

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF CITY  
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT  
2775 GARRISON AVENUE, February 12, 2024, At Noon.**

The following were present: Mayor Buzzett, Commissioners Kerigan, and Langston. City Manager Jim Anderson, City Clerk Charlotte Pierce, Finance Director Mike Lacour, Chief of Police Jake Richards, and Deputy Clerk Kendall Falkner were also present. Commissioners Hoffman and Lowry were absent.

The purpose of the meeting was to consider a Workforce Housing Property Agreement and Pickleball Court Expansion Location

**CONSENT AGENDA**

*Workforce Housing Property Purchase Agreement*

*Pickleball Court Expansion Location*

Mayor Buzzett requested that the Pickleball Court Expansion Location topic be moved to the first item to be discussed.

*Ben Carnes*, representing the developer of the Boat Ramp Inn, LLC, requested that the two new courts for pickleball be relocated to the right side of the current courts because the noise and lighting of the new courts will be an issue for the motel guests and patrons of the White Marlin. Mr. Carnes stated they would pay for the relocation of the two new courts; the expense incurred for Duke Energy to relocate the existing light pole and complete the ground restoration where the two new courts have been framed up. \$22,977.50 has been expended to date on the partially constructed courts, and a quote of \$7,930 has been received to do the ground restoration where the two new courts are.

Ed Mitchem, representing the Pickleball Group, stated that the City is giving them two courts, they are happy with this, and there are no problems.

The following individuals shared their thoughts on the issue. Robert Branch, Fred Crisper, Coleen O'Malley, and Bruce Dunlap.

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to accept the proposal from Mr. Carnes to relocate the two new Pickleball Courts with the following stipulations: Mr. Carnes agreed to remit payment of \$22,977.50 to the City for work already done on the site; Mr. Carnes' work crew will remove work currently done and restore the site to the original condition prior to construction; Mr. Carnes will be responsible for all costs, which are unknown at this time, to relocate electricity that comes from moving the courts to the right side. All in favor; Motion carried 3-0.

*Mayor Buzzett paused the meeting for several minutes for people to leave the meeting.*

*Workforce Housing Property Purchase Agreement*

Lighthouse Plaza I, LP (Oikos) has been required by their funding source to have ownership of the property for constructing affordable housing.

A Motion was made by Commissioner Langston, second by Commissioner Kerigan, to enter into an Option Agreement whereby the Option Agreement is done pursuant to and subject to the original MOU; either party may terminate the Option Agreement; the Deed will be subject to all restrictions and covenants in the original deed from the St. Joe Company; if Oikos does not start construction on the project within 12 months of Oikos exercising the option agreement, the property will revert back to the City. All in favor; Motion carried 3-0.

The following individuals shared their thoughts on the issue, Robert Branch and Jim Martin.

Jim Martin also asked if improvements could be made to the sound system. Several employees checked the equipment, did not find anything wrong with it, and will possibly recommend adding more speakers in the back of the room.

There was no other business to come before the Commission and Mayor Buzzett adjourned the meeting at 12:50 P.M.

Approved this 20<sup>th</sup> day of February 2024.

  
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Rex Buzzett, Mayor

2/20/24  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Charlotte M. Pierce, City Clerk

2/20/24  
\_\_\_\_\_  
Date