



**Community Improvement Board  
Regular Meeting Agenda**

May 27, 2025  
5:30 PM  
6738 Dixon Street  
Milton, FL 32570

- 1. Call Meeting to Order**
- 2. Review and Approval of Agenda**
- 3. Approval of Minutes**
  - Item # 2025-3371
  - Approval of Minutes from April 22, 2025 meeting
- 4. Agenda Items**
  - Item # 2025-3373
  - CRA Riverwalk Master Plan - Follow up from April meeting
  - Item # 2025-3374
  - CRA Riverwalk Master Plan - Continued
- 5. Public Input**
- 6. Old Business**
- 7. New Business**
- 8. Adjournment**

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the City at least 48 hours before the meeting by contacting City Hall, 6738 Dixon Street, Milton, or by calling 983-5410.

*"If any person decides to appeal any decision made by the board, agency, or commission, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." FS 286.0105*



Agenda Item # 2025-3371

## Approval of Minutes from April 22, 2025 meeting

### MEETING DATE

May 27, 2025

### PREPARED BY

Stephen Prestesater, Director  
of Economic Development

### BACKGROUND

### SUMMARY

### RECOMMENDATION

Staff recommends the approval of the minutes

### ATTACHMENTS

1. CIB Meeting Minutes 4-22-2025



## City of Milton

### Community Improvement Board Meeting

April 22, 2025, 5:30 p.m.

#### MINUTES

The City of Milton Community Improvement Board meeting was called to order at 5:30 P.M. on April 22, 2025. Present at the meeting were Chairman Vernon Compton, Board Members, Mrs. Cynthia Smith, Ms. Deb Becker, Mrs. Ella Payne, Mr. Kaden Spurlock, Mr. Paul Kilmartin. And Mr. Howard Steele. Mr. Stephen Prestesater, Director of Economic Development and Mr. Tim Milstead, Planning Director for the City were present at the meeting. These minutes are a synopsis of the actions taken at the meeting and are not intended as verbatim minutes.

- I. The meeting was called to order by Chairman, Vernon Compton at 5:30 p.m. He welcomed those in attendance as well as our new board member, Mrs. Ella Payne. It was noted that a quorum was achieved.
- II. Mr. Compton called for any additions, deletions, or changes to the meeting agenda. Ms. Becker made a motion to approve the agenda, seconded by Mrs. Smith. No objection was noted and the motion passes.
- III. Mr. Compton called for any additions, deletions, or changes to the minutes of the meetings of March 25, 2025. Mr. Spurlock noted an error in the minutes on section 5, third line. Councilman, Tom Powers was noted as "Top Powers". Mr. Prestesater noted in a humorous response that he was lifting him up like a call sign, "Top Powers", then noted that the correction would be made to Tom Powers. Mr. Spurlock made a motion to approve the minutes with that one change, seconded by Mr. Kilmartin. No objection was noted and the motion passes.
- IV. Chairman Compton discussed agenda item # 2025-3270, CDBG Update. Chairman Compton turned the discussion over to Mr. Prestesater to guide the discussion. Mr. Prestesater explained that in January of 2025, just a couple months ago, the CIB began discussion of having sidewalks and lighting installed throughout the CRA and to re-prioritize the cities proposed sidewalk map. Following the meeting in January, in March at the date of the CIB meeting, the city had already held one public hearing, and as of April 23, the City will have held its second and final public hearing. The meetings are a requirement of the CDBG Grant Application that the city is applying for to support a \$2.2 Million Dollar application to have sidewalks installed on every street in the CRA I district, as well as a \$600,000 infrastructure/water main upgrade through the area with the greatest LMI (low to moderate income) zone. The infrastructure in the areas of Mary Street and Doctor MLK Dr. Still use cast iron piping which is in need of upgrading for public health and safety. Additional information about the grant was provided. Mr. Compton asked if request from citizens had come in before the January meeting. Mr. Prestesater

noted that yes, several citizens had called to complain about insufficient lighting in the CRA, such as Pine Street, Santa Rosa Street, Doctor MLK Dr, and Mary Street. It was because of these complaints that Mr. Prestesater wanted to bring this before the CIB for action and to propose the use of CRA funds to help pave the way for upgrade city infrastructure. No motion was needed for this update.

