AGENDA
COMMUNITY REDEVELOPMENT AGENCY
July 20, 2026 at 5:00 PM

a. CALL TO ORDER

a. Invocation

b. Pledge of Allegiance

c. Roll Call

b. APPROVAL OF MINUTES

a. June 20, 2026

c. PUBLIC COMMENTS

d. REGULAR BUSINESS

a. St. Johns Avenue Streetscape Improvement Project Update

b. Discussion and Feedback – Draft City–CRA Interlocal Agreement

e. RESOLUTIONS

a. **Adopt CRA Resolution 2026-CRA-R-01** Commitment of CRA Funds for Florida Department of State Cultural Facilities Grant – Larimer Arts Center Roof Repair and Weatherproofing Project

f. REPORTS

a. Financial Report

b. Current CRA Project Funding and Expenditure Summary

c. City Manager Verbal Report

g. ADJOURN

NOTICE: Per F.S. 286.0105 persons with disabilities requiring accommodations in order to participate in this meeting should contact the City Clerks office at 329-0100 at least 24 hours in advance to request accommodations.

Community Redevelopment Budget Workshop
June 22, 2026, Minutes

Invocation
Invocation was led by Pastor Mullberry.

Pledge of Allegiance
The Pledge of Allegiance was led by Commissioner Alexander

Roll Call
Commissioner Davis, Commissioner Campbell, Commissioner Jones, Commissioner Alexander, Mr. Deputy and Mayor Correa were present. Commissioner Borom was present via Zoom.

Approval of the Minutes: May 18, 2026, regular meeting minutes and June 10, 2026, Budget Workshop
Vote: Commissioner Campbell moved to approve the minutes as presented. Commissioner Alexander seconded the motion which passed unanimously.

Public Comments
Ms. Duke thanked the CRA for replacing rotted wood at the Tilghman House but reported several concerns about the quality of the work, including damaged windowsills, paint splatters, and knot holes showing through new paint. She noted that the Palatka Art League has repaired some issues themselves, such as repainting furniture and fixing a brass kick plate, but emphasized disappointment in the workmanship on a city-owned property.
Pam Garris asked could CRA funds be used to demolish, foreclose, or abate blighted homes in the historic districts?

Commissioner/Staff
Mayor Correa asked if staff wanted to answer their questions. Ms. Curry stated she would like to personally follow up with these ladies. The ladies agreed.

Regular Business
St. Johns Avenue Intersection Evaluation and Repair Strategy

Ms. Auth reported that, following the board's direction, the in-house engineer has begun evaluating deterioration at the permeable paver intersections along St. Johns Avenue. The preliminary engineering review identified structural issues, including cracking, rutting, settlement, and uneven utility structures, likely caused by heavy vehicle loads and subsurface conditions. Spot repairs are not recommended. Staff proposes a phased approach beginning with surveying, geotechnical testing, engineering design, and permitting (estimated at $15,000–$20,000). Final recommendations and costs will be presented after phase one. The in-house engineer was available for questions.
Commissioner Campbell commented that the city appears to be starting over, and Ms. Auth confirmed.
Mr. Deputy reiterated concerns about the rapid decline of the permeable paver intersections and noted that the Second Street intersection, which uses pavement with a brick border, has performed better. He questioned whether the city should switch to traditional pavement, suggesting water infiltration and underlying sugar sand may be contributing to failures.
City Engineer Ms. Wernisch explained that permeable pavers provide required stormwater treatment. Switching to standard pavement would require the city to meet water quality treatment requirements through a stormwater pond, and no suitable location currently exists.
Commissioner Alexander asked whether core samples or bore testing were done before construction of the paver intersections, noting that such testing is standard practice. Staff indicated there may have been a geotechnical report prepared in 2022, but current staff were not involved. He expressed concern that older brick streets last decades while these newer intersections failed quickly, calling it a failure that now burdens taxpayers. He also asked about warranty options; Ms. Wernisch confirmed the contractor's one-year warranty has expired.
Commissioner Borom expressed frustration with repeated contractor quality issues and noted that some contractors continue to be rehired despite past problems. He emphasized stronger oversight and expressed confidence that Ms. Cynthia Curry would help improve accountability.
Mr. Deputy stated that no compaction was done during construction of the paver intersection near his business despite it being required. He observed workers spreading materials with shovels and rakes, not compacting equipment, and reported significant deterioration and noise from passing vehicles. He also noted that semis continue using St. Johns Avenue despite it not being designed for heavy trucks. Ms. Wernisch confirmed proper installation would have included layered rock, geotextile materials, and compaction around utilities.
Commissioner Alexander clarified his earlier remarks were about engineering design, not the contractor. He suggested exploring tabletop-style intersections to discourage semi-truck travel while meeting permitting requirements.
Commissioner Jones asked whether stamped, non-permeable pavement resembling brick had been considered and whether cost comparisons were available. Staff reiterated that non-permeable options would require a stormwater pond to meet regulatory standards.
Commissioner Jones urged staff to fully explore alternatives, including potential pond locations such as the nearby lay-down lot, noting concerns about repeating past failures if underlying issues are not addressed. He stressed the need for strong quality assurance and noted merchants and the board identified flaws early.
Commissioner Alexander agreed that alternatives should be evaluated but noted that constructing a stormwater pond and additional infrastructure would be costly. He stressed the need for proper compaction, strong engineering, reliable professionals, and accountability to protect the city and residents.
Commissioner Davis asked how intersection repairs might affect ongoing projects and scheduled events along St. Johns Avenue. Ms. Auth replied that this evaluation and future repairs would be separated and should not impact on current construction. Commissioner Davis noted that future work could still affect businesses and asked that timeline and impact considerations be included in staff evaluations.
Public Comment

