



**SANTA ROSA
ISLAND AUTHORITY**

BOARD MEMBERS

Tammy Bohannon
Chairwoman

Janice Gilley
Vice Chair

Ed Guernsey
Secretary Treasurer

Dave Pavlock
Acting Secretary Treasurer

Thomas Campanella
Member

Jerry Watson
Member

W. A. "Buck" Lee
Executive Director

**SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
OCTOBER 22, 2014**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: October 23, 2014
RE: Minutes of October 22, 2014 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday October 22, 2014. Members present were Mr. Jerry Watson and Dr. Thomas Campanella, and Ms. Janice Gilley, Chair. Also present were Board Members Ms. Tammy Bohannon and Mr. Dave Pavlock. Mr. Ed Guernsey was absent. Ms. Gilley called the meeting to order and presented the following items.

Item # 1 – Discussion of an RFP for trolley and Portofino Boardwalk benches. (Staff report by Paolo Ghio)

Mr. Ghio presented the background on this item and stated staff recommended approval.

Mr. Pavlock asked if the existing benches could be used elsewhere.

Mr. Ghio stated he had plans for them, perhaps some would be used at the Senior Park.

Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Committee unanimously approved staff's recommendation to go out for an RFP for Trolley stop and Portofino Boardwalk benches. (3-0)

SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
OCTOBER 22, 2014

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

A handwritten signature in black ink, appearing to read "W A Buck Lee", written over a horizontal line.

W. A. "Buck" Lee
Executive Director

WAL:jt

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**SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
October 22, 2014**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: October 22, 2014
RE: Minutes of October 22, 2014 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, October 22, 2014. Members present were Mr. Dave Pavlock and Mr. Jerry Watson. Also present were Board Members Ms. Tammy Bohannon and Ms. Janice Gilley. Mr. Ed Guernsey was absent. Mr. Bohannon appointed Dr. Thomas Campanella to serve as Chair in Mr. Guernsey's absence. Acting Chair Campanella 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. Stebbins presented the original letter, as well as another option Ms. Bohannon preferred. (See attached letters)

There was much discussion on the two letters, whether to merge them, use the second letter, or stay with the original motion to amend the letter previously presented to the Board.

Dr. Campanella and Mr. Pavlock agreed they preferred the first letter, with a "due by" date included.

Ms. Bohannon stated as a Master Leaseholder, if she received the first letter, she would not respond to it. She would, however, take note of the second letter.

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE

October 22, 2014

SPEAKER:

Terry Preston – She stated she hadn't seen the second letter, but the first letter focused on fee simple, and she believes lowering lease fees could come more quickly than fee simple. She stated there is no sense of urgency or a deadline in the first letter.

Mr. Pavlock made a motion to accept the original letter, and received a second from Mr. Watson for discussion purposes. This motion was later withdrawn.

Mr. Watson agreed a deadline would be helpful.

Dr. Campanella suggested adding the 3 numbered items from the second letter to the original letter.

Ms. Bohannon questioned the use of "fee simple" in the third paragraph of the first letter and suggested a due date of January 15, 2015 for Master Leaseholders to return the information to the SRIA.

Upon motion of Mr. Dave Pavlock seconded by Mr. Jerry Watson, the Committee unanimously approved amending the original letter to bring back to the November 12, 2014 Regular Board Meeting for final approval. (3-0)

Item # 2 – Paddy O'Leary's Irish Pub, Inc. – 49 Via de Luna – request to sublease to Michael Caprio d/b/a Caprio's Kitchen, to operate a restaurant. (Staff report by Robbie Schrock)

Ms. Schrock gave the background on this item and stated staff recommended approval.

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

Item # 3 – Discussion of an RFP for current Visitor's Information Center. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on this item and stated staff recommended going through the RFP process to determine the best tenant to have in this building.

There was discussion on the length and renewal terms of the lease, as well as who would be responsible for maintenance and upkeep on the building.

Mr. Stebbins suggested using the terminology of "highest, best and family friendly" when referencing the type of proposal that would be most desirable to the SRIA.

