

**MINUTES
HARBOR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
MARCH 12, 2025 - 5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

1. CALL TO ORDER:

The Harbor Community Redevelopment Agency Advisory Committee meeting was called to order by Chairman Stephens in the Destin City Hall Annex Council Chambers at 5:30 p.m., on March 12, 2025, followed immediately with the Pledge of Allegiance.

2. ROLL CALL:

Present

John Stephens
Casey Jones
Guy Tadlock
Lance Johnson

Staff Present

Kim Montgomery Deputy City Clerk
Daniel Butler Principal Planner
Krystal Strickland Finance Director
Kyle Bauman Special Projects Counsel

3. AGENDA APPROVAL:

Motion to approve the agenda by Committee member Johnson, with Committee member Jones providing the second.

4. MINUTES FOR APPROVAL: February 12, 2025 Minutes

Motion by Committee member Jones, seconded by Committee member Tadlock the members approved the minutes of the February 12, 2025, meeting as written with a 4-0 vote.

5. NEW BUSINESS:

A) Sunshine Law – Kyle Bauman

➤ **Code of Ethics:**

- Avoid conflicts of interest; when in doubt, consult city attorney or staff.
- Sunshine Law: All discussions between board members related to board business must occur in public meetings.
- Public Records Law: All communication (emails, texts, etc.) on city-related matters is subject to public records.
- Robert's Rules of Order: Used as a guideline to run meetings, but not mandatory; however, it does help maintain order.

B) Long Term Financials – Krystal Strickland

- CRA committed \$4M to undergrounding of utilities.
- CRA will need General Fund assistance for debt service payments until ~ 2028.
 - Short term \$500K is kept in the account to make payments until the cash flow starts.
- County matches city CRA contribution 1:1 (e.g., \$557K in FY25=\$1.1M).

- The 557K came from a 2003 estimated millage rate and property value increase
- Harbor CRA projected to accumulate \$11.6M by 2043.
- Staff encourages the members to pursue grants and collaborative improvements despite short-term funding limits.

C) Development and City Projects Update – Daniel Butler

Principal Planner Daniel Butler provided the members with the following:

- Initial Phase of the Underground utility work has begun (Bridge to Airport Road segment).
- Several phases are planned; sequencing of future phases is to be determined.
- Ongoing issues with utility strikes by third-party utilities such as Gigapower and Live Oak, which is separate fiber optic installation work being done and is not associated with the undergrounding of the utilities.
 - Staff has met with them to address and try to rectify the problems they're causing.
 - Contacts shared:
 - **Code Compliance:** 850-837-4242
 - **Live Oak Support:** 1-888-454-8362
 - **Gigapower Email:** info@gigapower.com
 - Restoration of any damaged property is expected from contractors, enforcement via code compliance.
- Emerald Grande (Baby Grande):
 - The developer holds a vested development order but must submit for a Minor Development Order to undergo compliance review with the City Council to ensure that the proposed project complies with the codes when passed, and if they are planning anything otherwise, it would have to be consistent with that approval process as well.
 - Two public hearings will be required.
 - First compliance review tentatively set for **April 21st**.

6. COMMITTEE MEMBER COMMENTS:

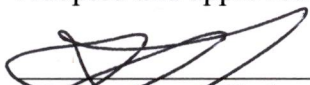
➤ **Chairman Stephens** – Request staff to invite the Sheriff's Office to attend an upcoming meeting to discuss crime & safety in the Harbor District. Will discuss additional work plan ideas with Councilwoman Trammell's presentation next month.

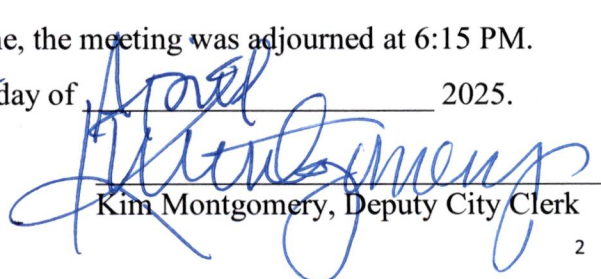
➤ **Committee member Johnson** – Expressed appreciation to Krystal and city staff for financial clarifications and transparency for the Harbor CRA-AC Financials.

7. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:15 PM.

Adopted and approved this 9th day of April, 2025.


John Stephens, Chairman


Kim Montgomery, Deputy City Clerk