

**City of Port St. Joe
Redevelopment Agency Board Regular Meeting
June 6, 2023 at 11:00 A.M.**

**David Ashbrook
Rex Buzzett
Eddie Fields
Scott Hoffman**

**Eric Langston
Brett Lowry
Linda Bullock
Marvin Davis**

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

April 4, 2023 Regular Meeting Minutes

Pages 1-2

BUSINESS ITEMS

- **Brownfield Resolution Request- Pioneer Bay CDC** **Pages 3-8**
- **Citizens to be Heard**
- **Discussion by Board Members**
- **Motion to Adjourn**

***You are hereby notified that in accordance with Florida Statutes, you have the right to appeal any decision made by the Board with respect to any matter considered at the above referenced meeting. You may need to ensure that a verbatim record of the proceedings is made which may need to include evidence and testimony upon which the appeal is based.**

City of Port St. Joe
Redevelopment Agency Board
Regular Meeting
April 4, 2023

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present		Absent	
Board	Staff	Board	Staff
Eric Langston, Chairman David Ashbrook Linda Bullock Rex Buzzett Scott Hoffman Marvin Davis - 11:03 A.M.	Jim Anderson Charlotte Pierce Mike Lacour	Eddie Fields Brett Lowry	

Consent Agenda

Minutes

A Motion was made by David Ashbrook, second by Linda Bullock, to approve the Minutes of the Regular Meeting of March 7, 2023. All in favor; Motion carried 6-0.

Business Items

Annual Report Update

This will be completed by the end of this month.

Citizens to be Heard

Cheryl Steindorf asked if there was any follow-up on the recent strategies she presented to the Board. She asked for assistance from Code Enforcement concerning abandoned vehicles, and wanted to know if the City would apply for infrastructure grants as their organization could not.

Mr. Anderson responded that according to code, the vehicles must be operational, licensed, and registered to avoid being considered abandoned.

Mayor Buzzett asked that Ms. Steindorf get the grant information to Mr. Anderson or Ms. Pierce for them to look at.

Discussion by Board Members

Mr. Buzzett noted the gathering lot on MLK is privately owned.

Chairman Langston will get with the owner to see if the lot could be leased and possibly turned into a park.

Motion to Adjourn

There was no additional business to come before the Board and a Motion was made by David Ashbrook, second by Rex Buzzett, to adjourn the meeting at 11:10 A.M.

Approved this _____ day of _____, 2023.

Eric Langston, PSJRA Chairman

Date

Charlotte M. Pierce, City Clerk

Date

Jim Anderson

From: Patrick Barnes <pbarnes@bfaenvironmental.com>
Sent: Tuesday, May 23, 2023 11:13 AM
To: Michael Lacour
Cc: Michael Ives Volk; John Hendry (johnahendry@gmail.com); Jim Anderson
Subject: Re: Draft Brownfield Resolution and News Paper Ad
Attachments: Draft Newspaper Public Notice Ad Public Meeting NPSJ.docx; NPSJ Brownfield RESOLUTION DRAFT.docx

Michael,

Here are the drafts examples in word. You'll need to designate a comment period for community feedback.

Looking Forward,
Pat

Patrick A. B. Barnes, P.G.
Founder/CEO
BFA Environmental/
Limitless Vistas
Cell: 407-353-4200

From: Michael Lacour <mlacour@psj.fl.gov>
Date: Tuesday, May 23, 2023 at 10:14 AM
To: Patrick Barnes <pbarnes@bfaenvironmental.com>
Cc: Michael Ives Volk <mikevolk@ufl.edu>, John Hendry (johnahendry@gmail.com) <johnahendry@gmail.com>, Jim Anderson <janderson@psj.fl.gov>
Subject: RE: Draft Brownfield Resolution

Pat,

Yes, send me a draft example,

Thanks,

Michael Lacour
City of Port St Joe
Finance Director
850-229-8261 Opt 5

From: Patrick Barnes <pbarnes@bfaenvironmental.com>
Sent: Tuesday, May 23, 2023 9:58 AM

To: Michael Lacour <mlacour@psj.fl.gov>

Cc: Michael Ives Volk <mikevolk@ufl.edu>; John Hendry (johnahendry@gmail.com) <johnahendry@gmail.com>

Subject: Draft Brownfield Resolution

Michael,

This is Patrick Barnes, I'm working with the Pioneer Bay CDC on the two EPA Brownfield Grants. The City will need to issue a Brownfield Resolution for the areas targeted for assessment, rehabilitation, remediation and redevelopment. Will that be issued through your office? If so I can provide a draft example to you.

