

JULY 10, 2014

PORT ST. JOE, FLORIDA

SPECIAL MEETING

The Gulf County Board of County Commissioners met this date in special session with the following members present: Chairman Ward McDaniel, Vice Chairman Carmen L. McLemore, and Commissioners Joanna Bryan, Tan Smiley, and Warren J. Yeager, Jr.

Others present were: County Attorney Jeremy Novak, Deputy Clerk Leanna Roberts, Chief Administrator Don Butler, Assistant Administrator Michael L. Hammond, Deputy Administrator Brett Lowry, Building Official Lee Collinsworth, Emergency Management Director Marshall Nelson, Grant Coordinator Towan Kopinsky, Mosquito Control Director Mark Cothran, County Planner David Richardson, and T.D.C. Executive Director Jennifer Jenkins.

Chairman McDaniel called the meeting to order at 12:58 p.m., E.T.

PORT AUTHORITY LOAN AGREEMENT

County Attorney Novak reported that in May, 2011 The Port Authority requested financial assistance from the Board through C.D.B.G. funds, in the amount of \$199,000.00. He stated that in July, 2011, The Port Authority requested approval from the Board to subordinate this loan below Capital City Bank. County Attorney Novak reported that last spring the Circuit Judge signed a Summary Judgment; noting Capital City Bank now maintains position on this foreclosed property and stated the \$199,000.00 loan is now unsecured. He discussed ways The Port Authority is reviewing funding sources and using the old Arizona Chemical site as collateral. Thomas Gibson, Counsel for The Port Authority, appeared before the Board to state that The Port Authority does want to pay the \$199,000.00 loan back to the County, but The Port's priority at this time is finishing the dredge permitting and dredge project. He stated by the end of 2015, The Port should be complete with the dredging project. Attorney Gibson reported that the State of Florida is spending \$1 million and The St. Joe Company is providing the match for the dredge disposal study. He added that the State of Florida is providing \$3.75 million dollars to upgrade the rail and St. Joe Company in Tennessee and Wyoming will provide the match on this project. Additionally, Attorney Gibson said there is \$20 million in the F.D.O.T. budget for the dredging project. He reported that The Port Authority advertised for RFP's for operating money, and received one private proposal for a line of credit in the amount of \$300,000.00 with the condition of placing a lien on the old Arizona Chemical site. Attorney Gibson inquired whether the County would be able to extend a \$300,000.00 line of credit to The Port Authority, securing the old Arizona Chemical site as collateral. Upon inquiry by Commissioner McLemore, Attorney Gibson discussed obtaining a \$300,000.00 line of credit from the Board, proposing to draw down \$100,000.00 each year. Commissioner McLemore discussed his concerns regarding loaning additional money to The Port without security. Upon inquiry by Commissioner Yeager, Attorney Gibson stated

Eugene Raffield will be at The Port Council Meeting next week to discuss waiving Port Council Dues for two (2) years. Commissioner Yeager discussed assisting The Port Authority, in the amount of \$50,000.00 annual of the next couple of years. Commissioner McLemore discussed supporting a two (2) year option. Commissioner Bryan noted she is in support of developing The Port. Upon inquiry by Commissioner Bryan, Attorney Gibson stated that an environmental assessment was done on the old Arizona Chemical site and received a "clean bill of health" for industrial uses. Upon inquiry by Commissioner Bryan, Attorney Gibson stated that the report is on file with The Port Authority. Commissioner Bryan stated that she would like for County Attorney Novak to have a copy of this documentation. Following discussion, County Attorney Novak proposed bringing a recommendation to the Board at the July 22, 2014 meeting regarding the loan agreement. After discussion, Commissioner Bryan stated that she is in support of The Port but voiced her concerns on spending, The Port's lack of ownership of any waterside property, and the two (2) Letters of Intent. Commissioner Yeager motioned to allow County Attorney Novak to work with The Port Authority and bring an agreement to the Board for review. Commissioner McLemore seconded the motion for discussion. After discussion, Chairman McDaniel called for public comment. There being no comment, the motion passed unanimously.

There being no further business, the meeting did then adjourn at 1:43 p.m., E.T.

**WARD MCDANIEL
CHAIRMAN**

ATTEST:

**REBECCA L. NORRIS
CLERK**