

City of Port St. Joe
Redevelopment Agency Board
Regular Meeting
July 1, 2025

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present		Absent	
Board	Staff	Board	Staff
Eric Langston, Chairman	Jim Anderson	Linda Bullock	Clint McCahill
Rex Buzzett	Charlotte Pierce	Marvin Davis	
Steve Kerigan	Mike Lacour		
Brett Lowry	Jake Richards		
Eddie Fields			
Scott Hoffman			

After ascertaining that a quorum was present, Chairman Langston called the meeting to order at 11:00 A.M.

Consent Agenda

Minutes, June 3, 2025, Special Meeting:

A Motion was made by Rex Buzzett, second by Eddie Fields, to approve the Minutes of the June 3, 2025, Special Meeting. All in favor; Motion carried 6-0.

Business Items

PSJRA Executive Director Darrell Starling reviewed the following items with the PSJRA Board.

Office Space Option – Washington Improvement Group Building

A Motion was made by Steve Kerigan, second by Brett Lowry, to provide office space in the Washington Improvement Group Building for the PSJRA and to help with the utilities and internet service in the amount of \$350 per month. Eddie Fields is a member of the Washington Improvement Group and stated he would be abstaining from voting. Mr. Fields completed Form 8B Memorandum of Voting Conflict For County, Municipal, and Other Local Public Officers and it is attached as Exhibit A. All in favor; Motion carried 5-0 with Mr. Fields abstaining.

CRA Workshop on the Developer Incentive Program and Program Overview and Interest Rate Incentive Program

Mr. Starling shared that he is working with Kathy Gilbert of the Citizens of Gulf County Long Term Recovery Team, Diana Burkett of the Christian Community Development Fund, Gulf County Legal Aid Service, and a duPont representative on this program. Centennial Bank is also assisting with the Generations Program.

Update on House Bill 991 and Senate Bill 1242

Both bills are on pause and Mr. Starling encouraged the members to continue to monitor them.

DR-420 TIF

Mr. Anderson shared that there is a 30-day response for filing the preliminary millage rate and noted the expected combined revenue from the city and county should be approximately \$163,547.79, based on the current millage.

Citizens to be Heard

Robert Benderson, NPSJ CDC handed out a sheet defining their Organizational Role and Grant use concerning the City Commission Meeting of June 17, 2025.

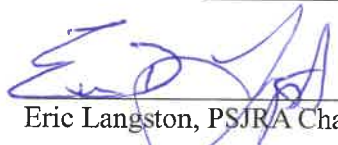
Discussion by Board Members

Eddie Fields shared his concerns about the NPSJ CDC.

Chairman Langston voiced his disappointment in the duPont Foundation reducing the funding amount they had previously given to the Gulf Coast Workforce Board for the Summer Recreation Program at the Washington Gym.

There was no other business to be discussed today, and Chairman Langston adjourned the meeting at 11:50A.M.

Approved this 7th day of October, 2025.


Eric Langston, PSJRA Chairman

10/7/25
Date


Charlotte M. Pierce, City Clerk

10/7/25
Date

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Fields, Eddie C.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Port St. Joe Redevelopment Agency	
MAILING ADDRESS P.O. Box 234		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Port St. Joe, FL 32456	COUNTY Gulf	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 7/1/2025		NAME OF POLITICAL SUBDIVISION: City of Port St. Joe	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Eddie Fields, hereby disclose that on 1 July, 2025:

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☒ inured to the special gain or loss of Washington Improvement Group, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

1 July 25
Date Filed

Eddie Fields
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.