



**CITY COMMISSION OF THE CITY OF PAHOKEE
SPECIAL SESSION MINUTES
Monday, April 27, 2015**

Pursuant to due notice the Special Session meeting was held in the Commission Chambers at 360 E. Main St., Pahokee, Palm Beach County, Florida on April 27th, 2015.

The meeting was called to order by Mayor Walkes at 6:09 p.m.

Official attendance was recorded as follows:

<u>Roll Call:</u>	Mayor Colin Walkes	Present
	Commissioner Allie Biggs	Present
	Commissioner Felisia Hill	Present
	Commissioner Nathaniel Holmes	Present
	Vice Mayor Diane Walker	Present
	City Manager Chandler Williamson	Present
	City Attorney Gary Brandenburg	Present
	Sergeant At Arms Deputy Barge	Present
	City Clerk Anika Sinclair	Present

Topic:

Guy Harvey Outpost Project

City Manager Williamson advised Guy Harvey is not the answer to the City of Pahokee's ills, but it is a large piece of a bigger puzzle that the City of Pahokee needs to invest in. Guy Harvey is not the foundation, but it is certainly an opportunity for the City of Pahokee to explore, moving the City forward economically, socially, and community wise. The City of Pahokee could be the City of choice and the community of choice, but hard decisions will have to be made, and this is one of them. He advised he and the Commission can be catalysts for this community and Guy Harvey can be a sounding board for us, to push us forward economically. City Manager Williamson stated the City of Pahokee has an opportunity to reengage the Guy Harvey Representative, after they pulled back a week ago, and it is an opportunity for the City of Pahokee to explore, moving forward with this project. He advised it is important that the City of Pahokee moves forward and Guy Harvey is a very important piece for the City of Pahokee, moving forward.

Mayor Walkes read the following statement into record, in support of the Guy Harvey Project:

Citizens of Pahokee, we are gathered here today for a Special Meeting, regarding the future of the Pahokee Marina. I would like for the citizens to know that we have an opportunity to be represented by our City Manager and Attorney, in a reengagement meeting with Guy Harvey Outpost, in a few days, to present a working contract pursuant to the presentation given on April 9th, 2015. I, as the Mayor of Pahokee, support the potential venture coming to Pahokee because I support the economic growth and development of Pahokee. For too many years, we have seen the local economy crumble. I will support business owners who want to invest in us, as a community. Citizens' concerns were also my personal concerns and I voiced these concerns during negotiations, to do my utmost to ensure that the benefits of this venture would include our local citizens. As per the Guy Harvey proposal and presentation, after the resort comes to Pahokee; Guy Harvey will cater to the visitors and the citizens of Pahokee. That's a commitment from the Guy Harvey Outpost. They have proposed to build a new fishing pier for citizens and I have been ensured by the Guy Harvey organization that citizens will have access to Lake Okeechobee and use like any other member of the public. The restaurant and the bar will be available. With a new resort, will also come the restoration of local infrastructure, through grants pledged by the State and the County Commission. I ask and encourage you all to support and welcome Guy Harvey. Supporting this venture means supporting economic development of Pahokee. A resort will bring visitor revenue into our community and the restoration of this community. This will be an opportunity for local career development in the leisure and hospitality industry. A resort industry will open up opportunities for work in facility maintenance, services, housekeeping, kitchen work, bartending, and management. Those of you who

are entrepreneurs will also have an opportunity to set up businesses designed to cater for the needs of our visitors, at the resort. In closing tonight's meeting as a final opportunity for all of us to come together to discuss the future of the Marina before continuation of the Guy Harvey negotiations are handed over to the BDB. The BDB is a Business Development Board of Palm Beach County. They are a private economic development agency. The mission of the Business Development Board is to stimulate economic energy, promote business diversity, and enrich the vitality of Palm Beach County, through the relocation, retention, and expansion of companies to our area. As a private not for profit company, the BDB works closely with the County Commission, the County Staff, Enterprise Florida, Chambers of Commerce, Business Organizations, Community Redevelopment Organizations, Downtown Development Authority, and also Municipalities, to achieve economic development goals in the areas of business recruitment and retention, expansion, job creation, work force development, infrastructure, and availability of capital. Once again citizens of Pahokee, I actively encourage you to support the Guy Harvey Outpost proposal to come to Pahokee. Residents, I have been addressing all of our concerns. Let us revive Pahokee. The economic future is very much welcome. New businesses and new investors to our city are welcome.

