



AGENDA
HARBOR COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE
WEDNESDAY, JUNE 9, 2021
5:30 PM
DESTIN CITY HALL ANNEX COUNCIL CHAMBERS

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A) May 12, 2021**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A) Capital Project Status**
 - B) Operations Financial Report**
 - C) FY2022 Budget and Long-Term Projections**
 - D) Development Projects Update**
- 6. COMMITTEE MEMBER COMMENTS/QUESTIONS**
- 7. PUBLIC COMMENTS**
- 8. NEXT MEETING DATE: July 14, 2021**
- 9. ADJOURNMENT**

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk at (850) 837-4242 at least 48 hours prior to the hearing. If a person decides to appeal any decision made with respect to any matter considered at such meeting, such person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. (Sec. 286.0105, Florida Statutes)

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**MINUTES
HARBOR COMMUNITY REDEVELOPMENT
AGENCY ADVISORY COMMITTEE MEETING
MAY 12, 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, May 12, 2021 in the Destin City Hall Board Room.

2. ROLL CALL & PLEDGE OF ALLEGIANCE:

Present

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

Members Absent

Staff Present

Kim Montgomery, Deputy City Clerk
Lauren Witt, Principal Planner
Daniel Butler, Planner
Joe Bodi, Engineer Asst.
Krystal Strickland, Finance Dir.
Louis Zunguze CD Director

3. MINUTES: April 14, 2021

Motion to approve the minutes of the April 14, 2021, as written was made by Committee member Raim with Vice Chairman Green providing the seconded. The motion passed with a 4-0 vote for approval.

4. OLD BUSINESS:

➤ **Harbor Capacity Study Update**

Mr. Butler explained staff has met with the Harbor Capacity Study Committee to identify in prioritize their issues in the harbor with the items identified in their packet.

Committee member Blaise spoke of his concerns with water quality issues.

- Enforcement
- Prevention of spilling fuel when refilling
- Adequate Pump-out Stations
- Sump Pumps locked

A brief discussion took place about the sump pumps and how FWC periodically inspects boats and fines those that do not have the proper locks in place. And how subsequently, the word gets out that they are inspecting so that most can remedy theirs if it is not properly installed.

Staff briefly touched on the following issues:

- Number of Boats operating in and around the Destin Harbor.
- Adequate parking and/or launch facilities.
- Boat Operators familiarity with local conditions and/or boat operation
- Commercial and Recreational conflicts

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- Availability of pump outs
- Lack of Wayfinding Signage (Upland & Waterward)

Committee member Best mentioned the importance of getting the harbor pump back up and running and on a regular schedule.

➤ **Harbor CRA Master Plan Update**

Mr. Butler explained that staff met with Committee member Best per their discussion at their April meeting to discuss her recommendations and changes to update the plan prior to the May meeting.

The following items were implemented to the plan as discussed:

- Format of the Master Plan
- Address redundancies throughout the Plan
- Outdated information removed

According to Mr. Butler, staff would like to approach the update to the Harbor CRA Master Plan with the following steps:

- Review the Comprehensive Plan policies listed in the Harbor CRA Master Plan with the current applicable Comprehensive Plan policies.
- Identify and propose new format for the Harbor CRA Master Plan to reduce repetitive information.
- Bring each chapter to Harbor CRA Advisory Committee for discussion and proposed revisions from Committee.
- Draft Harbor CRA Master Plan based on recommendations from the Harbor CRAAC and present to Committee for recommendation to City Council.
- Present updated Harbor CRA Master Plan to CRA Board/City Council for approval.

Motion by Committee member Best, seconded by Committee member Green that the Harbor CRA Advisory Committee adopt the proposed/recommended approach to updating the Harbor CRA Master Plan. The motion passed with a 7-0 vote.

➤ **Development Projects within the Harbor District:**

Mr. Butler provided an update of the ongoing development projects.

- Wet & Wild – 119 Calhoun Ave.
- Heron Harbor – 314 Harbor Blvd.
- Pelican Adventures – 546, 580, & 600 Harbor Blvd.

➤ **City Project:**

Mr. Butler provided the members with an update on the following projects.

- Crosstown Connector (Beach to Benning)
- Zerbe/Calhoun Ave. Pedestrian Project, Phase I, Zerbe/Sibert to Clement Taylor
- Park- under construction
Zerbe/Calhoun Ave. Pedestrian Project, Phase II (boardwalk under the bridge)
design

There was a brief discussion related to the Cross Town Connector Project and what part was the grant awarded for. According to staff, the #2.7M was for Adkins's scope of work.

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Committee member Raim asked staff where the location of the speed tables will be on Calhoun Avenue. Mr. Bodi explained the location and how they are notifying the public of the change with signage and cones.

Chairman Buckingham spoke of the need for an additional speed table to be installed closer to Leonard Destin Park. Mr. Bodi informed him that at this time there is no plan for one however, staff is open for discussion.

Motion by Chairman Buckingham, seconded by Committee member Raim to look into installing one or two more speed tables on Calhoun Avenue and bring the speed limit down to 25 mph past Forest. The motion passed 4-2 with Green and Jones dissenting.

Committee member Blaise questioned the speed table policy noting that there is speeding issues on Lakeside Drive. Mr. Bodi explained it starts with the request to staff.

Motion by Committee member Blaise, seconded by Chairman Buckingham to request to have speed tables installed on Lakeside Drive and Main Street.

Committee member Jones announced a Point of Order stating that speed tables and speed limits in the city should be a discussion for a different committee and not this one. The motion died.

- **Capt. Royal Melvin Heritage Park, 206 Harbor Blvd**

This project is under construction and, there were additional problems with the second footers that were again incorrectly poured and had to be removed so, the project is behind 2-weeks.

