



**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
MAY 10, 2017
5:00 P.M.**

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday May 10, 2017 beginning at 5:03 p.m. Members in attendance were: Mr. Jerry Watson, Ms. Karen Sindel, Ms. Tammy Bohannon, Ms. Janice Gilley, and Chairman Thomas Campanella. Ms. Brigitte Brooks was absent. Dr. Thomas Campanella, Chairman, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 04/12/2017)

Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Board unanimously approved the minutes of the Regular Board Meeting (04/12/2017) as presented. (5-0)

5. CHANGES OR ADDITIONS TO AGENDA

Chairman Campanella removed A-2 (Interlocal for an Animal Control Officer) from the Consent Agenda and added it to the Regular Agenda, Old Business # 3.

6. ADOPTION OF AGENDA

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Board unanimously approved the agenda as amended. (5-0)

7. CHAIRMAN'S COMMENTS

Dr. Campanella told the Board and audience that he had prepared an annual review of Paolo Ghio, and had identified some goals for Mr. Ghio. He pointed out that Mr. Ghio had been wearing 2 hats, one of the Executive Director, and one of the Director of Development Services. Dr. Campanella recommended a 7% raise for Mr. Ghio, retroactive to April of this year.

Upon motion of Ms. Karen Sindel seconded by Ms. Tammy Bohannon, the Board unanimously approved a 7% raise for Mr. Ghio, retroactive to April,

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2017.

Dr. Campanella reminded the audience they needed to sign up to speak on an item prior to the discussion of that item, and that three minutes were allowed for speakers.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Alison Westmoreland told the Board they had an informational sheet in front of them, answering the questions that were raised at last month's Board Meeting.

Ms. Sindel and Mr. Watson thanked her for the addressing the questions the Board had in April's meeting.

Ms. Westmorland then gave this month's report for the VIC.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (4/26/2017) MS. BRIGETTE BROOKS, CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MR. JERRY WATSON, MEMBERS

Item # 1 – Request by Licheng and Elizabeth Lee – 1764 Bulevar Mayor – Lot 8, Block 6, Santa Rosa Villas – to construct an in ground swimming pool with an encroachment of 2' into the rear yard setback and 2' into the side yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, (4/26/2017) MR. JERRY WATSON, CHAIRMAN, MS. KAREN SINDEL AND MS. JANICE GILLEY, MEMBERS

Item # 1 – Request by Red Fish, Blue Fish – 5 Via de Luna Dr. – to sublease to Chris Brown, Brown Dog Pedicab, to operate a pedicab business from leasehold property. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

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Item # 2 – Request by H & S Development d/b/a Hampton Inn – 2 Via de Luna Dr. – to sublease to Selene Wambeke, Sandmade Memories, to operate a sand art business from leasehold property. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 3 – Request by Endrizzi Investment – 22-A Via de Luna Dr. – to sublease to Lila Davidson, Lila Davidson Enterprises, LLC d/b/a Beach Bum BB, to operate a management company from leasehold property. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 4 – Request by Sandpiper Gulf Aire Inn, Inc. d/b/a Paradise Inn & Bar and Grill – 21 Via de Luna Dr. – to sublease to Bill Patterson, Lazy Days, to operate a beach gear rental and delivery business from leasehold property. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 5 – Request by Sabine Marina Associates, LLC – 715 Pensacola Beach Blvd. – to sublease to William and Brittney Parsons, Parsons Dolphin Cruises, LLC., to operate a boat tours from leasehold property. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 6 – Request by Little Sabine, Margaritaville Hotel – 165 Ft. Pickens Rd. – to sublease to Larry Porto, Horizon Beach Service, to operate a paddle board and kayak rental service from leasehold property. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

ADDED BY CHAIR:

Item # 7 – Request by Sabine Marina Associates, LLC – 715 Pensacola Beach Blvd. – to sublease to Tony Eddins, Emerald Coast Inshore charters, to operate a boat tours from leasehold property. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

C. ADMINISTRATIVE COMMITTEE, (4/26/2017) 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)

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The Committee unanimously accepted the report on Financial Statements and Expenditures as presented.

ADDED BY CHAIR AND MOTION:

Item # 2 – Approval of a First Amendment to the Interlocal Agreement between Escambia County, Florida and the Santa Rosa Island Authority relating to equipment lease payments.

