

**MINUTES
HARBOR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MEETING
JULY 9, 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 July 9, 2025, followed immediately with the Pledge of Allegiance.

2. ROLL CALL:

Present

John Stephens
Jim Green
Guy Tadlock
Jay Howard
Lance Johnson
Casey Jones

Staff Present

Kim Montgomery Deputy City Clerk
Daniel Butler Principal Planner
Jesse Hernandez Planner
David Prichard Community Development
Kyle Bauman Special Projects Counsel

3. AGENDA APPROVAL:

Motion by Committee member Green to approve the agenda with Committee member Jones providing the second, the motion passed 6-0.

4. CURRENT BUSINESS:

➤ **Development and City Projects Update – Principal Planner Daniel Butler**

• **Clement Taylor Park Update** – The Treasury Department has now received all the information they have required, and Okaloosa County has requested the Treasury Department to release the funds so that the Notice to Proceed can be issued to the contractor hired for the project.

- No new projects for this month.
 - A brief discussion took place about a social rumor that the city is interested in purchasing Point Mezzanine Property, staff informed the members they have no knowledge of this subject.
- **One Harbor Blvd.**
 - Staff reiterated that One Harbor Boulevard was purchased using Harbor CRA funds in conjunction with tax-exempt bonds.
 - Legal counsel (Bryant Miller Olive PA) briefed staff on tax-exempt bond stipulations.
 - Key legal constraints:
 - Federal funds must not be used for improvements, or the bond's tax-

exempt status may be jeopardized.

- Uses must qualify as public benefit such as:
 - public parking
 - waterfront access.

Potential Uses of the Property:

- Paid Municipal Parking Lot
 - Deemed a permissible and bond-compliant use.
 - Must be operated by the city or a city-approved vendor under clear municipal control.
 - Automated enforcement systems (e.g., license plate capture) are acceptable.
 - A temporary parking lot with gravel was proposed to avoid costly infrastructure like stormwater systems.
- **City Marina or Public Facilities**
 - Both are possible but must be operated by city employees, not third parties.
 - Similar rules apply if a research facility or other use is pursued.
 - Since the City owns the property, not the CRA, an interlocal agreement may be needed to allocate revenues back to the Harbor CRA Fund.
 - Temporary pedestrian walkway under Destin Bridge.
 - Preservation of the large trees along the site was agreed.

Committee Member Green moved, and Committee Member Jones seconded, that the Harbor CRA recommend to the CRA Board the pursuit of constructing a temporary paid parking lot at the 1 Harbor Blvd. property, in accordance with any applicable agreements, to generate revenue for the Harbor CRA fund. Committee Member Johnson proposed amending the motion to provide free parking for Destin residents with a valid parking pass. The amendment was not accepted by Committee Members Green or Jones. **With no further discussion, Chairman Stephens called for the vote. The motion passed 5–1, with Chairman Stephens dissenting.**

5. COMMITTEE MEMBER COMMENTS:

➤ **Committee member Tadlock – Marler Bridge Replacement**

- The members discussed FDOT's potential bridge expansion or reconstruction.
 - Committee member Howard mentioned he has an August 21st meeting with FDOT to discuss bridge alignment and possible land repurchase or compensation to the city and,
 - Discussed the possibility of 40 parking spaces could fit under the future bridge design.

➤ **Chairman Stephens – Mooring Field Workplan**

- Chairman Stephens presented his work plan aiming to:
 - Establish limited mooring control within Destin Harbor and Joe's Bayou.
 - The preliminary plan proposed is to start with five mooring balls to ensure the city has more jurisdiction over the waterways to have better control the boats mooring in the harbor.
 - Currently there are about five boats anchored that have not moved in a long time.
 - Fulfill conditions to enable the appointment of a harbor master.
 - Supports enforcement, sanitation, laundry services, and tourist-friendly boating.
- Upland facilities would include:
 - Restrooms, showers, laundry, and dinghy docks.
 - Potential for a modular harbor master office at One Harbor.
- Preferred infrastructure: holding tanks (not connected to city sewers) to manage waste.
 - Research how the City of Pensacola used American Rescue Plan Act (ARPA) funds to fund their mooring field study, and he expressed interest for the city to possibly apply for a similar grant in the future.

Chairman Stephens moved that the Harbor CRA Advisory Committee recommend the CRA Board approve the Mooring Field work plan item as presented. Committee Member Johnson seconded the motion. Following a brief discussion regarding the committee's purview, Council Member Trammell suggested including the Harbor & Waterways Board as a partner in the work plan. Chairman Stephens amended his motion for the Harbor CRA Advisory Committee to pursue the plan in coordination with the Harbor & Waterways Board, due to the jurisdictional limitations of the Harbor District. Committee Member Johnson seconded the amended motion. The motion passed unanimously, 6-0.

➤ **Vice Chairman Green –**

Vice Chairman Green moved that the CRA Board direct staff to identify all non-paid city parking spaces within the Harbor CRA District and convert them to paid parking, allowing the use of the local pass. Chairman Stephens seconded the motion. The motion carried unanimously, 6-0.

Vice Chairman Green moved that the CRA Board consider and evaluate allocating 50% of parking revenue generated within the Harbor CRA District to the Harbor CRA Fund. Committee Member Johnson seconded the motion. The motion passed unanimously, 6-0.

- Chairman Stephens asked the members to look over his draft Annual Report and make any changes or feedback they feel is necessary at their next meeting in August.
 - Committee member Johnson mentioned a motion made back when the Chairman Stephens was on City Council, that when made, he thought it would be more geared towards the Harbor Capacity Committees purview, for City Council to direct the city manager to have the city staff review and determine the feasibility of a potential mooring harbor plan, present the results for the input.
- Committee member Jones informed the board that he would be out of the state for the August meeting.
- **Next meeting is August 13, 2025**

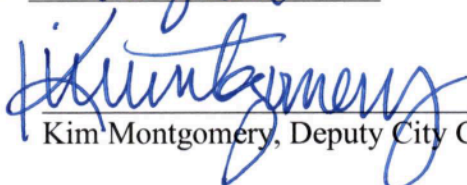
6. **ADJOURNMENT:**

Having no further business at this time, the meeting was adjourned at 7:20 PM.

Adopted and approved this 13th day of August 2025.



John Stephens, Chairman



Kim Montgomery, Deputy City Clerk