5. NEW BUSINESS:

- **RFP 21-03-FIN Tax Exempt Loan Financing – Krystal Strickland**

Ms. Strickland provided the members with an update on the status of the Tax Exempt Loan and explained that the loan is to repay the city's General Fund Balance \$9.9M for the purchase of the beach properties on Scenic Highway 98 at a rate of 1.39%.

- **Resolution CRA 21-01 - Approving the form of and authorizing the execution of an interlocal agreement with the City of Destin**

Ms. Strickland informed the members that staff is looking for a recommendation to the CRA Board to adopt Resolution CRA 21-01 which is an execution of an interlocal agreement between the City of Destin and the Harbor CRA whereby the Harbor CRA agrees to pay its portion of the 2021 loan.

The City will issue a total of \$9,905,000 in debt to be repaid as follows:

- \$3,597,000 to refinance the Harbor CRA's 2009 loan to be repaid with Harbor CRA TIF revenues
- \$3,489,000 to refinance the General Fund 2015A Capital Improvement loan to be repaid using general non-ad valorem revenues
- \$2,819,000 to expand public beach access to be repaid from Okaloosa 1/2 Penny Local Surtax revenues

Motion to recommend that the Destin Community Redevelopment Agency adopt Resolution

CRA-21-01, authorizing and directing the Agency's Chair or Vicechair to enter into the attached Interlocal Agreement with the City of Destin was made by Chairman Buckingham with Vice Chairman Green providing the second. The motion passed 6-0.

6. COMMITTEE MEMBER COMMENTS

- **Committee member Jones:** Thanked Lauren and wished her well.
- **Committee member Best:** Thanked Lauren and wished her well too.
- **Vice Chairman Green:** Reminded everyone to be kind and wished Lauren well.
- **Chairman Buckingham:** Ditto to what Green said.
- **Committee member Raim:** Wished Lauren good luck.
- **Committee member Blaise:** Wished Lauren good luck.

➤ **Public Comment:**

None

➤ **DIRECTORS REPORT:**

Lauren introduced new staff member Sae More and informed the members that Daniel will be attending all of their meetings going forward.

- **Next meeting: June 9, 2021**

7. ADJOURNMENT:

Having no further business at this time, the meeting was adjourned at 6:30 PM.

Adopted and approved this ____ day of _____ 2021.

James Green, Vice Chairman

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: June 9, 2021
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 5.A.

TO: City Council

THRU: Jeffrey Cozadd, Grants Manager
Webb Warren, Deputy City Manager
Kyle Bauman, City Attorney
Lance Johnson, City Manager

FROM: Krystal Strickland, Finance Director

DATE: April 14, 2021

SUBJECT: Capital Project Status

I. BACKGROUND: Informational Item Only

II. DISCUSSION: Please find attached a summary of the current capital improvement projects, showing status and Year-to-Date expenditures and encumbrances.

A. Link to Strategic Goals / Objectives: Financially sound City providing Service Excellence

B. Effect on Budget (EOB):

C. Level of Service (LOS):

III. CONCLUSION:

IV. RECOMMENDED MOTION: Not applicable. Informational only.

Attachments:

1. April 2021 Capital Projects

CITY OF DESTIN CAPITAL IMPROVEMENT PLAN - Monthly Status Report

Council Objective #		October 1, 2020 - April 30, 2021		FY2021 Budget*	YTD Actuals	YTD Encumbrances	FY2021 Available Budget	Status	Notes
		Renewal & Replacement - Facilities							
1		RR051	General Government	\$ 67,838	\$ 27,917	\$ 9,799	\$ 30,122	50% Complete	
2		RR052	Public Safety	392,500	126,699	2,473	263,328	30% Complete	Annex remodeling underway. Annex Parking Lot Resurfacing Task Order has been forwarded to the vendor.
3		RR053	Physical Environment (Stormwater, Cemetery)	300,000	10,000	-	290,000	Started	Harbor Pump renewal procurement underway. Parts ordered.
4		RR057	Parks and Recreation	1,003,800	73,320	36,724	893,756	7% Complete	Multiple under \$15k renewal/replacements started
5		RRVEH	Vehicles	272,500	30,718	233,064	8,718	88% Complete	8 vehicles have been approved by Council. POs have been forwarded to the vendor.
		Renewal & Replacement - Infrastructure		-	-	-	-		
6	15,17,19	RR054	Roads, Sidewalks, Street Lighting (Mostly Gas Tax #1)	523,513	108,648	415,704	(839)	Complete	
7		PW612	FY2020 Road Milling & Striping Program	299,012	258,226	40,874	(88)	Complete	
		Growth Necessitated & Comp Plan		-	-	-	-		
8		LB002	Library Impact Fee Projects	47,000	-	-	47,000	Started	POs in process for lighting and HVAC improvements.
9		NORG1	Norreigo Point Road	250,000	-	-	250,000		Project Number changed from PW612 to NORG1 to avoid overlap with incomplete prior year project
10		RC004	Park Impact Fee Projects	35,000	-	-	35,000	Started	
11		SW53	Stormwater Master Plan	6,148	-	6,148	-	90% Complete	Jenkins is revising as per staff recommendations. Next update to Council in June.
12		SW54	Stormwater Improvements (FDEP funded)	50,000	-	-	50,000		
13	8	TR618	Zerbe-Calhoun Pedestrian Pathway	828,420	-	638,677	189,743	50% Complete	Preconstruction meeting 02/11/2021, construction to start 02/15/2021.
14	9	TR619	Sibert-Zerbe Parking Lot Consolidation	-	-	-	-		
15		TR620	ADA Transition - Pedestrian Facilities	100,000	-	-	100,000	Started	Scope of work and fee proposal by engineering firm being routed for initial review.
16		<i>TRSAF</i>	<i>Zerbe/Calhoun Safety</i>	<i>2,500</i>	-	-	<i>2,500</i>		<i>Speed bump to be installed mid-May</i>
17		<i>TRSAF</i>	<i>Sibert/Forrest safety</i>	<i>2,826</i>	2,826	-	-		<i>Initial discussion at March 2021 council meeting. LED stop signs installed.</i>
18		<i>TRSAF</i>	<i>Pine Street Safety</i>	-	-	-	-		<i>Brought discussion and initial recommendations to Council in April 2021.</i>
19			<i>Vintage Sidewalk</i>	-	-	-	-		<i>\$290k restricted</i>
		Citizen/Council Directed Projects		-	-	-	-		
20	1	CM001	Beach Acquisition	10,600,000	6,727,731	137,977	3,734,292	66% Complete	Purchase 2 of 3 completed 11/16/2020. Next purchase in first half of 2021. Task Order #1 has been prepared (demolition of two structures plus asbestos testing for one structure).
21	7	EN615	Cross-Town Connector	1,475,000	146,827	240,215	1,087,957	In Progress	Re-design down to 2-lane in progress. The 30% plans were approved by Council in February 2021. TRIP (FDOT) ROW grant award to March 2021 council meeting. Okaloosa County Construction grant/interlocal agreement under review.

