



**SANTA ROSA
ISLAND AUTHORITY**

**SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
OCTOBER 26, 2016**

BOARD MEMBERS

Dave Pavlock
Chairman

Thomas Campanella
Vice Chairman

Jerry Watson
Secretary Treasurer

Karen Sindel
Acting Secretary Treasurer

Janice Gilley
Member

Tammy Bohannon
Member

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: October 27, 2016

RE: Minutes of October 26, 2016 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday October 26, 2016. Members present were Dr. Thomas Campanella and Ms. Karen Sindel, Chair. Ms. Tammy Bohannon entered the meeting late (5:08) and Mr. Jerry Watson served on the Committee in her absence. Also present were Board Members Mr. Dave Pavlock and Ms. Janice Gilley. Ms. Sindel called the meeting to order and presented the following items:

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)

Mr. Ghio gave background on the item and stated staff recommended approval. He pointed out that a second level was already approved initially, and what is being proposed is almost the same square footage as the original plan.

Mr. Pavlock asked Mr. John Tice (SRIA Architectural Advisor) to review the drawings and let the Board know what he thinks.

Mr. Tice stated he liked the terraced effect, and that it fits with the building that is currently located there.

Mr. Ghio pointed out that there is more decking overlooking the water for patrons to enjoy.

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Ms. Sindel stated the new floors will be the "new cool place" to watch the Blue Angel Airshow.

Dr. Campanella stated he has wanted something like this for years!

Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Committee unanimously conceptually approved the request by Mike Pinzone, Sunset Holdings Inc. d/b/a Pensacola Beach Fishing Pier, to construct an additional second and third floor to the existing concession building, subject to adhering to all applicable codes and regulations, and obtaining permitting from all appropriate agencies. (3-0)

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



Paolo Ghio
Executive Director

PG:jt

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**SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
OCTOBER 26, 2016**

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: October 27, 2016

RE: Minutes of October 26, 2016 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, October 26, 2016. Members present were Dr. Thomas Campanella, Chair, Ms. Karen Sindel, and Ms. Tammy Bohannon. Also present were Board Members Mr. Dave Pavlock, Mr. Jerry Watson, and Ms. Janice Gilley. Dr. Campanella, Chair, called the meeting to order and presented the following items.

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)

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

Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Committee unanimously approved the 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, 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. (3-0)

Item # 2 – 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,

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to operate a sightseeing tour business from leasehold property. (Staff report by Robbie Schrock)

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

Ms. Bohannon questioned how the SRIA would know if the sublease was reporting all revenues, regardless of where they were generated.

Mr. Ghio stated he would get this question answered by legal counsel.

Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Committee 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. (3-0)

This item will be placed on the Regular Agenda to allow for input from legal counsel.

The following 5 license agreements were handled as one request:

Ms. Robbie Schrock gave background on the items and stated staff recommended approval on all agreements.

Item # 3 – 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)

Item # 4 – 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)

Item # 5 – 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)

Item # 6 – 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)

Item # 7 – 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)

Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Committee unanimously approved the request to renew the outside seating for the

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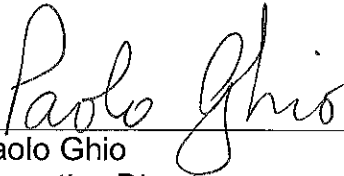
Boardwalk Wine Bar, LLC d/b/a Wine Bar, Papa's Pizza Place Inc. d/b/a Papa's Pizza, C & C Entertainment of NWFL, Inc., d/b/a Capt'n Fun – Jubilee, Cactus Flower, LLC d/b/a Cactus Flower Café, and Michelle Cifti d/b/a Boardwalk Café, at the same terms and conditions as the previous year. (3-0)

Item # 8 – 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)

Mr. Ghio gave background on the item and stated the only change that had been made was adding "Escambia County" to the previous agreement document.

Upon motion of Ms. Karen Sindel seconded by Ms. Tammy Bohannon, the Committee unanimously approved the request to renew the license agreement with Gulf Power Company allowing them to use portions of Casino Beach Parking lot as a storm restoration site from January 1, 2017 – December 31, 2019.

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



Paolo Ghio
Executive Director

PG:jt

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**SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
OCTOBER 26, 2016**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: October 27, 2016
RE: Minutes of October 26, 2016 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, October 26, 2016. Members present were Ms. Tammy Bohannon, Mr. Jerry Watson, and Ms. Janice Gilley, Chair. Also present were Board Members Mr. Dave Pavlock, Dr. Thomas Campanella, and Ms. Karen Sindel. Ms. Gilley, Chair, 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 her report for review.

Ms. Bohannon stated the numbers were a little down.

