

**MINUTES  
COMMUNITY REDEVELOPMENT AGENCY  
BOARD OF DIRECTORS MEETING  
AUGUST 15, 2016  
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 Chairman Parker Destin  
Boardmember Cyron Marler  
Boardmember Tuffy Dixon

Boardmember Rodney Braden  
Boardmember Ramswell  
Boardmember Chatham Morgan

City of Destin Staff

CRA Executive Director Carisse LeJeune  
CRA/Development Manager Steven Schmidt  
Public Information Manager Doug Rainer  
Land Use Attorney Scott Shirley

Deputy City Clerk Kim Montgomery  
IT Manager Webb Warren  
City Planner Hank Woollard

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

CRA Board Chairman Parker Destin called the meeting to order at 5:30 p.m. on August 15, 2016, in the City Hall Annex Council Chambers.

**APPROVAL OF MINUTES**

**1. Approval of minutes of the July 25, 2016 CRA Board Meeting**

**Motion by Boardmember Braden seconded by Boardmember Dixon, to approve minutes of July 25, 2016 CRA Board meeting passed 6-0 (Board members Morgan, Destin, Marler, Ramswell, Dixon and Braden voted "yes"; Boardmember Foreman was absent from the meeting.**

**2. NEW BUSINES:**

**• Brief overview of the Town Center CRA**

The City Manager explained the purpose of this item is to provide a brief overview of the Town Center CRA from its inception and to provide information going forward.

The CRA/Development Manager Steven Schmidt gave a brief history of the Town Center CRA:

- The Town Center CRA started about 20-years ago, when, Mr. Jim Foreman, CRA Board Chairman, signed the first document that created the CRA
- The vision came from the 2000 charettes that were conducted in the mid-90s.
- The Destin City Council adopted Resolution 98-08, which establishes a Finding of Necessity that is necessary to create a CRA with the goals of eliminating blight and improving economic development.
- The same year, Council adopted the Town Center Community Redevelopment Plan with the number one goal of establishing a Destin Town Center
- It comprised of the 517 acres that called for an ambitious program for public improvements such as sidewalks, bike paths, crosswalks, street lighting, landscaping, drainage, stormwater and most importantly, conversion of overhead to underground utilities all with the initiatives to enhance the Town Center's unique identity with Main Streets improvements.
- A \$20 million improvements were made to both Industrial Park and Airport Road before the city started seeing the effects of the downturn in the economy that affected the Town Center CRA funding's from the TIFF revenues.
- The revisions that staff was able to make to the Town Center Plan and by extending it with the County for an additional 10-year Interlocal agreement, the City was able to refinance the bond fund to significantly lower the payments
- With the recent economic upturn and a slight millage increase, both will enable the City to reduce the Debt Services and help the City bounce back quicker

There was some discussion relative to TIFF funding. Mr. Schmidt stated that when the Town Center CRA was created in 1998, the statutes at that time were fairly generous towards municipalities that wanted to create CRA's. The statutes changed in 2002 creating different rules for chartered and non-chartered counties. Because of the county's resistance to the new policy and Destin being under a non-chartered county, the City agreed to negotiate an interlocal agreement with the County that basically provides that rather than pay 100 percent of the TIFF, the County's TIFF contribution will only match the City's millage rate.

Boardmember Morgan asked if they can expect no new growth or development until the Town Center CRA is out of debt.

According to Mr. Schmidt, even though funds are restricted, the City has been able to replace the old worn truncated domes mats with concrete materials, and replaced and added some landscaping on Main Street; thanks to the help of some private donations. He also noted that staff is working on some projects that will help promote changes within the district without costing significant amount of money. They are also seeking for some opportunity for a public-private partnership with new developments.

Boardmember Morgan asked about the adjustments made to the vision for the Town Center CRA.

Mr. Schmidt noted that plans for Main Street, Legion Drive and Airport Road improvements have already been accomplished. Other projects, such as refining the pathway through the Gulf Power easement and making some links to other parks, are still in the process. He also stated they

are making sure everything they want done is included in the plan because they are not allowed to spend CRA funds on projects that are not identified in the plan.

Boardmember Ramswell asked Mr. Schmidt to elaborate more on what the vision was in terms of façades.

According to Mr. Schmidt, the plan is not structurally finite in terms of architectural restraints; but, more to promote an attractive walkable Town Center Community. He also explained that the feedback they have gotten from the community were more towards an artsy type atmosphere with mixed use offices, galleries, and antique shops; and for a comfortable place to meet, walk around, and enjoy themselves.

Boardmember Ramswell asked about the City's partnership with Trees Destin; and the plan to expand this partnership from the median to other areas of the Town Center CRA to add to the aesthetic beauty of the area.

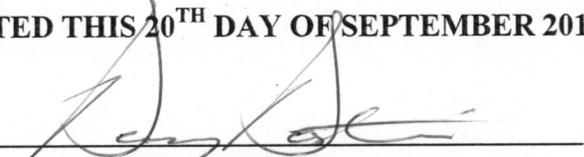
Mr. Schmidt replied that it has been included in the CRA plan as well as in the Town Center CRA Advisory Committee's work plan. He stated it would enable the City to spend just small amounts of money to advance the plan by creating landscaping using a phased approach. He also spoke of the dangerous curve on Airport Road where many accidents have taken place. It was determined the curve would be an ideal place to add trees and landscaping, which may help to slow traffic down and make that area a little safer. He also mentioned that FDOT performed a safety study for that area, and that they expect to receive the result of that study within the next few months.

**ADJOURNMENT:**

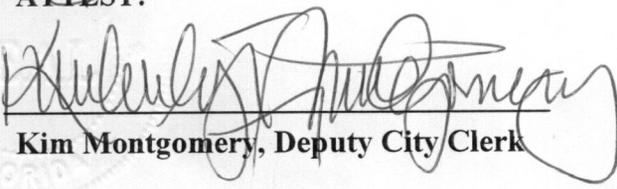
Having no further business at this time, the meeting was adjourned at 5:57 PM.

**ADOPTED THIS 20<sup>TH</sup> DAY OF SEPTEMBER 2016**

**By:**

  
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**Parker Destin, Chairman**

**ATTEST:**

  
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**Kim Montgomery, Deputy City Clerk**