Ms. Kitchens stated that the failures resulted from improper installation, lack of compaction, and permeable pavers placed over sugar sand and utility pipes. She argued the long-term solution is replacing the intersections with asphalt and stated that city-owned parcels could accommodate a retention pond.
Ms. Duke described longstanding issues with the intersections and emphasized past disruptions to downtown businesses, particularly during the holiday season. She requested avoiding that time period for future work and avoiding contractors responsible for previous problems. She recommended securing a warranty longer than one year if brick is used again.
Ms. Garris questioned how vendors and engineers are selected and urged a clear vetting process. She opposed asphalt in the historic district, citing maintenance costs and historic character. She supported using non-permeable brick instead of pavers, noting durability and compatibility with the area's historic appearance.
Vote: Commissioner Campbell recommended that we move forth with phase one, house vote, taking into consideration what Commissioner Jones is looking at, alternatives with regards to a pond as a part of the recommendation that can come back to us. Commissioner Davis seconded the motion which passed unanimously.

b. Discussion Regarding Potential City–CRA Historic Asset & Cultural Facilities Responsibility Framework
Ms. Auth revisited previous discussions about establishing a responsibility and budgeting framework for city-owned historic and cultural facilities within the CRA districts, including the Bronson Mulholland House, Tilghman House, Larimer Arts Center, and the property surrounding the Phillip Randolph Hub. After researching practices across Florida, staff found no single statewide model; however, many cities use formal agreements and funding frameworks to define roles between the city and CRA. She emphasized that city ownership does not prevent CRA participation since these facilities support tourism, cultural activation, placemaking, and historic preservation. Staff presented a draft framework that includes example scenarios and a funding matrix to guide future budgeting, capital planning, grants, and project evaluations. Decisions would remain case-by-case based on redevelopment benefits and available resources.
Commissioner Davis thanked staff for the comprehensive draft and requested clarity on distinguishing these historic cultural facilities from other city-owned properties. Staff explained that these facilities are within the CRA, support tourism and cultural programming, and function as shared community assets, justifying CRA involvement. Ms. Auth reiterated that shared community use supports shared responsibility between the city and CRA.
Mr. Deputy expressed concern about using CRA funds, derived partly from county taxes, to support city-owned buildings, arguing the financial burden should lie with the city. He cautioned that this may create inconsistencies since private businesses and homeowners are not eligible for similar assistance. He also questioned whether the approach could extend to funding county-owned assets like the courthouse. Staff and a commissioner clarified that roofs and HVAC generally remain city responsibilities and that the matrix is a starting point. They noted the county already plans to restore the courthouse gazebo.
Commissioner Alexander raised concerns about using county-derived CRA funds on city-owned buildings and requested further review of legal and policy implications. She asked whether such spending aligns with the CRA plan.
Ms. Curry explained that in other municipalities, once city and county tax increment contributions enter the CRA fund, they are governed collectively through the CRA plan rather than ownership of individual assets. CRA funds may be used on either city or county buildings if expenditures align with the plan. The city attorney will provide further clarification.
Ms. West noted that the CRA plan is being revised and that a draft will be presented next month. She stated that once county contributions enter the CRA, they become part of the CRA's budget, and decisions fall solely under city authority as long as expenditures follow the CRA plan.