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. (5-0)

REGULAR AGENDA

10. OLD BUSINESS

Item # 1 – Discussion of a Ground Lessor Agreement for Days Inn. (Report by Mike Stebbins)

Mr. Stebbins gave the background on the item and stated he and Mr. Ghio have been working hard on this document. He stated Section E still had things that needed to be filled in and that the exhibits were being worked on, as well. He said he recommended approval, subject to staff and legal sign off.

Mr. Stebbins stated he had pointed out paragraph 6 to the lender's attorney, as it has the term "deed" in it, and reminded him the Island doesn't have fee simple, so the term was superfluous. The lender attorney opted to keep the language in the document.

A brief discussion followed regarding fee simple and the property.

Ms. Gilley pointed out there is no diagram of the property, and Mr. Stebbins explained the legal description and survey were going to be Exhibit A.

Ms. Gilley and Dr. Campanella both said they wanted to see the survey when it was completed.

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Board unanimously approved the Ground Lessor Agreement for Days Inn, contingent upon the Exhibits being received, reviewed and approved by Mr. Stebbins and Mr. Ghio. (5-0)

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Item # 2 – Discussion regarding proposed transportation improvement plan and its impact on businesses on the Island. (Staff report by Paolo Ghio)

Mr. Ghio stated he feels there needs to be thought given to how the traffic congestion plan could potentially impact the businesses on the Island. He suggested the SRIA Board weigh in, perhaps by asking the BCC to look at the planning process for the project and complete in phases, at chosen times of day/month/year to lessen the negative impact on current businesses.

Ms. Bohannon agreed and has concerns about the timing of the project coinciding with the 3 mile bridge project. She also voiced concerns over property values being negatively impacted and the effect the projects could have on medical personnel trying to get to the hospitals.

Ms. Gilley stated working on the projects in the off-season would be most beneficial to Beach businesses, but she is worried that businesses are going to be physically blocked by construction. She said perhaps the SRIA should put aside money in next year's budget to help advertise that businesses are still open.

Mr. Watson said there needed to be long-range planning, with input from the leaseholders.

Dr. Campanella spoke out against the proposed round-abouts. He said the issues the Island faces don't meet ½ of the standards that justify round-abouts. He stated there was a lot of misinformation given as justification. He said that DOT standards weren't followed, and encouraged the SRIA Board to call their Commissioners regarding the project. He told the Board that the item will be back on the May 30, 2017 BCC agenda for discussion.

Discussion followed.

Moved from the Consent Agenda:

Item # 3 – 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)(Referred from the December 14, 2016 Committee Meeting)

Mr. Stebbins gave the report on this item and stated the Interlocal agreement had just been received this afternoon and he recommended approval of the document.

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Mr. Ghio asked for permission to act on the Board's behalf to write a letter to the BCC asking for them to modify the ordinance as well. Mr. Ghio explained he has agreed to a fulltime person, not to exceed 60 hours a week. He said in the beginning, there may be multiple officers, to help enforce rules, but that would be after extensive advertising of the fact.

Ms. Sindel requested using a positive twist in the advertisement and enforcement, being firm but positive.

Mr. Ghio agreed the SRIA doesn't want to be oppressive.

Ms. Gilley asked how they will report to the SRIA, will we know when they are on the Island? She want the SRIA to be made aware of the officers' actions.

Mr. Ghio said yes, we would know if they were on the Island, as he would be preparing the schedule for the officers.

Mr. Watson voiced concerns over the officers being able to identify the pet owners.

Lt. Forte was asked to address the Board and audience. He said he didn't know exact policies and procedures, but if there are loose dogs, the officer would cage and take it back to town, and try every way to identify owner. (Look for chip, etc..)

Mr. Stebbins pointed out there is usually an appeal process if a ticket is written to the incorrect person.

Mr. Watson stated there are too many, "I don't knows" on this item and he isn't comfortable voting for this. He said wants to promote tourism.

Ms. Bohannon stated she understood his concerns, but is happy now with the proposed document, she feels it is a good compromise. She is glad no dog parks are going to be eliminated.

Ms. Gilley agreed and said she doesn't want to punish good dog owners and pointed out that it is good for one year.

Upon motion of Ms. Karen Sindel seconded by Ms. Tammy Bohannon, the Board approved the proposed Interlocal Agreement between Escambia County and the Santa Rosa Island Authority – to employ a full time Animal Control Officer strictly for Pensacola Beach as well as giving Mr. Ghio permission to write a letter to the BCC asking for them to amend the ordinance as previously discussed. (4-1) Mr. Watson voted in the negative.

