

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JANUARY 7, 2004

1-2. A regularly scheduled meeting of the Authority was held on Wednesday, January 7, 2004, beginning at 5:00 p.m. Members in attendance were: Mr. Bill Griffith, Mr. McGuire Martin, Mr. Jimmie Perkins, Dr. Thomas Campanella, and Mr. Thom Blas. Member absent was Mr. Don Ayres. Mr. Griffith, Chairman, called the meeting to order and led the Pledge of Allegiance.

3. Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously approved the minutes of the regular board meeting of December 3, 2003. (5-0)

4-5. Upon motion of Mr. Martin, seconded by Mr. Perkins, the board unanimously adopted the agenda with the following changes: Item #11(B)(2)(b) regarding the Pensacola Beach Gulf Pier was withdrawn at the request of the applicant. (5-0)

6. READING OF RECUSAL FORMS

Ms. Mary Bolman read the recusal form issued since the time of the previous meeting.

7. CHAIRMAN'S COMMENTS

Mr. Bill Griffith provided background on the commercial lease extension issue and appointed the following persons to serve on the Commercial Lease Extension Advisory Committee:

Mr. John Barrett
Mr. Barney Burks
Mr. Thomas "Bo" Carter
Mr. Richard Colbert
Mr. Chuck Emling
Mr. Dan Green (votes only in the event of a tie)
Mr. E. W. Hopkins
Ms. Jeanette Johnson
Mr. Robert Montgomery

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A discussion followed, and Mr. Griffith suggested that staff develop a mission statement for the committee and said that the committee should report back to the board with a recommendation.

Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously accepted the nominations to the Commercial Lease Extension Advisory Committee. (5-0)

Upon motion of Blas, seconded by Mr. Perkins, the board unanimously voted to have staff to develop a mission statement for the Commercial Lease Extension Advisory Committee. (5-0)

8. RON JACKSON - SALTMARSH, CLEVELAND & GUND - FY 2003 AUDIT REPORT

Mr. Ron Jackson of Saltmarsh Cleaveland & Gund reported on the FY 2003 audit of the Santa Rosa Island Authority. A brief discussion followed.

Upon motion of Mr. Blas, seconded by Mr. Martin, the board unanimously accepted the FY 2003 audit report. (5-0)

9. PENSACOLA BEACH RESIDENTS & LEASEHOLDERS ASSOCIATION REPORT

Mr. Gary Smith, President of the Pensacola Beach Residents & Leaseholders' Association, reported that the next meeting of the association was scheduled for January 13, 2004, which coincides with First Shot Day commemorating the first gunfire exchange of the Civil War which occurred at Ft. Pickens on January 13, 1861. Mr. Smith said the program would be based on the history of Ft. Pickens during the Civil War. He said that the taxation lawsuit at Navarre Beach was nearing a decision, which will determine the association's future actions. Mr. Smith reminded those present that membership renewals are underway, and the cost is \$20 without a subscription to the *Islander* newspaper or \$35 with a subscription.

10. PENSACOLA BEACH CHAMBER OF COMMERCE REPORT

Ms. Sandy Johnston, Manager, Pensacola Beach Visitor's Information Center, reported that the New Year's Eve fireworks display was well-received. She noted that 12,600 cars passing over the Bob Sikes Bridge and most of the hotels were full. Ms. Johnston

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said the chamber was currently preparing for the Double Bridge Run, Cajun Fest, and Mardi Gras. She said business information had been sent to E. W. Bullock for inclusion in the new Island Guides.

CONSENT AGENDA

11. COMMITTEE REPORTS

A. ADMINISTRATIVE COMMITTEE (12-10-03) - Mr. Jimmie Perkins, Chairman

Committee Action:

The committee unanimously recommends acceptance of the following item:

Item #1 – Report on Financial Statements and Expenditures

The committee unanimously recommends approval of the following items:

Item #3 – Revision to the Consent Agenda Process

Item #4A – Acceptance of the recommendation from staff, legal counsel and the auditors that the Pensacola Beach Elk's Lodge is not subject to lease fees on their dues and initiation fees, but that the appropriate lease fees will continue to be assessed and collected on the dues and initiation fees for the Pensacola Beach Yacht Club.