County-owned properties within the district may apply for CRA grants like any other eligible property.
Mayor Correa reiterated that the existing CRA plan remains in effect until the revised plan is vetted and adopted.
Ms. West added that the current plan is broad and does not list specific buildings. Nothing prevents the county from applying for eligible CRA grant programs.
Ms. Auth noted that the CRA plan includes provisions for historic preservation. Although it does not specify buildings like Tilghman House or Bronson Mulholland House, they qualify as historic assets supporting tourism and cultural activity. She clarified that the plan does not distinguish between public and private properties.
Mayor Correa emphasized that city and county plans, including CRA plans, are intentionally broad to maintain flexibility.
Ms. Auth reiterated that broad plans allow adaptability over the 10-year period, enabling the city to respond to future needs and opportunities.
Commissioner Alexander agreed flexibility is necessary but stressed the need for clearer guardrails so current and future boards have confidence and accountability when making spending decisions.
Commissioner Davis encouraged all board members to review the CRA plan. She stated that the activities under discussion are covered by the plan and emphasized the board's role in ensuring that each proposal aligns with the plan at the time of consideration.
Mr. Deputy warned that revisiting rules may create a "Pandora's box" that could be difficult to reverse and raised fairness concerns, noting that taxpayers are held to stricter CRA funding requirements than the city itself. He emphasized that safeguards should ensure taxpayers are not held to more restrictive standards.
Ms. Curry highlighted that implementation of the CRA plan is tied to its budget, which the board reviews and approves. She suggested joint discussions between the CRA Board and the County Commission for better alignment.
Commissioner Davis recommended accepting staff's proposal and sought clarification on the "city responsibilities" section of the framework, noting the distinction between general statements and specific items in the example matrix. She emphasized that both represent guidance and sought confirmation that this interpretation was shared.
Commissioner Davis clarified her motion: accept staff's recommendation to use the framework as the basis for drafting an interlocal agreement for future board and commission consideration. She noted the board will have opportunities to refine the agreement once drafted.
Commissioner Alexander stated the goal should be to tighten and better define the framework. She asked how revisions would be handled, whether staff would gather individual input or whether changes should be discussed collectively at future meetings.
Public Comment
Ms. Kitchens noted that several city-owned historic facilities have received numerous grants. She requested correcting an error about the Tilghman House's tenant and asked for more balanced research, including examples of cities that chose not to pursue similar frameworks. She raised legal concerns about giving city-owned buildings different treatment than private businesses and worried tenants may later be asked to match city funding. She recommended further research or tabling the item.
Ms. Duke agreed and clarified that the Palatka Art League pays rent at the Tilghman House. She expressed concern that cost-sharing could require the Art League to pay for structural improvements to a city-owned building.

Discussion/Direction - Bronson–Mulholland House Porch Handrail Consideration of Public Safety and Historic Preservation Alternatives
Ms. Auth presented follow-up information on the previously tabled discussion regarding porch safety at the Bronson–Mulholland House. She reviewed Florida Building Code requirements,

historic preservation considerations, safety obligations, and municipal liability. Portions of the porch exceed the height threshold requiring guardrails, and historic designation does not exempt life-safety compliance. Staff proposed a compromise: removable handrails designed to match the existing second-story rails. These would be installed for events and removed afterward to preserve historic character. Staff requested CRA Board directions on whether to pursue the removable handrail option or another solution.

Commissioner Alexander asked about liability if an injury occurred during an event. Ms. West stated attorneys typically sue all involved parties. She supported removable handrails as a balance between historic authenticity and legal responsibility, noting the city now has documented notice of the hazard. She said the proposed design is durable and historically compatible.

Mr. Bumgarner described the railings as painted, pressure-treated wood matching the second-floor railing and designed to slide into fitted troughs on each column. Concerns were raised about durability and weight; staff acknowledged stronger engineering and two-person installation would be required. Public Works would install the rails for events, and storage details would be finalized later.

Commissioner Alexander questioned the need for historic mimicry when the design is not historically accurate. Mr. Bumgarner explained the railings were already built under earlier city directions before the board paused the project.

Commissioner Alexander asked who authorized construction. Ms. Auth explained the contractor noted porch height concerns during renovation, and staff moved forward since funding existed. The board later tabled installation over historic concerns.