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
October 22, 2014

Upon motion of Mr. Dave Pavlock seconded by Mr. Jerry Watson, the Committee unanimously approved going through the RFP process in order to find a tenant for the current VIC. A packet will be brought back to the November 12, 2014 Regular Board meeting for review. (3-0)

Item # 4 – Discussion on sending a request to Escambia County to restrict the possession of spear guns and pole spears within 1000 yards of the snorkeling reefs at Park East and Park West with the exception of state approval for the taking of lion fish. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on this item and stated if lionfish become overabundant at our beaches, it could be devastating. He stated the SRIA Board could send over their recommendation to Escambia County and the County will hold 1 public hearing on the matter.

Bob West explained the state statute regarding regulations for spearfishing and told about the differences in the two reefs. Park East appears to bring the most concerns.

Paolo Ghio explained the types of spear guns and pole guns.

Mr. Pavlock questioned why this hasn't been a problem prior to now and how many incidents have occurred.

Mr. Ghio and Mr. West explained complaints are escalating due to the fact that the reef (Park East) used to be sterile, as it is only 2 years old, but now it's a living reef.

Mr. Watson questioned how the restriction would be enforced.

Mr. West stated most likely it would be the Sheriff's Office, since the request is to restrict the spear guns 1000 yards from the reef, and that would be from the beach side.

Upon amended motion of Mr. Jerry Watson seconded by Mr. Dave Pavlock, the Committee unanimously approved staff's recommendation, with the requirement that Escambia County hold a public hearing on the item. (3-0) On request of Ms. Tammy Bohannon, this item will be placed on the Regular Agenda at the November 12, 2014 Regular Board Meeting for further discussion.

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



W. A. "Buck" Lee
Executive Director

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
October 22, 2014

WAL:jt

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original

Dear Master Leaseholder:

The Santa Rosa Island Authority is considering how leases on Pensacola Beach could be converted to fee simple ownership if the federal government acts to lift the restriction on fee simple ownership.

One of those challenges is articulating the conversion of master leaseholds with multiple sublessees such as your leasehold. In order to do so, the Santa Rosa Island Authority would need to analyze the business relationships between your sublessees and you as the Master Lessee.

Therefore, the Santa Rosa Island Authority is asking for you to provide a copy of the subleases utilized between you and your sublessees to help the Santa Rosa Island Authority best plan for the conversion of leases to fee simple if the federal government lifts the fee simple restriction.

The Santa Rosa Island Authority will be happy to reimburse you for the reasonable expense of the photocopies of your documents. And thank you for your help.

Sincerely,

2nd letter

Dear Master Leaseholder:

Change is coming to Pensacola Beach leaseholders. It is likely that the Florida Courts will rule against leaseholders, and that land values will become taxable as improvements are now. ~~in that case, the County has stated that they would reduce lease fees to \$1 per year.~~ Also, Legislation approving the availability of fee-simple title ownership to Pensacola Beach leaseholders has passed the U.S. House of Representatives and is now before the U.S. Senate for approval. Additionally, even if the legislation does not pass, there may be a significant reduction in lease fees.

The Santa Rosa Island Authority needs to prepare for these potential changes.

In both these instances, the relationship between Master Leaseholders like you and your sub-lessees need to be addressed so all are treated fairly. We need your help to understand your Master/Sub-lease relationships to develop a plan for the future.

Accordingly, please provide the SRIA with the following data:

1. As Master Leaseholder, do you have one parcel number ID with the Escambia County Property Appraiser (and pay the real estate tax for all of your development), or do each of your sub-lessees have a separate parcel number and pay their own real estate taxes?
2. Is your function as Master Leaseholder to simply pass through the lease fees paid by your sub-lessees? Or does the total of your sub-lease income exceed your Master lease fee?
3. If the total sub-lease income you receive exceeds your Master lease fee, please provide the SRIA with a summary of the sub-lessees and their annual lease fees paid to you. Also, please provide the SRIA with copies of your sub-leases. The SRIA would be happy to copy them for you if you drop them off, or will pay you \$_____ per copy if you do the copying.