Mayor Walkes stated the City of Pahokee has to become a more business friendly city. He advised, we, as citizens, have our part to do and our part is to prepare ourselves for all of the economic development that is coming to our community. Mayor Walkes advised he thinks that the entire Commission supports the Guy Harvey Outpost coming to our community. He stated Guy Harvey is not the only venture or opportunity, but it is a great opportunity. Mayor Walkes thanked some of the local organizations that have stepped up to address some of the issues that the City of Pahokee is facing, in securing the Guy Harvey Outpost.

Approval to add Resolution 2015 – 16 to the Agenda
Motion by Commissioner Biggs. Second by Commissioner Hill.
Motion carried unanimously.

City Attorney Brandenburg read Resolution 2015 – 16

A RESOLUTION OF THE CITY OF PAHOKEE, FLORIDA, SUPPORTING THE PROJECT DESCRIBED AS THE “GUY HARVEY OUTPOST” AS PRESENTED AT THE PUBLIC FORUM HELD ON APRIL 9, 2015.

WHEREAS, the City of Pahokee advertised for proposals to operate, maintain and repair the City of Pahokee Marina, Restaurant and Campground; and

WHEREAS, Outpost Club Okeechobee, LLC, through Watermark Management Group, LLC (“GHO”) submitted a proposal in response to the City’s Request for Proposals; and

WHEREAS, the City of Pahokee Selection Committee recommended the GHO proposal as the best proposal and recommended that the City Commission select GHO; and

WHEREAS, the City Commission selected GHO as the proposal that best serves the City of Pahokee and its residents; and

WHEREAS, GHO presented the proposal to the Western Communities at a Public Form on April 9, 2015.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PAHOKEE THAT:

Section 1. The City supports the GHO proposal as presented on April 9, 2015.

Section 2. The City will assist GHO in accomplishing the vision set forth in the April 9, 2015, presentation.

Section 3. The City will enter into a binding, long-term lease agreement with GHO that sets forth the presentation on April 9, 2015.

Section 4. The Mayor and City Manager are directed to assist GHO to the greatest extent possible to accomplish the project as presented on April 9, 2015.

Commissioners Comments

Commissioner Biggs advised she is grateful for a second chance with Guy Harvey and she prays that the City of Pahokee will get onboard. Commissioner Biggs stated she will work with the City Manager, the Mayor, the City Attorney, the City of Pahokee, and the Commission, in order to help move the City of Pahokee forward.

Commissioner Hill stated she has always been onboard with the Guy Harvey Project. She read the following statement into record:

I obligated myself to work for the betterment of all residents when I took Oath of Office. There will be no other opportunity to attract not only national, but global attention, like there is right now. It only makes sense in Pahokee. Citizens, we have resources and less access. We can and are overcoming the dreadful issues and at this moment in time, we have the opportunity and obligation to be a catalyst to success, in this region's fight toward economic freedom.

Commissioner Hill encouraged the citizens to support the opportunity.

Citizen Comments

Lisa Wilson, Representative of BCC – Commissioner McKinlay's Office, advised their office is actively in conversation with the Federal and the State, as well as their State partners, County Staff is trying to find solutions to the dredging issue and feel very positive about the direction that they are moving to. Ms. Wilson stated they would like to thank U.S. Senator Bill Nelson and Senator Abruzzo for coming out quickly. She advised their office is available for any assistance.

Reverend Dr. Robert Rease, Vice President of LORE, advised he has had an opportunity to speak with the County Commissioners, as well as the State Representatives, in regards to Economic Development in the Glades. He stated the BDB's assistance was requested for Economic Development in the Glades and he advised whatever impacts Pahokee, also impacts Belle Glade and South Bay. Reverend Rease stated LORE is doing all that it can to impact the economy of all three (3) communities. He advised if Guy Harvey comes to the City of Pahokee, then there will be opportunities for the Cities of Belle Glade and South Bay as well. Reverend Rease stated LORE stands in support of the Guy Harvey Project because they see the benefit for the Glades area.

Donia Roberts, Chairperson of LORE, stated that the Guy Harvey Project will create 75 jobs in the City of Pahokee. The unemployment rate in Pahokee, from 2014, was more than 26%, which is the same rate of that during the Great Depression, in the 1920's. Depending on the season, one (1) in four (4) to one (1) in five (5) of our residents, of working age, is unemployed. She advised this is devastating, but the Guy Harvey Project will take a bite out of the number quickly, with potential to bigger bites, as word of the new marina spreads to more visitors, and more visitors will come. Guy Harvey has only 11 outposts and they work hard to make each one distinctive, celebrating local architecture and culture, in their design. Pahokee's specialness will not be lost with the Guy Harvey Project. Ms. Roberts advised LORE and the BDB of Palm Beach County have worked for three (3) years to bring opportunities like this one, here. Many of LORE's Partners will be very disappointed if the GUY Harvey Project is let go without more effort. She advised, as a community, we have to be receptive to businesses that want to relocate here. Ms. Roberts stated LORE is willing to whatever it takes to make the Guy Harvey Project happen for the City of Pahokee.

