



VINCE J. WHIBBS SR. COMMUNITY  
**MaritimePark**<sup>™</sup>  
PENSACOLA, FL

COMMUNITY MARITIME PARK ASSOCIATES, INC.

BOARD OF TRUSTEES MEETING

Wednesday, May 17, 2017 – 1:30 P.M.

AGENDA

- I. Call to Order – Chairman’s Comments
- II. Approval of the Minutes
- III. Open Forum
- IV. Maritime Park Signage
- V. CMPA Committee Reports
  - A. Design Committee– Did not meet
  - B. Operations and Audit Committee – Did not meet
  - C. Executive Committee – Did not meet
- VI. Old Business
- VII. New Business
- VIII. Adjourn

Immediately Following the Board of Trustees Meeting, Mayor Ashton J. Hayward will host a reception honoring current and former Trustees of the CMPA.



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The CMPA Board of Trustees of the Community Maritime Park Associates, Inc. was called to order at 3:35 P.M. on March 22, 2017. Present at the meeting were Mr. Jim Reeves, Ms. Ann Hill, Dr. Jimmy Jones, Mr. Mark Taylor, Mr. Buddy McCormick, Jr., and Mr. Fred Gunther. Absent from the meeting were Mr. John Merting, Mr. James Smith, Ms. Kelly Wieczorek, Ms. Amy Klotz and Ms. Alexis Bolin all with excused absences. Also present was Ms. Mandy Bills, CMPA Executive Assistant, from the City of Pensacola. CMPA Legal Counsel Ms. Lisa Minshew was also present. The meeting was properly noticed and open to the public. These minutes are a synopsis of the actions taken at that meeting and are not intended as verbatim minutes.

- I. Chairman Reeves called the meeting to order at 3:35 p.m.
- II. Chairman Reeves called for any corrections, additions, or deletions to the minutes of the previous meeting on March 22, 2017. Mr. McCormick moved to approve the minutes and Dr. Jones seconded the motion. The minutes passed (4-2) with Mr. Taylor and Mr. Gunther dissenting.
- III. Open Forum  
  
No discussion was brought forth.
- IV. Chairman Reeves called on Mr. Jonathan Griffith, President of the Blue Wahoos, to present an update on the stadium improvements and give an overview of events that are planned for the new baseball season. Mr. Griffith started by informing the Board that the new videoboard has been installed. He stated that the new videoboard is wonderful and that they are still learning all of the different functions available on the board such as spectators being able to see their "tweets" on the videoboard. Mr. Griffith stated that the "tweets" would be screened prior to being displayed on the board. He also stated that the 10 year

warranty is in effect and can be adjusted to suit the City of Pensacola and the Blue Wahoos needs.

Mr. Griffith stated that Cox Wi-Fi is coming to the Community Maritime Park. He noted that the Blue Wahoos were going to be the first minor league baseball team to have this connection.

Mr. Griffith also gave a brief update on several events including the All Stars Game, Homerun Derby and the Fan Fest. He also mentioned adding a kid's area in centerfield.

- V. Chairman Reeves called on Mr. Kevin Bailey, VP of Student Affairs at the University of West Florida, to provide an update on the UWF Football Season. Mr. Bailey stated that the first season of UWF Football was amazing and they ended the season (5-6). UWF Football was ranked 18<sup>th</sup> in the country in Division 2 for attendance for their first season. Mr. Bailey also noted that UWF Football had 2 nationally televised games on ESPN 3 and the American Sports Network. They were also regionally televised on BLAB TV. Mr. Bailey then presented the Board with a framed UWF Football Jersey.

Ms. Bills stated that UWF Football brought in an additional \$55,000 in revenue to CMPA during the first season. Of that amount, approximately \$17,000 was Variable Ticket Surcharge revenue that is placed into the Capital Maintenance and Repair Fund and approximately \$38,000 was received from NFPB as part of the 20% concession revenue share.

## VI. CMPA Committee Reports

### A. Design Committee

Dr. Jones advised the Board that the potential Maritime Park Signage will be presented to the Planning Board on May 9, 2017 for their approval. He noted that there would be a \$250 aesthetic review fee along with a \$500 variance application fee.

Dr. Jones moved that the Board pay the \$250 aesthetic review fee along with the \$500 variance application fee to the Planning Board. Ms. Hill seconded the motion and the motion passed unanimously (6-0).

B. Operations and Audit Committee – Did not meet

C. Executive Committee – Did not meet

X. Old Business

Mr. Taylor made a motion to de-authorize the Chairman to distribute CMPA's assets to the City as outlined in the CMPA's Articles of Organization and de-authorize him to wrap up the financial affairs of the CMPA until further time in which an exit strategy can be put together for any transfer. Mr. Gunther seconded the motion.

After some discussion, Mr. Gunther made a motion to amend the motion from the last meeting to make it clear that the CMPA Board of Trustees is not agreeing to dissolve the CMPA Board of Trustees at this time only to unwind the tax credits. Ms. Hill seconded the motion.

Chairman Reeves inquired whether or not the transfer of CMPA assets to the City of Pensacola is part of unwinding the New Market Tax Credit (NMTC) transaction. Dick Barker responded that the unwind of the NMTCs is a financial transaction consisting of disposing of the loan made to the CMPA. He noted that once the unwind of the NMTCs is complete, a 501(c)(3) Board would be unnecessary. With the dissolution of the 501(c)(3) Board, the City would then be able to recover the assets of the Community Maritime Park. However, the City Council could set up another Board for the Community Maritime Park without the 501(c)(3) designation.