CITY OF DESTIN CAPITAL IMPROVEMENT PLAN - Monthly Status Report

Council Objective #			October 1, 2020 - April 30, 2021	FY2021 Budget*	YTD Actuals	YTD Encumbrances	FY2021 Available Budget	Status	Notes
22	2	UNDER	Undergrounding	250,000	-	212,624	37,376	In Progress	Project Engineer contract will be presented to Council in March. City is negotiating franchise rates.
23			<i>Harbor Lane Easement Improvements</i>	-	-	-	-		<i>Easement improvements and lighting upgrades mid-2020 council requested \$25k (\$12-13k spent in 2020 on picnic tables, landscaping, stairwell, bike rack, dog station)</i>
Other Capital Projects				-	-	-	-		
24		CRH63	Captain Royal Melvin Heritage Park and Plaza (RESTORE)	1,334,913	120,986	1,213,601	326	In Progress	NTP issued 01/04/2021. Construction is underway.
25		CRH64	Harbor CRA Wayfinding Plan Signage	30,000	-	-	30,000		Initial cost estimates are above budget.
26		CRH65	Harbor and Bay Capacity Improvements	325,000	-	-	325,000		Harbor District Capacity study to begin Spring 2021
27		CRT17	Town Center CRA Easement Trail/Park Main to Mattie Kelly	10,000	-	-	10,000		Initial engineering estimates for phases of trail complete: Ph1 \$750k+Ph2 \$960k+Ph3 \$1.46m+ Ph \$4 1.8m=\$4.97m. Grant funding search underway.
28	<i>01/21/20 Council Mtg Priority</i>	<i>EN617</i>	<i>Stahlman Ave Intersection Pedestrian Safety</i>	<i>22,044</i>	23,694	-	<i>(1,650)</i>		
29	<i>11/2/20 Council Mtg TOP PRIORITY</i>	<i>EN626</i>	<i>Main St/Kelly St Crosswalk Safety</i>	<i>19,080</i>	20,271	-	<i>(1,191)</i>	<i>Complete</i>	
30		FM637	Clement Taylor Park Seawall (FEMA)	-	-	-	-	Complete	Working with FEMA to change classification for final reimbursement
31		IT001	COMPASS/Energov	111,878	74,893	5,043	31,943	Delayed	Revised "go-live" set for May/June 2021
32		IT002	CD Tech Fund Hardware/Software Replacements	-	-	-	-		Hardware will be purchased on an as needed basis
33		IT003	Other Hardware/Software Replacements	-	-	-	-		
34		LB001	Library Tablet Station, RFID and Mobil Ap	76,200	17,369	43,808	15,022	30% Complete	Tablets ordered. RFID Tagging began early Feb 2021.
35		RC124	Morgan's Children's Park Playground Structure	-	-	-	-		
36		RC125	Buck Destin Restrooms	95,000	-	-	95,000		Initial cost estimates are above budget
37		RC127	Pickleball Court	1,500	-	-	1,500	moved to future year	Researching public-private partnership options. Engineering estimate on existing land \$110k. Reclassed FY2021 funding to upgrade Dalton Threadgill Batting Cages (expand foundation; add lighting).
38		RC216	Clement Taylor Park Renovations	729,918	5,456	-	724,462		Waiting on sub-recipient agreement
39		RC617	Batting Cages for Dalton Threadgill Park	59,564	56,975	2,589	0	Complete	Foundation and cage installed. Surrounding pad expanded and lighting requisitioned (transfer in from RC127 Pickleball).
40		<i>SALLY</i>	<i>Hurricane Sally Damage Repairs</i>	-	50,688	20,138	<i>(70,825)</i>	<i>In Progress</i>	<i>Continuing to meet with FEMA twice/month to complete grant award paperwork. Cat A Debris Removal and Cat B Emergency & Protective awards nearly complete. Cat G Parks in process.</i>
41		SW51L	NFWF Stormwater Projects	383,479	340,950	43,769	(1,240)	60% Complete	Construction of projects started in Dec. Cross St project is complete. Calhoun Ave project underway.

