

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

Board Members:

Fred Gant
Chairman

Tammy Bohannon
Vice-Chairman

Ed Guernsey
Secretary/Treasurer

Vernon L. Prather
Acting – Secretary/Treasurer

Thomas Campanella
Dave Pavlock

W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: April 23, 2009

RE: Minutes of April 22, 2009 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, April 22, 2009. Members present were Mr. Fred Gant, Mr. Ed Guernsey, and Ms. Tammy Bohannon, Chairman. Also present were Board members Mr. Dave Pavlock, Mr. Vernon Prather and Dr. Thomas Campanella. Ms. Tammy Bohannon, Chairman, called the meeting to order and presented the following items.

Item # 1 – Azure Development, LLC – Soundside Center – Tiki Island Golf & Games (sublessee) – # 2 and # 5 Via De Luna – Request to sublease to Mr. John Paul McDaniels – to operate an airbrush tattoo concession on both leasehold properties; Tiki Golf and Games - # 2 Via De Luna - with a 10 x 10 tent in the front property and Soundside Center - # 5 Via De Luna –in conjunction with the portable slide behind Wings; subject to paying all applicable percentage fees. (Staff report by Jayne Bell)

SPEAKER:

John Paul McDaniels

Upon Motion of Mr. Fred Gant, seconded by Mr. Ed Guernsey, the Committee unanimously approved the request to sublease to Mr. John Paul McDaniels – operate an airbrush temporary tattoo concession on both leasehold properties; Tiki Golf and Games - # 2 Via De Luna - with a 10 x 10 tent in the front property and Soundside Center - # 5 Via De Luna – in conjunction with the portable slide behind Wings; subject to paying all applicable percentage fees. (3-0)

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
APRIL 22, 2009

Item # 2 – Azure Development, LLC – Soundside Center – Tiki Island Golf & Games (sublessee) – # 2 and # 5 Via De Luna – Request to sublease to Mr. Albert DeLancy – to operate an airbrush T-shirt and photography concession on both leasehold properties; Tiki Golf and Games - # 2 Via De Luna - with a 10 x 10 tent in the front property and Soundside Center - # 5 Via De Luna – in conjunction with the portable slide behind Wings; subject to paying all applicable percentage fees. (Staff report by Jayne Bell)

SPEAKER:

John Paul McDaniels

Upon motion of Mr. Fred Gant, seconded by Mr. Ed Guernsey, the Committee unanimously approved the request to sublease to Mr. John Paul McDaniels – to operate an airbrush T-shirt and photography concession on both leasehold properties; Tiki Golf and Games - # 2 Via De Luna - with a 10x10 tent in the front property and Soundside Center - # 5 Via De Luna – in conjunction with the portable slide behind Wings; subject to paying all applicable percentage fees and submission of the requisite paperwork. (3-0)

Item # 3 - Azure Development, LLC – Soundside Center – Mr. Chic Demerau - Tiki Island Golf & Games (sublessee) – # 5 Via De Luna – Request to operate a hot dog concession on leasehold property in conjunction with the portable slide behind Wings; subject to paying all applicable percentage fees. (Staff report by Jayne Bell)

SPEAKER:

Terri McKamey

Upon motion of Mr. Fred Gant, seconded by Mr. Ed Guernsey, the Committee unanimously approved the request to operate a hot dog concession on leasehold property in conjunction with the portable slide behind Wings for one (1) year, subject to paying all applicable percentage fees and forfeiting the hot dog concession at Tiki Island Golf and Games. (3-0)

Item # 4 - Azure Development, LLC – Soundside Center – # 5 Via De Luna – Request to sublease to – Beach Wine and Liquors Incorporated – Mr. David Griffin (manager) to operate the existing package liquor store on leasehold property; subject to paying all applicable percentage fees. (Staff report by Jayne Bell)

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
APRIL 22, 2009

Upon motion of Mr. Fred Gant, seconded by Mr. Ed Guernsey, the Committee unanimously recommends approval of the request to sublease to – Beach Wine and Liquors Incorporated – Mr. David Griffin (manager) to operate the existing package liquor store on leasehold property; subject to paying all applicable percentage fees. (3-0)

Item # 5 – Mr. Mike Pinzone – Pensacola Beach Gulf Pier – 41 Fort Pickens Road – Request to sublease to Mr. Doug McAllister – Fun Coast Promotions, LLC – to host an alcohol free, adult supervised “teen dance” every Friday night at the pier; subject to paying all applicable percentage fees. (Staff report by Jayne Bell)

SPEAKER:

Doug McAllister

Upon motion of Mr. Ed Guernsey, seconded by Mr. Fred Gant, for discussion the Committee approved the request to sublease to Mr. Doug McAllister – Fun Coast Promotions, LLC – to host an alcohol free, adult supervised “teen dance” every Friday night at the pier for up to one (1) year; subject to paying all applicable percentage fees subject to reevaluation by the Board at the Board’s discretion. (2-1) Mr. Guernsey and Ms. Bohannon voted in favor of this motion. Mr. Gant opposed this motion.

Item # 6 – Mr. Noel Faddis – Realty Marts International (a/k/a RMI) – Request for an extension of the lease with option to purchase the Circle K property – 1581 Via De Luna from the SRIA. (Staff report by Jayne Bell)

SPEAKER:

Noel Faddis

Mr. Stebbins explained to the Board that the Circle K contract states that at the end of the 18 months Mr. Faddis either purchases the property or its ownership is returned to the SRIA. Changing the contract could violate the bond covenant by reducing lease fees. Additionally, reducing lease fees due to market conditions would set a precedent.

