

JUNE 11, 2014

PORT ST. JOE, FLORIDA

JOINT WORKSHOP

The Gulf County Board of County Commissioners and City of Port St. Joe Commissioners met this date in a joint workshop session with the following members present: Chairman Ward McDaniel, Vice Chairman Carmen L. McLemore, and Commissioners Joanna Bryan, Tynalin Smiley, and Warren J. Yeager, Jr.; City of Port St. Joe Mayor Melvin C. Magidson, Jr. and City of Port St. Joe Commissioners William Thursbay, Bo Patterson, and Rex Buzzett <City Commissioner Phil McCroan was not present>.

Others present were: County Attorney Jeremy Novak, Clerk Finance Officer Sherry Herring, Deputy Clerk Leanna Roberts, Chief Administrator Don Butler, Assistant Administrator Michael L. Hammond, Deputy Administrator Brett Lowry, Building Official Lee Collinsworth, Grant Coordinator Towan Kopinsky, Deputy Grant Coordinator Kari Summers, Mosquito Control Director Mark Cothran, Public Works Director Joe Danford, T.D.C. Executive Director Jennifer Jenkins, City Attorney Thomas S. Gibson, City Manager Jim Anderson, and City Auditor/Clerk Charlotte Pierce.

Chairman McDaniel presided over the meeting, calling it to order at 10:59 a.m., E.T.

PORT AUTHORITY PRESENTATION

Upon discussion by County Attorney Novak, Chairman McDaniel called for public comment regarding the previously adjourned Port Authority meeting. There was no public comment.

GULF COUNTY ECONOMIC DEVELOPMENT COUNCIL

County Attorney Novak discussed the County taking the designation of the E.D.C. and reported that Towan Kopinsky will serve as the interim director. He discussed the need to appoint an advisory committee. Chief Administrator Butler stated that the advisory board will be a seven (7) member committee and that four applications have been submitted at this time. He reported that a recommendation regarding these members will be presented to the Board at their next meeting for approval. After discussion by Chief Administrator, County Attorney Novak stated that once the advisory board is appointed, an organizational meeting will then be held. E.D.C. Interim Director Kopinsky discussed attending a tour in Tampa regarding their plans to prepare for the Port St. Joe Port opening. County Attorney Novak discussed various projects regarding affordable housing that are tied to Economic Development. Upon inquiry, Chief Administrator Butler reported that City Commissioner Phil McCroan has submitted an application to serve on the E.D.C. Advisory Board. County Attorney Novak reported that the advisory board will consist of five (5) private members, one (1) member from the City of Port St. Joe and one (1) member from the County.

SPORTS COMPLEX / CITY PROPERTY & T.D.C. TAX

County Attorney Novak discussed the sports complex site adjacent to Sacred Heart Hospital and Gulf Coast State College, and the amended agreement between the City of Port St. Joe and the County. Commissioner Yeager discussed adding one cent to the bed tax to help fund the sports complexes and various other T.D.C. projects within the County. City Commissioner Thursbay discussed his concerns regarding the need for a sports complex in Gulf County; stating he is in support of this project. T.D.C. Executive Director Jenkins discussed meeting with the Bay County T.D.C. regarding what the sports industry has on Bay County. She reported that Bay County T.D.C. recommended that Gulf County review expanding the sports complex to multi-use fields, not just softball and baseball. Upon inquiry by a member of the City Commission, T.D.C. Executive Director Jenkins reported that the estimated one cent bed tax would bring in \$250,000.00 to \$300,000.00 in the first year. Commissioner Yeager reported that the process has begun to implement the one cent bed tax.

