

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

Board Members:

Vernon L. Prather
Chairman

Thomas A. Campanella
Vice-Chairman

Tammy Bohannon
Secretary/Treasurer

Fred Gant
John L. Peacock, Jr.
Elwyn D. Guernsey

W. A. "Buck" Lee
General Manager

MEMORANDUM

TO: Authority Members

FROM: General Manager

DATE: September 7, 2007

RE: Minutes of August 22, 2007 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, August 22, 2007. Members present were Mr. Fred Gant, Dr. Thomas Campanella, and Mr. Vernon Prather. Also present were board members Ms. Tammy Bohannon, and Mr. Elwyn Guernsey. Absent was Mr. John Peacock. Mr. Fred Gant, Chairman, called the meeting to order and presented the following items.

Item #1 – Sunset Holding Company, Inc., – Pensacola Beach Gulf Pier, 41 Fort Pickens Road – Request for execution of Collateral Assignment

Staff had no recommendation pending legal review.

Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously approved this item be moved to the September 5, 2007 Regular Board Meeting for final approval of the Collateral Assignment from Sunset Holding Company, Inc., at which time SRIA Attorney Mike Stebbins will have completed final legal review and sign-off, (3-0).

Item #2 – Azure Development LLC, Soundside Market - 5 Via De Luna (Unit G5.5) Request sublease to Elden Invention LLC/Tattoos

This item was removed, no further action required.

Item #3 - Paddy O'Leary's Irish Pub Inc., - 49A Via De Luna, Via De Luna Shopping Center, request sublease to Florida Pizza Kitchen

The Manager commented that Florida Pizza Kitchen was previously in this location from 1996 to 2001 and welcomed its return back to Pensacola Beach.

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Staff recommended approval subject to appropriate percentage fees.

Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously approved the request to sublease to Florida Pizza Kitchen by Paddy O'Leary's Irish Pub Inc., subject to payment of the appropriate percentage fees, (3-0).

Item #4 – Portside Villas Condominiums – Portside Villas Homeowner's Association – 1299 Fort Pickens Road – Request to combine Units 19 & 20 (The Dunlap's) and Units 23 & 24 (The Cantu's).

Staff recommended approval, subject to legal sign off, and agreement that owners will retain their maximum # of units and continue to pay existing lease fees and MSBU's.

Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously voted to approve the request to combine Units 19 & 20 (The Dunlap's) and Units 23 & 24 (The Cantu's) subject to legal sign off and agreement that owners will retain their maximum # of units and continue to pay existing lease fees and MSBU's, (3-0).

Item #5 – Herbert Turner – Herbie T's – 45 Via De Luna – request to sublease to John Pinzino/Nan Harper d/b/a Island Realty

Staff recommended approval and stated the Land Utilization Plan does not prohibit the move.

Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously voted to approve Florida Pizza Kitchen to move to the current Island Realty location, (3-0).

Item #6 – Noel Faddis of Realty Mart International (a.k.a. RMI) – Circle K – 1581 Via De Luna – Proposed request for purchase of Circle K property

The Manager explained the board had a couple of options in regards to this property. The Board could challenge the developmental rights and go to court to see if the Authority is authorized the whole property including what is known as the Horseshoe, or we could accept Mr. Faddis offer of \$300,000 at the rate of

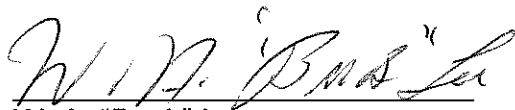
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\$2500 per month for 18 months subtracted from the \$300,000 or the Board could make a counter offer. Mr. Lee disclosed all former business he had with Mr. Faddis.

Staff recommended approval with a stipulation that the contract cannot be assigned without prior approval of the SRIA Board.

Upon motion of Dr. Campanella, seconded by Mr. Prather the committee unanimously voted to this item be moved to the September 5, 2007 Regular Board Meeting requesting \$2,500 per month not be deducted from price of \$300,000. (3-0)

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



W. A. "Buck" Lee
Executive Director

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