



**SANTA ROSA
ISLAND AUTHORITY**

BOARD MEMBERS

Dave Pavlock
Chairman

Thomas Campanella
Vice Chairman

Jerry Watson
Secretary Treasurer

Karen Sindel
Acting Secretary Treasurer

Janice Gilley
Member

Tammy Bohannon
Member

**SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
NOVEMBER 9, 2016
5:00 P.M.**

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday November 9, 2016 beginning at 5:02 p.m. Members in attendance were: Mr. Dave Pavlock, Ms. Tammy Bohannon (entered the meeting at 5:08 p.m.), Dr. Thomas Campanella, Mr. Jerry Watson and Ms. Janice Gilley. Ms. Karen Sindel was absent. Mr. Dave Pavlock, Chairman, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting 10/12/2016)

Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Board unanimously approved the minutes of the Regular Board Meeting (10/12/2016) as presented. (4-0)

5. CHANGES OR ADDITIONS TO AGENDA

There were no changes or additions.

6. ADOPTION OF AGENDA

Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Board unanimously approved the agenda as presented. (4-0)

7. CHAIRMAN'S COMMENTS

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Nicole Stacey told about the Christmas events coming up and thanked the SRIA Board and staff for their support. She explained she had taken a position with Visit Pensacola. She introduced the Interim Director for the VIC, Alison Westmoreland, who gave the report for the VIC.

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Ms. Bohannon asked about ad campaigns, and Ms. Schrock said she is on the marketing committee for Visit Pensacola, and would send Ms. Bohannon some information.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (10/26/2016) MS. KAREN SINDEL, CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 - Request by Mike Pinzone, Sunset Holdings Inc. d/b/a Pensacola Beach Fishing Pier – for conceptual approval to construct an additional second and third floor to the existing concession building. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, (10/26/2016) DR. THOMAS CAMPANELLA, CHAIRMAN, MS. KAREN SINDEL AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Request by Ron Ladner, Shaggy's Pensacola Beach, LLC – 701 Pensacola Beach Blvd. – to sublease to Chris Phillips d/b/a Hot Spots Charters, LLC, to run a fishing charter business from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 2 – Request approval of the renewal of the license agreement for outside seating for Boardwalk Wine Bar, LLC d/b/a Wine Bar. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 3 – Request approval of the renewal of the license agreement for outside seating for Papa's Pizza Place Inc. d/b/a Papa's Pizza. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 4 – Request approval of the renewal of the license agreement for outside seating for C & C Entertainment of NWFL, Inc., d/b/a Capt'n Fun - Jubilee. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

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Item # 5 – Request approval of the renewal of the license agreement for outside seating for Cactus Flower, LLC d/b/a Cactus Flower Café. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 6 – Request approval of the renewal of the license agreement for outside seating for Michelle Cifti d/b/a Boardwalk Café. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 7 – Request approval of the renewal of the license agreement with Gulf Power Company allowing them to use Casino Beach Parking lot as a storm restoration site. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

C. ADMINISTRATIVE COMMITTEE, (10/26/2016), 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 – Discussion on Portofino Island Improvement Funds. (Staff report by Paolo Ghio)

No action taken on this item.

Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Board unanimously approved the Consent Agenda as presented. (5-0)

REGULAR AGENDA

11. OLD BUSINESS

Item # 1 – Request by Ron Ladner, Shaggy's Pensacola Beach, LLC – 701 Pensacola Beach Blvd. – to sublease to Cynthia Justice and James Bielinski d/b/a Jolly Sailing, LLC, to operate a sightseeing tour business from leasehold property. (Staff report by Robbie Schrock) (Referred from October 26, 2016 Committee Meeting)

Ms. Schrock explained the sublease application had been revised to include the language Ms. Bohannon requested, and that staff recommended approval.

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Upon motion of Ms. Tammy Bohannon seconded by Ms. Janice Gilley, the Board unanimously approved the request by Ron Ladner, Shaggy's Pensacola Beach, LLC – 701 Pensacola Beach Blvd. – to sublease to Cynthia Justice and James Bielinski d/b/a Jolly Sailing, LLC, to operate a sightseeing tour business from leasehold property, paying all applicable percentages and fees (regardless of where or how the charter reservations were generated) and in accordance with all applicable Local, State, and Federal codes and regulations. (5-0)

Item # 2 - Approval to award the bid for the Little Sabine Outfall/Drainage Project. (Staff report by Selection Review Committee Member, Mr. Jerry Watson)

Mr. Watson gave the background on the item and stated the Selection Review Committee recommended the acceptance of the bid for the Little Sabine Outfall/Drainage Project to BKW, Inc., for \$161,937.63.