Luke Jackson, Vice President of Economic Development for the Glades Region for Business Development Board (BDB) of Palm Beach County, advised the BDB and its local partner, LORE, are urging the Commissioners to vote and choose to be transformational of this project, in the City of Pahokee. According to the Palm Beach County Department of Economic Sustainability, this process will have an economic impact of more than \$27 million, over the course of five (5) years, and it will employ approximately 75 employees, who will mostly come from the Glades areas. He advised in addition to the stated benefits of having a Guy Harvey Outpost in the City of Pahokee, the City of Pahokee will put itself on the same map as Guy Harvey's other tourism destinations. Mr. Jackson stated the BDB urges the City of Pahokee's Commission to unanimously invite the Guy Harvey Outpost to this community.

Lynda Moss of Bacom Point Road, stated she has lived in the City of Pahokee for 55 years and to her knowledge, she has never seen the State Level of support leave at such a critical time in the Legislature, to come down to the City of Pahokee to support. She advised it is important that the City of Pahokee, at this point in time, take the opportunity to obtain the gifts that are being offered.

JoAnn Culberson, resident, inquired if the dredging problem with the waterway can be worked out.

City Manager Williamson advised we do not foresee that being a major obstacle and there will be discussions to deal with those issues.

Christopher Petit, Representative of Palm Beach County Water Supply, advised discussions with the Department of Environmental Protection and the US Army Corp are ongoing. The water resources staff has continued to address what is necessary to undertake some of the dredging that is needed and to undertake some of the break water work that is needed. He advised the City of Pahokee has the County's full support in continuing to move forward, to obtain all of the appropriations, as well as the regulatory relief, that we seek.

Lonnie Spry, resident, expressed his concerns regarding Guy Harvey and the proposed hours of operation of the fishing pier.

Mayor Walkes advised the City of Pahokee will address that concern.

Dr. Marcia Hardney, resident, advised the dredging issue can become a major issue that needs to be addressed with Guy Harvey or any other entity. She advised if the dredging is done successfully with Guy Harvey, then there may be others with the ability to come forward, if the lanes are opened up sufficiently. Dr. Hardney inquired about the actions that have been taken, to further the approach on the dredging issue.

Mayor Walkes stated the City of Pahokee has support from of the Senators, to deal with the dredging issue. He advised specific answers cannot be given, but the Senators' support is to ensure that they hold the Army Corp of Engineer's accountable, from a federal level. Mayor Walkes stated that the City of Pahokee is looking at funding from the State Federal and the County is supporting us as far as matching grant dollars, so that we can access those federal dollars that is needed to address some of those issues at the Marina. He advised the projects will take time.

James White, resident, advised he has visited three (3) of Guy Harvey's resorts and he stated he has no problem with Guy Harvey Outpost coming to the City of Pahokee. He stated if Guy Harvey will obtain a sublease of the Marina for 40 year and does not do what is necessary, after 10 years, then the City of Pahokee needs to be compensated for deprivation of the opportunity to allow another entity to sublease the Marina. Mr. White encouraged the Commission to make wise decisions regarding the matter.

Commissioners Comments

Commissioner Holmes advised as long as the benchmarks are in place, then the City of Pahokee should give Guy Harvey a chance. He stated he hopes that the Guy Harvey Project works out and that it is a good choice for the City of Pahokee.

Vice Mayor Walker advised Guy Harvey did not have any conversations with the City of Pahokee, prior to their decision to withdraw their bid; therefore, the City of Pahokee is not responsible for Guy Harvey's decision to withdraw. She stated Melissa Mckinlay's Office addressed the concern, in reference to dredging.

City Attorney Brandenburg stated the letter that was received from Guy Harvey, did not mention cooperation from the Commission. He advised the basis for the meeting, tonight, is to show Guy Harvey a desire on behalf of the community, and community support for them, to undertake projects and undertake a chance with Pahokee, with your full support, in an attempt to reengage them and re-interest them with the project, with the full community behind them, knowing that the commissioners, the legislators, the senators, and the congressman are all supporting them, on what could be a difficult project for them and with that in our hand, we are hoping to get them to a position to where the project can move forward in a way that will best benefit the community and Guy Harvey.

Approval of Resolution 2015 – 16
Motion by Commissioner Biggs. Second by Commissioner Hill.
Motion carried unanimously.

There being no further business to discuss, Mayor Walkes adjourns the meeting at 7:22 p.m.

Colin O. Walkes, Mayor

ATTEST: Anika Sinclair, City Clerk