- V. Chairman Compton discussed agenda item #2025-3271, Continue to review Riverwalk Masterplan - #12: County Judicial Complex, #11: Willing Street Mall, and #10: Riverwalk South. Chairman Compton turned the discussion over to Mr. Prestesater to guide the discussion. Mr. Prestesater discussed that the reason for the revision and review of the master plan is that so much that is listed, is now outdated or does not exist anymore. In addition, stormwater management was listed as a key item for the downtown and discussed why the CIB needs to consider it when deciding what ultimately they would like to see. Finally, Mr. Prestesater addressed the need to focus on the Vision of the Master Plan, and the use of the space. He then asked that the CIB identify two ideas for each item. One, we should reach for the moon, and two, reach for the top of mount Everest. "Both are high, but one is slightly more achievable and it doesn't mean that we don't reach for both of them." Following his preliminary speech, Mr. Prestesater opened discussion and began to discuss the item number 12, the County Judicial Complex. Before the CIB began discussing item 12, Mr. Compton noted how he will be conducting this session and discussed how he will go to each member to give everyone a chance to share their ideas. Before Mr. Compton opened the floor up to the CIB, Mr. Compton wanted to read excerpts from the CRA plan discussing the importance of the Courthouse and how the CRA plan calls for the courthouse to be an arts and culture center for Milton. Following this reading, Mr. Compton opened to floor and began discussion with Mrs. Smith. Mrs. Smith liked the idea of it being an arts center, but wondered if it was safe and worth saving. Mrs. Becker stated she liked the idea of it being an arts center. She then talked about stormwater in downtown and asked if years prior, wasn't an underwater catch basin discussed? Mr. Prestesater jumped in to help explain. Following the explanation, Mrs. Becker stated she liked the idea of an Amphitheater. Following Mrs. Becker, Mrs. Payne stated that she too liked the idea of an arts and culture center but also a children's museum. Another idea was low-income housing. Safety and code were a question though that she had. Mrs. Payne also noted a mix use commercial and apartments on top. She also stated she liked the Amphitheater idea as well as the expansion of the board walk with safety features. Mr. Steele talked about how there are multiple factors to be taken into consideration. The asbestos is an issue that people fear could be problematic as what would the cost be to renovate for use. Would it be worth the investment or should it be demolished? As it currently stands, it would be a big uphill climb and a substantial amount of private money to fix it. He also noted that it needs to be more – an anchor. Mr. Spurlock discussed how he like seeing older buildings when he travels around. He noted it is expensive, but you can't recreate that architecture or the history. Mr. Spurlock stated he is in favor of saving the courthouse but wanted to know what the bottom-line figure would be for restoration. He stated it needed to be the anchor, a focal point in the city that generates income. It needs to generate income to be effective in that area. As for the stormwater pond, we probably couldn't get the size we need in that location. Could underground storage be at other sites such as parking lots. Underground storage at Jernigan's is a great idea. If an open pond is to be done, then it needs to be designed as an eye-catching feature or backdrop and have a path around it so it's not an eyesore. Mrs. Smith chimed in and said we could put a fountain in the center. Mr. Spurlock said this is all great, but the issue is money. It all comes down to money. He also said the amphitheater is also a great idea. Mr. Spurlock also noted that we always talk about bringing more people to the area, but we need to provide ample parking in more than just one location. Or, if you have a offsite parking, do we have a reliable way to get them back-n-forth. Mr. Kilmartin stated that he went on the FDOT site, but asked staff where they stand on the expansion of Hwy 90. He stated that they're website has the widening on hold. Are they going to address it? Mr. Compton jumped in to explain how they normally operate, however, he too was not sure. Mr. Kilmartin then said, shooting for the stars, he does not want to think about the widening of 90. As for the courthouse, he loves the idea of

