



**SANTA ROSA
ISLAND AUTHORITY**

BOARD MEMBERS

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

**SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
DECEMBER 14, 2016
5:00 P.M.**

- 1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday December 14, 2016 beginning at 5:03 p.m. Members in attendance were: Ms. Tammy Bohannon, Dr. Thomas Campanella, Mr. Jerry Watson, Ms. Janice Gilley and Ms. Karen Sindel. Ms. Brigitte Brooks participated via teleconference. Dr. Thomas Campanella, in-coming Chairman, led the Pledge of Allegiance followed by a moment of meditation.
4. **APPROVAL OF MINUTES** (Regular Board Meeting – 11/09/2016)
(Quasi-Judicial Hearing – 11/09/2016)
(Special Board Meeting – 11/16/2016)

Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Board unanimously approved the minutes of the Regular Board Meeting (11/09/2016), the Quasi-Judicial Hearing (11/09/2016) and the Special Board Meeting (11/16/2016) as presented. (6-0)

5. **CHANGES OR ADDITIONS TO AGENDA**

Item B-4 under the Consent Agenda, “request by Gary Humphrey d/b/a Paddy O’Leary’s – 49 Via de Luna Dr. – for a 20 year commercial lease extension”, was moved to the Regular Agenda, Old Business #4, for further discussion.

6. **ADOPTION OF AGENDA**

Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Board unanimously approved the agenda as amended. (56-0)

7. **CHAIRMAN'S COMMENTS**

Dr. Campanella welcomed everyone, wished a Merry Christmas to all, and explained it was time for the new officer election.

Mr. Ghio suggested the following: Dr. Campanella as Chair, Mr. Watson as Vice Chair, Ms. Sindel as Secretary Treasurer, and Ms. Gilley as Acting Secretary

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Treasurer, with Ms. Bohannon and Ms. Brooks being Members.

Ms. Bohannon questioned if Mr. Watson wanted to be Vice Chair, and Mr. Watson said he absolutely did want to serve as Vice Chair.

Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the following Board Members were elected to office: Dr. Thomas Campanella, Chair, Mr. Jerry Watson, Vice Chair, Ms. Karen Sindel, Secretary Treasurer, and Ms. Janice Gilley, Acting Secretary Treasurer. (6-0)

8. RECOGNITION OF MR. DAVE PAVLOCK, FORMER CHAIR FOR 2016 AND 12 YEARS OF SERVICE TO THE SRIA BOARD

Dr. Campanella presented Mr. Dave Pavlock with a plaque and thanked him for serving as Chair of the Board for the 2016 year.

Mr. Pavlock thanked everyone for a wonderful 12 years on the Board. He stated the staff and the Beach have progressed in the time he has been here and he knows he's leaving everything in very capable hands. He wished everyone a Merry Christmas and a Happy New Year.

Mr. Ghio presented Mr. Pavlock with an award and thanked him for 12 years of service. He said Mr. Pavlock was a great shepherd to the Island and had left an indelible mark on the Island.

9. UPDATE BY DAVID FORTE, DIVISION MANAGER, PUBLIC WORKS DEPARTMENT, ESCAMBIA COUNTY

Mr. Forte was absent, and Mr. Ghio gave his report. He updated the Board on the traffic congestion project taking place in Casino Beach parking lot. (See attached slides that were shown)

He stated the traffic flow would be changed to one way in (by Sidelines) and one way out, (onto Ft. Pickens). He said this should be completed mid-March.

Discussion followed.

10. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Alison Westmoreland presented the VIC report. She stated the Christmas parade as well as the Lighted Boat parade were well attended and very successful.

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CONSENT AGENDA

11. COMMITTEE REPORTS

- A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (11/16/2016) MS. KAREN SINDEL, CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Palm Beach Club Homeowners Association – 1350 Ft. Pickens Rd. – Request for a one (1) year time extension for the use of a portable restroom on leasehold property (January 26, 2017 – January 25, 2018) . (Staff report on Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 2 – Annual LMS Report update, per CRS requirements. (Staff report by Paolo Ghio)

The Committee unanimously approved acceptance of the LMS Report as presented.

