



A meeting was held on Friday, April 3, 2009 of the Board of Trustees of Community Maritime Park Associates, Inc. Trustees Lacey Collier, Councilwoman Megan Pratt, Mr. Dick Baker, Mrs. Katie White, Dr. Jimmy Jones, Mr. Eddie Todd, Mr. Collier Merrill and Mrs. Bentina Terry were present. Edward Spears from the City of Pensacola 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.

The meeting was called to order at 1:05 p.m. by Chairman Collier. The agenda was followed as presented:

- I. Chairman Collier welcomed the Board.
- II. Mr. Merrill made a motion to approve the minutes from the March 13, 2009 meeting. Mr. Baker seconded the motion. The motion passed unanimously.
- III. The Chairman opened the floor for public input. The following individuals addressed the Board: City Councilwoman Diane Mack, 121 Mango Street; Ms. Pat Lott, UWF Legal Counsel, 11000 University Parkway; Ms. Sherri Myers, 526 Parker Circle; and Mr. George Hawthorne, 321 N. DeVilliers Street.
- IV. Chairman Collier called on Mayor Mike Wiggins to discuss the status of contract negotiations with the Master Developer (item #IV (1)). Mayor Wiggins asked the Board to call a special meeting for next week to consider the final version of the contract. Mayor Wiggins pledged to have the City Council act on April 6 at Committee and April 9 at the full City Council meeting. Mayor Wiggins invited City

Manager Al Coby to provide any updates that he was aware of based on the negotiations from the previous evening. Mayor Wiggins and Mr. Coby both pledged to make every effort to have the final document completed by the close of business today (4/3/09). Discussion followed. Chairman Collier recommended having the special meeting on Thursday, April 9 at 1 p.m. Mrs. Terry made a motion to meet prior to the City Council meeting of April 9, 2009 at 7 p.m. to consider the Master Developer agreement. The motion passed unanimously.

(2) Mr. Baker made a motion to approve the Use Agreement with the Pensacola Pelican's Baseball team and authorize the Chairman to sign the agreement. Mr. Merrill seconded the motion. The motion passed unanimously.

(3) Mr. Merrill made a motion to approve the Memorandum of Understanding (MOU) with the University of West Florida for Classroom and Office Space. Mrs. Terry seconded the motion. The motion passed unanimously.

(4) Councilwoman Pratt asked about the timeline for development of the Maritime Museum. Ms. Pat Lott, representing the University of West Florida responded. She advised that the lease had been amended to provide a 5 year timeline with a 1 year notice. Discussion followed. The Board asked for clarification on which specific parcels would be leased to the University. Mr. Spears provided a handout showing the parcels. Discussion followed. Councilwoman Pratt requested regular updates from the University on all aspects of their project. Ms. Lott agreed to provide quarterly reports to the Board. Mr. Merrill made a motion to approve the Lease, as amended, with the University for the Maritime Museum, Research Center and Amphitheatre sites. Mrs. Terry seconded the motion. The motion passed unanimously.

(5) Chairman Collier called on Mr. Robert Hart, representing the Studer Group to brief the Board on the Memorandum of Understanding for the Studer Group office building project. Mr. Hart advised that the document was the same as the Board received in November, with the exception that the clause regarding parking was made

more flexible. Otherwise, the commitment is as promised, to relocate the Studer Group to a new \$12 million office building at the Maritime Park. Mr. Baker made a motion to approve the MOU with the Studer Group. Dr. Jones seconded the motion. The motion passed unanimously.

(6) Mr. Hart advised the Memorandum of Understanding was as promised for the use of a conference center, if constructed, to host Studer Group conferences. Mrs. White made a motion to approve the MOU. Mrs. Terry seconded the motion. The motion passed unanimously.

(7) Chairman Collier called on Mr. Todd to introduce the Contractor's Academy, Minority Business Participation agreement. Mr. Todd recommended the change offered by City Councilwoman Diane Mack regarding the order in which local services would be solicited. Discussion followed. Mrs. Terry offered additional language to the amendment to have as a last resort, the option of hiring outside the defined areas. All parties agreed to the amendment. Mr. Todd made a motion to approve the amendment and Mr. Merrill seconded the motion. Discussion followed. Dr. Jones moved to table the motion until the next CMPA meeting to allow one, final review by all parties. Mrs. White seconded the motion. Discussion followed. The motion passed unanimously.

Mr. Spears asked for the Board to consider one final motion to allow the Chairman to execute all approved documents. Mrs. Terry made that motion and Mr. Baker seconded. The motion passed unanimously.

- V. Chairman Collier called upon Miller Caldwell for the Environmental Update. Mr. Caldwell reported that the Remedial Action Plan (RAP) was in the final stages of review and approval was eminent. He reported that his team was working with the City for restrictive covenants that will protect the environment once the remediation is completed.

VI. Chairman Collier called on Mr. Todd for the Contractor's Academy report. Mr. Todd advised that his report was given earlier during consideration of item # IV (7). Mr. Todd requested that he be allowed to resign from the Contractor's Academy subcommittee to shift his focus to assisting with the architectural review of the project. Ms. Terry agreed to take over as chair of the subcommittee. The Board thanked Mr. Todd for his work on the subcommittee.

Mr. Todd reported that he has met with Mr. Caldwell regarding an Owner's Representative for CMPA. They have identified key elements but have not completed the task. Chairman Collier asked for quick resolution. Councilwoman Pratt asked for clarification of what the Board requested of Mr. Caldwell and if we should go out for an RFQ to open the process for competition in order to be as inclusive as possible. Discussion followed. Chairman Collier requested the Trustees consider the options and be prepared to resolve the issue at the next meeting.

Additional speaker cards were received from the audience. Chairman Collier called on Mr. Earnest Stansberry, 8719 N. Orange Avenue; and Mrs. Jane Birdwell, 890 S. Palafox. Mrs. Birdwell requested on behalf of the Maritime Park Development Partners (MPDP) that they be allowed to contact the Board directly. Discussion followed. The Board mutually agreed that if they had any questions, they would contact MPDP, but MPDP could not initiate contact, since negotiations were still ongoing.

Mr. Spears reported that the monthly financial report was at each Trustee's place.

VII. The meeting was adjourned at 2:15 p.m.

Respectfully submitted, Ms. Juanita Scott, Secretary