Mr. Deputy raised concerns about process and jurisdiction. He questioned whether railings affect the building's National Register status, why the CRA is involved when the city owns the property, and how storage and installation fees would be handled. Staff stated safety-related railings do not jeopardize National Register status and clarified that the CRA had previously approved portions of the porch project.

Commissioner Davis clarified that the railings were built during the renovation, not afterward, and the issue resurfaced when permanent installation raised historic concerns. Mayor Correa added that National Register status is largely honorary and allows alterations with local Historic Preservation Board approval.

Mr. Deputy asked whether the renovation was ever a CRA project and why the matter was now before the CRA. Ms. Auth said the project was shared but primarily funded by the city.

Commissioner Davis further explained the CRA previously approved the porch renovation; the item returned because an additional $7,500 was needed.

Commissioner Alexander questioned who authorized CRA spending without CRA approval. Ms. Auth stated the acting city manager approved the expenditure under his authority (up to $25,000), consistent with the purchasing policy. Questions arose about whether the city manager can authorize CRA expenditure; Ms. Curry stated that the CRA is not a stand-alone entity. Ms. West clarified that the CRA is a legally separate entity. The city commission makes fiscal decisions, and the CRA operates under city management.

Mr. Deputy questioned whether the city could spend CRA funds without CRA approval. Staff stated that typically the CRA recommends expenditures, but in this case that step did not occur.

Public Comment

Ms. Kitchens argued the railings were not historically accurate and that grading changes may have artificially increased the measured height. She urged correcting the grading instead of installing railings and criticized the contractor's work and approval process.

Ms. Duke said the railings were never reviewed by the Historic Preservation Board and expressed concern about the practicality of removable rails. She suggested alternatives such as velvet ropes.

Ms. Garris emphasized the need for Historic Preservation Board review, questioned liability after hours, suggested a historically appropriate fence, and asked for improved landscaping.

Ms. Rounsavall stated grading issues caused the porch height measurement and that correcting drainage could eliminate the safety threshold. She warned railings would harm historic character and impact tourism.
Sally Baston, reading a message from Historical Society President Nicole Grace, said the porch height exceeds the threshold by only three inches and that simple grading would resolve the issue. She emphasized cost concerns, maintenance, and historic value.
Ms. Dietrich stated the Bronson–Mulholland House was not within the CRA district and therefore not eligible for CRA funding, suggesting CIP or general fund instead.
Note: It was later confirmed that the property *is* within the CRA district.
Commissioner Alexander asked whether raising surrounding soil to reduce fall height below 30 inches would mitigate liability. Ms. West confirmed it would. He proposed a motion to raise the ground, but Commissioner Campbell stated the board lacked authority if the property is outside the CRA. Conflicting opinions on CRA boundary status followed.
Mr. Aghemo confirmed an existing Certificate of Appropriateness, but changes would require new Historic Preservation Board review. He also confirmed railing modifications were not previously reviewed.
Mr. Deputy expressed concern that CRA funds had already been used without CRA confirmation. Ms. Curry noted conflicting opinions from the city and its engineering firm regarding the property's CRA status, recommending clarification.
Vote: Commissioner Davis moved to table the item until the city confirms whether the Bronson–Mulholland House is within the CRA district. Commissioner Alexander seconded. The motion passed unanimously.
Commissioner Jones expressed concern about recurring issues with inaccurate or incomplete information, lack of vetting, unclear procedures, and insufficient oversight. He emphasized the need for quality assurance and stronger approval processes, noting that several members were unaware the railings had already been built.
Ms. Curry agreed the city's agenda process needs restructuring. She explained that items currently originate in departments and reach the city manager last, which is backwards. She stated the process must be revised so the city manager reviews items first to ensure accuracy and accountability.

Building Improvement Grant 2026 Application Cycle – Update
Ms. Auth stated the program application cycle closed out on June 15th. We had a total of 11 applicants, and scoring is scheduled to take place on July 22nd at 2 p.m. here in city hall.

Reports
City Manager Verbal Report
Ms. Curry did not have anything to report on at this time.

