

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

MEETING MINUTES
Dec 10, 2009 – 5:15 PM

ATTENDANCE

Troy White – Chairman	(TW)	Present
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)	Present
Marie Todd – Director	(MT)	Present
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 TW at 5:25 pm.

II. Consent Agenda

A. The minutes from the 10/22/09 and 11/12/09 meeting were approved
(GJ/WR,5-0)

III. Citizens to be Heard - None

IV. Agency Operations

- A. The Board members agreed with the modification of the employment contract with the Executive Director to include a DBA for tax reporting purposes.
- B. MF reported on the City plans to amend the sign ordinance to remove the prohibition on electronic signage. The Board directed MF to meet with the City Manager and City Attorney to express concern over the potential for excess flashing signage in PSJ and attempt to add some reasonable restrictions on the use of electronic signage within the city.
- C. The Board agreed to fund the purchase of new holiday bow decorations for downtown at a cost of under \$500. (MT/WR-6-0)

V. Grant Programs

- A. Williams Ave
 - 1. Phase 2 construction is substantially complete
 - 2. The new storm drainage appears to be working as planned with no complaints as of yet.

VI. Projects

- A. North PSJ Annexation
 - 1. The City Resolution to approve the Redevelopment Plan Amendment is scheduled for a 1st reading on 1/5/10 and adoption on 1/19/10.
 - 2. The Final step of the expansion effort will be a City Ordinance to amend the Trust Fund which is scheduled for a 1st reading on 1/19/10 and adoption on 2/2/10.
 - 3. The City Commission has expressed concern over the “sharing” of TIF funds between the existing and expansion areas. MF is discussing options with the City attorney to add a clause in the Ordinance that would give the City Commission some comfort that they will have pre-approval ability on proposed expenses that share the TIF funds.
 - 4. The Board agreed that an acceptable clause could require pre-approval of the City Commission for PSJRA budget expenditures above \$20,000 up until such time that the TIF contributions from the expansion area account for 20% of the total TIF revenue. (AF/MT,6-0)
- B. City Commons
 - 1. We are still waiting on the final engineering drawings from the Famer’s Market so we can order the gazebo materials.

2. The City Commission has expressed concern over the Farmer's Market ability to complete the donation brick pavers project.

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. Work has not commenced yet and GAC has not offered an updated start date.
2. Genesis is working on the design for the expanded landscape scope.
3. Progress Energy has indicated that they have located the decorative light poles and can install them in Jan.

D. Bayfront Parks

1. The latest City Commission workshop to review the road routing options occurred on 10/27/09. 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.
2. MF is attempting to document the agreement with the St Joe Company for a 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.

E. Parking Master Plan

1. The Board agreed that the Chairman will execute the contract for the purchase of the Rish Estate Parcel at 4th St and US-98 for public parking. (PJ/GJ,6-0)
2. Closing is scheduled for 1/29/10.
3. MF to work on conceptual parking lot layouts in case we need to add or relocate the driveway in the US-98 Streetscape project.

VII. Community Programs – No Update

VIII. Meeting Adjournment

- A. The meeting was adjourned at approximately 6:30 pm (PJ/GJ,5-0)

Approved:

Troy White –Chairman

Patrick Jones – Vice-Chair