



**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
DEVELOPMENT & LEASING COMMITTEE
SEPTEMBER 24, 2014**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: September 26, 2014
RE: Minutes of September 24, 2014 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, September 24, 2014. Members present were Mr. Ed Guernsey, Chairman, Mr. Dave Pavlock and Mr. Jerry Watson. Also present were Board Members Dr. Thomas Campanella and Ms. Janice Gilley. Ms. Bohannon entered the meeting late at 5:08 p.m. Mr. Guernsey, Chair, 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. Guernsey stated a future problem the SRIA will face in the resolution of lease fee simple title, if the Island goes to that, is the lack of knowledge regarding Master Leaseholders and their financial arrangements with their sub lessees. He suggested staff compose a letter requesting the information from the Master Leaseholders. He stated other options for gathering this information could be determined at a later time, depending on the response to the letter.

Mr. Watson stated input from legal counsel would be useful in defining other avenues to pursue if the response to the letter wasn't ideal.

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Mr. Stebbins stated there might be a provision under the leases relative to the disclosure of business records that could be helpful, but agreed sending a request letter to the Master Leaseholders should be done initially.

Upon motion of Mr. Jerry Watson seconded by Mr. Dave Pavlock, the Committee approved for a letter, requesting the financial arrangements with each sublease, to be sent to the Master Leaseholders, with a response requested date included. This letter will be brought back to the October 8, 2014 Regular Board Meeting for review. (3-0)

Item # 2 – Request by John Ehrenreich d/b/a Bonifay Water Sports – 460 Pensacola Beach Blvd. – to bifurcate current concession agreement. (Staff report by Mike Stebbins)

Mr. Stebbins gave the background on this item. He explained the Board had 4 essential documents to review, and that he still had some minor editorial changes to make. He reviewed the changes to the Lease and stated he recommended approval of the transaction.

A brief discussion followed regarding the permissible use of the property, parking, and alcohol sales.

Mr. Pavlock questioned if the new entity (Pensacola Beach Yacht Club) has the financial resources to complete this undertaking.

Mr. Stebbins stated if the PBYC didn't fulfill their financial obligations, they would be in default of the lease and the property would return to the SRIA.

Ms. Bohannon voiced concerns about the motorized congestion in this area, and stated the Board needs to be forward thinking.

Mr. Pavlock stated this is a free market and he has a problem telling people what they can and can't do.

Upon motion of Mr. Dave Pavlock seconded by Mr. Jerry Watson, the Committee unanimously approved the bifurcation of the current concession agreement belonging to Bonifay Water Sports, dividing the parcel to include Pensacola Beach Yacht Club. (3-0)

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

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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

(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.)



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**SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
SEPTEMBER 24, 2014**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: September 29, 2014
RE: Minutes of September 24, 2014 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, September 24, 2014. Members present were Ms. Tammy Bohannon, Chair, Dr. Thomas Campanella, and Ms. Janice Gilley. Also present were Board Members Mr. Jerry Watson, Mr. Dave Pavlock, and Mr. Ed Guernsey. 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. Janice Gilley seconded by Dr. Thomas Campanella, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)

Item # 2 - Discussion/approval of the RFP for a Community Planner. (Report by Mike Stebbins)

Mr. Stebbins gave the background on the item and explained he was also going to include a notice for the new Local Preference Board Policy. He reviewed the Special Terms portion of the RFP and stated the suggested payment amount could be up to \$50,000.00.

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Ms. Gilley stated she agreed with the amount set for the fee and pointed out the expected return of the information was short, 90 days.

There was discussion of the pros and cons of the proposed \$50,000.00 fee amount and the current and future involvement of Escambia County in this process.

Mr. Pavlock questioned if the Board and staff had attempted internally to figure out a solution, instead of looking to an outside source. He stated all the Board needed to do is figure out how to raise \$8 million.

Ms. Gilley pointed out there are divergent opinions as to what services need to be offered and how they will be paid for.

Dr. Campanella stated it would be refreshing to have a point of view on the subject from someone that is not familiar with Escambia County or the Island.

