

**MINUTES
HARBOR COMMUNITY REDEVELOPMENT
AGENCY ADVISORY COMMITTEE MEETING
MARCH 10, 2021 - 5:30 PM
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Buckingham called the meeting to order at 5:30 p.m. on Wednesday, March 10, 2021 in the Destin City Hall Board Room.

2. ROLL CALL & PLEDGE OF ALLEGIANCE:

Present

Mike Buckingham
James Green
Casey Jones
Sandy Trammell
Jan Best
Mike Raim
Ian Blaise

Staff Present

Kim Montgomery, Deputy City Clerk
Traci Goodhart, Planner
Louis Zunguze CD Director
Himangi Mutha
Daniel Butler
Don Smith, City Engineer

3. MINUTES: February 10, 2021

Motion to approve the minutes of the February 10, 2021 was made by Committee member Green with Committee member Trammell providing the seconded. The motion passed with a 7-0 vote for approval.

4. Public Records/Sunshine Law Training - City Attorney Kyle Bauman:

The City Attorney presented the members with the City's Public Records Policy, Resolution 19-27 explaining how it was modeled after the City of Tallahassee's and adopted by Council. He also presented the members with a short Power Point Presentation with a Sunshine Law Handout and touched briefly on each important items.

He spoke of how they all should now be using their City of Destin email address for all city business. And explained how if they do get a city related email to their personal email account, to forward it to their city email address so that it can be captured and searchable in the city's email server. He also covered text messages and how to handle those as well social media, in regard to comments and likes. He also spoke of how that now that they are considered a public official, they are responsible to keep those Under the Sunshine as well.

For the Sunshine Law, he explained how any meeting of two or more members where a conversation may be about city business, constitutes a public meeting and has to be done "In the Sunshine." So, it would have to be open to the public with a reasonable notice advertised and minutes would have to be taken. Noting that there is no reason why two or more members cannot be friends and do things together, however, they cannot discuss any item that may come before the committee for discussion and a possible vote. He also briefly covered Standards of Conduct and Voting Conflicts.

5. OLD BUSINESS:

➤ **Harbor CRA Master Plan**

Mrs. Goodhart informed the members that staff is in the process of undertaking an overdue update of the plan. She explained that City staff went back through past minutes over the past few years and identified some items that advisory members had identified for changes or updates that they'd like to see included.

Chairman Buckingham spoke of wanting assurance that that the plan will come back before them in a staged process of around 50% to review and add as necessary. Then be brought back again for a final review and they make a recommendation for adoption by Council.

Motion by Vice Chairman Green, seconded by Chairman Buckingham for staff to precede to update the Harbor CRA Master Plan for consistency with the Comprehensive Plan and complete an update and revision of the Master Plan as a whole. The motion passed 6-1 with Best dissenting.

Mrs. Goodhart also informed the members that if they have any additional suggestions that they would like to see added before their next review, to please forward those to staff so they can be implemented.

➤ **2021 Work Plans**

According to Mrs. Goodhart, staff has noted the work plans that the Advisory Committees has chosen, and they are:

- Established Harbor Regulations. Mrs. Goodhart noted for the record that Mr. Jones' name still has not been removed however, she assured everyone that she will have his name removed by the next meeting.
- Harbor Parking and Transportation Improvements; staff has taken the items they wanted in their work plans and have identified projects within the city that may benefit or support those items.
- Land Development Code update, is expected to be completed by the end of this year.
- Harbor Parking and Transportation Improvements, which is number two under Improved Harbor Regulations. She spoke of how staff feels that the Harbor Capacity Study would support this initiative. And, this particular project will become active in the next couple months and is expected to wrap up at the end of this year. With the final product ready by Fall of 2022. The Harbor Stormwater Mitigation Plan supports the City's Master Plan Update. This should be brought before them for review and comment in the coming months.
- The Harbor Median Landscaping, is supported by the Way Finding Master Plan and is initiative that the city is undertaking in addition to the FDOT Landscape Project, which has been approved and will be initiated.
- Harbor CRA Master Plan. This staff driven initiative with the support of the CRA and supports their work going forward.

Committee member Trammell motioned to change the Order of the Day to move Wen Livingston's Presentation from her Committee Member Comments to the Work Plan discussion. Committee member Jones provided the second. A roll call vote of 7-0 was taken and the motion passed.

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The Library Director, Wen Livingston explained she has been working with the Grants & Projects Manager and Kathy Marler Blue for historical sites and locations to place markers. Some of the areas identified are:

- Clement Taylor Park
- Capt. Royal Melvin Heritage Park
- The Harbor Boardwalk
- The docks behind Harborwalk Village

She informed the members that she has had discussions with Mr. Zunguze regarding the Wayfinding Plan and how to implement the same designs into the markers to stay consistent from location to location. With a future plan to one day to have a historical walking tour.