Gateway Redevelopment Plan Presentation – Port Consolidated Redevelopment Site
Ms. Auth explained that the Gateway Redevelopment Plan focuses on the former Port Consolidated site. Through a Florida Department of Commerce CPTA Grant, Ms. Lara Dietrich of HAF Associates conducted community outreach, environmental review, and market/demographic analysis. All project components were completed, and Ms. Dietrich presented her recommendations.
Ms. Dietrich summarized findings for the .70-acre city-owned site at the Memorial Bridge base. Environmental remediation is ongoing with Montrose overseeing cleanup. Strengths include city ownership and unobstructed river views; weaknesses include the small parcel size; threats include blighted conditions and continued stagnation. Community workshops and a survey indicated strong interest in activating the site through mixed uses, pop-up markets, festivals, food trucks, and green space. Longer-term preferences included residential, retail, hotel, or restaurant uses. Concerns included access, traffic, and safety. She presented four redevelopment scenarios

ranging from redevelopment of the existing parcel to larger consolidated concepts incorporating adjacent properties, including the motel property, annex parking lot, and northern vacant lot. Short-term activation options included temporary events and flexible green space uses. She noted land leases and RFQ-only processes are typically ineffective, while CRA TIF tools and post-construction REV-style incentives are more viable. A final draft plan will be presented with time for commission feedback.

Commissioner Alexander praised the presentation and emphasized the benefits of a centralized parking structure shown in Scenario D. Ms. Dietrich explained that the structure would become feasible with consolidated parcels and partial closure of Federal Street while maintaining access to City Hall and the Annex. She noted that such a structure could support festivals and downtown businesses.

Commissioner Jones asked about participation numbers for community engagement. Ms. Dietrich reported 55 survey responses and approximately 125 total workshop attendees across two sessions. She acknowledged sample size limitations but stressed broad outreach efforts.

Commissioner Borom thanked Ms. Dietrich but noted the Gateway project arose from the land swap with Blue Crab Development Group about a year and a half ago and had not been part of the CRA or comprehensive plan previously. He expressed concern that the city traded a building valued at over $3 million for a contaminated parcel, emphasizing the long return on investment and the city's limits in offering additional incentives. He encouraged exploring further remediation options.

Ms. Dietrich stated she was aware of the land swap but not its details and noted that typical swaps require compensating differences in value. She reiterated that the city's responsibilities should not include financing private development beyond providing clean land, infrastructure, and efficient approvals.

Mr. Deputy requested a list of active CRA projects to clarify current CRA responsibilities and suggested onboarding notebooks for new members. He also raised concerns about the downtown sidewalk project, specifically the 600 block and questioned whether contractors or the city would pay for corrections due to stamping requirements. Staff indicated a change order is coming and details are still being coordinated.

Ms. Curry noted she is working with staff to determine funding sources for project needs.

Mr. Deputy asked whether merchants would have to maintain dirt amenity strips until project completion. He questioned why certain blocks could not be poured sooner given completed tree wells and electrical work. Ms. Auth explained that concrete cannot proceed until the stamping design is approved to avoid costly rework. Mr. Deputy expressed concern about prolonged negative impacts on merchants.

Commissioner Davis asked staff to re-evaluate the construction approach, suggesting block-by-block completion to reduce business disruption. She reiterated the need for formal onboarding materials for new board members and requested development of a city-specific orientation booklet and training program.

Commissioner Alexander supported the onboarding request and asked whether the booklet could include project budget summaries. Ms. Curry stated detailed financial information would not typically be included, but commissioners could request budget reviews with the city manager and finance director. Commissioner Alexander stated general cost and progress information would still be helpful.

Adjourn

Commissioner Alexander moved to adjourn.

St. Johns Avenue Streetscape Improvement Project Update
Staff will provide the CRA Board with an update regarding the St. Johns Avenue Streetscape Improvement Project, including the approved path forward for the amenity strip, merchant communication efforts, and the updated construction schedule.

STAFF REPORT

DATE: July 20, 2026
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

The St. Johns Avenue Streetscape Improvement Project is an ongoing redevelopment initiative within the Central Business District intended to improve pedestrian connectivity, accessibility, aesthetics, and the overall downtown environment.

During the June 22, 2026 CRA Board meeting, questions were raised regarding the stamped concrete component of the project. Subsequent project review identified a proposed change in scope involving the removal of bump-outs and related work and the addition of colored, stamped concrete for the amenity strip and planters. The proposed scope adjustment was structured to use project credits to offset the stamped amenity strip cost while retaining a remaining project contingency.

Following approval of the path forward for the amenity strip, a merchant communication was distributed on July 7, 2026, advising downtown businesses that the project would proceed with colored stamped concrete and providing information regarding anticipated construction impacts and continued business access.

