

MEETING MINUTES
NICEVILLE COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD
CITY OF NICEVILLE, FLORIDA
MARCH 10, 2025

CRA Vice-Chairman Schaetzle called the meeting to order at 5 PM. CRA Commissioners Nodjomian, Alley, Donahoo, and Stauffer were present. Chairman Henkel was out of town on business and unable to attend. Also present were Niceville City Manager, David Deitch; CRA Manager, Kristen Shell; and Interim City Clerk, Wendy Farmer. There were three members in the audience.

1. Call to Order

2. Approval of Minutes

a. February 11, 2025 Regular Board Meeting

Commissioner Donahoo moved approval and Commissioner Stauffer seconded. Commissioner Nodjomian abstained due to not attending the meeting in question or dialing in.

Commission Vote: Nodjomian-abstained; Schaetzle-yes; Alley-yes; Donahoo-yes; Stauffer-yes. Motion passed

3. Agenda Modifications

Mr. Deitch added discussing the logo font color, stating there was one with blue font and one with black font for them to choose from.

Commissioner Alley moved to accept the black font and Commissioner Stauffer seconded. Commissioner Nodjomian stated he preferred the blue font. He did not think another color needed to be added to the branding. Commissioner Stauffer also stated he preferred the blue font.

Commission Vote: Nodjomian-no; Schaetzle-no; Alley-yes; Donahoo-no; Stauffer-no. Motion failed

Commissioner Nodjomian moved to accept the blue font and Commissioner Donahoo seconded. No one spoke for or against.

Commission Vote: Nodjomian-yes; Schaetzle-yes; Alley-no; Donahoo-yes; Stauffer-yes. Motion passed

4. CRA Manager's Report

a. Old Town Landing Phase 3 Request for Proposals (RFP) Discussion and Request for Direction

Ms. Shell explained the RFP had been issued and closed with no submissions. She stated the big ask did not work. She felt it was the timing with the dock and pier and parking. She asked for guidance as to what to do next with the RFP; do we issue the same RFP, make changes, go in a different direction, or put it on hold? She gave a couple of options: have the property appraised, sacrifice something on our end, or sell the property. Discussion followed regarding developer feedback, options of change, and possibility of selling. Commissioner Nodjomian stated selling is the least desirable option. He said not to be discouraged, they have worked hard on this. We will never assemble this much water front property again. Ms. Shell stated the dock and pier parking needed to be figured out, even if Phase 3 does not get done. Commissioner Alley stated she did not want to sell any more property. If we have to wait, we wait and work on the parking. Discussion followed.

5. Public Comment on Agenda Items

Doug Tolbert, 709 Mullet Creek Run, asked if there had been any consideration for low budget parking or parking for a food truck area? A semi-permeable parking space could be added so you would not have to worry about retention ponds. This would create an area for food trucks with power availability, it would be a short-term interim solution. Commissioner Alley stated there was power available. Mr. Deitch said this would not be hard to do, but it would need to be graded. Commissioner Nodjomian stated this could all be done in house.

Janet Austermann, 115 Edge Avenue, stated she liked the blue font for the logo as well. She was also in agreeance with having a good truck area and added you could use the oak trees for shading to sit under. She then asked for clarification on the floating part of the dock and if oak trees would be left for shade? Mr. Deitch replied the floating dock is where the boat will come up to the dock and drop off passengers. Commissioner Nodjomian reassured her that preservation of the trees would be discussed.

6. Next Meeting – April 8, 2025

7. Adjournment

Commissioner Stauffer moved to adjourn and Commissioner Alley seconded.

Commission Vote: Nodjomian-yes; Schaetzle-yes; Alley-yes; Donahoo-yes; Stauffer-yes. Motion passed

There being no further discussion, the meeting adjourned at 5:35 PM.

COMMISSION CHAIRMAN

ATTEST:

RECORDING SECRETARY

MinutesCRA03102025

UNAPPROVED