a arts and culture center as well as a music venue for an amphitheater. The courthouse comes down to money and its in pretty bad shape. What he would like to see is it either renewed or torn down and rebuilt to contain arts. Townhouses with commercial underneath would be great as well as bathrooms that he has been asking for, for years. Right now the bathrooms for Jernigan's is at the Bistro. Mr. Steele chimed in and said he had a good point and that the bistro takes on a large burden for the city. Mr. Steele also noted that Mrs. Becker also has this issue as people use there restrooms as there are none downtown. Mrs. Smith then asked about the Market and what will be done about bathrooms. Staff explained that the owner of the Market will be filling out a new event application and will be required to present to city council. Mr. Spurlock asked about the mobile restroom system the city has. Mr. Prestesater explained that the city's mobile system needs to be linked to our sewer system to support the capacity it takes in during the large events. Said system is used at Bands on the Blackwater. The large system requires approval from council and is not allowed to be used by event applicates outside of the Jernigan's area. With the market moving to the Turtle lot, the portable system is not capable of being relocated as it will not support the capacity of the event. Mr. Compton explained that he wants to consider all options for the market to keep it in Milton. Additional discussion was had regarding the portable restroom from Mrs. Payne asking for clarification about restrooms at events. Mrs. Smith asked why we do not build one. Mr. Prestesater explained that to build a new restroom it could cost roughly \$500,000 and above. Mr. Prestesater also noted that the gravel lot can be paved and a restroom can be installed, but we need to consider the master plan. We need to know where we want everything to go. Mrs. Smith talked about how it would be great for an arts center that is multi purpose in use to allow for travel competitions such as cheer. Mr. Kilmartin asked to continue discussing his ideas and his fears of stormwater management and retention. He said it is great to look at undergrounding water under Jernigan's. He also asked about the CSX property and Blackwater Entertainment. Can stormwater be used on these lands and can it be moved out. Mrs. Payne said a major part of the plan should be what land is used for stormwater. Mr. Kilmartin talked about how land acquisition would be needed. Mrs. Payne said if it is not already owned and we need it, then we should. Mr. Steele stated that FDOT will do what ever it needs to and will move forward without us. We should move forward with our plan and DOT will work around what we do. Mr. Kilmartin said this brings up a good point, will DOT go around us if we move forward? He said it seems that DOT does what they want. Mr. Steele said it would be nice to know what their options are. Mr. Milstead said that the plans provided for Hwy 90 did not have the building in the location of the courthouse. There is space as they were only using the front lawn. Mr. Prestesater noted that sometimes the path of least resistance is a willing partner. If we can work together, we can limit the impact on both sides. Councilman Gavin Hawthorn approached the podium and was addressed by Chairman Compton. Councilman Hawthorn noted that in the summer of 2023, a workshop was held where they discussed options in detail and noted that he believed they would work with the city. The Councilman said to put the city first, the CIB is presenting great ideas, but put the city first and DOT will work with us. Councilman McKee stepped up to the podium and addressed that the BoCC has also discussed this with the city and that a portion of the land at the courthouse would be given to DOT so that this plan wouldn't effect the city. The Councilman also brought up the need for a walking and bike path linking Bagdad to the City of Milton. Chairman Compton noted that these were all great plans and how the workshop was great to see everyone working together. He also noted that this information was also in the DOT Safe Streets plan to show how people can move through downtown easily. He also said that when this all comes back, it will be important for everyone to work together to support the plan. Mr. Steele asked that the council find out what the DOT will post as the speed limit through the city as that speed will be important. Mrs. Smith stated that it should be 25 miles per hour. Chairman Compton now addressed his ideas. He said he has heard from many that people that they want to preserve the character of Milton. He noted that the CRA plan says this. He also discussed the character of many of the buildings that are now successful buildings that have had problems. The courthouse is one of them. It may have asbestos, it may have some problems, but through his travels, he has seen many courthouses turned into art centers and they all had problems. It will take the fine