Upon motion of Dr. Thomas Campanella seconded by Ms. Tammy Bohannon, the Board unanimously approved the acceptance of the bid by BKW, Inc., for \$161,937.63, for the Little Sabine Outfall/Drainage Project. (5-0)

12. REPORTS

A. ATTORNEY'S REPORT

Mr. Stebbins submitted his report for the review of the Board. He also updated the Board on the resolution of the item G-1 (Andra Morgan).

B. ENGINEER'S REPORT

Mr. Langston submitted his monthly report for the review of the Board. He stated the dune walkover plans had been submitted to DEP for review and should be back any day. He stated the project must be completed by May 1, 2018. He also said the Little Sabine Dredging is in process and should be completed quickly.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board. He also thanked Nicole Stacey for a job well done, and thanked her for her service.

He introduced Rick O'Conner, with the Florida extension office of the US Fish and Wildlife, who recognized the following for making their property "Turtle Friendly": Holiday Inn Express, White Sands Condominiums, and Margaritaville Hotel.

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13. VISITOR'S FORUM

SPEAKER:

Laurence Smith – He told the SRIA Board about a neighborhood website called nextdoor.com. He stated it's an app for your phone and he encouraged the SRIA to participate in the program, saying it could be used during hurricanes and storms in order to get more information out to the public.

Dr. Campanella stated he has the app and explained a bit more about it to the audience.

SPEAKER:

Jim Cox – He said he likes the capital expenditures list from last February, and he feels like this is a good time to review where the SRIA stands. He asked to be brought up to date on the status for the 9 projects listed. He also wants to see and analysis of the cash balance as of September of this year. He claimed the cash balance is never discussed.

Mr. Pavlock corrected him, and stated the cash balance is always discussed after the annual audit is complete.

14. BOARD MEMBER'S FORUM

Mr. Pavlock asked the Board if they would all be in attendance next week, as there is a Quasi-Judicial Hearing and a quorum is mandatory.

Ms. Gilley said she will be out of town.

Dr. Campanella told the Board and audience about attending the traffic congestion meeting held by the County, to address issues on the Island. He stated many studies and plans have been done in previous years (Showed many of the renderings from his warehouse). He stated the SRIA has had no input and this expensive plan doesn't solve any problems. He stated the County wants to go "cashless" at the toll plaza, to help eliminate congestion in the Gulf Breeze area. He said there is no accountability from the County regarding the toll from the bridge, as it's been paid off 3 times. He said someone suggested removal of the toll booth completely, but at least it slows cars down and allows for some pedestrian traffic. He also pointed out the problems with double decker busses, a pedestrian tunnel under the road and a pedestrian walk over the road. He said these are huge expenses for temporary problems.

He pointed out that one individual has a vision for the Island, and he doesn't care

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what the other residents think.

He pointed out the issues with the cost of the new bathroom/walkover at Portofino. He said he doesn't believe it's in the public interest to use lease fees for private endeavors.

Ms. Bohannon said she agrees with much that Dr. Campanella stated. She thinks it is a very bad idea to borrow money to fund a depreciating asset. (Double decker busses).

Discussion was held on the traffic calming project (at Portofino) and that the road has been torn up for close to 2 years.

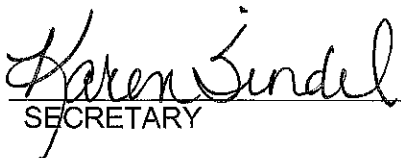
Ms. Gilley stated the Board needs to get ALL the information regarding a project up front. She said she and the rest of the Board assumed the first amount quoted (\$300,000.00) for the bathroom/walkover project was the total. She stated she had just returned from New York and was shocked at how much the double decker busses were ridden up there. She suggested getting 1 bus to try it out on the Island.

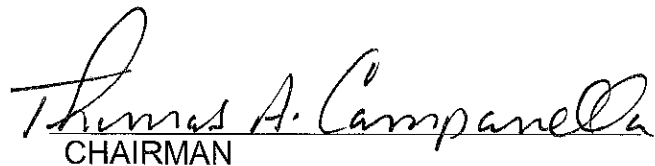
Mr. Watson encouraged the Board to look at the pros and cons of the double decker trolleys; the costs, depreciation, the values, etc. He pointed out the Board is trying to get more vehicles out of traffic.

Mr. Pavlock encouraged the Board to keep a "tickler" file with transportation questions to ask when the time is appropriate. He also said he had received confirmation from FEMA regarding the lowered insurance rates for the leaseholders.

15. ADJOURN

There being no further business to come before the Board, Chairman Pavlock declared the Regular Board Meeting of the SRIA Board adjourned at 5:47 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.)