Item #4B – Staff investigation regarding a partial waiver of lease fees for the Pensacola Beach Yacht Club

The following item was for information only (no board action necessary):

Item #2 – Promotions & Events Report

Board Action:

Upon motion of Mr. Perkins, seconded by Mr. Martin, the board unanimously approved the recommendations of the committee. (5-0)

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B. DEVELOPMENT & LEASING COMMITTEE (12-10-03) - Dr. Thomas Campanella,
Chairman

Board Action:

The committee unanimously recommends approval of 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

Item #2 – Mr. Bill King – Pensacola Beach Gulf Pier – 41 Ft. Pickens Road – Revisions regarding the Pensacola Beach Gulf Pier Contract Requirements, all subject to legal review:

- a) Exercising the two five-year renewal options in the existing contract, subject to meeting all policies regarding commercial renewal and subject to negotiation of the terms, provisions, and conditions of the contract prior to the onset of each five-year renewal term.
- b) Extension of the existing contract by the amount of the litigation time, estimated to be two years and four months. **(This item was withdrawn at the request of the applicant.)**
- c) Tolling of the requirement for a performance bond, required by the terms of the existing contract, until issuance of the building permit.
- d) Extension of the building completion time contained in the existing contract to twenty-one months after final resolution of litigation, approximately July 15, 2005.

The following item was held in committee (no board action necessary):

Item #2 – Mr. Bill King – Pensacola Beach Gulf Pier – 41 Ft. Pickens Road – Concept of a larger and improved structure

Upon motion of Mr. Perkins, seconded by Mr. Martin, the board unanimously approved the recommendations of the committee (with the exception of Item #2(b), which was withdrawn at the request of the applicant). (5-0)

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C. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE (12-10-03) - Mr. Thom Blas, Chairman

Committee Action:

The committee unanimously recommends approval of the following items:

Item #1 – Mr. Chris Bosso on behalf of Coconuts by the Sea, LLC, 400 Pensacola Beach Boulevard, request to construct the north and south docks as originally designed and permitted in 1998, but not constructed, and to construct a seawall with the required rip rap, subject to compliance with all applicable rules and regulations and receipt of permits from the DEP and the COE

Item #2 – Mr. Richard Gurnall on behalf of RGK Investments, Inc., 309 Panferio Drive, Request to construct a 4 foot x 220 foot access pier with an 8 foot x 12 foot terminal platform and a 4 foot x 22 foot uncovered boat slip with three mooring piles subject to receipt of all the required documents by the January 2004 board meeting

Item #3 – Mrs. Joyce F. Brown, Native Café, 45 Via de Luna, Request for an interior improvement to the existing commercial structure

Item #4 – Mr. Jeff Townsend – Azure Development, LLC d/b/a the Hilton Garden Inn, 12 Via de Luna, request for approval to construct a one-level elevated parking facility

Item #5 – Mr. Chuck Nicholson – Beach Marina – 655 Pensacola Beach Boulevard – Leasehold compliance with all Federal Emergency Management Agency regulations

Board Action:

Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously approved the recommendations of the committee. (5-0)

D. OPERATIONS COMMITTEE (12-10-03) - Mr. Don Ayres, Chairman

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Committee Action:

The committee unanimously recommends approval of the following item:

Item #1 – Denial of the request by Dr. LiMarie Rodriguez, Pensacola Beach Veterinary Care, 69-A Via de Luna (Sublease to Fred Simmons), for reserved parking spaces for veterinary clinic

Board Action:

Upon motion of Mr. Martin, seconded by Mr. Blas, the board approved the recommendation of the committee. (5-0)

REGULAR AGENDA

12. COMMITTEE REPORTS

A. ADMINISTRATIVE COMMITTEE (12-10-03) - Mr. Jimmie Perkins, Chairman

Item #5 – Motion and letter to the Attorney General regarding funding for the Pensacola Beach Charter School (Unanimously recommended for approval by committee, subject to consideration of suggestions and comments by the board members.)

The Manager introduced the item, stating that the motion presented at committee had been revised to include the comments made by Mr. Griffith. A brief discussion followed during which Mr. Dannheisser said that legal counsel recommended approval.

