

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF COUNTY COMMISSIONERS
HELD FEBRUARY 25, 2016
BOARD CHAMBERS, FIRST FLOOR, ERNIE LEE MAGAHA GOVERNMENT BUILDING
221 PALAFOX PLACE, PENSACOLA, FLORIDA
(6:00 p.m. – 7:13 p.m.)

Present: Commissioner Grover C. Robinson IV, Chairman, District 4
Commissioner Wilson B. Robertson, Vice Chairman, District 1
Commissioner Steven L. Barry, District 5
Commissioner Lumon J. May, District 3
Commissioner Douglas B. Underhill, District 2
Jack R. Brown, County Administrator
Alison Rogers, County Attorney
Lizabeth Carew, Administrative Specialist, Clerk and Comptroller's Office
Judy H. Witterstaeter, Program Coordinator, County Administrator's Office

AGENDA NUMBER

1. Call to Order

Chairman Robinson called the Special Board Meeting to order at 6:00 p.m.

2. Was the Meeting Properly Advertised?

The Board was advised by Lizabeth Carew, Administrative Specialist, Clerk and Comptroller's Office, that the Meeting was advertised in the *Pensacola News Journal* on February 20, 2016, in the Board's Weekly Meeting Schedule.

3. Escambia County Jail

Motion made by Commissioner Robertson, seconded by Commissioner Underhill, and carried 3-2, with Commissioner May and Commissioner Robinson voting "no," to buy the entire McDonald parcel, to include the developed and the undeveloped portions, and direct staff to pursue completion of the County's due diligence checklist, as appropriate for the selected property, and to bring back to the Board a negotiated sales agreement, with a purchase price not to exceed \$4.5 million.

(Continued on Page 2)

SPECIAL BCC MEETING MINUTES – Continued

AGENDA NUMBER – Continued

3. Continued...

Motion made by Commissioner Underhill, seconded by Commissioner Robertson, and carried unanimously, directing staff to take all steps necessary to proceed with the demolition of the CBD building, including proceeding with any required procurement of services needed to complete the demolition and site restoration, and approving to "direct staff, Jack specifically, to do all things necessary, to get the signature on the dotted line of that document that was sent."

Speaker(s):

Alan Bookman

4. Century Area Housing Issues

Motion made by Commissioner Barry, seconded by Commissioner Robertson, and carried unanimously, approving that, from the event from Tuesday of this week, for all those in the "unincorporated portion," all fees be waived, "whether they be BID or Development Review fees," and if anyone has paid for the fees related to the event, that they be reimbursed for such, for six months from the date of the event.

The Board was provided with the following information:

CENTURY AREA HOUSING ISSUES

1. DEMOLITIONS:

- a. No demos to be approved until the week of the 29th by the Town of Century (Town). Applicants must go through the Town for demolition approval and spotting of utilities;
- b. County may want to re-program old year Community Development Block Grant (CDBG) funding to assist with demolition/clearance activities. If desired, Neighborhood Enterprise Division (NED) staff will initiate an amendment to the HUD Annual Plan, provide for 30 day comments, and bring the amendment back to the BCC for approval; and

(Continued on Page 3)

SPECIAL BCC MEETING MINUTES – Continued

AGENDA NUMBER – Continued

4. Continued...

CENTURY AREA HOUSING ISSUES

1. DEMOLITIONS – Continued

c. As part of the CDBG funding referenced above, the County currently has a demolition/clearance assistance program for properties cited by Environmental Enforcement for income eligible owners. *Cannot be used for owner-occupied properties at this time;*

2. **HISTORIC AREA:** Front, Church, and Pinewood areas are all on the National Register of Historic Places and will require special documentation of damages. West Florida Historic Trust has already been in the Town to take pictures to document for the State. It is likely that the majority of these properties will have to be demolished;

3. **PRELIMINARY DISASTER NUMBERS** (based on 149 reported properties and where data is available):

- a. 104 properties in the Town of Century had damage; 45 in unincorporated Escambia County;
- b. 106 properties are single-family site built; 39 are mobile homes;
- c. 91 properties have Homestead Exemption (HEX) – of these properties, some have multiple structures on the properties, and only the primary residence may be eligible for funding. Remaining non-homestead properties are not eligible for housing repair funding through Century/County housing programs;
- d. Age of Housing Stock: Where age of the structure could be determined, 51 of the affected properties were built before 1959; 13 in the 1960's; 10 in the 1970's; 11 in the 1980's; 9 in the 1990's; 18 since 2000;
- e. Estimate of 76% without insurance;
- f. 9 properties have readily apparent title issues to be referred to Legal Services of Northwest Florida, Inc. (LSNF);

