

MEETING MINUTES
NICEVILLE COMMUNITY REDEVELOPMENT AGENCY (CRA)
COMMISSION
July 12, 2022
5:00 PM

CRA Chairman Henkel and CRA Commissioners Nodjomian, Schaetzle, Alley, and Williams were present. Also present were CRA Director, Lannie Corbin; CRA Clerk, Dan Doucet; Dr. William McCartney; Attorney, Dixie Dan Powell; CRA Manager, Ammy Hanson; Deputy City Clerk, Wendy Farmer, and Finance Director, Steven Rausch.

CALL TO ORDER

The meeting of the CRA Commission was called to order at 5:00 PM.

PRESENTATIONS

Amanda Grandy – 114 Edge Street; Bill introduced Ms. Grandy and her presentation. She handed out paper copies of the presentation as well as a PowerPoint presentation. She spoke to the need for an event space in Niceville that would allow serving alcohol. Senior Center and Community Center not large enough to accommodate 400 people. She has a team of individuals from the community to help her create an event space in the current building that houses the motorcycle bar. She described all the renovations. Problems solved by this proposal would include renovates blight, revitalizes the area, promotes economic development, stimulates private development. Discussion followed on how this might be accomplished, private / public partnership, completely private, lease/buy at a later date; public access is a must; wait to begin project after all of the engineering and landscape design is in place; costs of improving structure; parking; phasing this project; funding strategies; and use of AVCON, Inc. parking area.

NEW BUSINESS

CRA Overlay

Dr. McCartney spoke to the Commission about the addition of a special planning area to the LDC Article 7.09. He explained the special planning district would be an area no more than twelve (12) acres, provides flexibility for the CRA Board. Discussion followed. Chairman Henkel requested that change the word “components” to “interpretations” on page 7-41. Attorney Powell informed the commission that they would need a motion to make that change in verbiage.

COMMISSIONER ALLEY MOTIONED TO RECOMMEND THE UPDATED APPENDIX D: LAND DEVELOPMENT CODE ARTICLE 7 WITH THE VERIBAGE CHANGE ON PAGE 7-41 TO THE CITY COUNCIL. COMMISSIONER WILLIAMS SECONDED. COMMISSIONER VOTE: NODJOMAIN-YES, SCHAETZLE-YES; ALLEY-YES; HENKEL-YES; WILLIAMS-YES. MOTION PASSED.

Other Business – Discussion Items

Consideration of Letters of Interest.

Dr. Bill McCartney authorizing letter of interests for engineering and landscape design firms. This would be a site specific, project specific letter. If you approve, Chairman we will need you to appoint a commissioner from the board, I suggest we also appoint Ken Filson for the landscape and Johnathan Laird for the engineering.

Chairman Henkel asked Commissioner Alley to participate since she was part of the last selection board. He also asked Dr. McCartney to participate. Dr. McCartney suggested that Chairman Henkel authorize the certification and selection committee to initiate a process to receive letters of interest, by October 1st. Chairman Henkel asked Attorney Powell if a motion was needed, Attorney Powell said that we needed motions to approve the selection committee, to approve the letters of interest.

COMMISSIONER WILLIAMS MADE THE MOTION TO APPOINT THE SELECTION ADVISORY TEAM CONSISTING OF COMMISSIONER ALLEY, DR. MCCARTNEY, JOHNATHAN LAIRD (FOR ENGINEERING), AND KEN FILSON (FOR LANDSCAPE). COMMISSIONER SCHAETZLE SECONDED. VOTE: NODJOMIAN-ABSTAIN, SCHAETZLE-YES; ALLEY-YES; HENKEL-YES; WILLIAMS-YES. MOTION PASSED.

COMMISSIONER ALLEY MOTIONED TO AUTHORIZE THE SELECTION ADVISORY TEAM TO MOVE FORWARD WITH LETTERS OF INTEREST SEEKING ENGINEERING, LANDSCAPE DESIGN OR COMBINATION OF BOTH. COMMISSIONER SCHAETZLE SECONDED THE MOTION. VOTE: NODJOMIAN-ABSTAIN, SCHAETZLE-YES; ALLEY-YES; HENKEL-YES; WILLIAMS-YES. MOTION PASSED.

Funding Alternatives

Attorney Powell spoke to the commission about his conversation with bond attorneys about either using a bond issue or corporate bank loan. They feel a bond issue is the correct way to proceed. Chairman Henkel asked Attorney Powell what the next steps would be. Attorney Powell suggests meeting with Chairman Henkel, Mr. Corbin, Dr. McCartney, and himself to discuss the bond issue before the next CRA Board meeting. Discussion followed.

The next meeting will be September 8, 2022 at 4 PM.

There being no further business, meeting adjourned at 5:50 PM.

COMMISSIONER NODJOMIAN MOTIONED THE MEETING BE ADJORNED. COMMISSIONER SCHATZLE SECONDED THE MOTION. VOTE: NODJOMIAN-YES, SCHAETZLE-YES; ALLEY-YES; HENKEL-YES; WILLIAMS-YES. MOTION PASSED.

COMMISSION CHAIRMAN

ATTEST:

RECORDING SECRETARY

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