

**MINUTES
COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS' MEETING
AUGUST 18, 2025
ANNEX COUNCIL CHAMBERS
5:30 PM**

The Community Redevelopment Agency met in a regular session with the following members and staff present:

Destin Community Redevelopment Agency

Board Chair Teresa Hebert
Boardmember Jim Bagby
Boardmember Torey Geile

Boardmember Rodney Braden
Boardmember Sandy Trammell
Boardmember Kevin Schmidt

City of Destin Staff

CRA Executive Director Larry Jones
Projects/Grants/Contract Manager Jeffrey Cozadd
Community Development Director David Pritchard
Public Works Dir Michael Burgess
Public Information Director Tamara Young
City Attorney Kimberly Kopp

City Clerk Rey Bailey
HR Director Jaime Hayes
City Engineer Robert Tomasek
Finance Director Krystal Strickland
IT Director Andy Peters

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

CRA Board Chair Teresa Hebert called the meeting to order at 5:30 PM.

AGENDA APPROVAL

Motion by Boardmember Schmidt, seconded by Boardmember Trammell, to approve the agenda passed 6-0. Boardmember Destin was absent from the meeting.

1. APPROVAL OF MINUTES – May 19, 2025, CRA Board Meeting

Motion by Boardmember Bagby, seconded by Boardmember Trammell, to approve the minutes of May 19, 2025, CRA Board Meeting passed 6-0.

2. PUBLIC COMMENTS

3. NEW BUSINESS

A. Discussion and Possible Action on Motion Adopted by the Harbor CRA Advisory Committee – July 9, 2025

The CRA Board discussed several recommendations from the Harbor CRA Advisory Committee related to parking and revenue generation within the Harbor CRA district.

Chairman John Stevens of the Harbor CRA Advisory Committee, addressed the board to explain that the committee originally adopted 11 motions during the year, but only three were being presented for CRA Board consideration. He clarified that the motion related to the mooring field was withdrawn and should be removed from the agenda. In its place, the committee requested consideration of a motion recommending that the CRA Board evaluate allocating 50% of parking revenue generated within the Harbor CRA district to the Harbor CRA fund. Chairman Stevens explained that the committee's intent was to establish a reliable revenue source for the Harbor CRA, which currently has no operating funds but carries significant debt obligations. He also noted that the Harbor CRA had previously approved a separate motion recommending that city council explore Tourist Development Council (TDC) funding options to repair the seawall at 1 Harbor Boulevard, which could allow the site to be used as safe public space in the interim.

A motion was made by Boardmember Schmidt to approve the agenda changes as requested by Chairman Stevens, including removal of the mooring field item and addition of the parking revenue allocation motion. The motion was seconded and approved unanimously.

Chairman Stevens then summarized the three motions under discussion:

- 1) The Harbor CRA Advisory Committee recommends the CRA Board to pursue construction of a temporary paid parking lot at the 1 Harbor Blvd property, in accordance with any applicable agreement, to generate revenue for the Harbor CRA fund. The motion passed 5-1, with Chairman Stephens dissenting.**
- 2) The Harbor CRA Advisory Committee recommends to the CRA Board to 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. The motion carried unanimously, 6-0.**
- 3) The Harbor CRA Advisory Committee recommends to the CRA Board to evaluate allocation of 50% of parking revenue generated within the Harbor CRA district to the Harbor CRA fund.**

Boardmember Schmidt stated he did not support converting the 1 Harbor property into a paid parking lot. He expressed a preference for pursuing a long-term vision of the site as a walkable, usable public space rather than temporary parking. While he was open to evaluating non-paid parking spaces within the Harbor CRA, he emphasized the need for staff input to avoid impacts on sensitive uses such as cemetery access. He expressed tentative support for exploring the 50% parking revenue concept, pending further analysis.

Boardmember Bagby strongly opposed using the 1 Harbor property for parking, noting the city had previously worked to remove parking from the site. He also raised concerns about making cemetery-adjacent paid parking, stating it would unfairly impact families visiting loved ones and would likely generate little revenue due to resident parking passes. He cautioned against diverting funds from the city's designated parking fund, emphasizing that parking revenues were intentionally set aside for long-term parking infrastructure projects.

Boardmember Trammell discussed the broader financial context, referencing the Town Center CRA's history and the Harbor CRA's current financial constraints. She questioned whether reallocating parking revenues was legally feasible and sought clarification from the Finance Director regarding existing funding restrictions and debt service obligations.

Finance Director confirmed that parking revenues are currently reserved within a special revenue fund for parking-related purposes and that any reallocation would require city council action. She also confirmed that proceeds from any future acquisition of the 1 Harbor property by FDOT would be applied to debt service, not directly to the Harbor CRA, and that the Harbor CRA currently carries approximately \$9 million in debt, with a balloon payment and potential refinancing anticipated in approximately four to five years.

Boardmember Braden raised questions regarding the 1 Harbor property's potential future use related to the bridge project. He reiterated opposition to creating paid parking at 1 Harbor and supported leaving the site as-is.

The City Attorney emphasized that the site is not currently authorized as a standalone parking use under the Land Development Code.

Boardmember Trammell moved to direct staff to evaluate whether additional non-paid parking spaces within the Harbor CRA district could be converted to paid parking, excluding sensitive areas, to potentially generate revenue; seconded by Boardmember Schmidt. Motion passed 6-0.

Boardmember Geile then made a motion that staff identify and explore any viable revenue sources for the Harbor CRA to allow the advisory committee to function meaningfully during the next several years while carrying debt, seconded by Boardmember Braden.

Boardmember Geile emphasized that without some revenue stream, the Harbor CRA's ability to operate is severely limited.

Boardmember Bagby recommends the Harbor CRA Advisory Committee provides a priority list of projects for which funding would be used.

Motion passed 6-0.

The CRA Executive Director provided an update on the city's parking operations, noting that the city is working with LAZ Parking LLC, the city's parking vendor, on enhanced enforcement and potential dynamic pricing strategies. He stated that staff expect to bring forward

proposals related to improved enforcement, demand-based pricing, and revenue optimization at a future city council meeting.


4. PUBLIC COMMENTS

ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:10 PM.

ADOPTED THIS 18TH DAY OF AUGUST 2025

By:


Terésa Hebert, CRA Board Chair

ATTEST:


Rey Bailey, City Clerk

