

Port St. Joe Redevelopment Agency
Board of Directors
Gulf County Welcome Center Conference Room
150 Captain Fred's Place

MEETING MINUTES
Nov 12, 2009 – 5:15 PM

ATTENDANCE

Troy White – Chairman	(TW)	Absent
Patrick Jones – Vice-Chairman	(PJ)	Present
Gena Johnson - Treasurer	(GJ)	Present
Annie Sue Fields - Director	(AF)	Present
Tommy Lake - Director	(TL)	Absent
Willie Ramsey – Director	(WR)	Absent
Marie Todd – Director	(MT)	Absent
Jessica Patterson – Provisional	(JP)	Absent
Lezle Jacobs – Provisional	(LJ)	Absent
Matt Fleck- Executive Director	(MF)	Present
Lorinda Gingell – Admin Assist	(LG)	Present

Voting Key – (motion by / second by, votes for – votes against)

I. Call to Order

A. The meeting was called to order by PJ at 5:25 pm for the purpose of informal progress updates as there was not a quorum.

II. Consent Agenda

A. The minutes from the 10/22/09 meeting will need to be approved at the next meeting

III. Citizens to be Heard - None

IV. Agency Operations

- A. The Board members in attendance agreed with the modification of the employment contract with the Executive Director to include a DBA for tax reporting purposes. A vote will be scheduled at the next regular meeting.

V. Grant Programs

- A. Williams Ave
 1. Phase 2 construction is underway
 2. David Wentzell has written a letter of concern regarding the construction of phase 1 at his property on 214 Williams Ave
- B. Façade Grants – no update

VI. Projects

- A. North PSJ Annexation
 1. The joint hearing between the City and County Commissions has completed today 11/12/09.
 2. Both Commissions agreed to move forward with the CRA expansion as proposed with only one exception, to limit the term of the expansion area to 30 years.
 3. The next step toward adoption is to get the Regional Planning Council approval that the plan is in compliance with the City's Comp plan.
 4. The City Commission has expressed concern over the "sharing" of TIF funds between the existing and expansion areas. MF to review options for adding a clause in the CRA expansion resolution that would give the City Commission some comfort that they will have pre-approval ability on proposed expenses that share the TIF funds.
- B. City Commons
 1. We are still waiting on the final engineering drawings so we can order the gazebo materials.
- C. US-98 Streetscape Improvements
 1. The contract time for the GAC contract started on 11/2/09 and the project duration is 6 mos. GAC committed to mobilize the site sometime this week.
 2. FDOT has confirmed that we can increase the scope of the landscape grant to include the US-98 ROW from First St to the overpass and the SR-71 median from US-98 to the RR crossing. They have also agreed to pay directly for the design cost to Genesis up to \$20,000.

3. We have sent additional justification for the 3rd street crosswalks including the lighting design from Progress. Hopefully this will satisfy FDOT's safety concerns.
4. Progress Energy has indicated that we will have the ability to "buy-down" the lease rate on the new decorative lighting which would allow the PSJRA to reduce the long term commitment by the City for the new fixtures.

D. Bayfront Parks

1. The latest City Commission workshop to review the road routing options occurred on 10/27/09.
2. The St Joe Company has agreed to the proposed land swap that would allow a connection from the traffic circle to the marina in exchange for a small triangular parcel east of the proposed road next to their 3 ac parcel.
3. Unfortunately, the City Commission agreed to "do nothing" on the road routing issue at the regular meeting on 11/3/09 until funding was identified for the road construction. This delay will likely negate the deal with St Joe Co.

E. Parking Master Plan

1. The purchase contract for the Rish Estate Parcel at 4th St and US-98 for public parking is being drafted.
2. PJ requested that we add a contingency to the purchase contract that we cannot close until we receive our TIF funding expected in Jan 2010.

VII. Community Programs – No Update

VIII. Meeting Adjournment

- A. The meeting was adjourned at approximately 6:15 pm

Approved:

Patrick Jones – Vice-Chair

Gena Johnson - Treasurer