- B. DEVELOPMENT & LEASING COMMITTEE, (11/16/2016) DR. THOMAS CAMPANELLA, CHAIRMAN, MS. KAREN SINDEL AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Request by Shaggy's Pensacola Beach, LLC – 701 Pensacola Beach Blvd. – to sublease to Joseph Weaver, Wave Cutter, LLC, to operate a charter fishing business from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 2 – Request by Sabine Marina Associates, LLC – 715 Pensacola Beach Blvd. – to sublease to Kelvin Troughton, C & C Catamaran Charters, LLC, to operate a sailing charter business from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 3 – Request by Gary Humphrey d/b/a Paddy O'Leary's – 49 Via de Luna Dr. – to sublease to Michael Sarra d/b/a All Seasons Service Network, to operate a satellite office. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

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- C. ADMINISTRATIVE COMMITTEE, (11/16/2016), MS. JANICE GILLEY, CHAIRWOMAN, MS. TAMMY BOHANNON AND MR. JERRY WATSON, MEMBERS

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

The Committee unanimously approved staff's recommendation.

Item # 2 – Approval of the 2017 SRIA Meeting Calendar. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 3 – Approval of the 2017 SRIA Holiday Calendar. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 4 – Request by Casino Beach Bar & Grille for a \$7,500.00 sponsorship for a 2017 Pensacola Beach Kids Carnival. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 5 – Request by Lyle Sheppard, Encoreable, LLC, to use a portion of Casino Beach, Casino Parking lot, and the Pavilion area for Break-N-Waves, March 16-18, 2017. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Board unanimously approved the Consent Agenda as amended. (6-0)

REGULAR AGENDA

12. OLD BUSINESS

Item # 1 – Request by Beach Buns & Dawgs, LLC, to renew the Mobile Vendor Service License Agreement. (Staff report by Paolo Ghio) (Referred from the November 16, 2016 Committee Meetings, approved 3-0)

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Mr. Ghio gave background on this item and stated it had been approved 3-0 at the November 16, 2016 Committee Meeting.

Ms. Bohannon stated she asked for the item to be on the Regular Agenda in order for everyone to vote on it.

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Board unanimously approved a one (1) year extension to the license agreement with Beach Buns and Dawgs, with the understanding that the license agreement will go up for an RFP at the end of 2017, and if the business is sold in the coming year, there is no exemption from the termination of the agreement in December of 2017.

Item # 2 - Approval to award the bid for the Pensacola Beach 2016 Dune Restoration Project. (Staff report by Selection Review Committee Member, Jerry Watson)

Mr. Ghio gave the report and stated the Selection Review Committee, consisting of himself and Mr. Watson, recommended the low bid from Aquatic Plants, for \$149,272.78.

A brief discussion followed, with Mr. Watson explaining the differences in the prices of the bids.

Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Board unanimously approved the recommendation to award the Pensacola Beach 2016 Dune Restoration Project to the lowest, most responsible bidder, Aquatic Plants, with a total base bid of \$149,272.78. (6-0)

Item # 3 - Approval for additional funding for the Gulf Side Restrooms. (Staff report by Executive Director Paolo Ghio)(Referred from the October 26, 2016 Committee Meeting)

Mr. Ghio gave background on the item and stated Mr. Robert Rinke is willing to underwrite a \$310,090.00 loan for the monies needed in the Portofino Island Improvement Fund (PIIF), in order to ensure the Gulfside Restroom and Walkover projects continue to move forward. These funds will also purchase a man-lift for use in trimming the palm trees. Mr. Ghio stated the money would be repaid to Mr. Rinke in July of 2017 and July of 2018, once the required funds from Portofino were paid to the SRIA. Mr. Ghio said Mr. Rinke's attorney was preparing the necessary documents and they would be brought back in January for approval.