CITY OF DESTIN CAPITAL IMPROVEMENT PLAN - Monthly Status Report

Council Objective #	October 1, 2020 - April 30, 2021	FY2021 Budget*	YTD Actuals	YTD Encumbrances	FY2021 Available Budget	Status	Notes
	Total Funded Projects	\$ 19,704,632	\$ 8,224,194	\$ 3,303,227	\$ 8,177,212		

*FY2021 Budget is Adopted Budget Plus Prior Year Encumbrances rolled forward

COUNCIL OBJECTIVES		5-Year Capital Budget	FY2021 Capital	Status
		Amount	Budget	
1	Public beach Initiative	\$ 22,000,000	\$ 10,600,000	FY21 2/3 completed
2	Underground utilities	1,280,000	-	project mgmt in contract negotiations
3	Short term rentals compliance with regulations	-	-	not Capital - complete
4	Recruit project and grants manager	-	-	not Capital - complete
5	Request TDC funds for additional OCSO services	-	-	not Capital - complete
6	Research viability of multi-use convention/sports/community center	-	-	In progress
7	Complete two-lane Crosstown Connector	1,475,000	1,475,000	in progress
8	Calhoun Ave Multi-Use Trail Phase II Design and Construction	852,000	828,420	contract in negotiations
9	Improve parking	75,000	-	scheduled to start FY2022
10	Beach re-nourishment	-	-	In Progress - County is lead and partner
11	Improve communications	-	-	Not Capital - in progress
12	Implement enhanced signage control	-	-	Community Dev Researching
13	Develop/implement wayfinding program	50,000	30,000	Community Dev and TDC Researching
14	Update golf cart/low speed vehicle rules	-	-	Not Capital - in progress
16	Improve city gateways	-	-	Community Dev and TDC Researching
15, 17, 19	Streetlights, sidewalks, road striping	2,851,802	822,525	in progress
18	Provide board and committee training	-	-	not Capital - continuous improvement
20	Reestablish environmental committee	-	-	Not Capital - in progress
21	Enforce residential boat and RV parking regulations	-	-	Not Capital - Complete
22	Regulate building height limits to 5 stories	-	-	Not Capital - Complete
TOTAL		<u>\$ 28,583,802</u>	<u>\$ 13,755,945</u>	

TOTAL CAPITAL BUDGET \$ 36,690,143 \$ 19,704,632
% FOR COUNCIL OBJECTIVES 78% 70%

CITY OF DESTIN ADOPTED 5-YEAR CAPITAL IMPROVEMENT PLAN

COUNCIL OBJECTIVE			FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
PRIORITY	Renewal & Replacement - Facilities							
	RR051	General Government	\$ 62,200	\$ 95,000	\$ 22,500	\$ 71,500	\$ 28,500	\$ 279,700
	RR052	Public Safety	392,500	41,687	134,187	47,187	49,687	665,249
	RR053	Physical Environment (Stormwater, Cemetery)	300,000	6,307	6,307	6,307	6,307	325,227
	RR057	Parks and Recreation	1,003,800	231,828	297,828	411,828	253,828	2,199,113
	RRVEH	Vehicles	272,500	-	-	-	-	272,500
	Renewal & Replacement - Infrastructure							
15, 17, 19	RR054	Roads, Sidewalks, Street Lighting (Gas Tax #1)	468,000	318,000	462,000	801,901	801,901	2,851,802
	Growth Necessitated & Comp Plan							
	SW54	Stormwater Improvements (FDEP funded)	50,000	50,000	-	-	-	100,000
	PW612	Norreigo Point Road	250,000	-	-	-	-	250,000
8	TR618	Zerbe-Calhoun Pedestrian Pathway	852,000	-	-	-	-	852,000
9	TR619	Sibert-Zerbe Parking Lot Consolidation	-	75,000	-	-	-	75,000
	TR620	ADA Transition - Pedestrian Facilities	100,000	-	-	-	-	100,000
	LB002	Library Impact Fee Projects	47,000	-	-	-	-	47,000
	RC004	Park Impact Fee Projects	35,000	-	-	-	-	35,000
	Citizen/Council Directed Projects							
1	CM001	Beach Acquisition	10,600,000	11,400,000	-	-	-	22,000,000
7	EN615	Cross-Town Connector	1,475,000	-	-	-	-	1,475,000
2	UNDER	Undergrounding	250,000	60,000	60,000	-	910,000	1,280,000
	Other Capital Projects							
	IT001	COMPASS/Energov	100,000	200,000	-	-	-	300,000
	IT002	CD Tech Fund Hardware/Software Replacements	-	150,000	150,000	-	-	300,000
	IT003	Other Hardware/Software Replacements	-	129,000	100,000	100,000	-	329,000
	LB001	Library Tablet Station & Biblioteca RFID and Mobil Ap	76,200	-	-	-	-	76,200
	CRH63	Captain Royal Melvin Hertiage Park and Plaza (RESTORE)	1,335,690	-	-	-	-	1,335,690
	CRH64	Harbor CRA Wayfinding Plan Signage	30,000	10,000	10,000	-	-	50,000
	CRT17	Town Center CRA Easement Trail/Park Main to Mattie Kelly	10,000	50,000	550,000	-	-	610,000
	RC124	Morgan's Children's Park Playground Structure	-	26,745	-	-	-	26,745
	RC125	Buck Destin Restrooms	95,000	-	-	-	-	95,000
	RC127	Pickleball Court	30,000	-	-	-	-	30,000
	RC216	Clement Taylor Park Renovations	729,918	-	-	-	-	729,918
	FM637	Clement Taylor Park Seawall (FEMA)	-	-	-	-	-	-
Total Funded Projects			\$ 18,564,808	\$ 12,843,567	\$ 1,792,822	\$ 1,438,723	\$ 2,050,223	\$ 36,690,143

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: June 9, 2021
TYPE OF AGENDA ITEM: City Manager Report
AGENDA OUTLINE NUMBER: 5.B.

TO: City Council

THRU: Webb Warren, Deputy City Manager
Kyle Bauman, City Attorney
Lance Johnson, City Manager

FROM: Krystal Strickland, Finance Director

DATE: April 14, 2021

SUBJECT: Operations Financial Report

I. BACKGROUND: This item is informational only.

II. DISCUSSION: Year-to-date budget versus actuals for the General Fund and the two CRAs shall be provided to Council within forty-five days of the month end. Governmental funds are accounted for on a modified accrual basis.

