

MINUTES
NICEVILLE COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD MEETING
CITY OF NICEVILLE, FLORIDA
JULY 8, 2025

CRA Chairman Henkel called the meeting to order at 5 PM. All CRA Commissioners were present. Also present were Niceville City Manager, David Deitch, CRA Manager, Kristen Shell, and City Clerk, Wendy Farmer.

There were three members in the audience.

1. Call to Order

2. Approval of Minutes

a. March 10, 2025 Regular Board Meeting.

Commissioner Stauffer moved approval and Commissioner Schaetzle seconded. Commissioner Schaetzle stated on page two, paragraph two under public comment, the word good should be food. Mrs. Farmer stated she would correct the error.

Commission Vote: Tolbert-yes; Schaetzle-yes; Alley-yes; Henkel-yes; Stauffer-yes. Motion passed.

Commissioner Rominger arrived after the vote.

3. Agenda Modifications

Ms. Shell requested to add the cost estimate for Phase II of the Upland Park as 4 C.

Commissioner Alley moved approval and Commissioner Schaetzle seconded.

Commission Vote: Tolbert-yes; Schaetzle-yes; Alley-yes; Henkel-yes; Rominger-yes; Stauffer-yes. Motion passed.

4. Agenda Items

a. Old Town Landing Phase I Bid Update

Ms. Shell stated there was an inactive bid response period. The mandatory pre-bid meeting held July 1st only had one attendee. She had others reach out and stated they were interested but could not attend the meeting. There has been a second meeting set for July 15th. She is expecting to close at the end of July and start shortly thereafter. Commissioner Alley asked if this was being advertised as the sale of the property. Ms. Shell replied no, this was for the dock

and pier only, as such, it is the plan they approved prior for construction only. Commissioner Tolbert asked if the current bidder sent in a bid and Ms. Shell replied no. He then asked if there was anything in the matrix points for attending meetings and Ms. Shell replied no. Commissioner Tolbert asked if there would be an issue where the company who attended the mandatory meeting could protest due to them showing up and others not? Ms. Shell explained that it was amended in time that there would not be an issue. This is only a cost proposal. Commissioner Schaeztle asked when it would come back to the commission for a decision. Ms. Shell replied it would come back at the August meeting.

b. Turkey Creek Capital Improvements Plan-Action Requested

The city received a Florida Communities Trust (FCT) grant to build the Turkey Creek Park. Because of this, the city must complete certain projects. We can amend the original plan however we must include stormwater management and an interpretive display. The Neal Site must be amended since the canoe/launch/recovery facility has already been constructed. Discussion followed regarding stormwater holding pond locations, the mini storage water feature no longer be feasible, parking, if there is a need to install a turn lane, choices for the interpretive display, and landscaping.

Commissioner Tolbert moved to approve page 11 of the proposed management plan and the concept of the bubble plan on page 15 and Commissioner Stauffer seconded.

Commission Vote: Tolbert-yes; Schaeztle-yes; Alley-yes; Henkel-yes; Rominger-yes; Stauffer-yes. Motion passed.

c. Phase II of the Upland Park Cost Estimate

Ms. Shell stated she received the cost estimate for Phase II of the Landing. AVCON did the preliminary design which you approved, and the cost estimate came in at just at \$1.9 million with contingency. It includes shade covers, lighting, all the heavy landscaping, the bathroom facilities, the splash pad, as well as the stage area. Commissioner Alley asked if the two docks built near there were encroaching into our space. Ms. Shell replied no, there is a riparian setback, but the setback only applies to the City of Niceville because they are a residential dock, so they did not have to go through the same permitting process. We did survey the location of the docks so we know exactly where they are and exactly how they will interact with our facility. Commissioner Tolbert stated it was due to those docks we lost the play area and had to redesign the dock. Discussion followed regarding other changes due to the riparian rights and residential docks. Commissioner Henkel asked if this was more for informational purposes only. Ms. Shell replied yes and commented this could be the next CRA item to address on the Landing Project. Commissioner Alley asked what happened to the original \$700,000 estimated they originally gave us. Ms. Shell replied this was a more realistic figure. Commissioner Schaeztle asked as we get the bid in for this would the entire dock be constructed at once. Ms. Shell replied that it was already funded and that it is a different project. Commissioner Tolbert asked

where parking would be? Ms. Shell stated once the dock and pier construction has been completed, there would be temporary parking in the park area or on Edge Avenue while the Upland is being built.

5. Public Comment on Agenda Items

Christopher Saul, 1405 Clary Sage Lane, asked when the first phase might be completed. Ms. Shell replied in the contract they have 280 days for construction; they might finish sooner but that is the worst.

6. Next Meeting – TBD

Next meeting to be held August 12, 2025, 5 PM.

7. Adjournment

There being no further discussion, the meeting adjourned at 5:41 PM.

COMMISSION CHAIRMAN

ATTEST:

RECORDING SECRETARY

MinutesCRA07082025

UNAPPROVED