Committee member Trammell stated that she will work on creating a work plan item and come up with some measurable goals.

Committee member Green spoke of how growing up the docks behind Harborwalk Village were always called the Kelly Docks and wanted assurance that when the signs are created, that is the name that will be on the signs, since that is their historical name. Committee member Raim agreed with they should be named the Kelly Docks.

Mrs. Livingston stated that she is also gathering information from Ms. Blue on the first fish camp locations and the early pioneering families. But is just in the preliminary stages of gathering the information. She also spoke of the need to have a good concept of what direction they need to go so that the funds can be appropriated, and grants obtained.

Motion by Committee member Trammell, seconded by Chairman Buckingham to add the Historical Identity Work Plan to their list of Work Plan items. The motion passed 7-0.

➤ **Development Project Update**

Committee member Best asked that they be briefed on the status of the Point One Marina project, as it stands at their next meeting. According to Mr. Zunguze, that project's Completeness Review ~~is just being finalized and he will gladly place it on the next agenda for discussion.~~

➤ **Calhoun Avenue/Zerbe Street Pedestrian Improvements**

According to Mr. Smith, this is a Public Works project however, he does know that the project has started. And in reference to some questions that was brought up during their last meeting regarding the boardwalk; the contractor has been informed to stop at the Clement Taylor Park until those issues are resolved.

6. **NEW BUSINESS:**

➤ **Finance Update / Krystal Strickland - Debt Financing Update**

- \$3.9M Bond that will be maturing in 2029.
 - RFP has been put out for a lower interest loan with the plan to include this bond since it's callable.
 - If it's a benefit, she will bring before them the Interlocal Agreement between

the CRA and the City to agree on the repayment.

Committee member Green asked what her projection is with the with the current loan rates compared and kind of benefit will there be?

According to Ms. Strickland, the General Fund has a debt that also has about a 10-year maturity. And when packaged together with the new debt, that we're likely to take on for the recent beach purchases, but should be paid by the Okaloosa Half Penny Tax. Additionally, she explained, she will be putting about \$12M out in the market, with a potential to get a rate under 2% and closer to the 1%. Adding that she is projecting that between the General Fund and the and the Harbor CRA, the city could save between a hundred to three hundred thousand dollars over the life that last 10-year life of the of the bonds. She emphases that this is just informational at this time.

Committee member Trammell asked if her plan was to stay with the 10-year limit or will it be extended. According to Ms. Strickland, the plan is to stay at the 10-year period, since the rates are so good. Adding that the Okaloosa Half Penny Tax will also expire in 2029. So, there is no real reason to extend it any further. And her plan is to bring them updates on the financial status of just the Harbor CRA at their future meetings.

She them provided the fpllowing:

➤ **Capital Projects and the Operational Report**

- Captain Royal Melvin Heritage Park & Plaza
- Wayfinding Signs
- Harbor Capacity Study

➤ **Operational Report/Year-to-date Budget**

- **Both CRA's have their own funds**
- **TIF Funds are restricted solely for use within the CRA's**
 - Debt Services
 - General Funds
- **Projected Unassigned Balance**
 - Cash Reserves of \$3M
 - Cash flow account for cash reimbursement grants totaling \$30M.