An updated contractor schedule was subsequently distributed on July 9, 2026, providing a block-by-block construction sequence for the remaining project work.

PROJECT ANALYSIS

The updated project schedule establishes a defined sequence for completing the remaining amenity strip, sidewalk, electrical, and landscaping improvements along the St. Johns Avenue corridor. The schedule identifies amenity strip work beginning with the 400 Block during the week of July 20 and progressing through the 800 Block by August 21.

Work is then scheduled to continue block by block through the 900, 1000, and 1100 Blocks, including demolition, electrical installation, and concrete sidewalk and amenity strip installation. Landscaping is scheduled from September 28 through October 16, 2026, with the current overall project schedule reflecting an anticipated completion date of October 16, 2026.

The July 7 merchant communication and July 9 distribution of the updated construction schedule were intended to improve project transparency and provide downtown stakeholders with more timely information regarding anticipated work activities. Staff will continue coordinating project updates and communicating material schedule changes as construction progresses. The schedule remains subject to weather and field conditions.

Staff Recommendation

Staff recommends that the CRA Board receive the St. Johns Avenue Streetscape Improvement Project update and updated construction schedule for information and provide any additional direction to staff, as appropriate.

ATTACHMENTS

1.	St. Johns Streetscape Schedule 07-09-26
2.	Palatka_Streetscape_Update

PROJECT	ST. JOHNS AVENUE STREETSCAPE IMPROVEMENTS
CONTRACTOR	MAER HOMES, LLC DBA MAER CONSTRUCTION

TASK ID	TASK TITLE	TASK OWNER	START DATE	END DATE	DURATION
	PROJECT DURATION		**05/03/26**	**10/16/26**	**166**
8	400 BLOCK AMENITY STRIP		07/20/26	07/24/26	5
9	500 BLOCK AMENITY STRIP		07/27/26	07/31/26	5
10	600 BLOCK AMENITY STRIP		08/03/26	08/07/26	5
11	700 BLOCK AMENITY STRIP		08/10/26	08/14/26	5
12	800 BLOCK AMENITY STRIP		08/17/26	08/21/26	5
13	900 BLOCK NORTH SIDE		08/24/26	08/28/26	
13.1	DEMO		08/24/26	08/26/26	2
13.2	INSTALL ELECTRICAL		08/26/26	08/28/26	2
13.3	INSTALL CONCRETE SIDEWALK/AMENITY STRIP		08/26/26	08/28/26	2
14	900 BLOCK SOUTH SIDE		08/31/26	09/04/26	
14.1	DEMO		08/31/26	09/02/26	2
14.2	INSTALL ELECTRICAL		09/02/26	09/04/26	2
14.3	INSTALL CONCRETE SIDEWALK/AMENITY STRIP		09/02/26	09/04/26	2
15	1000 BLOCK NORTH SIDE		09/07/26	09/11/26	
10.1	DEMO		09/07/26	09/09/26	2
10.2	INSTALL ELECTRICAL		09/09/26	09/11/26	2
10.3	INSTALL CONCRETE SIDEWALK/AMENITY STRIP		09/09/26	09/11/26	2
11	1000 BLOCK SOUTH SIDE		09/14/26	09/18/26	
11.1	DEMO		09/14/26	09/16/26	2
11.2	INSTALL ELECTRICAL		09/16/26	09/18/26	2
11.3	INSTALL CONCRETE SIDEWALK/AMENITY STRIP		09/16/26	09/18/26	2
12	1100 BLOCK NORTH SIDE		09/21/26	09/25/26	
12.1	DEMO		09/21/26	09/23/26	2
12.2	INSTALL ELECTRICAL		09/23/26	09/25/26	2
12.3	INSTALL CONCRETE SIDEWALK/AMENITY STRIP		09/23/26	09/25/26	2
13	1100 BLOCK SOUTH SIDE		09/28/26	10/02/26	
13.1	DEMO		09/28/26	09/30/26	2
13.2	INSTALL ELECTRICAL		09/30/26	10/02/26	2
13.3	INSTALL CONCRETE SIDEWALK/AMENITY STRIP		09/30/26	10/02/26	2
16	LANDSCAPING		09/28/26	10/16/26	18

DOWNTOWN STREETSCAPE PROJECT UPDATE

Central Business District (St. Johns Avenue Corridor) July 7, 2026

Amenity Strip Update:

We wanted to provide you with an important update regarding the amenity strip as part of the ongoing Downtown Streetscape Project.