Mr. Stebbins explained there were 3 different steps that needed to happen: There will need to be a three-part loan agreement between the PIIF, Mr. Robert Rinke and the SRIA. Secondly, the Interlocal Agreements for the Palm Trees (#4) and the Gulfside Restrooms

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and Walkover (# 8) need to be amended. And finally, the Interim Agreements between the PIIF and the SRIA for the Palm Trees and Gulfside Restroom and Walkover projects will need to be amended.

Ms. Sindel questioned if the lift would be SRIA property and stay on the Island.

Mr. Ghio assured her the lift would stay on the Island be SRIA property.

Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Board unanimously approved the acceptance of the offer by Mr. Robert Rinke to underwrite a loan for \$310,090.00 to fund the remainder of Gulfside Restroom and Walkover projects, as well as the purchase of a man lift. The loan is a zero interest loan, and will be repaid once the PIIF fund is replenished. (6-0)

13. REPORTS

A. ATTORNEY'S REPORT

Mr. Stebbins submitted his report for the review of the Board.

B. ENGINEER'S REPORT

Mr. Langston submitted his monthly report for the review of the Board.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board.

At 5:46 p.m., the Regular Board Meeting was suspended and the Committee Meetings were held.

At 6:23 p.m. the Regular Board meeting resumed to approve the Consent items from the Committee meeting held moments before:

ARCHITECTURAL & ENVIRONMENTAL COMMITTEE

Item # 1 - Approval of an Inter-local Agreement between Escambia County and the Santa Rosa Island Authority – to employ a full time Animal Control Officer strictly for Pensacola Beach. (Staff report by Paolo Ghio)

This item will be brought back to the January 25, 2017 Committee Meeting for

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further discussion. No action taken.

Item # 2 - Approval of the Inter-local Agreement between ECAT and the SRIA for trolley service, 2017. (Staff report by Paolo Ghio)

This item will be brought back to the January 11, 2016 Regular Board Meeting for further discussion.

DEVELOPMENT & LEASING COMMITTEE

Item # 1 – Request by Kirk Newkirk d/b/a Key Sailing – 500 Quietwater Beach Rd. - to sublease to Johnny Chisholm, d/b/a (name to be determined), to operate a restaurant and bar from leasehold premises. (Staff report by Robbie Schrock)

Ms. Bohannon stated she would not be voting in favor of this sublease, since Mr. Johnny Chisholm doesn't pay his bills.

Ms. Gilley asked if we required subleases to submit financials and was told no.

Ms. Ford told the Board the Master leaseholder had selected for Mr. Chisholm to pay the SRIA directly.

Ms. Sindel has concerns with the Board telling someone they can't open a business, because there are concerns that they won't be able to pay the SRIA fees.

Mr. Stebbins had left the meeting, so he was unavailable to offer his opinion on the item.

Ms. Gilley said it is concerning that there isn't a financial threshold the SRIA considers.

Mr. Watson pointed out the Board has to be consistent, and if we haven't done this in the past, it would be a bad idea to start now.

Mr. Ghio said the SRIA's relationship is with the Master Leaseholder, and they are ultimately responsible if the sublease is in default.

Ms. Sindel made a motion to approve the request, but later withdrew her motion.

The item will be brought back to the January 11, 2017 Regular Board Meeting for further discussion.

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ADMINISTRATIVE COMMITTEE

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

Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Board unanimously approved the financial statements as presented. (6-0)

14. VISITOR'S FORUM


There were no speakers.

15. BOARD MEMBER'S FORUM


There were no speakers.

16. ADJOURN

There being no further business to come before the Board, Chairman Campanella declared the Regular Board Meeting of the SRIA Board adjourned at 6:28 p.m.



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.)