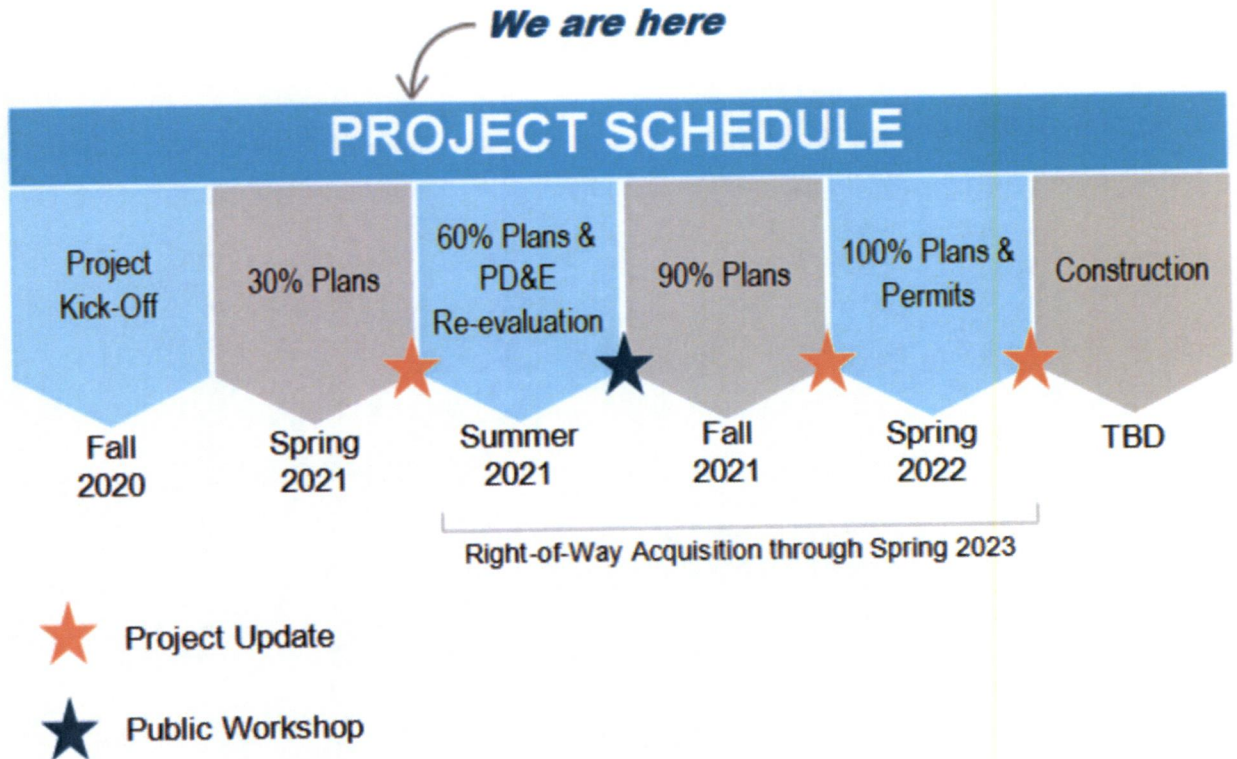
Explaining the budget is on the website and is very user-friendly noting that there are imbedded links in the Table of Contents that will take anyone directly to the page they are looking for.

➤ **Cross Town Connector Update (CTC)**

The City Engineer provided the Agency members with an update of the status of the Crosstown Connector (CTC). He provided a short Power Point Presentation of the background of the project and how currently, it is at a 30% status, and the following goals that have been met:

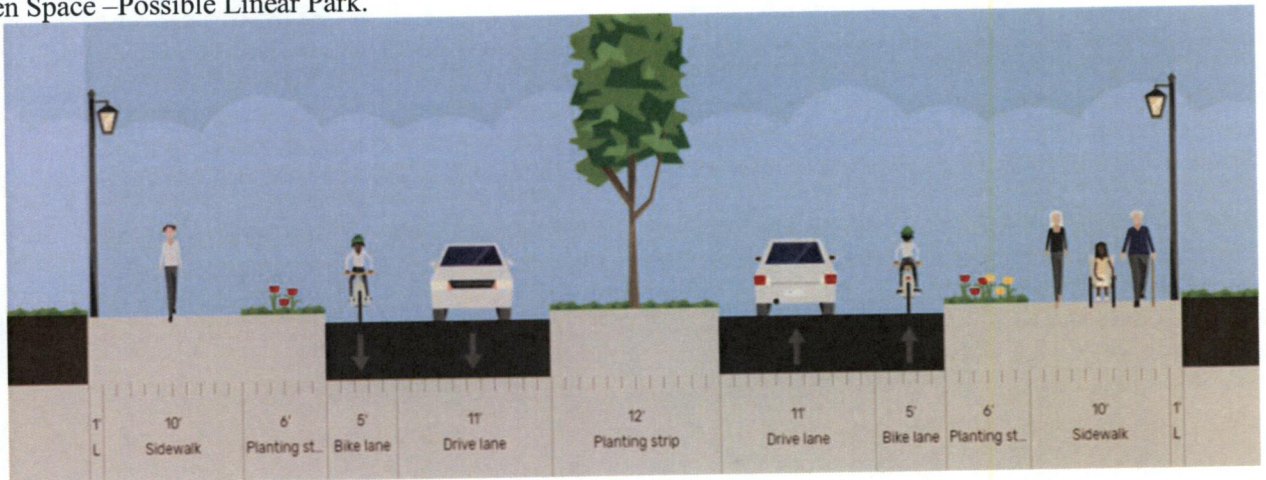
- June 1, 2020 – City Council approved the redesign of the CTC from a 4-lane to a 2-lane roadway.
- October 19, 2020 – City entered a contract with Atkins for redesign.
- February 2021 – Atkins provided 30% plans for review and comments.

- ROW Consultant is the next step in order to purchase the necessary ROW and finalize the plans.
- 2024 is the current projected start of the project.



