



VINCE J. WHIBBS SR. COMMUNITY
MaritimePark[™]
PENSACOLA, FL

COMMUNITY MARITIME PARK ASSOCIATES, INC.

BOARD OF TRUSTEES MEETING

Wednesday, April 19, 2017 – 1:30 P.M.

AGENDA

- I. Call to Order – Chairman's Comments
- II. Approval of the Minutes
- III. Open Forum
- IV. Blue Wahoos Update
- V. UWF Football Update
- VI. CMPA Committee Reports
 - A. Design Committee
 - B. Operations and Audit Committee – Did not meet
 - C. Executive Committee – Did not meet
- VII. Old Business
- VIII. New Business
- IX. Adjourn



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The CMPA Board of Trustees of the Community Maritime Park Associates, Inc. was called to order at 1:30 P.M. on March 22, 2017. Present at the meeting were Mr. Jim Reeves, Mr. John Merting, Ms. Ann Hill, Dr. Jimmy Jones, Mr. Mark Taylor (arrived 1:38 p.m.), Mr. Buddy McCormick, Jr., Ms. Kelly Wieczorek, Ms. Amy Klotz and Mr. Fred Gunther. Absent from the meeting were Mr. James Smith (excused) and Ms. Alexis Bolin (excused). Also present was Mandy Bills, CMPA Executive Assistant and Robbie McGuire, Building Construction and Facilities Manager 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 1:30 p.m.
- II. Chairman Reeves called for any corrections, additions, or deletions to the minutes of the previous meeting on February 15, 2017. Mr. McCormick moved to approve the minutes and Mr. Gunter seconded the motion. Without objection, the minutes then passed unanimously (8-0).
- III. Open Forum

No discussion was brought forth.
- IV. Chairman Reeves called on Robbie McGuire to present the Structural Review of the Stadium. He stated that per Section 12(i) of the Multi-Use Facility Non-exclusive Use agreement between the CMPA and Northwest Florida Professional Baseball states that a periodic structural review of the multi-use facility (Stadium) should be conducted every five years to ensure that the Stadium maintains its structural integrity in compliance with all applicable laws, codes and regulations. Mr. McGuire recommended to engage Joe DeReuil Associates, the structural

engineer of record, to perform the structural review. The scope of work would include an inspection and report listing all structural issues found including descriptions, photographs and a recommended course of action. The estimated cost for the inspection and report would be \$1,800.

Ms. Wieczorek made a motion that the CMPA Board of Trustees approve engaging Joe DeReuil Associates to perform the required five year structural review of the Stadium. Ms. Hill seconded the motion and it passed unanimously (9-0).

V. Chairman Reeves called on Mandy Bills to present the New Market Tax Credit Unwind. Ms. Bills reviewed the New Market Tax Credit (NMTC) financing structure and stated that the end of the seven (7) year compliance period is May 27, 2017 at which time the “put and call” option can be exercised. Once the “put and call” option is exercised, the NMTC transaction will collapse and the loans to the CMPA made by the Community Development Entities may be forgiven. Ms. Bills noted that the CMPA is not responsible for any of the costs associated with the NMTC unwind transaction or the forgiveness of the loans.

After some discussion, Mr. Taylor made a motion that the CMPA Board of Trustees authorize Chairman Reeves to execute all documents and take all action necessary associated with unwinding the NMTC transaction, included but not limited to executing an Interlocal Agreement with the City and CRA to terminate the Project Support Payments. Further that the Board authorize the Chairman to distribute CMPA’s assets to the City as outlined in the CMPA’s Articles of Incorporation and wrap the financial affairs of the CMPA. Ms. Hill seconded the motion and it passed unanimously (9-0).

VI. Chairman Reeves called on Lisa Minshew to present the Legal Counsel Update. Ms. Minshew stated that she has completely resolved the Maritime One, LLC issue regarding the cost for relocating the irrigation line. Williams Brown and Maritime One have executed the settlement agreement and the settlement funds have been received.

Ms. Minshew also let the Board know that she has just received the warranty for the potential new scoreboard. She will review the warranty and will be ready to discuss with the Board at the next meeting.

VII. CMPA Committee Reports

A. Design Committee – Did not meet

B. Operations and Audit Committee – Did not meet

C. Executive Committee – Did not meet

X. Old Business

Ms. Wieczorak updated the Board on the Maritime Park Signage. She stated at the last meeting the Board had approved the sign design and had asked Mr. Paux from Brix Design to move forward with the design of the sign along with any permit drawings necessary to present at the next Planning Board for approval. Ms. Wieczorak will contact Mr. Paux and have him do a presentation of the design along with any permit drawings to the Design Committee prior to presenting to the Planning Board in April or May.

XI. New Business

Mr. Merting inquired whether or not Mr. Kenneth Lamb has released any and all emails being held relating to the CMPA. Ms. Bills stated that she had the City of Pensacola's IT Department copy all of the emails that Mr. Lamb made available, however 75% of the emails were spam and other emails were missing attachments. Ms. Bills has been unable to contact Mr. Lamb, but will attempt to contact his partner in order to acquire any remaining emails and missing documents.

Mr. McGuire gave a brief update on the repairs at the Maritime Park. He stated that the door frame in the baseball team's restroom has been repaired, as well as, the door that was sticking in the conference room. The elevator at the Maritime Park has had a software update and been reprogrammed.

XI. The meeting was adjourned at 2:05 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: April 19, 2017
SUBJECT: Item IV – Blue Wahoos Update

Representatives from the Blue Wahoos (NFPB) will be present to provide an update on the stadium improvements and give an overview of events that are planned for the baseball season.



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MEMORANDUM

FOR DISCUSSION

TO: CMPA Board of Trustees
THRU: Jim Reeves, Chairman
FROM: Mandy Bills, Executive Assistant
DATE: April 19, 2017
SUBJECT: Item V – UWF Football Update

Representatives from UWF Football will be present to provide an update on the 2016 UWF Football Season and discuss the upcoming 2017 season.



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MEMORANDUM

FOR DISCUSSION

TO: CMPA Board of Trustees
THRU: Jim Reeves, Chairman
FROM: Mandy Bills, Executive Assistant
DATE: April 19, 2017
SUBJECT: Item VI – CMPA Committee Reports

The Design Committee Meeting was held on Thursday, April 13, 2017. Dr. Jones, Chairman, will provide an update of action taken at that meeting.

The Operations and Audit Committee Meeting did not meet.