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11. REPORTS

A. ATTORNEY'S REPORT

Mr. Stebbins submitted his report for the review of the Board. He pointed out how well he and the finance department had been working diligently to get the number of defaults cured.

B. ENGINEER'S REPORT

Mr. Langston submitted his monthly report for the review of the Board. He said the beach projects were going well. He reviewed (for Jim Waite, per Board request) the Restore POT funds. POT 1 will be spent on 10 projects nominated by the BCC. The POT 3 funds have been allocated to the Bayou Chico restoration project.

The NERDA funds started at approximately \$680 million, around \$144 million has been allocated, leaving around \$536 million for future projects, and the Triumph Board will oversee the funds. (See attached notes) Mr. Langston said you have to put your name in the hat with your proposed project, and also have matching funds available.

Ms. Gilley suggested asking the BCC to pass any SRIA projects on to the Triumph Board for consideration.

Mr. Langston agreed and said the SRIA needs to get some projects to the BCC very soon.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board. He stated the webmaster has added the Capital Improvements Report to the SRIA website, with photos to be updated with each project.

Ms. Gilley said she had driven around the Island and noticed a lot of construction, and asked who makes sure projects are done like they are supposed to be done?

Mr. Ghio explained the approval/permitting process, as well as the inspections that go along with each area of construction.

12. VISITOR'S FORUM

SPEAKER:

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Terry Preston – She is thrilled with the discussion held earlier in the meeting regarding construction being done in phases, to limit the negative impact on businesses and leaseholders. She is not happy that Chairman Campanella is asking meeting speakers to sign up prior to each meeting, not during the discussion on a certain item. She said now she will have to fill out a request for every item she thinks she might want to give an opinion on.

Robert Rinke – He told the Board that over the last year, the open container ordinance worked overall very well, and that some rules had been changed this year. He said it is not a perfect ordinance and will be brought back by the BCC for further discussion on May 30, 2017.

Ms. Sindel said she is interested to see what happens with the ordinance, as she had spoken to 3 Commissioners that were unhappy with the ordinance the way it is at the present.

Mr. Rinke spoke in favor of the roundabouts and said 2 different sets of qualified engineers had come to the conclusion the light on Pensacola Beach had to go and was causing the traffic issues. He stated all the hotels are endorsing this plan, even the ones in town, as this issue impacts them as well. He encouraged the SRIA to fight “tooth and nail” for this project.

Ms. Bohannon stated Mr. Rinke’s comments were completely contrary to Dr. Campanella’s comments, and she doesn’t feel like she has enough information.

Further discussion from Dr. Campanella and Mr. Rinke followed.

13. BOARD MEMBER’S FORUM

Ms. Bohannon asked about the outcome of the complaint placed at public forum in April against the large house.

Mr. Ghio stated his department had contacted the leaseholder and were waiting on feedback from them.

Ms. Bohannon congratulated Mr. Ghio on his review and asked if he had given any consideration to hiring an additional person or delegating more to staff.

Dr. Campanella stated that one of the items noted in his review was to delegate better.

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Ms. Bohannon said she feels Mr. Ghio is overworked and needs to work on his delegation skills.

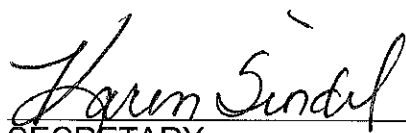
Mr. Watson said he concurs, but doesn't want any micromanagement. He said he trusts Me. Ghio to give feedback to the Board.

Ms. Gilley asked if the new budget talks were coming soon.

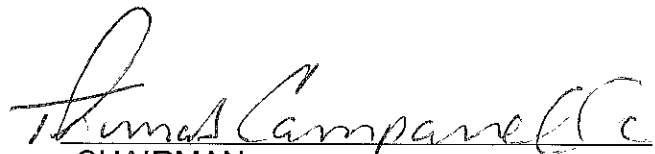
Ms. Ford said yes, in May.

14. ADJOURN

There being no further business to come before the Board, Chairman Campanella declared the Regular Board Meeting of the SRIA Board adjourned at 6:45 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.)

Escambia County RESTORE POT 1

Recent Activity

Jan. 12 - Staff received final project nominations from the Escambia County Board of County Commissioners.

