

MEETING MINUTES
NICEVILLE COMMUNITY REDEVELOPMENT AGENCY (CRA)
COMMISSION
September 8, 2022
4:00 PM

CRA Chairman Henkel and CRA Commissioners Nodjomian, Schaetzle, Alley, Donahoo, and Williams were present. Also present were CRA Director, Lannie Corbin; Attorney, Dixie Dan Powell (was on the telephone and joined the meeting at 5 PM); CRA Clerk, Dan Doucet; Dr. William McCartney; CRA Manager, Ammy Hanson; and Finance Director, Steven Rausch.

CALL TO ORDER

The meeting of the CRA Commission was called to order at 4:00 PM.

APPROVAL OF MINUTES

Regular Board Meeting May 10, 2022
Regular Board Meeting July 12, 2022

COMMISSIONER NODJOMIAN MOVED APPROVAL OF THE MAY 10, 2022 AND JULY 12, 2022 CRA BOARD MEETING MINUTES AS REVISED TO CORRECT SCRIBNERS ERRORS. COMMISSIONER DONAHOO SECONDED. COMMISSIONER VOTE: NODJOMIAN-YES; SCHAETZLE-YES; ALLEY-YES; HENKEL-YES; DONAHOO-YES; WILLIAMS-YES. MOTION PASSED.

PRESENTATIONS

Amanda Grandy – 114 Edge Street Proposal and lease, reviewed items asking the City to complete to being the building up to code along with the items she will complete; lease period will be thirty months with option to purchase land based on market value minus her renovations; concerned about parking and infrastructure; she will purchase insurance on her belongings and expects the City to purchase insurance on the building.

Discussion followed concerning the timeline, conflicts with Historic Old Town Plan, and parking.

Dr. McCartney recommended that Ms. Grandy submit her proposal and provide the City time to review. If public access is granted and can make project work; lease would be for a two-year period that allows for proof of concept and to complete the repairs and could be renewed.

Commissioner Nodjomian requests that City staff compile a list of costs to bring this building up to code.

Chairman Henkel agrees that staff will need time to review this proposal.

NEW BUSINESS

AVCON EASEMENT

Ammy Hanson spoke to the Commission on a proposed pedestrian access easement to allow access from the Historic Old Town village to the Landing. This easement would be a twenty-five-foot-wide easement that would run through the middle of AVCON's parking area. The request is for approval to approach AVCON regarding a pedestrian access easement.

Commissioner Nodjomian suggested that if AVCON approves the easement, we demark the pedestrian access easement by either installation of pavers or other means.

Discussion followed.

COMMISSIONER NODJOMIAN MOTIONED APPROVAL FOR STAFF TO ACQUIRE A PEDISTRIAN ACCESS EASEMENT FROM AVCON. COMMISSIONER WILLIAMS SECONDED. COMMISSIONER VOTE: NODJOMAIN-YES, SCHAETZLE-YES; ALLEY-YES; HENKEL-YES; DONAHOO-YES, WILLIAMS-YES. MOTION PASSED.

Approval of Fiscal Year 2023 Budget

Mrs. Hanson reviewed the proposed CRA FY 2023 budget for approval and submission to the City Council for approval and submission to Okaloosa County.

Discussion followed.

COMMISSIONER NODJOMIAN MOTIONED RECOMMENDATION TO CITY COUNCIL APPROVE FY 2023 CRA BUDGET AND TO SEND THE BUDGET TO OKALOOSA COUNTY. COMISSIONER ALLEY SECONDED. COMMISSIONER VOTE: NODJOMIAN-YES, SCHAETZLE-YES, ALLEY-YES. HENKEL-YES, DONAHOO-YES, WILLIAMS-YES. MOTION PASSED.

Approval of Revisions to CRA Plan

Mrs. Hanson discussed the changes of the plan. One change was the addition of the official CRA logo, addition of goal to the State Road 85 for the Aquatic Center. Updated revenue history and revenue projections.