Ms. Ford stated overall, the numbers were up for the year.

Upon motion of Ms. Tammy Bohannon seconded by Mr. Jerry Watson, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)

Item # 2 – Discussion on Portofino Island Improvement Funds. (Staff report by Paolo Ghio)

SPEAKER:

Robert Rinke – He thanked the Board for the support on the traffic calming project in front of Portofino and stated it was definitely working.

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He explained the bathroom and crosswalk project had initially been given \$300,000.00 from the Portofino Island Improvement Funds (PIIF) for the architect and engineering, and that an additional estimated \$400,000.00 was needed to move the project forward. He stated Escambia County needed the money in hand to go out for bids on the project.

Ms. Bohannon questioned the amounts, pointing out the SRIA has already spent \$300,000.00 and now another \$400,000.00 was being requested.

Mr. Rinke explained everything is made of concrete, so it should last for many years. He also stated it will go out to at least three bidders, and he doesn't think costs will be that high. Any excess funds would be returned to the PIIF.

He explained there is \$201,340.00 in the PIIF currently, with another estimated \$250,000.00 to be deposited in July of 2017. There is around \$900,000.00 left in the fund of the \$6 million, which will be spent entirely in 3-5 years, to be used on projects Mr. Rinke and the SRIA agree upon. Mr. Rinke said he has spoken to the Commissioners as well as the County Attorney, and they support taking out a Bond or a bank loan against the future fund for improvements. He asked the Board to think about taking out a loan to purchase 3 open air double decker trolleys, having longer hours and a longer season. He stated they are \$380,000.00 each, with all the upgrades our current open air trolleys have. He would like to see the current trolleys used in town to help make the ferry system work.

Mr. Rinke stated he would also like to redesign the toll plaza, purchase a man lift for trimming palm trees, and finish the landscaping on Via de Luna Drive, in addition to the purchase of 3 double decker busses. All items would be paid for out of PIIF.

Dr. Campanella pointed out that the palm tree maintenance is no longer the responsibility of the Island Authority.

Ms. Bohannon agreed with the plan to finish the landscaping on Via de Luna Drive. She questioned the \$1.1 million needed for 3 double decker busses. She stated the SRIA should wait until the trolleys we currently rent are outgrown.

Mr. Rinke stated if a loan was applied for, \$2 million would be for a 10 year period and \$3 million would be for a 15 year period. He wants to make the improvements now, rather than in the future.

Discussion followed.

Mr. Pavlock pointed out there is \$200,000.00 available now in the fund, and there will be another \$250,000.00 deposited in July of 2017, so why not just delay for a few months until all the money is in hand that is needed to complete the restrooms and walkover.

Mr. Rinke encouraged the Board to consider a 15 year, \$3 million dollar loan.

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Ms. Bohannon asked Mr. Rinke to provide the Board with an outline of exactly what he wants, with the loans terms and details.

Mr. Pavlock asked what the possibility was of Portofino making an early payment to the fund.

Mr. Rinke stated he couldn't do that to his homeowners, but would be happy to personally put money into the fund.

Mr. Watson asked if Mr. Rinke had a priority list.

Mr. Rinke said trolleys were his #1 priority.

Ms. Bohannon stated the Board needs real numbers for the construction project, as \$300,000.00 had already been given for the bathrooms and walkover.

Mr. Ghio said the \$300,000.00 was for engineering and a portion of the construction.

Mr. Rinke said the County can't go through the bid process without the money in hand to cover the costs.

David Forte, project manager for Pensacola Beach, said the estimated cost of construction is \$550,000.00 - \$600,000.00, that an additional \$200,000 is needed for construction bidding.

Mr. Ghio stated the request is to have Robert Rinke personally fund \$270,000.00 to the fund against the 2017 PIIF payment due in July. He said this needed to be accepted or rejected tonight.

Dr. Campanella disagreed and said tonight's discussion was informational only. Ms. Gilley agreed.

Mr. Ghio stressed the importance of moving forward tonight with the request, as costs would only get higher the longer we wait.

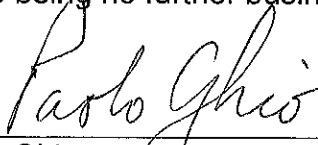
Ms. Gilley said that sometimes things must be delayed when the money isn't there. She pointed out that the request was getting convoluted, and we were already looking at spending some of 2018's money in the PIIF. She stated that \$700,000.00 seemed extremely high for a bathroom and walkover.

Ms. Sindel stated the Board has already approved of the project, but she wants to see the big vision.

Mr. Rinke stated he would bring something back to the Board for review.

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



Paolo Ghio
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