

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD
IN THE COMMISSION CHAMBERS AT CITY HALL, SEPTEMBER 15,
2011 AT 5:01 P.M.**

The following were present: Mayor Magidson, Commissioners Buzzett, Gingell, Patterson and Kennedy. City Manager Charlie Weston, Attorney Tom Gibson and City Clerk Jim Anderson were also present.

Ordinance 470, Ad Valorem Taxes:

Public Hearing:

No one from the public spoke.

Motion by Commissioner Buzzett, 2nd by Commissioner Kennedy, to have the first reading of Ordinance 470. All in Favor; Motion carried 5-0.

Attorney Gibson read Ordinance 470 in its entirety.

Ordinance 471, 2011-2012 Budget:

Public Hearing:

No one from the public spoke.

Motion by Commissioner Buzzett, second by Commissioner Kennedy, to have the first reading of Ordinance 471. All in Favor; Motion carried 5-0.

Gulf Pines Hospital Site:

Attorney Gibson indicated that the City needs to decide if we want to dismiss the lawsuit or take the deed to the property tomorrow.

Mayor Magidson has met with the County Commission Chairman Yeager and County Administrator Butler last week to discuss the property. The problem is the potential cost and he wanted to see if the County would work with the City to cut the cost of the Property Tax Liens and the Tipping Fees to dispose of the building. It was indicated that the County could assist with the tipping fees and will discuss

the \$118K in Tax Certificates for next year. Approx. 20% of the tax certificates are due to the City with the County and School Board due approx. \$36K. An entity could apply for the Tax Deed if they paid all the taxes. If we can work together and get the property back on the Tax Roll, we could all benefit. The County Commission Chairman, County Administrator and School Board Superintendent are all willing to work with the City.

Commissioner Patterson has met with County Commissioner Smiley and County Administrator Don Butler as well and they are also willing to work with the City.

Mayor Magidson noted that they also talked about sharing any profits that may take place from the sale of the property.

Commissioner Gingell indicated that the City is taking all the risk and asked, "Is this a wise thing to do?"

Attorney Gibson is concerned that there won't be a responsible party to take over the Gulf Pines Hospital site.

Mr. Weston noted that if we take the possession of the deed, we have a cost of \$75K upfront to the IRS. We then may want to rezone the property to residential, value engineer the demolition cost, have a joint venture with the School & County and look for grant dollars.

Attorney Gibson indicated that it would take approx. 90-120 days for the IRS to auction off the property. We could still negotiate with the IRS and have the ability to purchase the property.

Commissioner Gingell noted that this would give the City time to have a solid agreement with the County and School Board.

Commissioner Kennedy approached the School Superintendent about a concession stand at the soccer fields and it was indicated that the school may want to make some type of property swap with the City.

Commissioner Kennedy also recommends that we get a survey and Demolition Bids.

Mayor Magidson noted that our goal is to get control of the Gulf Pines Hospital property either now or later.

Commissioner Gingell indicated that we have no formal agreement with the County or School Board at this time.

Mayor Magidson noted that the Gulf Pines site could cost the City \$50K to \$150K.

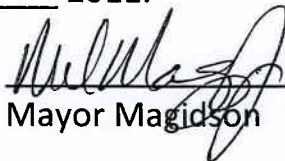
Motion by Commissioner Buzzett, 2nd by Commissioner Kennedy, to not take possession of the Gulf Pines Hospital Property and see if it comes up for auction at a better deal. All in Favor; Motion carried 5-0.

Commissioner Buzzett would like for the City to be in a position to bid on the Gulf Pines Hospital Property if it does go up for auction.

Attorney Gibson will dismiss the lawsuit tomorrow.

Motion by Commission Gingell, 2nd by Commissioner Patterson, to adjourn at 5:43.

Approved this 1st day of November 2011.



Mayor Magidson



Jim Anderson, City Clerk