GULF PINES HOSPITAL PROPOSAL / CITY OF PORT ST. JOE

Upon discussion by County Attorney Novak, City Attorney Gibson discussed getting the Gulf Pines Hospital Property back on the tax roll. He reported that the I.R.S. will release its lien, contingent upon the two private tax certificates are paid, and getting a commitment from the County that they will not file an application for tax deed on the property. City Attorney Gibson stated that once that is complete, then the building can be demolished and a five (5) lot subdivision can be developed. He discussed using the funds from the sale of the lots to cover the cost of the demolition and redevelopment, stating that any money left over will then be spent paying the two local government tax bills. After discussion by City Attorney Gibson regarding the demolition, Chief Administrator Butler inquired whether the estimated cost for demolition included tipping fees. City Attorney Gibson reported that the estimate was submitted from a contractor several years ago and probably does not include tipping fees. Chief Administrator Butler discussed his concerns regarding the tipping fees and the increase cost to the demolition. County Attorney Novak discussed the approval of the Board to proceed with tax certificates that exceeded \$5,000.00 and some of those tax certificates included the Gulf Pines Hospital Property. City Mayor Magidson discussed his concerns regarding the demolition of the Gulf Pines Hospital Property and getting this property back on the tax roll to produce revenue for the City of Port St. Joe and the County. After discussion, City Attorney Gibson reported that the City of Port St. Joe needs a letter from the County stating they will not apply for a tax deed on the Gulf Pines Hospital Property to submit to the I.R.S. Upon inquiry by Commissioner Bryan, the City Commission Board had no objection to providing written assurance to the County that the two (2) County owned tax certificates would be paid at the time of closing, providing that funds are available. Chairman McDaniel discussed his concerns regarding the redevelopment of the property site. <Commissioner Yeager left the meeting at 11:31 a.m., E.T.> Chairman McDaniel called for public comment. There was no public comment.

PORT ST. JOE DOWNTOWN REDEVELOPMENT AGENCY (PSJDRA)

Following discussion by County Attorney Novak regarding whether the City of Port St. Joe would consider reducing or setting aside the Community Redevelopment Agency, City Commissioner Buzzett discussed the CRA's improvements that have been made. Upon inquiry by City Mayor Magidson, County Attorney Novak reported that the City of Port St. Joe recommits the CRA every year under the Florida Statute. He stated that the County Budget Committee requested that the City of Port St. Joe and County review the recommitment for the upcoming year. Chief Administrator Butler noted that the Budget Review Committee recommended the County request that the City of Port St. Joe reduce the amount or relax the amount. After discussion by City Commissioner Buzzett, Chief Administrator Butler noted that the County does not receive any money.

SOLID WASTE / COUNTY LANDFILL CLOSURE

County Attorney Novak reported that the County will be moving forward with the landfill closure, with a goal of December 21, 2014. He stated the County entered into a five (5) year agreement with Waste Pro, Inc.; noting they will create a transfer station at the Five Points Landfill site. After discussion by County Attorney Novak, City Mayor Magidson reported that the City of Port St. Joe's solid waste service contract will expire in September, 2014. Following discussion by Chairman McDaniel, Solid Waste Director Danford discussed his concerns regarding the tonnage received at the landfill and the closing of the landfill. Upon inquiry by City Mayor Magidson, County Attorney Novak reported that Waste Pro, Inc. will implement a recycle program prior to 2015 at Five Points Landfill.

AFFORDABLE HOUSING / GRANT APPLICATION

Chief Administrator Butler discussed a Home Grant that is available for affordable housing that Rick Adman, of the Paces Foundation presented to the Board, reporting there is a local cash match. He discussed using S.H.I.P. funds for the local match and building fifty (50) units with this six (6) million dollar Home Grant on the 40 acres within the City of Port St. Joe. Upon inquiry by City Commissioner Thursbay, Chief Administrator Butler reported that if Gulf County was not awarded the Home Grant, then the County would get their local cash match back. Commissioner Smiley discussed his concerns regarding the need for affordable housing.

There being no further business, Chairman McDaniel then adjourned the meeting at 12:00 p.m., E.T.

**WARD MCDANIEL
CHAIRMAN**

ATTEST:

**REBECCA L. NORRIS
CLERK**