Commissioner Nodjomian was curious about the terms of the bond issue. Dr. McCartney explained that the terms of the bond are not yet available.

Commissioner Schaetzle suggested to change Eglin Air Force to local military installations. Eglin is not the only military group in our area that might be interested in participating with the project.

Discussion followed.

COMMISSIONER NODJOMIAN RECOMMENDED APPROVAL OF THE CRA PLAN WITH REVISIONS AS PRESENTED. COMMISSIONER ALLEY SECONDED. COMMISSIONER VOTE: NODJOMIAN-YES, SCHAETZLE-YES, ALLEY-YES. HENKEL-YES, DONAHOO-YES, WILLIAMS-YES. MOTION PASSED.

Consideration of Designating Historic Old Town as a Special Planning Area

Mrs. Hanson explained to the commission that now that the changes to the City's Land Development Code Appendix D Article 7 section 7.09.14 have been approved, the commission needs to recommend to the City Council that the Historic Old Town CRA area be designated as a "special planning area."

Discussion followed.

COMMISSIONER DONAHOO RECOMMENDED COMMISSION REQUEST CITY COUNCIL TO DESIGNATE CRA HISTORIC OLD TOWN LANDING AREA AS A SPECIAL PLANNING AREA. COMMISSIONER SCHAETZLE SECONDED. COMMISSIONER VOTE: NODJOMIAN-YES, SCHAETZLE-YES, ALLEY-YES. HENKEL-YES, DONAHOO-YES, WILLIAMS-YES. MOTION PASSED.

Other Business – Discussion Items

Officially Naming Landing

Commissioner Alley said that at the last City Council meeting she suggested an official name for the City's Landing site be named Boggy Bayou Landing. In grant applications and other documents, we have referred to this property as the Old Town Landing. I propose that we change the name.

Commissioner Nodjomian suggested the name Old Town Landing at Boggy Bayou.

Discussion followed.

COMMISSIONER ALLEY RECOMMENDED THAT THE CITY COUNCIL RECONSIDER THE NAME OF BOGGY BAYOU LANDING TO OLD TOWN LANDING AT BOGGY BAYOU. COMMISSIONER NODJOMIAN SECONDED. COMMISSIONER VOTE: NODJOMIAN-YES, SCHAETZLE-YES, ALLEY-YES, HENKEL-YES, DONAHOO-YES, WILLIAMS-YES. MOTIONED PASSED.

Review Aquatic Feasibility Study

Dr. Bill McCartney asked the commission to accept the feasibility study and authorize staff to send it out to other municipalities. He also introduced Kathi Heapy, Emerald Coast Fitness Foundation (ECFF) co-founder, who was a member of the committee and asked her to speak to the commission about the membership needs.

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Ms. Heapy discussed the origins of the Emerald Coast Fitness Foundation and how the organization has stepped up to provide the County with public aquatic facilities. ECFF sub leases the Liza Jackson pool and manages the former Destin YMCA pool. She discussed the programs and individuals associated with ECFF, deficiencies of current aquatic facilities, need for new larger facilities, and the current facilities generate revenue, but not enough for capital improvements. She also discussed the opportunity for sports tourism dollars.

Dr. McCartney discussed the sites identified in the study. He asked the commission to authorize staff to send the study to the County and surrounding municipalities. Looking for the project to be a multi-jurisdictional facility.

Discussion followed.

COMMISSIONER NODJOMIAN MOTIONED TO ACCEPT THE AQUATIC FEASIBILITY STUDY AND AUTHORIZE THE STAFF TO DISTRIBUTE THE STUDY. COMMISSIONER ALLEY SECONDED THE MOTION. VOTE: NODJOMIAN-YES, SCHAETZLE-YES; ALLEY-YES; HENKEL-YES; DONAHOO-YES; WILLIAMS-YES. MOTION PASSED.

The next meeting will be November 10, 2022 at 6 PM.

There being no further business, meeting adjourned at 5:21 PM.

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

COMMISSION CHAIRMAN

ATTEST:

RECORDING SECRETARY

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