

**MINUTES
TOWN CENTER COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
FEBRUARY 19, 2025 - 5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

1. CALL TO ORDER:

Chairman Wernet called the meeting to order at 5:30 PM on Wednesday, February 19, 2025, at the Destin City Hall Annex Council Chambers with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

Lockwood Wernet
Corlene Ziegler
Kyle Davis
Margie Avery

Staff Present

Kim Montgomery Deputy Clerk
Daniel Butler Principal Planner
Kim Kopp City Attorney

3. AGENDA APPROVAL:

Motion by Chairman Wernet to amend the agenda to add Council member Sandy Trammell under Current Business, Item A., with Committee member Ziegler providing the second, the motion passed 4-0.

4. NOMINATION OF CHAIR/VICE CHAIR

Motion to nominate Lockwood Wernet as Chairman passed 4-0.

Motion to nominate Margie Avery as Vice Chair passed 4-0.

5. MINUTES FOR APPROVAL: July 17, 2024

Motion by Chairman Wernet to approve the minutes of the July 17, 2024 meeting as written with Committee member Davis providing the second. The motion passed with a 4-0 vote.

6. CURRENT BUSINESS:

A) Councilmember Sandy Trammell

- Briefed the members with information regarding the Sunshine Laws.
- Discussed Roberts Rules of Order and how items that are not on the agenda cannot be discussed and recommended in the form of a motion, and as a result, is why they now include the Agenda Approval at the beginning of the meeting for members to add item for discussion and possible recommendation to City Council.

- Spoke of the need for the members to attend their monthly meetings and how she was tasked by the Council to get the committees fully vested with members, have quorums to be able to meet, and have functioning committee meetings.
- Explained how the minutes are just a summary of what was discussed however their motions are verbatim.
- Spoke of how once a motion for a recommendation is made, even if they vote against it, if it passes, they as a committee stand behind the recommendation and are not to speak against it, especially to the City Council.
- She introduced the staff members and their duties to the new members.
- Explained the necessary timeline to get items to staff to be placed on their next meeting agenda for discussion.
- Spoke of their Town Center CRA Master Plan and encouraged the members to get familiar with it.
- Described the plan for the Linear Trail for the new members and its location.
- Informed the members she will be presenting at their next month's meeting in March the Sunshine Laws, their Work Plans with Goals and Objectives, and their Annual Report timeline.

B) January Development and City Projects - Update Daniel Butler

Mr. Butler provided a brief status to the member of the upcoming projects that are currently under TRC review.

- Cross Town Connector
- Linear Pathway
- Publix is in the process of re-subdividing their remaining parcels
 - Mr. Butler provided Committee member Davis and the members with a more detailed update on the Cross Town Connector Project and what the project entails. He stated that he would provide them with a set of plans so they would have an idea of the design. Additionally, the plans are at 100% so there are no changes, but they can still provide any comments to Council when it goes before them for final approval.
- Briefly explained the project for Destin Elementary School pointing out this is a Okaloosa County School Board jurisdiction project and not a city project, and the city is just kept informed of it.

C) Long Term Financials – Krystal Strickland

Ms. Strickland provided the members with the following:

- Explained the CRA has two districts: Town Center and Harbor District
- Town Center District gets the full County Millage Rate of 3.8%
- First time since 2012 the TCCRA has a positive fund balance and is able to repay

the General Fund's Debt Services

- Provided the members with the current debt services for the Undergrounding Overhead of the Utilities along Hwy 98 from Marler Bridge to the Airport Road with the Town Center dedicating \$4M of tax increments or \$266k a year.
 - Discussed how Council is considering going deeper into the Town Center District with the undergrounding of utilities project.
- The projected bank account balance to 2037 looks to be a little over \$18M.
- Encouraged the member to read their adopted Master Plan.

Each of the new members provided a brief synopsis of their background.

Mr. Butler emphasized how important it is to attend their meetings and bring workplan ideas to discuss and implement, if they are agreeable by majority of the members. He explained the process of their agenda items and the importance of getting their city emails up and running so that staff can communicate with them properly.

Committee member Davis informed the members that he would not be able to attend the March meeting because he would be out of the country, but otherwise he should be attending all the meetings.

7. ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 6:45 PM.

Adopted and approved 19th day of March 2025.

Lockwood Wernet Kim Montgomery
Lockwood Wernet Chairman Kim Montgomery Deputy City Clerk