We need your ideas on how we can plan for the future. Please give us your thoughts on how we can (1) pass down a reduction in lease fees to sub-lessees in a fair manner, and (2) if fee-simple title becomes available, and the Master leaseholder is deriving a profit from the sub-leases, how sub-lessees can buy out the remaining net balance of their sub-leases and obtain fee-simple title to their units.

We would appreciate your reply by _____.

Sincerely,



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**SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
OCTOBER 22, 2014**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: October 23, 2014
RE: Minutes of October 22, 2014 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, October 22, 2014. Members present were Ms. Tammy Bohannon, Chair, Dr. Thomas Campanella, and Ms. Janice Gilley. Also present were Board Members Mr. Jerry Watson and Mr. Dave Pavlock. Mr. Ed Guernsey was absent. Ms. Bohannon called the meeting to order and presented the following items.

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

Ms. Ford presented the financials for review and stated staff recommended approval of the report.

Upon motion of Ms. Janice Gilley seconded by Dr. Thomas Campanella, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)

Item # 2 - Request by William "Cadillac" Banks to hold the 2015 Gulf Coast Summer Festival. (Staff report by Executive Director Buck Lee)

Mr. Lee gave the background on this item and stated Mr. Banks had paid the SRIA the \$4832.00 he owed for legal fees. He said his recommendation was to have the event in the shoulder season and for all the fees to be paid 60 days prior to the event.

Dr. Campanella agreed if the event is held, it should be in the shoulder season.

SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
OCTOBER 22, 2014

Ms. Bohannon questioned the \$25 fee on the event application for the use of electricity.

Ms. Schrock stated this application was used in order to get a vote from the Board on the event, and that Mr. Banks was aware his cost for electricity would be substantially more.

Ms. Bohannon stated the weekend before Labor Day (requested date for the event) is in the shoulder season.

Mr. Watson questioned Mr. Lee as to when he considered the shoulder season to start.

Mr. Lee stated the middle of September.

There was discussion on the ordinance Escambia County is considering regarding guidelines for events with 5000 people or more, and whether it would apply to Pensacola Beach. Mr. Lee said he would talk to the County Administrator about the process the SRIA already has in place, to see if we can be exempt from the new policy.

SPEAKER:

Admiral LeRoy – He is the publisher of “Out Front” magazine. He stated his magazine is celebrating it’s 24th year, and the Island Authority has just recently started advertising in his publication, which is primarily geared to the African American community. He thanked Mr. Lee for booking some black recording acts for Bands on the Beach. He stated the perception is black people are not wanted on Pensacola Beach, especially on Labor Day. He stated Mr. Banks and Mr. Lee were trying to change that perception. He stated the black community is looking at the SRIA to see how this situation will be handled.

Ms. Bohannon stated she took offense to what Mr. LeRoy said, she had supported this event by personally buying tickets, and was agreeing with Mr. Banks that August 29 (requested date) is in the shoulder season.

There was a discussion as to whether or not the Majority Opinion report figures are accurate, and whether or not the economic impact, as stated in the report, was over \$200,000.00.

Mr. Lee stated it was a good event, but there were just not enough attendees.

SPEAKER:

Cadillac Banks – He explained the ticket prices and said Ticketmaster controlled all of those, and he had given away 600-700 tickets. He stated any promoter that is coming out to Pensacola Beach with his own money, should be able to pick the date he wants to hold the event, and not be dictated to by a Board as to when to have the event. He stated black people would not come to an event if it is cold or they have to go to work on Monday,

SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
OCTOBER 22, 2014

following the event. He stated an Escambia County Commissioner asked him to have the event on August 29, instead of Labor Day weekend. He stated he appreciated what the Board did for him last year. He said his job is bring African American tourism to the Beach.

Ms. Bohannon questioned if he wanted to bring only African American tourism to the beach, and encouraged him to work more closely with local media in doing press releases, since the event wasn't highly advertised last year.

Mr. Banks said no, not just African Americans, but that is a segment that doesn't normally come out to the beach. He also stated he had done press releases last year.

There was discussion regarding the way Majority Opinion gathers their data.

