



**AGENDA  
MARINA ADVISORY BOARD  
REGULAR MEETING  
NOVEMBER 18, 2024  
6:00 PM  
CITY HALL COMMISSION CHAMBERS  
204 ASH STREET  
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES**
  - 4.1 SEPTEMBER 23, 2024 MINUTES
  - 4.2 JULY 2, 2024 MINUTES APPROVAL-SCRIVENERS ERROR
- 5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA**
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. MARINA MANAGER REPORT**
- 9. BOARD MEMBER REPORTS/COMMENTS**
- 10. NEXT MEETING DATE**
- 11. ADJOURNMENT**

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Marina Manager.

MARINA ADVISORY BOARD  
REGULAR MEETING MIUTES  
SEPTEMBER 23, 2024  
CITY HALL COMMISSON CHAMBERS  
204 ASH STREET FERNANDINA BEACH, FL 32034

1. CALL TO ORDER- 1800
2. PLEDGE OF ALLIGANCE
3. ROLL CALL – MEMBER PHILLIPS- Present  
MEMBER SPRATTO (Non-Voting Member) - Excused  
MEMBER SHARPE- Present  
CHAIR BLANCHARD- Present  
VICE CHAIR KENT- Excused  
MEMBER PATTON- Present  
OASIS MGR CHAPMAN- Present  
MEMBER/SECRETARY NICKOLOFF- Present
4. APPROVAL OF MINUTES  
**MOTION:** by Phillips SECOND: by Sharpe to Approve Regular Meeting Minutes from July 22, 2024. PASSED 5-0
5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA  
ROSS- Provided historical rundown of Marina improvements and accomplishments over the last 7 years. Here are some: North and South part of Marina in bad shape, in debt, subsidizing several million dollars, bad management company- NOW south rebuilt, debt to be restructured, channel moved so not to interfere with Marina, FEMA paid after litigation, now have a good management company, Oasis, subsidy 700k year is reduced amount. Special thanks to Dale MARTIN who had vision and wherewithal to accomplish many of these improvements- BRONSON LAMB, project mgr. - Marina rebuilt- and LYNN WILLIAMS. This board has opposed to increase of fees and other sources of revenue. Term ends next month. Going forward, hope to see this board move forward.  
NICKOLOFF- Thx to Commissioner Ross for attending our meetings regularly, and appreciation to those previous who have worked to improve Marina. It is my desire that we continue to challenge ourselves to continue the forward progress in improving the Marina.
6. OLD BUSINESS- BLANCHARD- Shrimp Festival, Member Phillips attended commission meeting and feels they will approve subsidy.

SHARPE- Parking- Commission to address in workshop at a later date.

BLANCHARD/ SHARPE- Brett's, what to do when Brett's lease is up. Repair or replace but we would like to be involved, as a committee, in what happens in upcoming process.

ROSS- 8 studies have been done in past and recommend it is too bad of shape to repair.

Best course of action according to expert recommendations is to replace.

PHILLIPS has pix of the old TEEPEE welcome station, and would like us to move that direction.

7. NEW BUSINESS- None

8. MARINA MANAGER REPORT- 2024/2025 CapEx projects-Fuels tank replacement \$420k, new water lines docks A and B, \$53,245, other misc. maintenance projects. Electric Pedestals- Southern end of D dock- \$36k to replace/add pedestals.

Wire transfers now offered to offset credit card fees. ACH being explored for next year.

BLANCHARD suggested PayPal as an alternative. Tiered rates doing what supposed to do, generate additional \$5166 additional.

FLYERS- "Economic Benefits of Waterways" to Nassau County. AMERICAN CRUISE lines, will add two more boats to roster for a total of 5 boats. \$76k additional annual revenue. Thanks to ROSS for being an advocate for Marina.

8 security cameras now- Keep adding cameras. SHARPE- slip holders annual ACH is good, but others credit card. SECURITY GATES- Design flaw being fixed by City. Parks and Rec will secure gates at 9pm to allow sightseers to watch sunsets.

9. BOARD MEMBER REPORTS/COMMENTS

KENT- N/A

SHARPE-None

PATTON- None

PHILLIPS- Appreciate what has been done in past to save Marina. Upset about complaint to wave shrimp boat fee.

SPRATTO-N/A

BLANCHARD-Thx to Cathy and all members of this Board for their work. Raising rates to where locals could not afford caused concern. Contract issues to work through.

NICKOLOFF- None

10. NEXT MEETING DATE – November 25 or November 18, 2024. Due to Thanksgiving

11. ADJOURNMENT AT 1848

Respectfully submitted,  
CHRIS NICKOLOFF Secretary

MARINA ADVISORY BOARD  
REGULAR MEETING MIUTES  
JULY 22, 2024  
CITY HALL COMMISSON CHAMBERS  
204 ASH STREET FERNANDINA BEACH, FL 32034

1. CALL TO ORDER- 1800
2. PLEDGE OF ALLIGANCE
3. ROLL CALL – MEMBER PHILLIPS- Present  
MEMBER SPRATTO (Non-Voting Member)- Present  
MEMBER SHARPE- Present  
CHAIR BLANCHARD- Present  
VICE CHAIR KENT- Present  
OASISI MGR CHAPMAN- Present  
MEMBER/SECRETARY NICKOLOFF- Present
4. APPROVAL OF MINUTES  
Workshop minutes- April 22, 2024  
**MOTION:** by Kent SECOND: by Phillips to Approve BOTH Workshop and Regular Meeting Minutes from April 22, 2024. PASSED 5-0  
  
