

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

MEETING MINUTES
Oct 22, 2009 – 5:15 PM

ATTENDANCE

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

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

I. Call to Order

A. The meeting was called to order by PJ at 5:30 pm

II. Consent Agenda

A. The minutes from the 9/10/09 were approved by the Board (WR/MT,4-0)

III. Citizens to be Heard

A. Pastor David Woods addressed the Board regarding the CRA expansion into North PSJ. He requested and the Board approved the installation of temporary “Catch the Vision” signs in North PSJ to remind citizens of the ongoing efforts to complete the CRA expansion. Proposed locations

included MLK Blvd, Ave C, and the Washington Gym. The proposed budget for the signs is \$750 total. (AF/WR,4-0)

IV. Agency Operations

- A. The Board agreed that a Citizens Advisory Group representing the interests of the expanded CRA boundary is a good idea. The group is assumed to be an informal organization of concerned citizens whose input is welcomed at all PSJRA meetings.
- B. The Board agreed to award an incentive payment to the Executive Director of \$5000. (PJ/TL, 5-0)
- C. The Board agreed to amend the FY2009-10 budget based on the additional grant funds awarded from FDOT of \$160,000. (WR/TL,5-0)
 - 1. Add the purchase of the Rish Parcel on US-98 and limited parking lot improvements at \$95,000
 - 2. Add the City Commons gazebo materials at \$15,000
 - 3. Add \$5000 to the landscape maintenance budget
 - 4. Award \$5000 incentive payment to Executive Director
 - 5. The remaining \$40,000 is to be determined after further discussions between the City Manager and Executive Director

V. Grant Programs

- A. Williams Ave
 - 1. Phase 2 bids were within budget and work is expected to start in the next few weeks
- B. Façade Grants
 - 1. The Board agreed that FY08-09 Grantees will not be required to re-submit applications in order to obtain a second installment of those grants in 2010. A simple letter from the PSJRA to the Grantees will suffice (AF/WR,5-0)
 - 2. The Board discussed and agreed that the previous decision to suspend taking any more applications is still the best plan until more funds to award grants are identified.
 - 3. The Board discussed and agreed that anyone intending to make improvements prior to a grant award will do so at their own risk and may or may not be considered for future grant awards. There is no plan to make “retro-active” grant awards however property Owners are still encouraged to follow the grant program guidelines when making property improvements.

VI. Projects

A. North PSJ Annexation

1. The final draft of the PSJRA Redevelopment plan was forwarded to the City and County Commissions for review.
2. The County Commission discussed the plan at their regular meeting on 10/13/09 and expressed concern over the proposed term of the expansion.
3. The City and County will need to hold a joint meeting to be scheduled.
4. The Board agreed to reduce the term of the expansion from 40 years to 30 years IF this is the only point of negotiation with the County Commission to allow adoption. (MT/TL,5-0)

B. US-98 Streetscape Improvements

1. The First St intersection is complete.
2. The City awarded the Construction contract for the Streetscape project to GAC Contractors.
3. The goal is to start work the first week of November and complete by April.
4. FDOT has agreed verbally to allow us to expand the scope of the Landscape grant to include US-98 from First St to the overpass, and within the median on SR-71.
5. After continual pressure from the Executive Director, FDOT has increased the amount of our ARRA grant from \$343,118 to \$433,086.
6. FDOT has also agreed to pay for the stamped crosswalks included in the 2010 resurfacing project that were expected to be paid for up front by the PSJRA in 2010 and reimbursed in 2013 by an FDOT grant. The net effect is that approx. \$70,000 that was budgeted for the crosswalks in the US-98 Improvements project in 2010 can now be re-allocated to other budget expenditures.

C. Bayfront Parks

1. Another workshop with the City Commission to review the road routing options is scheduled for 10/27/09.
2. Erin has graciously provided a colored rendering of the park and road layout including the event space.

D. Parking Master Plan

1. The final parking report was delivered to the City Manager and City Commissioners.
2. The Board Agreed to proceed with the purchase of the Rish Estate Parcel at 4th St and US-98 for public parking as per the previously negotiated terms. (WR/TL,5-0)

- a. Purchase price of \$325,000
- b. 5 year Owner financing
- c. Closing is anticipated prior to 1/31/10
- d. Anticipated cash required at closing is \$70,000
- e. Additional \$25,000 for limited improvements to the property to stabilize it for parking and improve the appearance.

VII. Community Programs – No Update

VIII. Meeting Adjournment

- A. The meeting was adjourned at approximately 7:00 pm (AF/TL,5-0)

Approved:

Patrick Jones – Vice-Chair

Tommy Lake - Director