Mr. Pavlock stated there is a promoter that wants to do an event, he wants to pick the day and the acts, taking 100% of the risk on himself.

Ms. Bohannon stated she is not opposed to this event and pointed out he had paid the fees he owed us.

Discussion followed regarding the high cost of fencing and staging.

Mr. Banks stated he isn't asking the SRIA to pay for anything.

Mr. Watson asked if anyone else had requested that date and what would be the difficulties facing SRIA staff if this was approved.

Mr. Lee stated nobody else has requested that date, and explained the SRIA staff meets with all the parties involved, the EMS, fire, fencing, Sheriff's office, lifeguards, etc. for any large event such as this.

Mr. Lee stated if the Board wanted to move forward with this request, they needed to have a figure to put into the agreement for the cost of renting the beach, pavilion, and parking lot, as well as the specifics of when scissor lifts and barricades would be picked up and the consequences if they aren't picked up in a timely manner.

Mr. Watson stated he wanted all details included in the agreement, so everything is known prior to the event.

Ms. Bohannon passed the Chair over to Ms. Gilley for the vote on this item.

Upon motion of amended motion of Dr. Thomas Campanella seconded by Ms. Tammy Bohannon, the Committee approved the request by William Banks to hold 2015 Gulf Coast Summer Fest on August 29, 2015, with Mr. Banks having an attorney draw up the Public Facilities Use Agreement, to include costs and specific

SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
OCTOBER 22, 2014

details regarding the removal of fencing and barricades, subject to SRIA legal review. (2-1) Ms. Gilley voted in the negative. The proposed agreement will be brought back to the November 12, 2014 Regular Board Meeting for review.

Mr. Banks offered to have Chuck Johnson (equipment provider out of Mobile) write a letter stating all the equipment will be picked up by a certain time, and also said he would speak to Mayor Hayward regarding the removal of the barricades for 2015 Summer Fest.

Ms. Gilley passed the Chair back to Ms. Bohannon.

Item # 3 – Request by Ray Palmer, Pensacola Sports Association, for a \$10,000.00 sponsorship of the 2015 Grand Prix of Watercross event. (Staff report by Robbie Schrock)

Ms. Schrock presented the background on this item and stated a super-majority vote would be needed to over-ride the SRIA Board Policy limits of \$7,500.00.

Dr. Campanella made a motion to stay with \$7500.00, per policy and Ms. Gilley seconded the motion for discussion.

Ms. Schrock stated that, per policy, the funds had to be used for “pre-marketing” of the event, not for trophies, etc.

Mr. Watson encouraged the Board to stay within the policy financial limits.

Ms. Bohannon stated she was in favor of a lower amount, since \$7,500.00 was all the Board allowed per quarter. She pointed out there wouldn't be any funding left for any other requests this quarter if they gave the entire \$7,500.00.

Dr. Campanella stated he attended last year, and there weren't very many observers, and there were limited viewing areas.

Mr. Lee stated it was a great event, but needed more local advertising.

Upon motion of Ms. Janice Gilley seconded by Dr. Thomas Campanella, the Committee approved giving Ray Palmer, Pensacola Sports Association (PSA), a \$ 5,000.00 sponsorship for the 2015 Grand Prix of Watercross event, and giving PSA another \$ 2,500.00 at the end of the quarter for the event, if the SRIA still has funds available and votes to do so. (2-1) Ms. Bohannon voted in the negative.

Item # 4 – Disposition of property for Public Works. (Staff report by Robbie Schrock)

Ms. Schrock presented the background on this item and stated staff recommended approval.

SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
OCTOBER 22, 2014

Upon motion of Ms. Janice Gilley seconded by Dr. Thomas Campanella, the Committee unanimously approved staff's recommendation. (3-0)

Item # 5 – Approval of the 2015 SRIA Meeting schedule. (Staff report by Robbie Schrock)

Ms. Schrock presented the background on this item and stated staff recommended approval.

Upon motion of Ms. Janice Gilley seconded by Dr. Thomas Campanella, the Committee unanimously approved staff's recommendation. (3-0)

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



W. A. "Buck" Lee
Executive Director

WAL:jt

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