



**SANTA ROSA**  
ISLAND AUTHORITY

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Tammy Bohannon  
Chairwoman  
Dave Pavlock  
Vice Chair  
Thomas Campanella  
Secretary Treasurer  
Jerry Watson  
Acting Secretary Treasurer  
Karen Sindel  
Member  
Janice Gilley  
Member  
W. A. "Buck" Lee  
Executive Director

**SANTA ROSA ISLAND AUTHORITY**  
**ARCHITECTURAL & ENVIRONMENTAL COMMITTEE**  
**SEPTEMBER 23, 2015**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** September 28, 2015  
**RE:** Minutes of September 23, 2015 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday September 23, 2015. Members present were Ms. Janice Gilley, Dr. Thomas Campanella, and Mr. Dave Pavlock, Chair. Also present was Board Member Mr. Jerry Watson, Ms. Tammy Bohannon and Ms. Karen Sindel. Mr. Pavlock called the meeting to order and presented the following items.

Item # 1 – Request approval of the sale/ purchase of SRIA property located at 911 Via de Luna (Cowley Park tennis courts), to ECUA for the expansion of the reclaimed water system on Pensacola Beach. (Staff report by Paolo Ghio)

Paolo Ghio gave background on the item and stated staff recommended ECUA hold town hall meetings to engage the public on this item. He stated ECUA needs a bigger tank on the Island and all residents will be able to use the reclaimed water at a cheaper price. He stated he recommended placing the new tank South of the tennis courts, North of the walking oval. He said there was access for work trucks and it didn't disturb the line of sight to the Church. He said Escambia County has stated they will not interfere with the project.

Mr. Pavlock asked John Tice (Bullock Tice) if he was familiar with the project.

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Mr. Tice said he hadn't reviewed the aesthetic, but the project seems like it would be effective.

Ms. Gilley stated she is concerned about using the line of sight as justification for where the tank is placed, and said putting the tank by the road would give better access and engineering. She said she is not in favor of selling the middle portion of SRIA property.

Mr. Stebbins reminded the Board that the property would still be a leasehold, the property wasn't actually being "sold".

Mr. Ghio said the tennis courts won't fit in the middle of the property, but the tank would fit.

Mr. Watson stated he wanted to make sure the residents were aware of what will be going on.

SPEAKER:

Tim Hague – He is with ECUA. He said ECUA is comfortable with a long term lease on the property, and the tank will benefit residents and commercial businesses as well.

Mr. Pavlock asked if ECUA had spoken with the Monsignor and was told yes.

Mr. Hague said there were 5 phases to the Master Plan for this project, and said the reclaimed water discharge into the Sound will go down as distribution to leaseholders goes up.

Terry Preston – She said she was speaking on behalf of the Catholic Church, and the Church is not supportive of the location. She said she supports the idea and of public meetings, but not the idea of an industrial tank in a residential area. She asked if it could be put with the other tanks.

Ms. Bohannon stated the rendering presented to her was beautiful.

Mr. Hague stated ECUA needed an area of 120' X 120' to 150' X 150'. He pointed out there is very little available space on Santa Rosa Island.

Ms. Bohannon said she is impressed with the spirit of cooperation.

Mr. Hague said he had met with all Board Members to go over the proposal, with the exception of Ms. Sindel. He said he hopes to still meet with Ms. Sindel.

Ms. Gilley stated the project is the right thing to do for the environment.

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**Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Committee unanimously approved staff's recommendation to have ECUA hold public town meetings on the proposed reclaimed water tank site. (3-0)**

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  
SEPTEMBER 23, 2015**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** October 5, 2015  
**RE:** Minutes of September 23, 2015 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, September 23, 2015. Members present were Ms. Janice Gilley, Ms. Tammy Bohannon and Ms. Karen Sindel, Chair. Also present were Board Members Dr. Thomas Campanella, Mr. Dave Pavlock and Mr. Jerry Watson. Ms. Sindel called the meeting to order and presented the following items.

Item #1 - Request from Pensacola Beach Holdings, d/b/a Pensacola Beach Boardwalk, to amend five (5) license agreements for the placement of tables and chairs in the public area. (Report by Mike Stebbins)

Mr. Stebbins gave background on this item and stated staff recommended approval subject to final map approval.

**Upon motion of Ms. Tammy Bohannon seconded by Ms. Janice Gilley, the Committee unanimously voted to approve staff's recommendation to approve the 5 license agreements, subject to a final map approval. (3-0)**

A brief discussion followed regarding parking at the Boardwalk.

