



**SANTA ROSA  
ISLAND AUTHORITY**

**BOARD MEMBERS**

Jerry Watson  
Chairman  
Karen Sindel  
Vice Chairman  
Janice Gilley  
Secretary Treasurer  
Tammy Bohannon  
Acting Secretary Treasurer  
Brigette Brooks  
Member  
Thomas Campanella  
Member

**SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
DECEMBER 13, 2017  
5:00 P.M.**

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. Brigitte 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. Brigitte 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.

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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

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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 10<sup>th</sup> 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.

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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)**

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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.

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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)**

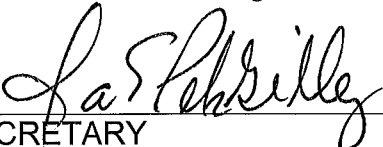
Mr. Ghio gave Dr. Campanella an acrylic award and thanked him for his service as

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Chairman for the 2017 SRIA Board.

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.

  
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SECRETARY

  
\_\_\_\_\_  
CHAIRMAN

(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.)