

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
DECEMBER 12, 2012

Board Members:

Thomas Campanella
Chairman

Tammy Bohannon
Vice-Chairwoman

Fred Gant
Secretary/Treasurer

Janice Gilley
Acting Secretary/Treasurer

Elwyn Guernsey
Dave Pavlock

W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: December 13, 2012

RE: Minutes of December 12, 2012 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, December 12, 2012. Members present were Mr. Ed Guernsey, Chairman, Ms. Janice Gilley and Mr. Dave Pavlock. Also present were Board members Dr. Thomas Campanella, Mr. Fred Gant and Ms. Tammy Bohannon. Chairman of the Committee, Mr. Guernsey, called the meeting to order and presented the following items.

Item # 1 – Monthly update from Mr. Guernsey regarding lease fees and the property tax issue.

Mr. Guernsey stated he had been working with Russell Scarritt on a report comparing fees and taxes charged by similar nearby areas to those charged on Pensacola Beach. Their goal is to make it easy to read. Mr. Guernsey stated the report from Carr, Riggs and Ingram should be presented very soon.

Discussion only, no action taken.

Item # 2 – Monthly update from Tammy Bohannon regarding the progress of the Core Area Development Plan, as part of the Master Plan.

Ms. Bohannon had no report at this time. No action taken.

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

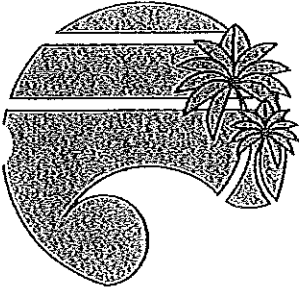
SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
DECEMBER 12, 2012



W. A. "Buck" Lee
Executive Director

WAL:jt

(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.)



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SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
DECEMBER 12, 2012

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: December 17, 2012
RE: Minutes of December 12, 2012 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, December 12, 2012. Members present were Dr. Thomas Campanella, Chairman, Mr. Dave Pavlock and Mr. Ed Guernsey. Also present were Board members Ms. Tammy Bohannon, Ms. Janice Gilley and Mr. Fred Gant. Dr. Thomas Campanella, Chairman of the Committee, called the meeting to order and presented the following items.

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

Executive Director Buck Lee presented the financial report.

Upon motion of Mr. Pavlock seconded by Mr. Guernsey, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)

Item # 2 - Discussion of a Residential Lease Modification Policy for Financing and Refinancing. (Report by Mike Stebbins)(Referred from the 11/28/2012 Committee Meeting)

Mr. Stebbins gave the background on this item and stated the two areas that the Committee Members had voiced concerns about were the reimbursement of attorney's fees by the leaseholder, and the fact that this policy would allow an entry point into the residential lease by the SRIA Staff and Board.

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DECEMBER 12, 2012

Mr. Pavlock asked what the expected costs for attorney's fees would be, as he would like to make it as inexpensive as possible for the leaseholders.

Mr. Stebbins stated \$500.00 or less, most likely, since most of the work has already been done. He said if this policy was adopted, the lease could still be updated, without raising lease fees or adding a CPI clause. He also stated if the Board chose to utilize the policy as an entry point into the lease, it should be uniform across the board.

Upon motion of Dr. Thomas Campanella seconded by Mr. Ed Guernsey, the Committee approved to allow staff to utilize the procedures (A-F) of the proposed amended policy to make modifications as needed to residential leases. (2-1) Dr. Campanella voted in the negative.

Item # 3 – Per request by Escambia County, the SRIA will transfer \$250,000.00 to the County from the SRIA reserves. (Staff report by Executive Director Buck Lee)

Per request by Escambia County, this item has been removed from consideration at this time.

Item # 4 – Request by Ron Ladner, Shaggy's Bar & Grill – 701 Pensacola Beach Blvd.- for the minimum annual fees paid by the restaurant be used against the monthly commercial fees required by the lease. (Staff report by Dottie Ford)

Executive Director Buck Lee presented the background on this item.

Upon motion of Mr. Ed Guernsey seconded by Mr. Dave Pavlock, the Committee unanimously approved staff's recommendation. (3-0)

Item # 5 – Discussion regarding the development of a Board Policy regarding donations/sponsorships. (Report by Dave Pavlock)

Mr. Pavlock pointed out that the SRIA doesn't have any policy regarding new requests for donations or sponsorships.

Mr. Pavlock and Mr. Guernsey suggested staff develop a 1 page application for requesters to complete, including the following information:

Who is requesting funding.

What, where, and date of event.

Are they a 501-C3 organization? (non-profit)

Expected attendance.

of rooms expected to be rented on Pensacola Beach.

How this will benefit Pensacola Beach?

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Type of donation? (Monetary to requester, pay for advertising, pay for room/restaurant, etc.)

Date for requester to give report back to the SRIA regarding success of event.

It was decided to keep this in Committee for further discussion. It will be on the January 23, 2013 Committee Agenda.

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



W. A. "Buck" Lee
Executive Director

WAL:jt

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