A path forward for the amenity strip has been approved, and the project will move forward with colored stamped concrete.

Weather permitting, the contractor anticipates resuming project work on either Thursday, July 16, or Monday, July 20, 2026, with the exact start date dependent on weather conditions. Work will resume with installation of the amenity strip in areas where the new sidewalks have already been poured.

As the project progresses, the contractor will then complete the remaining areas block by block, pouring the sidewalk and amenity strip concurrently. Once this phase of work begins, the contractor will provide an updated project schedule, which we will share as additional information becomes available.

We appreciate your continued patience and cooperation as work progresses throughout the downtown area. We understand the impact construction can have on our downtown merchants and remain committed to providing updates as the project moves forward.

WHAT TO EXPECT

- Active construction zones throughout the corridor
- Temporary traffic pattern adjustments and intermittent lane closures on St. Johns Avenue
- Temporary impacts to parking and pedestrian access
- Business access maintained at all times
- Increased noise and construction activity

Work activities and timing are subject to change based on weather and field conditions.

BUSINESSES REMAIN OPEN DURING CONSTRUCTION

OUR COMMITMENT:

The CRA is working to minimize disruption while enhancing walkability, aesthetics, and the overall downtown experience.

CONTACT INFORMATION

Nicole Auth
CRA Coordinator, City of Palatka

Discussion and Feedback – Draft City–CRA Interlocal Agreement
Presentation of a draft Interlocal Agreement between the City of Palatka and the Community Redevelopment Agency (CRA) for Board review and discussion. Staff is requesting feedback on the proposed agreement prior to final revisions and consideration by the CRA Board and City Commission.

STAFF REPORT

DATE: July 20, 2026
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

The Community Redevelopment Agency (CRA) and the City of Palatka have a longstanding history of working collaboratively to implement the goals and objectives of the adopted Community Redevelopment Plan. Over the years, the City has provided a variety of administrative, professional, and operational services that support CRA programs, capital projects, and redevelopment initiatives through existing interlocal agreements and established administrative practices.

As the CRA has expanded its programs and responsibilities, certain operational procedures and governance practices have evolved over time. Updating the Interlocal Agreement provides an opportunity to consolidate existing practices, clarify the respective roles and responsibilities of the City and the CRA, and formally document administrative functions that support redevelopment activities.

The proposed draft Interlocal Agreement is intended to establish a comprehensive framework for coordination, administrative services, financial responsibilities, and governance practices while maintaining the authority of the CRA Board and City Commission to evaluate and approve individual projects, programs, and funding decisions as required by law.

PROJECT ANALYSIS

The draft Interlocal Agreement establishes a framework for coordination between the City and CRA when considering projects involving City-owned assets located within the redevelopment districts. The agreement is intended to improve consistency in project evaluation while supporting the redevelopment objectives established under Chapter 163, Florida Statutes, and the adopted Community Redevelopment Plan.

If adopted, the agreement would provide guidance for:

- Evaluating projects based on their redevelopment purpose and public benefit.
- Clarifying the respective roles and responsibilities of the City and the CRA during project planning, funding, implementation, and long-term maintenance.
- Supporting consistent budget development and capital improvement planning.
- Establishing a foundation for internal administrative procedures and standard operating practices related to project review and interdepartmental coordination.
- Improving transparency and consistency in future funding recommendations while maintaining flexibility for project-specific decisions.

In addition to updating the existing interlocal framework, the draft agreement incorporates administrative and governance provisions intended to formally document certain longstanding operational practices and improve consistency moving forward.
The agreement is intended to serve as a guiding framework rather than a commitment to fund specific projects. Each proposed project would continue to be evaluated independently and remain subject to approval by the CRA Board and City Commission, as applicable.
Staff is seeking the Board's review and feedback on the draft agreement, including its overall framework, guiding principles, and any revisions the Board believes should be considered before the agreement is finalized.

Staff Recommendation

Staff recommends the CRA Board review the draft Interlocal Agreement and provide feedback and policy direction prior to preparation of a final agreement for consideration by the CRA Board and City Commission.

