

**MINUTES
TOWN CENTER COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
MAY 18, 2022 - 5:30 PM
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wernet called the meeting to order at 5:30 PM on Wednesday, May 18, 2022 at the Destin City Hall Boardroom with the Pledge of Allegiance immediately following.

2. ROLL CALL:

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Lockwood Wernet	Alexander Santos	Kim Montgomery Deputy Clerk
Michele Sandstead	Dorothy Robinson	Steve O'Connor
Delores Morrell		
Matthew Sweetser (Zoom)		

2. APPROVAL OF MINUTES: None for this meeting without a voting quorum present.

3. OLD BUSINESS:

None

4. NEW BUSINESS:

➤ **Utility Undergrounding Presentation – Krystal Strickland**

Ms. Strickland introduced Sheff Wright, Franchise Attorney and Marc Porter, Utility Consultants of Florida who are both assisting the city with the groundwork for the undergrounding project. She explained the importance of undergrounding the utilities because of the threat of storms knocking them out, as well as a State Mandate that will soon be enacted to replace all wooden pole with large unsightly concrete poles.

Mr. Marc Porter explained his background and the status of the project. He spoke of how Destin is very similar to Longboat Key and how their project was initially projected to take 5-years to complete but has been reduced down to 3-years. He provided the members with the step-by-step process and the timeline, as well as a short before and after video of a completed project in Bradenton Beach, Florida of their CRA District that has had all of the utilities taken underground.

Ms. Strickland explained that in the negotiations with Gulf Power for the renewed Electric Franchise, Mr. Wright was able to get 2% of those fees to be restricted solely for the underground with an estimated \$800k per year will be coming in for the next 30-years. Additionally, she spoke of the financing options and the returns she may be able to obtain depending on the rates that she can obtain as part of funding the project. Additionally, Council agreed to commit to \$9.6M of the

Okaloosa County half penny and the Grants and Projects Manager is searching for grants to help finance a required study that FEMA and the Florida Resiliency will help fund however, the study has to be done first or the application for those funds will not be considered. Additional funding will come from the two CRA districts with the adoption of their updated Town Center and Harbor Master Plans.

➤ **Financial Projections**

Ms. Strickland spoke of how she has projected out the revenues and known expenditures that is planned out to the sunseting of the committee in 2037. She explained that as part of their Master Plan, they have \$6.2M that will need an explanation how it will be spent. Pointing out that the \$4.5M needs to be allocated towards the undergrounding project.

Chairman Wernet reminded the members that they cannot make a recommendation at this meeting tonight and this will have to be placed on the agenda for their next meeting in order to make the recommendation to the CRA.

➤ **Capital Projects Status Report**

Ms. Strickland explained to the members that the city is currently at 50% into the operating budget year and about 25% of the capital outlay. She referred the members to their insert that lists the projects their funding.

➤ **Budget Calendar**

- May 17, 2022 - Initial Operating Budget Workshop
- June 23, 2022 – Capital Improvement Plans
- July 1, 2022 - Estimates of Property Values are due from the County to calculate the Millage Rate
- Mid July (14) one last budget workshop for Council to ensure all objectives are met for the coming year
- August 4, 2022 – Millage rates due to Property Appraiser and dates of public hearings

➤ **Holiday Decorations – Holiday Decorations**

Mr. Burgess explained now is the time to start purchasing for holiday decorations and how the Harbor CRA has appropriated \$50k for that district's decorations. He spoke of how he will be working closely with Committee member Trammell for its holiday purchases or possibly renting them, and this district also has been budgeted the same amount for purchases or rentals.

Committee member Sweetser stated that he has extensive background with his past work history working with different companies for purchasing decorations and how he would like to meet with Mr. Burgess to help find and purchase decorations that are just as nice, but at a cost that is significantly less. He asked the members to think about what they would like to be purchased and they could make their final decisions at their next month's meeting for the recommendation to the CRA/Council.

Mr. Burgess reminded the members that in the next few weeks when they are looking at the different options for the decorations to keep in mind the electrical availability is limited in the medians.

➤ **Development Projects Update**

Mr. O'Connor provided the members with the following developments that are under review:

- Chick fil a parking lot, adjacent to the already approved Chick-fil-a restaurant
- Alvin's Island D.O. Exemption – to replace the building that burned down
- Destin Industrial Park – Redevelopment of a lot split for five buildings
- Palm Street Townhomes – Under review at the TRC level
- JPD Investments is a duplicate of the Destin Industrial Park

5. COMMITTEE MEMBER REPORTS:

• **Committee member Morrell** – Asked the status of the pictures she asked to be taken of the residential area in the district for her work plan item to help improve property values. Mr. Zunguze explained that he will discuss this with staff and make a determination if additional resources are needed to accomplish what she needs before he can agree. *pleased*

• **Committee member Sandstead** – Spoke of how she was ~~not aware~~ that there was \$700k for the Town Center that could be spent. She spoke of how she was under the impression that because of the debt the district has, even though this committee had nothing to do with incurring the debt, they would not have any allocated funding to spend on projects. Additionally, she feels they need advocates to encourage the CRA Board to budget additional funds in order to be able to accomplish some of their goals they have to make improvements to the district; other than the no cost projects like her husband's Banner Art Program and tree donations from Mr. Alan French.

Mr. Zunguze suggested the Chairman be present at the next budget meeting to advocate to CRA members their district's needs.

Committee member Sandstead also spoke of her friend Dorothy Robinson who was appointed to the committee and will be available to attend her first meeting in June. She spoke of her extensive background experience with grants and how she feels that Mrs. Robinson will be a great asset to the committee. She also mentioned two other business owners in the district that is interested in serving and inquired of the requirements to serve.

There was a brief discussion regarding the Sunshine Law and how two members working on one work plan item must discuss their ideas at a meeting or workshop and not just with their staff liaison.

The Chairman suggested having the item added to their next meeting agenda for discussion.

6. PUBLIC COMMENTS:

Mr. Ron Sandstead spoke to the members about the success of the Banner Art initiative on the poles and how he would like to see up-lighting on them at Christmas time. Additionally, he mentioned that he does not favor of how the funds that was discussed earlier will be spent.

7. ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 6:20 PM.

Adopted and approved 20th day of July 2022.

Lockwood Wernet
Lockwood Wernet Chairman

Kim Montgomery
Kim Montgomery Deputy City Clerk