Mr. Gunter then withdrew his substitute motion and made a new substitute motion. Mr. Gunther moved that the Board strike the last sentence of Section 5 from the minutes of the meeting which states, "further that Board authorize the Chairman to distribute CMP's assets to the City as outlined in the CMPA's Articles of Incorporation and wrap up the financial affairs of the CMPA." Mr. Taylor seconded the motion.

Chairman Reeves clarified that the sentence could not be removed from the minutes of the last meeting. Mr. Gunther then restated the motion that the Board de-authorize the Chairman to distribute the CMPA's assets to the City and wrap up the financial affairs of the CMPA. Mr. Taylor seconded the motion. The motion then failed (3-3) with Chairman Reeves, Dr. Jones and Mr. McCormick dissenting.

XI. New Business

Ms. Bills informed the Board that Mr. James Smith has resigned from the Board. Mr. Gunther made a motion to send notice to the City Council that the CMPA Board of Trustees would like to appoint Mr. Bubba Bechtol to the CMPA Board of Trustees. Mr. Taylor seconded the motion and it passed unanimously (5-0).

XI. The meeting was adjourned at 2:47 p.m.

Respectfully submitted, Ms. Ann Hill, Secretary



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## MEMORANDUM

### FOR DISCUSSION

**TO:** CMPA Board of Trustees  
**THRU:** Jim Reeves, Chairman  
**FROM:** Mandy Bills, Executive Assistant  
**DATE:** May 17, 2017  
**SUBJECT:** Item IV – Maritime Park Signage

At the CMPA Board of Trustees Meeting on February 15, 2017 the Board of Trustees authorized paying Tom Paux with Brix Designs an amount not to exceed \$5,000 for the design of the Community Maritime Park sign including any plans or permit drawings that may be necessary to present to the Planning Board for final approval.

The proposed sign plans and drawings were submitted to the Planning Board for aesthetic approval and consideration of a size variance at its May 9, 2017 meeting. Both were approved by the Planning Board.

Brix Designs has submitted a cost estimate in the amount of \$105,870 to build the sign. The cost estimated does not include the final electrical connection and wired circuit power to be supplied to the site, power and fixtures for external ground lighting and final landscaping around the sign.



# Estimate #1391

05/05/2017

## Prepared by:

**Brix Design Inc.**

Salesperson: Tom Paux 850-293-0970

P.O. Box 17881

Pensacola, FL. 32522

Phone: 850-332-6211

Fax: 850-332-6211

## Prepared for:

**CMPA**

Kelly

Phone:

Fax:

## Description:

Monument Sign

## Delivery:

Production time for the following item(s) will be approximately 30 working days.

Quantity	Description	Each	Amount	Tax
21	Stainless Steel Lettering (Community Maritime Park) 21 Total 48" tall 3/8" thick stainless steel lettering. Brushed finish with provisions for bracket on back for mounting to concrete base. As Per rendering.	\$2,050.00	\$43,050.00	
1	Brackets for Stainless Steel lettering. Stainless brackets for mounting to each lettering and anchoring into concrete base. Bracket to be epoxy stud mounted to concrete and mechanically fastened to back side of Stainless lettering with stainless fasteners.	\$7,000.00	\$7,000.00	
1	Thru Wall Sign Bar 14"x 20' Aluminum thru wall sign bar and internal mounting bracket. Powder coated aluminum bar capped end with provision for mounting bracket for inside brick wall.	\$4,400.00	\$4,400.00	
17	Stainless Steel Lettering (Vince J. Whibbs, Sr.) 17 Total 4" Tall Stainless steel brushed finished lettering, stud mounted to Thru Wall Sign Bar. As per rendering.	\$225.00	\$3,825.00	
1	Maritime Logo and Top cap for brick wall 62" tall logo reverse lit to produce "halo" effect when illuminated. Internal LED low voltage lighting for illumination on logo. Mount offset for brick wall. Aluminum top cap for brick logo wall.	\$6,325.00	\$6,325.00	
1	Concrete footing, Block work and Mansonary work 8" thick 24" wide 65' long concrete footing, Split face block with precast concrete top cap. As per rendering.	\$36,850.00	\$36,850.00	
1	Permitting and engineering drawings for monument sign	\$1,525.00	\$1,525.00	





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1	Installation of all brackets to lettering and lettering to concrete base. Installation on wall logo to brick wall. Installation of small lettering to aluminum sign bar. Includes site work and dirt removal. ***not included is final electrical connection and wired circuit power supplied to site, power and fixtures for external ground lighting, to be preformed by others, Final landscaping around sign.	\$2,895.00	\$2,895.00
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**TOTALS** Subtotal: \$105,870.00

Sales Tax: \$0.00

**Total: \$105,870.00**

**Terms:**

This estimate good for 30 days. 50% deposit due on signing, balance due on installation. Visa/MC accepted, 5% processing rates for credit card purchases..

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By my signature below, I authorize work to begin and agree to pay above amount in full according to the terms on this agreement.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_ AMT. PAID TODAY: \_\_\_\_\_