SPEAKER:

Terry Preston – She praised the Board for moving forward with this RFP. She encouraged the inclusion of the terminology “coordinate with Escambia County or the Board of County Commissioners” in the RFP, as well as leaving the 4 parts more open ended in the document that refer to what the future SRIA needs to be.

Jim Cox – He is happy the SRIA is moving forward with this RFP and concurs Escambia County needs to be involved in this process.

Ms. Bohannon stated she is in favor of the use of a consultant, and Escambia County should take over some of the necessary services on the Island. She suggested a comparison study be done to determine the most cost effective way to serve the Island.

Upon amended motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Committee unanimously approved to accept the proposed RFP with the following changes: Revise Part IV (Scope of Work) under Special Terms and Conditions, Sections 2 and 4 to reflect the addition of “collaboration with Escambia County” and remove the word “departments”, respectively. (3-0) This item will be on the Regular Agenda for approval, per Chairwoman Bohannon.

Item # 3 – 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 the item and stated Mr. Banks was asking to hold Summer Fest on August 29, 2015 from noon to midnight. He encouraged the Board to consider approval of an event in the shoulder season, October-April. He stated the Island needs activities during this period.

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Ms. Bohannon stated the Board had been very generous to Mr. Banks and asked if all the fees that are due have been paid. She has concerns over approval of another event before the financial arrangements have been settled from Summer Fest 2014.

Mr. Lee explained Mr. Banks was expected to pay attorney's fees up to \$5,000.00 (the SRIA paid the difference that was due), the loan of \$99,000.00 that was paid to artists, and the \$5,000.00 "Use" fee to use the public beach and parking lot.

Ms. Bohannon questioned if approval for another event was prudent prior to current fees being brought current.

Mr. Stebbins stated approval for another event could be conditioned on all debts being paid.

Mr. Watson voiced concerns over potentially adding policies or rules after the fact, he stated individuals that want to do an event should know all the parameters of everything involved, however he agrees Mr. Banks should pay what he agreed to pay.

There was a brief discussion regarding DeLuna Fest, the fees charged, the fact that no money was given to them, and they were required to pay all fees due prior to approval of the next year's event. The Board has set a precedent in this regard.

Dr. Campanella is in favor of another event, however the shoulder season would be preferable. He agrees all fees need to be paid prior to moving forward with another approval.

Mr. Pavlock stated the SRIA provides the venue to the risk-taker, and the SRIA is not in the "risk" business. He agrees the risk-taker has to take care of the pre-existing agreement prior to moving forward with another event.

Mr. Guernsey stated he was disappointed in the outcome, but said a decision needs to be delayed regarding approval for another event, until the fees are settled. He, too supports an event in the shoulder season, October or the Spring.

SPEAKERS:

Gary Sansing – He likes music on the Beach and supports Mr. Banks.

Michael Riley – He supports Mr. Banks. He said having the event in October or April would compete with established events. He stated the perception is the event isn't wanted at the Beach.

Ms. Bohannon interjected and stated that was an unfair statement, the SRIA gave Mr. Banks a \$100,000.00 loan, and the Authority has never given anyone a loan before.

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William Banks – He stated he is trying to pull in the African American tourism to the Beach. He stated he is not an attorney, however he works for one. He stated his interpretation is that the \$5,000.00 “Use” fee and the \$100,000.00 loan would both be paid back from ticket sales. He argued Mr. Stebbins appeared to represent both him and the SRIA in the contract negotiations, he didn’t know he could hire his own attorney, and he has put this question to the Florida Bar as to whether or not this is legitimate. He stated he would pay Mr. Stebbins what he owes.

Mr. Stebbins corrected him and said he had made it very clear to Mr. Banks that he (Mr. Stebbins) only represented the SRIA. He stated the fees were due to the SRIA, not to him.

There was a discussion regarding the Event Application cover sheet.

Ms. Bohannon stated the SRIA will abide by what the contract says, that the Authority want to be fair.

Mr. Banks stated he owes the SRIA \$5,000.00, but he doesn’t have the money right now. He wants to keep the event in August, perhaps changing the start time next year.

Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Committee unanimously approved holding this item in Committee for further discussion to allow for legal review. This will be brought back to October 22, 2014 Committee Meeting. (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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