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Item # 2 – Request by John White, Master Leaseholder for 63, 65, and 67 Via de Luna for a 32 year Commercial Lease extension. (Staff report by Robbie Schrock)

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

Ms. Bohannon asked how the extension calculations would work with the new lowered lease fees.

Ms. Ford stated the calculations wouldn't be done until 2023, when the current lease was up.

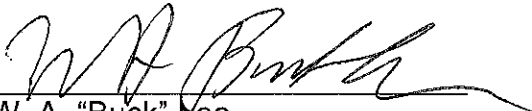
**Upon motion of Ms. Janice Gilley seconded by Ms. Tammy Bohannon, the Committee unanimously voted to approve the request by John White, Master Leaseholder for 63, 65, and 67 Via de Luna for a 32 year Commercial Lease extension. (3-0)**

Item # 3 – Request by Rich Chism, representing Surf & Sand Development, LLC, to sublease to Edwin Spence, d/b/a The Shrimp Basket, Pensacola Beach, LLC, to run a restaurant from leasehold property. (Staff report by Robbie Schrock)

Ms. Schrock gave background on the item and stated staff recommended approval, and also asked for final approval at the Special Board Meeting immediately following the Committee Meetings.

**Upon motion of Ms. Tammy Bohannon seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Rich Chism, representing Surf & Sand Development, LLC, to sublease to Edwin Spence, d/b/a The Shrimp Basket, Pensacola Beach, LLC, to run a restaurant from leasehold property, paying all applicable percentages and fees. (3-0)**

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

  
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W. A. "Buck" Lee  
Executive Director

WAL:jt

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**SANTA ROSA ISLAND AUTHORITY  
ADMINISTRATIVE COMMITTEE  
SEPTEMBER 23, 2015**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** October 7, 2015, 2015  
**RE:** Minutes of September 23, 2015 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, September 23, 2015. Members present were Ms. Tammy Bohannon, Chair, Ms. Karen Sindel and Mr. Jerry Watson. Also present were Board Members Mr. Dave Pavlock, Dr. Thomas Campanella and Ms. Janice Gilley. 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.

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

Item # 2 - Request by Caryl Greens/Johnny Wyse, NW Florida Chapter of the League of Southeastern Credit Unions, for a \$1,500.00 sponsorship for a golf tournament. (Staff report by Robbie Schrock)

Ms. Schrock gave background on the item, and told the Board this could be taken out of the 2015 fiscal budget, if approved.

**SPEAKER:**

Johnny Wyse – He stated he appreciated the sponsorship last year, and pointed out all the money raised stays in our community, with the Children's Miracle Network.

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A brief discussion followed.

**Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Committee unanimously approved the request by Caryl Greens/Johnny Wyse, NW Florida Chapter of the League of Southeastern Credit Unions, for a \$1,500.00 sponsorship for a golf tournament. (3-0)**

Chairwoman Bohannon announced that all items from the Committee Meetings that passed 3-0 will be approved at the Special Board Meeting immediately following.

Item # 3 – Discussion on a plan for future leadership of the SRIA. (Staff report by Robbie Schrock)

Ms. Schrock explained the 2 ideas, Idea A being the three current Directors report to the Chair and work as a team on a day-to-day basis. Idea B is to have Paolo Ghio be the Interim General Manager.

Mr. Watson supports Idea A, as it seems to be the least deviation from the current situation. He said he has the “upmost confidence in all the Directors.”

Dr. Campanella stated the 3 Directors would decide together how to handle situations, and have Mr. Ghio be the spokesperson for the group.

Ms. Sindel said there needs to be a team leader to hold accountable, and Mr. Ghio has taken the lead.

Ms. Bohannon said she agreed with Ms. Sindel, there needs to be someone held accountable, and the three Directors had “handpicked” Mr. Ghio as their leader.

Ms. Gilley said she didn't get to meet with the Directors, but agrees there needs to be someone in the driver's seat. She suggested using Idea B, with the addition of the word “Interim” to the General Manager's title.

Mr. Watson is concerned that Mr. Ghio has other responsibilities and is worried something might fall through the cracks.

Ms. Schrock stated any Director can be contacted directly with questions or concerns.

Ms. Sindel said Mr. Lee has done a great job, but has health issues. She said if Mr. Ghio is put in the General Manager's position, the spot he vacated would have to be filled. She stressed the need for immediate leadership.