Upon motion of Mr. Ed Guernsey, seconded by Mr. Fred Gant, the Committee unanimously recommends moving this item to the May 27, 2009 Committee Meeting for more discussion. (3-0)

Item # 7 – Sandshaker Package and Lounge Store, LLC – 731 Pensacola Beach Boulevard - Request to issue a vendors license to operate a concession service

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
APRIL 22, 2009

Item # 7 – Sandshaker Package and Lounge Store, LLC – 731 Pensacola Beach Boulevard - Request to issue a vendors license to operate a concession service (portable water slide) west of the alcohol free zone on the Gulf of Mexico subject to paying all applicable percentage fees . (Staff report by Matt Mooneyham)

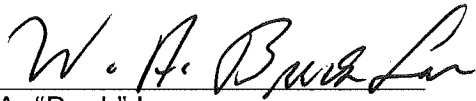
SPEAKERS:

John Asmar
Robert Rinke
Terri McKamey
Beverly Boswell

Ms. Bohannon passed the Chair to Mr. Gant for this item in order to make a motion.

Upon Motion of Mr. Ed Guernsey, seconded by Ms. Tammy Bohannon, the Committee unanimously requested that the participants come back to the May 6, 2009 Regular Board Meeting with a request for a sublease on private property. (3-0)

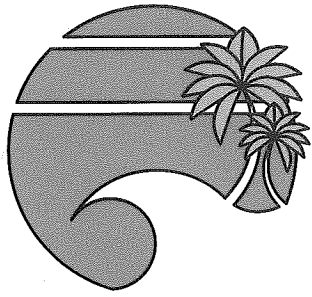
There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee
Executive Director

WAL:ked

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Dave Pavlock

W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: April 23, 2009
RE: Minutes of April 22, 2009 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday, April 22, 2009. Members present were Mr. Vernon Prather, Dr. Thomas Campanella and Mr. Dave Pavlock, Chairman. Also present were Board members Ms. Tammy Bohannon, Mr. Ed Guernsey and Mr. Fred Gant. Mr. Dave Pavlock, Chairman, called the meeting to order and presented the following item.

Item # 1 – Jubilee's – 400 Quietwater Beach Road – Request to construct exit stairs from the existing wood deck to the Quietwater Beach (Staff report by Matt Mooneyham).

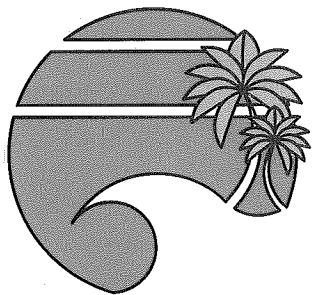
Upon motion of Mr. Vernon Prather, seconded by Dr. Thomas Campanella, the Committee unanimously agreed to moved this item to the Regular Agenda of the May 6, 2009 Board Meeting. (3-0)

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

W. A. "Buck" Lee
Executive Director

WAL:ked

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W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: April 23, 2009

RE: Minutes of April 22, 2009 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, April 22, 2009. Members present were Ms. Tammy Bohannon, Mr. Dave Pavlock and Mr. Elwyn Guernsey, Chairman. Also present were Board members Dr. Thomas Campanella, Mr. Fred Gant and Mr. Vernon Prather. Mr. Elwyn Guernsey, Chairman, called the meeting to order and presented the following items.

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

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

Item # 2 - Request for approval of the SRIA Budget Workshop schedule FY 2009/2010 and Special Board Meeting dates for the adoption of SRIA budget FY 2009/2010. (Staff report by Dottie Ford)

Upon motion of Ms. Tammy Bohannon, seconded by Mr. Dave Pavlock, the Committee unanimously recommended approval of the SRIA Budget Workshop schedule FY 2009/2010 and Special Board Meeting dates for the adoption of SRIA budget FY 2009/2010. (3-0)

Item # 3 - Request for approval of the SRIA issued Cellular Telephone Policy and Procedure. (Staff report by Jayne Bell)

Upon motion of Mr. Dave Pavlock, seconded by Ms. Tammy Bohannon, the Committee unanimously recommended approval of the SRIA issued Cellular Telephone Policy and Procedure. (3-0)

SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
APRIL 22, 2009

Item # 4 – Mr. and Mrs. Medhi Mikhchi – 21 East Galvez Court - Lot 11, Block "D", Deluna Point and 5 West Galvez Court – Lot 3, Block "A", Deluna Point – Request to waive late charges and interest associated with the annual lease payment defaults for both of the above mentioned properties. (Staff report by Jayne Bell)

Upon motion of Mr. Dave Pavlock, seconded by Ms. Tammy Bohannon, the Committee unanimously recommended denial of the request to waive late charges and interest associated with the annual lease payment defaults for both 21 East Galvez Court and 5 West Galvez Court. (3-0)

Item # 5 – Discussion regarding the hiring of a Traffic Consultant for Pensacola Beach. (Staff report by Executive Director Buck Lee)

SPEAKER:

Jim Waite

Upon motion of Mr. Dave Pavlock, seconded by Ms. Tammy Bohannon, the Committee unanimously recommended Baskerville Donovan takes the next step towards hiring a Traffic Engineer. (3-0)

Mike Stebbins notified the Board that he desires the Board's advice on the settlement agreement for the Lori Cruse case just prior to the May 6, 2009 Board Meeting at 5:00 p.m.

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



W. A. "Buck" Lee
Executive Director

WAL:ked

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