Details for all funds are on file with the Finance Department, and are available upon request.

- A. Link to Strategic Goals / Objectives:** Goal #1: Financially sound city providing service excellence
- B. Effect on Budget (EOB):**
- C. Level of Service (LOS):**

III. CONCLUSION:

IV. RECOMMENDED MOTION:

Attachments:

1. 2021 0331 YTD Budget Vs Actuals

CITY OF DESTIN - MONTHLY FINANCIAL REPORT
Actuals 10/01/2020 - 03/31/2021

	FY2021 BUDGET*	FY2021 YTD ACTUAL	FY2021 PROJECTION
01 GENERAL FUND			
01-31 Ad Valorem Taxes	8,099,316	7,864,927	7,864,927
01-31 Delinquent Ad Valorem Taxes	5,000	1,764	1,764
01-31 Sales and Use Taxes	2,761,031	1,667,574	2,923,381
01-32 Licenses and Permits	3,148,624	1,933,343	3,101,693
01-33 Intergovernmental	11,186,708	5,328,805	8,028,867
01-34 Charges for Services	499,843	221,492	312,392
01-35 Fines and Forfeitures	27,520	30,665	42,665
01-36 Miscellaneous Revenue	22,001	18,021	26,422
01-32 Impact Fees	44,000	-	-
TOTAL REVENUES	25,794,043	17,066,591	22,302,111
01-51 General Government	4,624,134	1,890,090	3,939,161
01-52 Public Safety	3,584,206	1,629,146	3,508,541
01-53 Physical Environment	55,369	10,274	56,139
01-54 Transportation	2,212,291	727,914	1,610,190
01-55 Economic Environment	25,000	6,604	13,208
01-56 Human Services	115,000	38,789	115,000
01-57 Culture and Recreation	3,182,245	1,213,982	2,510,209
01-59 Capital Outlay	37,400	19,976	31,753
01-59 Debt Service	544,913	523,962	551,274
TOTAL EXPENDITURES	14,380,559	6,060,736	12,335,474
Excess (deficiency) of revenues over expenditures	11,413,484	11,005,855	9,966,637
01-38 Transfers In	-	-	-
01-58 Transfers Out	(15,773,627)	(7,819,731)	(13,438,814)
Total other financing sources (uses)	(15,773,627)	(7,819,731)	(13,438,814)
Net change in fund balances	(4,360,143)	3,186,124	(3,472,177)
Fund Balance (deficit), Beginning	25,503,671	25,503,671	25,503,671
Fund Balance (deficit), Ending	21,143,528	28,689,795	22,031,494

* FY2020 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward

CITY OF DESTIN - MONTHLY FINANCIAL REPORT

Actuals 10/01/2020 - 03/31/2021

	FY2021 BUDGET*	FY2021 YTD ACTUAL	FY2021 PROJECTION
102 TOWN CENTER CRA			
102-31 County TIF	688,589	681,523	681,523
102-31 City TIF	290,297	290,297	290,297
102-36 Miscellaneous Revenue	-	666	1,266
TOTAL REVENUES	978,886	972,485	973,085
102-55 Economic Environment	134,425	31,233	79,485
102-59 Capital Outlay	10,000	-	-
TOTAL EXPENDITURES	144,425	31,233	79,485
Excess (deficiency) of revenues over expenditures	834,461	941,252	893,600
102-38 Transfers In	-	-	-
102-58 Transfers Out	(731,281)	(365,606)	(731,212)
Total other financing sources (uses)	(731,281)	(365,606)	(731,212)
Net change in fund balances	103,180	575,647	162,389
Fund Balance (deficit), Beginning	(2,390,520)	(2,390,520)	(2,390,520)
Fund Balance (deficit), Ending	(2,287,340)	(1,814,873)	(2,228,131)

** FY2020 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward*

	FY2021 BUDGET*	FY2021 YTD ACTUAL	FY2021 PROJECTION
110 HARBOR CRA			
110-31 County TIF	331,449	328,932	328,932
110-31 City TIF	331,449	331,449	331,449
110-36 Miscellaneous Revenue	-	381	741
TOTAL REVENUES	662,898	660,762	661,122
110-55 Economic Environment	71,675	12,916	31,416
110-59 Capital Outlay	30,000	-	-
TOTAL EXPENDITURES	101,675	12,916	31,416
Excess (deficiency) of revenues over expenditures	561,223	647,846	629,706
110-38 Transfers In	-	-	-
110-58 Transfers Out	(554,590)	(278,968)	(524,717)
Total other financing sources (uses)	(554,590)	(278,968)	(524,717)
Net change in fund balances	6,633	368,877	104,989
Fund Balance (deficit), Beginning	168,768	168,768	168,768
Fund Balance (deficit), Ending	175,401	537,645	273,757

** FY2020 BUDGET is the Adopted Budget plus prior year encumbrances rolled forward*

CITY OF DESTIN - MONTHLY FINANCIAL REPORT

Actuals 10/01/2020 - 03/31/2021

FUND BALANCE - ALL FUNDS	FY2021 BUDGET*	FY2021 YTD ACTUAL	FY2021 PROJECTION
Beginning Fund Balance	29,820,693	29,672,621	29,672,621
Nonspendable	2,287,340	1,814,873	2,228,131
Restricted	1,367,764	4,441,466	2,796,663
Committed	9,991,400	9,529,323	10,731,816
Assigned	1,277,284	5,236,834	4,972,945
<i>Unassigned</i>	<i>7,680,434</i>	<i>12,992,799</i>	<i>4,096,816</i>
Ending Fund Balance	22,604,222	34,015,296	24,826,372
	22,604,222	34,015,296	24,826,372

Nonspendable = Long-term advance to TownCenter CRA

Restricted = Bond covenants (balances of debt service funds), grant agreements, state and local regulations (impact fees).