CTC Design Element:

- Boulevard Style Roadway design with a large, landscaped median.
- Benning Intersection Proposed All Way Stop, as directed by City Council.
- Beach Intersection Proposed Roundabout.
- Open Space –Possible Linear Park.



Committee member Green asked why the roundabout was removed from the Benning drive portion of the plans. According to Mr. Smith, there are utilities in the ROW that would have to be moved and would be a significant cost increase as well as grade issues. Also, City Council directed staff to make it a four-way stop.

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Committee member Trammell spoke of how she feels that the roundabout needs to be reconsidered because of how the traffic stacks up already and the people that live on Azalea near there are not going to be able to back out of their driveways. Not to mention the new attached housing that is under construction in the general vicinity will be adding to the traffic congestion.

Motion by Committee member Trammell for this committee to look again at the intersection at Benning and Azalea City Council to reconsider a roundabout to facilitate the flow of traffic and also to facilitate the ingress and egress to those townhomes on Azalea. With Chairman Buckingham providing the second. The motion passed 7-0.

Committee member Trammell asked staff how much financing is coming from the TPO, noting that this has been on the agenda for the past 15-years.

According to Mr. Smith, he knows that there is a TRIP grant of approximately \$2.7M for the ROW. As well as \$3.3M TDD funds.

Committee member Trammell spoke of how the project was at one time moved to the top of for the TPO but because it was not ready at the time, it was moved back down on the list. She also mentioned that she knows additional funds can be obtained from the State and the TPO.

According to Ms. Strickland, after July, there is the TRIP award from the State of Florida of \$1M for FY-21 and \$1.7 million for FY-22 that can be used after July. But only for ROW acquisition and nothing else. However, there is an issue with the grant in regard to fund matching requirements. She spoke of how staff working through the details and hopefully, they can bring back additional information at either their April or May meeting. Adding that the current funding set aside is not enough to acquire the additional ROW.

Committee member Trammell suggested staff get in touch with Mr. Jim Wood since he is the former TPO Chairman still follows every detail, since he still serves on the TPO Advisory, and may have some connections to get this project back to the top of the funding list.

➤ **Committee member Comments:**

Committee member Green: Spoke of the boardwalk decking problems that are taking place in front of his boat. He explained that the stringers that are holding up the decking is where the rotten wood is located. He noted that there are cones out there but, and something needs to be done soon before additional litigation happens.

Committee member Raim: Spoke of how he has been having some work done on his dock and the people on the wave runners are still coming too close to the docks and something needs to be done.

➤ **Public Comment:**

Mr. Mike Abadie of 530 Harbor Blvd. spoke of how he tried the boom/sock filtration that this committee recommended at a recent past meeting and spoke of how it did not work as well as they all thought it would. He added that he set up tarps and had the runoff contained on his property into his stormwater runoff and it worked very well. He suggested that this method be used as opposed to their

recommendations. Adding that he had staff from Code Compliance and Engineering, and they all agreed.

Mr. Claude Perry spoke of the City Marina idea and how there could be an impact on the tax funds that come into the city as well as the TIFF Funds. He then asked the Chairman for some clarification on the information at this point since he was leading the charge on the city marina concept.

According to Chairman Buckingham, he is not representing the City of Destin nor is he representing any particular property owner. Adding that he just had thought of how nice it would be to have a city marina in the harbor. He spoke of how he brought this up to several different property owners including him (Mr. Perry) asking if they would be interested in selling their property. Some said no and others said maybe. He emphasized that he is only doing this because he is interested in protecting the fishing industry, of which is very important to the city and its citizens.

Mr. Perry also spoke of how Destin is a resort destination, and he will defend the harbor as a Festive Market Place and the pontoon and jet ski businesses. Further conversations took place regarding the need to have the channel realigned and how it would benefit a lot of businesses on the harbor and allow for more slips.

DIRECTORS REPORT:

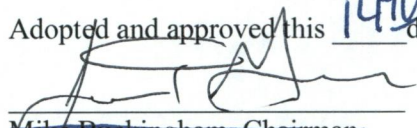
Mr. Zunguze announced that the Harbor Capacity Committee has officially started on February 22nd.

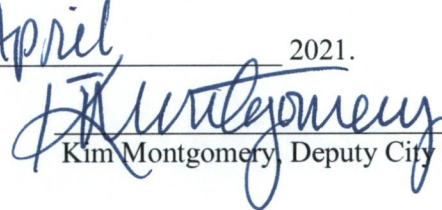
- **Next meeting: April 14, 2021**

7. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 7:00 PM.

Adopted and approved this 14th day of April 2021.


 Mike Buckingham, Chairman
 James Green, V. Chair


 Kim Montgomery, Deputy City Clerk