Regular meeting Minutes- April 22, 2024 (see above) PASSED 5-0
5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA  
Scott Inglas – Chairman of Shrimp Festival, explained he has been in contact with Coastal Tide Excursions to get a shrimp boat to dock during the festival. They give tours, at no charge, and allow public to tour their 65’ shrimp boat (Lady Jane). Currently working on getting two more boats to participate. Asking for support. Shrimp festival costs to host these boat(s) is \$8950 plus hotel room, for a Total of about \$11k. This is the 60<sup>th</sup> year for Shrimp Festival. Asking for dockage fees for two docks to be waived. Could tie up side by side.  
\$780 total cost requested for each dock. \$1500 total, approximate amount asked to be waived.  
PHILLIPS- Supports the waiving of dockage fee. And would like her mother who passed away recently, to be recognized for her community service particularly with the shrimping industry.  
SHARPE- suggests just having one boat due to space considerations for those who come visit festival by boat. Discussion ensued and established only 2 spaces to be allotted in proposal.

**MOTION** by KENT to waive Dockage fees for two (2) spaces and for the approximate amount of \$1500. **SECOND** BY PHILLIPS. Motion PASSES 5-0.

MAB will have a representative at the August 6, 2024 FB City Commission meeting to present to the commission.

6. OLD BUSINESS

SHARPE- Boat trailer parking- PD issuing tickets. Enforcing. Chief would prefer discretion. Would like MAB to ask city commission to make Boat Trailer parking area, zero tolerance zone. Also asked who sets usage hours and were stakeholders (boaters) given opportunity to provide input. Hour currently 5am-7pm. Suggest 24/7.

**MOTION** by SHARPE- To increase “No Parking” signage in Boat Trailer area; to provide for a zero tolerance for parking violators; to restrict bus parking in Lot C and D; and to expand parking hours to 24/7. **SECOND** by PHILLIPS.

**DISCUSSION:** NICKOLOFF wants to hear more from PD as to their perspective of having discretion before agreeing. Believes Zero Tolerance too rigid.

Motion PASSES 4-1

7. NEW BUSINESS

Army Corps of Engineers: Discussion, de-authorize federal channel-

BLANCHARD suggests to work with Army Corps of Engineers, as a group, comprised of NC County Commission, FB City Commission, OHPA and MAB to come up with plan. Currently the channel authorization prevents FB Marina from expanding to the north because it encroaches onto Federal channel. This study is for Georgia and we would like them to include St. Mary’s (Florida). COMMISSIONER ROSS- Talking about this for 7 years. A lot of work. Rayonier must agree. City does not have resources to deal with this. MAB agreed as a group this would be a positive for the Marina. But, it is a time and labor intensive project. CHAIRMAN BLANCHARD will continue his research and report back.

8. MARINA MANAGER REPORT-

July is slow season. Use this time to catch up on maintenance projects. At end of June, Transient dockage & electric \$12k over June budget. Net Operating Income (NOI) for June \$29,618 and payroll \$4504 under budget. Will be hosting 41<sup>st</sup> annual King Fish tournament soon. Had a National Clean Marina Day, staff collected 485 items weighing 143 pounds total. FORM 1- MAB Members should have received an email from Florida Department of Ethics with instructions to create an account. If you did not receive, contact City Clerk. SECURITY GATES installed and will be locked at approximately 8pm

(after normal business hours). Should boater forget access code, FBPD will have available via their CAD System through Dispatch. More SECURITY CAMERAS have been added.

WATER OUTAGE occurred on July 4<sup>th</sup>. Both A and B dock. Try to keep running and repair quickly. In October plan to replace line.

#### 9. BOARD MEMBER REPORTS/COMMENTS

PHILLIPS- Explained her missed attendance at the last meeting because she did not know we had a last meeting. Working waterfront, upset with the water front park project. Wonders if Impact fees could have been used to rebuild docks or other things that support shrimping industry. Likes the idea of putting the marine welcome station like the old teepee we had, once Brett's vacates.

SPRATTO- None

KENT- Introduced David Patton, a potential new board member. Background is Grad school in urban planning, realtor and has a fishing boat.

NICKOLOFF- None

SHARPE- Would like agenda item for next meeting to talk about Brett's or Atlantic Seafood footprint once they leave. Have discussion about the disposition of the property.

ROSS- Advised the Board, Brett's hasn't paid rent in year and a half. Million dollars to tear down. Atlantic seafood 4 more years on lease. Atlantic uninsurable currently.

CHAIR BLANCHARD- None

#### 10. NEXT MEETING DATE – September 23, 2024.

CHAIRMAN BLANCHARD will be gone. And can't attend commission meeting on August 6<sup>th</sup>. PHILLIPS says she will attend the commission meeting.

#### 11. ADJOURNMENT AT 1909

Respectfully submitted,  
CHRIS NICKOLOFF Secretary