Dr. Campanella encouraged his fellow Board Members to talk to their Commissioners and pin them down as to what their plans are for the SRIA. He said there is talk of getting rid

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of the SRIA, but he sees an advantage to having the SRIA. He stated the only way to make a plan for the future is to know what the intentions are of the BCC.

Ms. Bohannon stated she believes in the SRIA and the public needs to be educated as to what the SRIA does on a daily basis. She stated the Island has a huge economic impact on the County. She foresees the SRIA being around for a few years.

Mr. Pavlock wants to make sure there is parity with the other side of the Bay. He said there is a definite need for a governance organization on the Island. He pointed out the SRIA still has to pay the County back 1.3 Million a year for the Nourishment loan. He sees three ways that could be done if lease fees go away: MSBU tax, raise the toll, or have a Resort tax. Mr. Pavlock agrees one person needs to be in charge of the SRIA, but pointed out Mr. Lee needs to be a part of that discussion.

Ms. Bohannon said she had talked to Mr. Lee and he agrees with placing Mr. Ghio in charge.

SPEAKER:

Nan Harper – She said she appreciates the position of the SRIA and understands this is a growth process. She also agrees with having a central figure at the SRIA, and said she would support the decision, once it is made.

Mr. Stebbins stated records need to be examined to see if they need to be updated to “General Manager” instead of “Executive Director”.

Mr. Watson said he wanted to make sure the SRIA didn't go against policy, and he agreed with counsel checking records.

A brief discussion was held regarding the title of “Interim Executive Director” and “Interim General Manager”.

Ms. Gilley stated she thought the position wasn't available until Mr. Lee retires.

Ms. Bohannon said it would be nice to have someone that could make decisions immediately, and that the SRIA needs leadership.

Ms. Schrock stated Mr. Lee is still very present and knows about tonight's discussions, as well as daily activities.

Ms. Gilley stated Mr. Lee is still in place, then the SRIA will have Mr. Ghio.

Ms. Schrock agreed that Mr. Lee is in charge until January 15, 2016.



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Mr. Pavlock stated he didn't like pulling the rug out from under Mr. Lee, as he could be back within a week.

Dr. Campanella pointed out that there have been other times when Mr. Lee was gone, and each Board Member knew they could talk to the other Directors with questions.

Ms. Bohannon voiced concerns about how soon Mr. Lee would be able to return and asked to direct Mr. Ghio to attend all meetings. She stated she had been in meetings where there was a lack of leadership (from the SRIA) and that has been "holding us back".

Ms. Bohannon took an informal vote on Idea A and B:

Ms. Gilley	B
Ms. Sindel	B
Mr. Watson	A
Dr. Campanella	A
Mr. Pavlock	B
Ms. Bohannon	B

Ms. Bohannon stated the Board knows Mr. Lee is leaving January 15, 2016, and having Mr. Ghio shadow Mr. Lee in meetings, etc., would help reduce Mr. Lee's workload.

Mr. Ghio said there has been no lack of leadership at the SRIA with Mr. Lee on medical leave, that all three Directors have established roles, and made decisions. He stated SRIA staff has worked very hard on the Interlocal Agreement with Escambia County for the transfer of services. He said Mr. Lee had been very helpful, but had allowed staff to "flex their wings" to see what is required to run "this establishment". He stated out of respect for the time spent here by Mr. Lee and the amount of work that has been done, he requested suspending the final implementation of the decision by the Board. He said Mr. Lee's injury shouldn't be taken as an inability to be the leader of the SRIA. He said the person taking the position will need to have the support of Mr. Lee to insure success, and asked the Board to allow that person to set the pace with Mr. Lee, to merge, not abruptly intervene. He stated his department has a substantial load on its plate right now, and the transition needs to evolve to be successful.

Ms. Bohannon agreed with Mr. Ghio.

Mr. Watson pointed out it appeared earlier in the meeting that Ms. Bohannon wanted Mr. Ghio to take over immediately.

Ms. Gilley voiced concerns over Ms. Bohannon's comments that there had been no leadership present in the meetings with the County. She pointed out that Ms. Schrock and Ms. Ford had been in attending the meetings.

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Ms. Schrock pointed out that Mr. Lee rarely attends meetings alone, that a Director usually attends with him.

Ms. Sindel stated this item needs to come back to the full Board.

Dr. Campanella suggested keeping it in Committee.

Ms. Gilley said there was a general consensus.

Ms. Bohannon said if no action was taken, this item would return to the October 28, 2015 Committee Meeting.

Ms. Schrock stated the Directors have already been working in that manner, and assured the Board there would be no gaps.

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



W. A. "Buck" Lee  
Executive Director

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