Kind Regards,
Pat

Patrick A. B. Barnes, P.G.
Founder/CEO
BFA Environmental/
Limitless Vistas
Cell: 407-353-4200

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RESOLUTION
of the
CITY OF PORT ST. JOE BOARD OF CITY
COMMISSIONERS

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regarding
DESIGNATING CERTAIN LAND WITHIN INCORPORATED
CITY LMIITS (REDEVELOPING NORTH PORT ST. JOE
COMMUNITIES) AS A BROWNFIELD AREA FOR THE
PURPOSE OF ENVIRONMENTAL REMEDIATION,
AND ECONOMIC DEVELOPMENT

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Resolution No. _____

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WHEREAS, Sections 376.77 – 376.85, of the Florida Statutes, as amended, (the “Brownfields Redevelopment Act” or the “Act”) authorizes and provides for designation by resolution of certain lands as “Brownfield Area”, and for the corresponding provision of environmental remediation, rehabilitation, and economic development for such areas; and

WHEREAS, the procedures set forth in Section 376.80(1) of the Act, including notice and public hearing requirements set forth in Sections 125.66 and 125.66(4)(b)(2) and 125.66(4)(b)(3) Florida Statutes, have been complied with.

WHEREAS, on February 28, 2013 and April 23, 2013, public hearings were held near the area to be designated to provide an opportunity for public input on the size of the area, the objective for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents considerations, and other relevant local concerns in accordance with Section 376.80(2)(a), Florida Statutes; and

WHEREAS, the City of Port St. Joe Board of City Commissioners has considered the criteria set forth in Section 376.80(2)(a), Florida Statutes, namely,

1. Whether the brownfield area warrants economic development and has a reasonable potential for such activities;
2. Whether the proposed area to be designated represents a reasonably focused approach and is not overly large in geographic coverage;
3. Whether the area has potential to interest the private sector in participating in rehabilitation; and
4. Whether the area contains sites or parts of sites suitable for limited recreational open space, cultural, or historical preservation purposes; and

WHEREAS, the City of Port St. Joe, Board of City Commissioners wishes to notify the Florida Department of Environmental Protection of its decision to designate a Brownfield Area for remediation, rehabilitation, and economic development for the purposes set forth in the Act; and

**BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE
CITY OF PORT ST. JOE FLORIDA:**

Section 1. The recitals and findings set forth in the Preamble to this Resolution are hereby adopted by reference thereto and incorporated herein as if fully set forth in this Section.

Section 2. The area described in Exhibit "A" as attached hereto and incorporated herein by reference, located in the incorporated area of the City, less any real property for which a property owner within the area depicted in Exhibit "A" requests in writing to have his or her property removed from the designation provided for herein, is hereby designated as the NPSJ Redevelopment Area (Redeveloping North Port St. Joe Communities) at which shall hereafter be known as the "NPSJ Redevelopment Area" and as a Brownfield Area for environmental remediation, rehabilitation, and economic development as set forth in the Act, under the following terms and conditions:

a. The designation of the Brownfield Area by this Resolution does not, by itself, render the Board of City Commissioners responsible for the costs and liabilities associated with site remediation, rehabilitation, economic development, or source removal, as those terms are defined in the Act, unless the City Board of City Commissioners specifically designates itself as a responsible person pursuant to Section 376.80(3), thereof.

b. Nothing in this Resolution shall be deemed to prohibit, limit, or amend the authority and power of the City Board of City Commissioners, otherwise legally available, to designate any other property or properties as a Brownfield Site or Brownfield Area, or to modify, amend, or withdraw the designation as established herein.

Section 3 In accordance with Section 376.80(1) Florida Statutes, the City of Port St. Joe Board of City Commissioners hereby notifies the Florida Department of Environmental Protection of the City's decision to designate this Brownfield Area for the purposes of remediation, rehabilitation, and economic development.

76 **Section 4.** This Resolution shall become effective _____

ADOPTED this ____ day of _____, _____.

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CITY OF PORT ST. JOE, FLORIDA
By: Board of City Commissioners

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By: _____
Rex Buzzett
Mayor

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ATTEST: Charlotte M. Pierce, City Clerk
As Clerk of the Board of City Commissioners

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By: _____
City Clerk

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PORT ST JOE NOTICE OF PUBLIC HEARING

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE OF PUBLIC HEARING, CONTACT THE CITY LAND DEVELOPMENT DEPARTMENT, 850-xxx-xxxx, E-mail address: Michael Lacour - mlacour@psj.fl.gov

The City _____ Department will conduct a public hearing on **Thursday, , 2023 at 6 p.m.** or as soon thereafter as possible, at the _____ You are invited to attend and be heard regarding a proposed resolution:

Consideration:

DESIGNATING CERTAIN LAND WITHIN INCORPORATED CITY LIMITS: AS THE NORTH PORT ST JOE REDEVELOPING AREA) AND AS A BROWNFIELD AREA FOR THE PURPOSE OF ENVIRONMENTAL REMEDIATION, REHABILITATION, AND ECONOMIC DEVELOPMENT

Exhibit A

INSERT IMAGE HERE

The proposed resolution may be examined at the _____ between 8 a.m. and 5 p.m., Monday through Friday. Property owners have the option to have their property removed from the proposed Brownfield Area by providing written notice to by **March 1, 2013**. Interested parties may appear at the meeting to be heard in respect to the proposed resolution.

If you require special accommodations under the American with Disabilities Act of 1990, please call _____ no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley Americanos con Incapacidades de 1990, por favor llame al _____.