Committed = Council resolutions, motions, includes fund balance resolution for 1 yr debt (\$1.8m) + 3 mos emergency opsx2

Assigned = Contracts, purchase orders and funds in special revenue funds

**HARBOR CRA FUND DETAILS
(40 years 2003 - 2043)**

FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	2018p13	2019p13	2020p13	2021	
								Projected	
					TOTAL				
110	110300	311101		TIF REVENUES - COUNTY	269,135	297,880	314,648	328,932	3.00%
110	110300	311102		TIF REVENUES - CITY	270,838	298,055	319,174	331,449	3.00%
110	110300	361100		INTEREST EARNINGS	208	478	1,467	786	0.00%
110	Total 110300 HARBOR CRA REVENUE				540,181	596,413	635,288	661,167	
110	11055235	512000		REGULAR SALARIES	12,431	17,012	9,430	-	3.00%
110	11055235	521000		FICA TAXES	168	229	125	-	3.00%
110	11055235	522000		RETIREMENT CONTRIBUTIONS	1,559	2,126	1,162	-	3.00%
110	11055235	523000		LIFE/HEALTH INSURANCE	6,696	5,790	4,656	-	5.00%
110	11055235	534000		CONTRACT SERVICES	8,708	10,292	8,583	24,667	Note 1 3.00%
110	11055235	543000		UTILITIES	7,589	6,242	6,636	6,254	3.00%
110	11055235	544000		RENTS AND LEASES	2,667	(559)	2,741	-	3.00%
110	11055235	546000		REPAIRS AND MAINTENANCE	1,765	-	-	97	
110	11055235	547000		PRINTING AND BINDING	191	-	-	-	3.00%
110	11055235	549000		OTHER CHARGES/ADVERTISING	-	-	-	-	3.00%
110	11055235	552000		OPERATING SUPPLIES	-	-	-	-	3.00%
110	11055235	554000		BKS, SUBS, MEMBERSHIPS	583	88	523	523	3.00%
110	11058500	565000	CRH64	HARBOR DISTRICT WAYFINDING SIGNAGE	-	-	-	-	Note 2
110	Total 11055235 HARBOR CRA OPERATING				42,357	41,220	33,856	31,540	
NET OPERATING (REV - EXP)					497,824	555,194	601,432	629,628	
110	11058188	581209		2009 DEBT SERVICE INTERFUND TRANSFERS	(474,201)	(478,333)	(707,736)	(371,931)	
110	11058188	581221		2021 DEBT SERVICE INTERFUND TRANSFERS	-	-	-	(152,786)	
110	Total HARBOR CRA TXFRS OUT				(474,201)	(478,333)	(707,736)	(524,717)	
110	Net change in Fund Balance				23,623	76,861	(106,304)	104,910	
	Fund Balance (deficit), Beginning					196,567	273,428	167,124	
	Fund Balance (deficit), Ending					273,428	167,124	272,035	Note 3

Note 1: FY2022 \$45k for Plan Update + \$25k Median Maintenance

Note 2: The Harbor Capacity Study initiated in FY 2021 will recommend capital projects. Staff recommend allocating \$150k in FY2023 to the WayFinding project (CRH64)

Note 3: Maintain a fund balance of \$480k for debt service

**HARBOR CRA FUND DETAILS
(40 years 2003 - 2043)**

ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027
110300	311101		TIF REVENUES - COUNTY	354,898	365,545	376,511	387,807	399,441	411,424
110300	311102		TIF REVENUES - CITY	354,898	365,545	376,511	387,807	399,441	411,424
110300	361100		INTEREST EARNINGS	300	300	300	300	300	300
Total 110300 HARBOR CRA REVENUE				710,096	731,390	753,323	775,913	799,182	823,148
1105235	512000		REGULAR SALARIES	-	-	-	-	-	-
1105235	521000		FICA TAXES	-	-	-	-	-	-
1105235	522000		RETIREMENT CONTRIBUTIONS	-	-	-	-	-	-
1105235	523000		LIFE/HEALTH INSURANCE	-	-	-	-	-	-
1105235	534000		CONTRACT SERVICES	70,407	26,000	26,780	27,583	28,411	29,263
1105235	543000		UTILITIES	6,441	6,635	6,834	7,039	7,250	7,467
1105235	544000		RENTS AND LEASES	-	-	-	-	-	-
1105235	546000		REPAIRS AND MAINTENANCE	-	-	-	-	-	-
1105235	547000		PRINTING AND BINDING	-	-	-	-	-	-
1105235	549000		OTHER CHARGES/ADVERTISING	-	-	-	-	-	-
1105235	552000		OPERATING SUPPLIES	-	-	-	-	-	-
1105235	554000		BKS, SUBS, MEMBERSHIPS	538	554	571	588	606	624
11058500	565000	CRH64	HARBOR DISTRICT WAYFINDING SIGNAGE		150,000				
Total 1105235 HARBOR CRA OPERATING				77,386	183,189	34,185	35,210	36,266	37,354
NET OPERATING (REV - EXP)				632,710	548,201	719,138	740,703	762,915	785,794
11058188	581209		2009 DEBT SERVICE INTERFUND TRANSFERS						
11058188	581221		2021 DEBT SERVICE INTERFUND TRANSFERS	(481,057)	(479,995)	(482,835)	(477,641)	(484,385)	(479,054)
Total HARBOR CRA TXFRS OUT				(481,057)	(479,995)	(482,835)	(477,641)	(484,385)	(479,054)
Net change in Fund Balance				151,652	68,206	236,303	263,062	278,531	306,740
Fund Balance (deficit), Beginning				272,035	423,687	491,894	728,197	991,259	1,269,790
Fund Balance (deficit), Ending				423,687	491,894	728,197	991,259	1,269,790	1,576,529

