

**MINUTES OF THE WORKSHOP MEETING BETWEEN THE PACES FOUNDATION AND THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE FLORIDA, HELD IN THE COMMISSION CHAMBER AT CITY HALL, August 21, 2013, AT 9:00 A.M.**

The following were present: Mayor Magidson, Commissioners Buzzett, McCroan, Patterson and Thursbay. City Manager Jim Anderson, City Clerk Charlotte Pierce and Attorney Tom Gibson were also present.

PACES Foundation President Mark du Mas, AICP Consultant Ron Thompson and Rick Haymond Development Associate met with the Commission to propose a partnership between the PACES Foundation and the City of Port St. Joe. The PACES Foundation, Inc., a 501 (c) (3) and CHDO, is a community housing development organization. The St. Joe Company gave the City approximately 40 acres of land on the North side of Clifford Sims Drive to be used for affordable housing. PACES is proposing to use a portion of the property to provide 50 -74 affordable housing units to residents in Phase I. The properties are professionally managed and discretionary income is available.

Rent levels are based on the income of the residents and units would run \$419 - \$588 per month for a 2 Bedroom; \$468 - \$663 for a 3 Bedroom and \$508 - \$725 for a 4 bedroom unit.

After the presentation by PACES Foundation representatives, Commissioners shared their concerns.

Commissioner Buzzett noted the need for the project, was concerned about the homeless issue, who would pay the property taxes, issues with rail traffic, how water and sewer payments would be made and if PACES would sell the units to other entities. Mr. du Mas noted the units are not for homeless people nor are they Section 8 based. In year 15 of the project, the units will be given to PACES and may then be purchased by the tenants.

Attorney Gibson questioned the number of units that would be built over 15 years and changes that may be necessary in the Comp Plan. Mr. Haymond noted there would be 50 – 74 units and there should not be any need to change the Comp Plan.

Mr. Anderson asked about the PACES Foundation application, tax credits, what the real cost to the City would be, who would be responsible for the water / sewer infrastructure and the cost for a new lift station. Mr. Haymond responded that they would provide the forms and would need Zoning Letters; a commitment from the local governments, and Water, Sewer and road access. He also stated they would hope the City would waive the large item expenses.

Mayor Magidson questioned who would pay the property taxes, the cost of Building Permits, Impact Fee costs, and stated he would not support an added burden to the local tax payers. Mayor Magidson verified that the proposed area is in the extended Port St. Joe Redevelopment Agency boundaries. He is ready to get the project going but wants to know all the cost upfront.

Mr. Anderson asked about the Memorandum of Understanding and verified that there would be no out of pocket cost for the City.

Commissioner Thursbay questioned if the taps would be separately metered, he sees this as a good project for the community but noted that the City could not obligate any money.

Commissioner McCroan asked if the PACES Foundation was tied to any builders and requested that local individuals be considered for any available work.

A contribution, in the amount of \$2,500 was requested from the City as a show of local support for the project.

Mayor Magidson asked that the PACES Foundation work with the City to craft the Memorandum of Understanding.

Mayor Magidson adjourned the Workshop at 10:10 A.M.

Approved this 3<sup>rd</sup> day of September 2013.

  
Charlotte M. Pierce, City Clerk

  
Mel C. Magidson, Jr., Mayor