upon motion of Mr. Perkins, seconded by Mr. Griffith, the committee unanimously recommended approval of the request by Mr. Bill King, Pensacola Beach Gulf Pier, 41 Ft. Pickens Road, to extend his contract by the amount of the litigation time, estimated to be two years and four months, subject to legal review. (3-0)**

**Upon motion of Mr. Griffith, seconded by Mr. Perkins, the committee unanimously recommended approval of the request by Mr. Bill King, Pensacola Beach Gulf Pier, 41 Ft. Pickens Road, to toll the requirement for a performance bond required by the terms of his contract until issuance of the building permit, subject to legal review. (3-0)**

**Upon motion of Mr. Perkins, seconded by Mr. Griffith, the committee unanimously recommended approval of the request by Mr. Bill King, Pensacola Beach Gulf Pier, 41 Ft. Pickens Road, to extend the building completion time addressed in his contract to twenty-one months after final resolution of litigation, approximately July 15, 2005, subject to legal review. (3-0)**

**Upon motion of Mr. Griffith, seconded by Mr. Perkins, the committee unanimously recommended referring the concept of a larger and improved structure at the Pensacola Beach Gulf Pier, 41 Ft. Pickens Road, to the January 14, 2004 committee meetings. (3-0)**

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The Manager asked that the board members contact him regarding their input into the concept of a larger structure at the Pensacola Beach Gulf Pier.

Item #3 – Commercial Lease Extension Policy

Dr. Campanella suggested that a new committee be established to address the issue of a commercial lease extension policy. A discussion followed and all members were requested to provide their comments regarding membership of the committee to Mr. Griffith.

**Upon motion of Mr. Griffith, seconded by Mr. Perkins, the committee unanimously recommended referring the issue to the January board meeting to consider establishing a committee to study the issue of a commercial lease extension policy. (3-0)**

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

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Monte E. Blews  
General Manager

MEB:mks

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