Note 1: FY2022 \$45k for Plan Update + \$25k Median Maintenance

Note 2: The Harbor Capacity Study initiated in FY 2021 will recommend capital projects. Staff recommend allocating \$150k in FY2023 to the WayFinding project (CRH64)

Note 3: Maintain a fund balance of \$480k for debt service

HARBOR CRA FUND DETAILS
(40 years 2003 - 2043)

ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
110300	311101		TIF REVENUES - COUNTY	423,767	436,480	449,574	463,061	476,953	491,262
110300	311102		TIF REVENUES - CITY	423,767	436,480	449,574	463,061	476,953	491,262
110300	361100		INTEREST EARNINGS	300	300	300	300	300	300
Total 110300 HARBOR CRA REVENUE				847,834	873,260	899,448	926,423	954,206	982,824
1105235	512000		REGULAR SALARIES	-	-	-	-	-	-
1105235	521000		FICA TAXES	-	-	-	-	-	-
1105235	522000		RETIREMENT CONTRIBUTIONS	-	-	-	-	-	-
1105235	523000		LIFE/HEALTH INSURANCE	-	-	-	-	-	-
1105235	534000		CONTRACT SERVICES	30,141	31,045	31,977	32,936	33,924	34,942
1105235	543000		UTILITIES	7,691	7,922	8,160	8,405	8,657	8,916
1105235	544000		RENTS AND LEASES	-	-	-	-	-	-
1105235	546000		REPAIRS AND MAINTENANCE	-	-	-	-	-	-
1105235	547000		PRINTING AND BINDING	-	-	-	-	-	-
1105235	549000		OTHER CHARGES/ADVERTISING	-	-	-	-	-	-
1105235	552000		OPERATING SUPPLIES	-	-	-	-	-	-
1105235	554000		BKS, SUBS, MEMBERSHIPS	643	662	682	702	723	745
11058500	565000	CRH64	HARBOR DISTRICT WAYFINDING SIGNAGE						
Total 1105235 HARBOR CRA OPERATING				38,475	39,629	40,818	42,043	43,304	44,603
NET OPERATING (REV - EXP)				809,358	833,630	858,630	884,380	910,902	938,221
11058188	581209		2009 DEBT SERVICE INTERFUND TRANSFERS						
11058188	581221		2021 DEBT SERVICE INTERFUND TRANSFERS	(482,689)	(240,797)	-	-	-	-
Total HARBOR CRA TXFRS OUT				(482,689)	(240,797)	-	-	-	-
Net change in Fund Balance				326,669	592,833	858,630	884,380	910,902	938,221
Fund Balance (deficit), Beginning				1,576,529	1,903,198	2,496,031	3,354,661	4,239,041	5,149,944
Fund Balance (deficit), Ending				1,903,198	2,496,031	3,354,661	4,239,041	5,149,944	6,088,164

Note 1: FY2022 \$45k for Plan Update + \$25k Median Maintenance

Note 2: The Harbor Capacity Study initiated in FY 2021 will recommend capital projects. Staff recommend allocating \$150k in FY2023 to the WayFinding project (CRH64)

Note 3: Maintain a fund balance of \$480k for debt service

**HARBOR CRA FUND DETAILS
(40 years 2003 - 2043)**

ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	FY2034	FY2035	FY2036	FY2037	FY2038	FY2039
110300	311101		TIF REVENUES - COUNTY	506,000	521,180	536,815	552,920	569,507	586,592
110300	311102		TIF REVENUES - CITY	506,000	521,180	536,815	552,920	569,507	586,592
110300	361100		INTEREST EARNINGS	300	300	300	300	300	300
Total 110300 HARBOR CRA REVENUE				1,012,299	1,042,659	1,073,930	1,106,139	1,139,314	1,173,485
11055235	512000		REGULAR SALARIES	-	-	-	-	-	-
11055235	521000		FICA TAXES	-	-	-	-	-	-
11055235	522000		RETIREMENT CONTRIBUTIONS	-	-	-	-	-	-
11055235	523000		LIFE/HEALTH INSURANCE	-	-	-	-	-	-
11055235	534000		CONTRACT SERVICES	35,990	37,070	38,182	39,327	40,507	41,722
11055235	543000		UTILITIES	9,184	9,459	9,743	10,035	10,337	10,647
11055235	544000		RENTS AND LEASES	-	-	-	-	-	-
11055235	546000		REPAIRS AND MAINTENANCE	-	-	-	-	-	-
11055235	547000		PRINTING AND BINDING	-	-	-	-	-	-
11055235	549000		OTHER CHARGES/ADVERTISING	-	-	-	-	-	-
11055235	552000		OPERATING SUPPLIES	-	-	-	-	-	-
11055235	554000		BKS, SUBS, MEMBERSHIPS	767	790	814	838	864	890
11058500	565000	CRH64	HARBOR DISTRICT WAYFINDING SIGNAGE						
Total 11055235 HARBOR CRA OPERATING				45,941	47,319	48,739	50,201	51,707	53,258
NET OPERATING (REV - EXP)				966,358	995,340	1,025,191	1,055,938	1,087,607	1,120,226
11058188	581209		2009 DEBT SERVICE INTERFUND TRANSFERS						
11058188	581221		2021 DEBT SERVICE INTERFUND TRANSFERS	-	-	-	-	-	-
Total HARBOR CRA TXFRS OUT				-	-	-	-	-	-
Net change in Fund Balance				966,358	995,340	1,025,191	1,055,938	1,087,607	1,120,226
Fund Balance (deficit), Beginning				6,088,164	7,054,523	8,049,862	9,075,054	10,130,991	11,218,598
Fund Balance (deficit), Ending				7,054,523	8,049,862	9,075,054	10,130,991	11,218,598	12,338,824

Note 1: FY2022 \$45k for Plan Update + \$25k Median Maintenance

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Note 3: Maintain a fund balance of \$480k for debt service