- Carpenter Creek & Bayou Texar Economic & Environmental Revitalization Plan
- Eleven Mile Creek Basin
- Eleven Mile Creek Stream Restoration
- Hollice T. Williams Park - Stormwater Management/Recreational Facilities Project
- OLF8 Commerce Park Improvements
- Perdido Key Gulf of Mexico Beach Access
- Perdido Key Multi-Use Path
- Project Universal Access
- SOAR with RESTORE
- South Dogtrack Drainage - Coral Creek, Hampton Lake, Three Waters Green (aka, Mariner Village), Liberty Church

Staff has concluded the risk/benefit assessments for the 10 projects nominated by the BCC.

FOR THE POT 3 FUNDS,

ESCAMBIA COUNTY HAS ELECTED TO ALLICATE THEIR FUNDS TO THE BAYOU CHICO RESTORATION PROJECT

NRDA (Ner-da) Natural Resource Damage Assessment

Florida will receive approximately \$680 million of that money. Below we explain how the money will be spent, who is in charge, what has happened in Florida so far, and how you can participate.

How will the natural resource damages money be spent?

Of the \$680 million, around \$144 million has already been allocated to restoration projects through the early restoration process. That leaves \$536 million for future projects.

The natural resource restoration program in Florida is being managed by the Florida Trustee Implementation Group (FDEP, FWC, Dept. Interior, NOAA, EPA, and Dept AG)

We are still closely tracking and working on opportunities for this funding

State Legislature

We need to pick a couple of projects now so that we can get them in line for the next Legislative session

BILL PASSED STATE LEGISLATURE,
NEW LAW → TRIUMPH GC STATE → \$ 2 BILLION

MUST DISTRIBUTE TO ELECTED BOARD

\$ 400 MIL = 75% TO 8 PANDANOLE COUNTIES
→ \$300 MILLION → \$15 MILLION EACH

40% GO TO BOCC (\$15 MIL EACH)

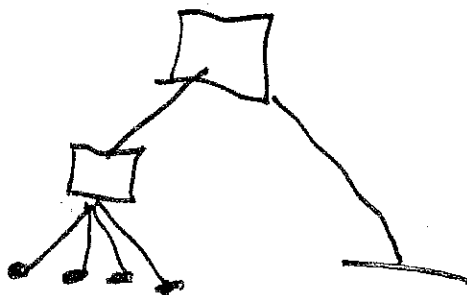
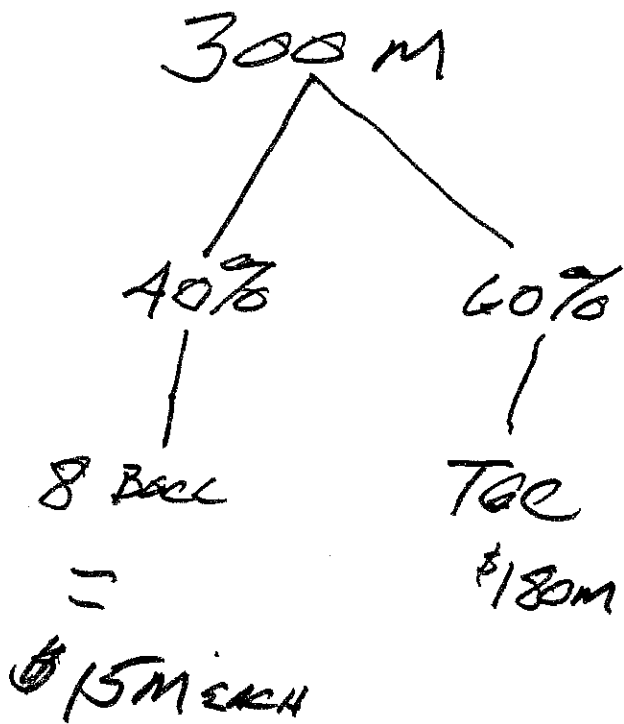
60% TRUMPIN BILLIC ANNE

TRUMPH GULF COAST (TGC) 7 MEMBERS
 APPOINTED BY STATE GOV.
 STATE \$2B OVER 15 YRS

1ST INSTALLMENT \$400M

75% - 8 COUNTIES

= \$300M



15 YEARS

19 - 33

\$106M STATE

75% - 8 DAC'S

32%

68%

|
BOCC

|
TGC

1/8

\$3.2M

68-70M