leaders and the CRA to help encourage the items that have been discussed. He believes those that submit for the RFP will want to see these changes. He noted that the courthouse is a beautiful building on the inside. But besides the courthouse, the initial plan had the anchor of the arts and culture center, but then it had a link and space that leads to Jernigan's landing. We need a bathroom, and parking, but we don't want it to be something that doesn't function well together. You want the anchors to be connected. The amphitheater, to the courthouse. Whether its adaptive reuse, or what ever, we need to work with DOT. If we work to purchase land, we have something to come to the table with DOT. Mrs. Smith noted that it would be good if we could have a meeting with the owner of the courthouse after they purchase it so we can work with them. A discussion was then had about the Old Berryhill School and what that could be. Multiple members of the CIB discussed this item. Staff provided feedback and noted that there are interested buyers that have made it known to staff as to what they intend to do with it. Mr. Compton returned to discuss the courthouse, and stormwater in downtown. He noted that a wet pond with a fountain and trails and benches would be great. Mr. Compton also discussed the parking in downtown and how the CRA Plan notes that there are 600 parking spaces in the downtown. A continued discussion of parking was had and Pensacola was brought up as a example of how parking could help the City of Milton. He also noted that if you want to talk about a parking garage, it needs to be done right where retail could be on the bottom floor. Maximizing the width of sidewalks, bump outs for trees in sidewalks to allow for trees and benches that have shade. Mr. Spurlock noted that Boctower Gardens is a town that has amazing options for children. Great ideas and examples of what we can do. Mr. Compton noted that these are all great ideas and would like to take it all in to fine tune. How do we take it all in and provide it to the CRA. Mrs. Becker asked what the stopping point of the last plan was and why it didn't get done? Mr. Compton stated that there was always an issue with what will happen with the courthouse. But, there is excitement now in Milton and things are moving forward. Mrs. Becker asked what this process looks like and how it moves forward. Once you get the stamp of approval, what is next. How do we keep the momentum? Mr. Compton noted that working with the city and all the great things happening such as the CDBG through infostructure, that will help businesses see great things are coming. Investors and business people want to be a part of something positive and they will all see the good things coming. Mr. Kilmartin noted a program that has been successful in Providence, RI. Riverfires has been very successful and has brought in a lot for the community. Something for everyone to look up. Mr. Prestesater chimed in to help explain why the plan had not worked in the past. His explanation was that he cant say why, but what he can say that the city now has a grants manager, a economic development direction, a assistant ctivy manger, a new city manager, and a new council that is excited for growth. We have the experience to get this done and we will.

- VI. Public Input: No public input.
- VII. No Old Business
- VIII. Updates where provided by staff on the CRA Legislative for what our CRA has done over the years. Also, CIB was provided the 2024 CRA Annual Report and finally, staff gave an update on a RFP for the Milton Marina.
- IX. With no further business to discuss, the meeting was adjourned at 6:51 p.m.

Respectfully submitted, Mr. Stephen Prestesater, Director of Economic Development



Agenda Item # 2025-3373

## CRA Riverwalk Master Plan - Follow up from April meeting

### MEETING DATE

May 27, 2025

### PREPARED BY

Stephen Prestesater, Director  
of Economic Development

### BACKGROUND

### SUMMARY

### RECOMMENDATION

No recommendation needed at this time.

### ATTACHMENTS

1. Riverwalk Masterplan Review Sessions – Pros & Cons



## **Riverwalk Master Plan Review Sessions – Wants & Dreams**

The goal of this document is to review each item listed in the Riverwalk Master Plan and provide updates to the CRA. Focus on the vision of the Master Plan, what we want.

### #12: County Judicial Complex

- Arts & Culture Center
- Children's Museum
- Mixed use commercial and residential
- Demolish it (depending on costs to restore and safety issues as a result of asbestos)
- Low-income housing

### #11: Willing Street Mall

- Mixed use commercial in courthouse or in parking structure
- Ampitheatre

### #10: Riverwalk South

- Extending the boardwalk with safety features
- Stormwater – Underground cell at Jernigan's and wet pond at southernmost properties
- Wet pond with a fountain and trail – Eye Catching



Agenda Item # 2025-3374

## CRA Riverwalk Master Plan - Continued

### MEETING DATE

May 27, 2025

### PREPARED BY

Stephen Prestesater, Director  
of Economic Development

### BACKGROUND

As discussed, the CIB has been tasked by the CRA Board to review and update the Riverfront Master Plan. In our April 22nd meeting, we reviewed and commented on Items #12: County Judicial Complex, Item #11: Willing Street Mall, and Item #10: Riverwalk South.

### SUMMARY

For this meeting, Staff has asked that the CIB continue to review the Riverwalk Master Plan with items: #14: Blackwater Landing & Banquet Hall, #13: Broad Street Redevelopment Area, and # 5: Riverfront Hotel. The reason staff has assigned these items is that the Milton Marina's RFP is open as of May 22, 2025, and it is important to provide feedback and suggestions to the CRA, as this RFP will close in July.

### RECOMMENDATION

No recommendation is needed at this time

### ATTACHMENTS

None