**HARBOR CRA FUND DETAILS
(40 years 2003 - 2043)**

ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	FY2040	FY2041	FY2042	FY2043
110300	311101		TIF REVENUES - COUNTY	604,190	622,316	640,985	660,215
110300	311102		TIF REVENUES - CITY	604,190	622,316	640,985	660,215
110300	361100		INTEREST EARNINGS	300	300	300	300
Total 110300 HARBOR CRA REVENUE				1,208,680	1,244,932	1,282,271	1,320,730
11055235	512000		REGULAR SALARIES	-	-	-	-
11055235	521000		FICA TAXES	-	-	-	-
11055235	522000		RETIREMENT CONTRIBUTIONS	-	-	-	-
11055235	523000		LIFE/HEALTH INSURANCE	-	-	-	-
11055235	534000		CONTRACT SERVICES	42,974	44,263	45,591	46,959
11055235	543000		UTILITIES	10,966	11,295	11,634	11,983
11055235	544000		RENTS AND LEASES	-	-	-	-
11055235	546000		REPAIRS AND MAINTENANCE	-	-	-	-
11055235	547000		PRINTING AND BINDING	-	-	-	-
11055235	549000		OTHER CHARGES/ADVERTISING	-	-	-	-
11055235	552000		OPERATING SUPPLIES	-	-	-	-
11055235	554000		BKS, SUBS, MEMBERSHIPS	916	944	972	1,001
11058500	565000	CRH64	HARBOR DISTRICT WAYFINDING SIGNAGE				
Total 11055235 HARBOR CRA OPERATING				54,856	56,502	58,197	59,943
NET OPERATING (REV - EXP)				1,153,824	1,188,430	1,224,074	1,260,787
11058188	581209		2009 DEBT SERVICE INTERFUND TRANSFERS				
11058188	581221		2021 DEBT SERVICE INTERFUND TRANSFERS	-	-	-	-
Total HARBOR CRA TXFRS OUT				-	-	-	-
Net change in Fund Balance				1,153,824	1,188,430	1,224,074	1,260,787
Fund Balance (deficit), Beginning				12,338,824	13,492,648	14,681,078	15,905,152
Fund Balance (deficit), Ending				13,492,648	14,681,078	15,905,152	17,165,938

Note 1: FY2022 \$45k for Plan Update + \$25k Median Maintenance

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CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: June 9, 2021

BOARD/COMMITTEE: Harbor Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Presentation

OUTLINE NUMBER: 5.D.

TO: Harbor Community Redevelopment Agency Advisory Committee

THRU: Lance Johnson, City Manager
Louis Zunguze, Community Development Director
Kyle Bauman, City Attorney

FROM: Daniel Butler, City Planner

DATE: June 7, 2021

SUBJECT: Development Projects Update

I. BACKGROUND: This report includes updates on the development projects in the Harbor Community Redevelopment area and active City Projects. Provided is the list of projects which are approved and under review process.

II. DISCUSSION: Below are the development and City projects within the Harbor CRA.

1. Development Projects: Under Review

- **Wet and Wild - 119 Calhoun Ave**
 - o This is a major development within the Harbor CRA area. This project is proposed in Calhoun Mixed Use Zoning District (CMU). This project is proposed to be a redesigned parcel to support commercial uses. The development of the site includes multi modal district and design initiatives and seeks to protect the vegetation. This major development order application is under review.
- **Heron Harbor - 314 Harbor Boulevard**
 - o Proposed project is a simple deviation to a previously approved development. This project is procured to operate as a restaurant. Requesting approval on conversation of commercial marina slips to private marina slips. This project intends revise marina slip leases to conform for the operation of the existing restaurant space.
- **Pelican Adventures - 546, 580 and 600 Harbor Boulevard**

o This project is a major deviation development in South Harbor Mixed Use (SHMU) Zoning District. This project type proposes commercial use on the parcel and proposes to provide a parking for Pelican Adventures, Inc servicing resort features for watersport recreation. This project is still under review.

- **Just Chute Me – 513 Harbor Boulevard**

o This project is a minor development order in South Harbor Mixed Use (SHMU) Zoning District. This project is proposing to develop the existing site to accommodate valet parking to be used for the existing parasailing business. This project is still under review.

2. City Projects:

- **Crosstown Connector (Beach to Benning)- under design**

o This is the final segment of the overall crosstown connector to provide a secondary East-West corridor through the city of Destin and provide pedestrian pathway connectivity between the east and west sides of the City.

- **Zerbe/Calhoun Pedestrian Project Phase I, Zerbe/Sibert to Clement Taylor Park- under construction**

o This project provides a pedestrian multi-use pathway connecting Clement Taylor Park and Captain Leonard Destin Park with the Community Center and the Sibert Ave Parking Lot as well as other city facilities.

- **Zerbe/Calhoun Pedestrian Project Phase II (boardwalk under the bridge)-under design**

o A.K.A., Boardwalk Under the Bridge, this project will provide pedestrian crossing of US Highway 98 under Marler bridge for safe pedestrian access between the Harbor Boardwalk and City parking.

- **Capt. Royal Melvin Heritage Park, 206 Harbor Blvd- under construction**

o This project will be the city's pedestrian gateway to the Harbor Boardwalk that will include public restrooms, local informational signage, and the facilities for an entertainment venue.

- **Clement Taylor Park Improvements, 131 Calhoun Ave- under design**

o This project will include new restrooms, parking lot improvements and enhanced pedestrian access improvements.

- **Sibert Ave Parking Lot Improvements, 108 Sibert Ave- under design**

- A. **Link to Strategic Goals / Objectives:**

- B. **Effect on Budget (EOB):**

- C. **Level of Service (LOS):**

III. **CONCLUSION:** This is an informational item.

IV. RECOMMENDED MOTION:

Attachments:

None