Upon motion of Mr. Martin, seconded by Mr. Perkins, the board unanimously approved the letter to the Attorney General and the following action regarding funding for the Pensacola Beach Charter School:

The Pensacola Beach Charter School provides numerous benefits to the Pensacola Beach community. The Pensacola Beach community is a unique community in that one must drive across Escambia Bay, through Gulf Breeze, Santa Rosa County, and over the Intercoastal Waterway to reach Pensacola Beach. We believe that it is an important educational institution that provides significant public service and benefit. In light of limitations in state funding available to the Pensacola Beach Charter School, and being a small community removed from mainland Escambia County, it may be appropriate for the Santa Rosa Island Authority to provide financial assistance to the Charter School. This would insure that it is able to perform its

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important public services. In this respect, the SRIA Board makes official findings to the community that include among the paramount public purposes to be served by the SRIA providing funding for the needs of the Pensacola Beach Charter School would be the following:

- 1. The improvement of student learning academic achievement;**
- 2. The increase in learning opportunities for all elementary students, specifically including those who reside on Santa Rosa Island, with special emphasis on low performing students and minorities;**
- 3. The creation of new professional opportunities for teachers, including ownership of learning programs at the school site;**
- 4. The encouragement of using innovative learning methods;**
- 5. The requirement of measuring learning outcomes;**
- 6. The creation of innovative learning measurement tools;**
- 7. The encouragement of rigorous competition within the Escambia County School District to stimulate continuing improvement in all public schools;**
- 8. The expansion of the capacity of Escambia County school system;**
- 9. The ready access to elementary school education facilities for elementary school students at and around the Pensacola Beach community;**
- 10. Minimizing and/or avoiding the dangers, difficulties, inconvenience and expense associated with transporting elementary school children on Pensacola Beach to the next available public school, A.K. Suter School, in Pensacola; (it is to be noted that the middle and upper school Pensacola Beach children attend school in Gulf Breeze, Santa Rosa County);**
- 11. Fostering community and economic development in and about the Pensacola Beach community; and**

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- 12. Generating and stabilizing revenues for the SRIA and other governmental entities by virtue of enhanced community and economic development resulting from the Pensacola Beach Charter School's existence.**

The Santa Rosa Island Authority hereby recognizes the various public purposes that would be served by providing funds to or for the benefit of the Pensacola Beach Charter school. (5-0)

- B. DEVELOPMENT & LEASING COMMITTEE (12-10-03) – Dr. Thomas Campanella, Chairman

Item #3 – Commercial Lease Extension Policy – Appointment of Committee by Board Chairman

This item was addressed under the Chairman's Report.

13. REPORTS

A. MANAGER'S REPORT

The Manager noted that his report was published for the board in their background material. He then presented technical corrections to the FY 2004 budget in response to the comments by the Authority's auditing firm. He said staff recommended approval of the technical corrections, as presented.

Upon motion of Mr. Blas, seconded by Mr. Perkins, the board unanimously approved technical corrections to the Authority's FY 2004 budget as presented by staff (copy attached hereto and by reference made a part hereof). (5-0)

A brief discussion followed.

B. ATTORNEY'S REPORT

Mr. Matt Dannheisser, SRIA legal counsel, noted that the Attorney's Report was published for the board's information, and a discussion followed.

C. ENGINEER'S REPORT

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Mr. Dave Hemphill, SRIA engineering representative, reported that the Quietwater Picnic Shelters were complete. He said that significant erosion had occurred in the Quietwater Beach area behind the Authority office. Mr. Hemphill said some funding was available to renourish the area, but not to the extent of the previous project. He said that the grant contract for the Little Sabine Bay Water Quality Improvements should be received in late January. Mr. Hemphill said they will review the contract and see what can be done at Quietwater Beach during the coming year. He noted that they had been retained to perform a structural study of the Quietwater Boardwalk and will report on the status of the deck. Mr. Hemphill said the 60% design for the proposed road improvement project was nearing completion and would be available for review later in January. A brief discussion followed.

14. VISITORS FORUM

No one wished to address the board during Visitor's Forum.

There being no further business before the board, the meeting adjourned at 5:55 p.m.

CHAIRMAN

SECRETARY

(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.)