(Continued on Page 4)

SPECIAL BCC MEETING MINUTES – Continued

AGENDA NUMBER – Continued

4. Continued...

CENTURY AREA HOUSING ISSUES

3. PRELIMINARY DISASTER NUMBERS – Continued

- g. 7 homestead properties owe back taxes that will need to be resolved prior to receiving assistance through Century/County housing programs;
- h. Properties that *may* be eligible for possible housing repair funding assistance (have HEX, no title issues, etc.):

	Century	Unincorporated County
DESTROYED	15 (including 5 mobile homes)	6 (includes 1 MH)
MAJOR	21 (including 2 MH's)	9 (including 2 MH's)
MINOR	17 (including 1 MH)	19 (including 9 MH's)
TOTALS:	48	34

4. HOUSING RESOURCES:

- a. Town currently has a Housing Preservation Grant through Rural Development and SHIP funding through the County. About \$75K is unencumbered;
- b. Community Action Program (CAP) has funding that can only be leveraged with other programs – no stand-alone funding. \$7500-\$12,000 approximately available per household;
- c. Rural Development has a Repair Program and a Homeowner Rebuild program. Both programs require good credit and a monthly payment;
- d. Florida Department of Economic Opportunity (DEO) CDBG Small Cities Grant cycle will open in September/October where the Town would be eligible for up to \$700K (competitive state wide). Typical projects: 6 new homes and 3 rehabs per funding cycle;
- e. \$10K from Gulf Power administered through United Way to assist citizens with reconnecting electric meters (call 211 to get on list for this);
- f. United Way donations;

(Continued on Page 5)

SPECIAL BCC MEETING MINUTES – Continued

AGENDA NUMBER – Continued

4. Continued...

CENTURY AREA HOUSING ISSUES

4. HOUSING RESOURCES – Continued

g. SHIP Disaster Funding Request: Waiting to see what amount of funding is available from Florida Housing Finance Corporation (FHFC). Proposing to use funding for Housing Repair, Replacement Housing, and Disaster Assistance funding. We will still have to meet all statutory set asides, including income levels, manufactured housing limits, construction, homeowner strategies, special needs applicants, etc.; and

5. **TEMPORARY/VOLUNTEER HOUSING:** 10 cabins and 24 dorm beds at Bluff Springs Campground in McDavid (www.bluffsprings.org) will accommodate both volunteer workers and Century residents. The contact for the Campground is Gennia McCauslin at (850) 256-2767.

5. Resolution R2016-26 Extending the State of Local Emergency

Motion made by Commissioner Robertson, seconded by Commissioner Barry, and carried 4-0, with Commissioner May temporarily absent, accepting, for filing with the Board's Minutes, Resolution R2016-26, which extends the State of Local Emergency for an additional seven (7) days, beginning Monday, February 22, 2016.

6. SHIP Disaster Funding Request

Motion made by Commissioner Barry, seconded by Commissioner Robertson, and carried unanimously, taking the following action concerning the SHIP Disaster Funding Request:

- A. Authorizing the Board Chairman to sign a letter to Florida Housing Finance Corporation (FHFC) requesting State Disaster Funding;
- B. Approving submission to FHFC of a technical revision request to the 2014-2016 Local Housing Assistance Plan (LHAP);

(Continued on Page 6)

SPECIAL BCC MEETING MINUTES – Continued

AGENDA NUMBER – Continued

- 6. Continued...
 - C. Authorizing staff to revise SHIP budgetary allocations within the LHAP to reflect actual funding distributions provided by FHFC; and
 - D. Authorizing the Chairman or County Administrator, as appropriate, to execute all documents required to submit, receive, and implement the SHIP Disaster Funding and related activities.
- 7. Are there any items to be added to the agenda?

COMMISSIONER ROBINSON RELINQUISHED THE CHAIR TO COMMISSIONER ROBERTSON

Motion made by Commissioner Robinson, seconded by Commissioner Barry, and carried unanimously, approving to allocate, from the appropriate fund, up to \$50,000, subject to a match, and "coordinate with United Way, to be spent that and the match money only on tornado relief, either in Century or in Ferry Pass."

COMMISSIONER ROBERTSON RELINQUISHED THE CHAIR TO COMMISSIONER ROBINSON

ADJOURNMENT

There being no further business to come before the Board, Chairman Robinson declared the Special Meeting of the Board of County Commissioners adjourned at 7:13 p.m.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

ATTEST: 

Pam Childers
Clerk of the Circuit Court & Comptroller

By: _____
Grover C. Robinson, IV, Chairman

Deputy Clerk

Approved: March 17, 2016