ATTACHMENTS

1.	INTERLOCAL AGREEMENT - CITY AND CRA 7-2026

INTERLOCAL AGREEMENT BETWEEN THE CITY OF PALATKA AND THE COMMUNITY REDEVELOPMENT AGENCY OF PALATKA

THIS INTERLOCAL AGREMEENT for services and indirect costs ("Agreement") is made and entered into as of July _____, 2026, by and between the CITY OF PALATKA, a Florida municipal corporation (the "City") and the PALATKA COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic of the State of Florida and a community redevelopment agency created pursuant to Chapter 163, Park III, Florida Statutes, (the "CRA") collectively, the "Parties."

ARTICLE 1
RECITALS

WHEREAS, the CRA recognizes that the City has a diversified range of skilled personnel which the CRA desires to access for its occasional and dedicated needs as well as to implement specific CRA budgeted projects, programs and activities; and

WHEREAS, the City desires to assist the CRA with carrying out the CRA Plan and related redevelopment activities by providing such personnel services to the CRA, all subject to the terms and conditions of this Agreement; and

WHEREAS, This Agreement entered into by the Parties pursuant to Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969." And Section 163.400, Florida Statutes, entitled "Cooperation by Public Bodes."

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the CRA agree as follows:

<u>ARTICLE 2</u>
PREAMBLE

In order to establish the background, context and frame of reference for this Agreement and to generally express the objectives and intentions of the respective parties herein, the following statements, representations and explanations shall be accepted as predicates for the undertakings and commitments included within the provisions which follow and may be relied upon by the parties as essential elements of the mutual considerations upon which this Agreement is based.

The intent of this Agreement is to provide the terms and conditions by which the Services will be provided by the City to the CRA. For the sake of clarity, the Parties acknowledge and agree that the Services will only be for activities in the CRA Community Redevelopment Area and referenced in the CRA Plan.

1.1 Recitals. That each WHEREAS clause set forth above is true and correct and herein incorporated by this reference.

1.2 City Approval. On ______________ the City Commission, by motion, authorized the proper CITY officials to execute this Agreement.

1.3 CRA Approval. On _______________ the CRA governing board by motion, authorized the proper CRA officials to execute this Agreement.

ARTICLE 3
SERVICES

The City agrees to provide the following services to the CRA and agrees to perform the following functions and duties in accordance with established procedures or in the absence of same, as provided for by City in the conduct of its own affairs.

3.1 City Manager's Office. The City, through the City Manager's Office shall provide the following services to the CRA:

3.1.1 Coordination and management of the CRA meetings and progress.

3.1.2 Management and supervision of the city employees in performing the services sought by the CRA.

3.2 City Attorney's Office. The City, through the City Attorney's Office shall provide the following services to the CRA:

3.2.1 Provide legal guidance to the CRA, including conducting legal research, providing legal advice, and legal opinions;

3.2.2 Ethics and Sunshine Law training, where applicable;

3.2.3 Engage in litigation that would address blight within the CRAs.

3.3 Finance Department. The City shall provide the services of the City's Finance Department which shall include, but not be limited to:

3.3.1 The management of the CRA's fiscal accounts, including each TIF district's trust accounts as required by Florida state statutes;

3.3.2 Investment of the CRA's assets;

3.3.3 The CRA will be permitted to utilize the services of the CITY's Purchasing Division with respect to purchasing services and goods necessary for the operation of CRA activities;

3.3.4 Accounting, including but not limited to, accounts receivables and payables, monthly and annual reporting, including annual CRA Audit and Comprehensive Annual Financial Report (CAFR);

3.3.5 Federal income and social security wage tax reporting; if any,

3.3.6 The management of the CRA's annual budget;

3.3.7 Other fiscal needs in accordance with City Policies and Procedures.

3.4 City Clerk. The City shall provide the services of the City Clerk which shall include, but not be limited to:

3.4.1 The City Clerk shall serve as Secretary to the CRA's Board of Directors;

3.4.2 Attending all meetings of the CRA and operating the meeting's AV equipment to facilitate an effective meeting for the public;

3.4.3 Prepare and maintain the public records of the CRA

3.4.4 Maintaining custody of the CRA's seal.

3.5 Information Technology. The City shall provide the services of the City's IT Department to the CRA as needed.

3.6 Public Works. The City shall provide the services of the City's Public Works which shall include, but not be limited to:

3.6.1 Providing sanitation, trash cleanup and vacant lot upkeep within the CRA districts;

3.6.2 Providing asphalt repairs, signage, storm drainage upgrades, sidewalk construction and repairs, striping, installation of traffic calming devices;

3.6.3 Acquiring and installing of street furniture as deemed appropriate;

3.6.4 Providing grounds maintenance, landscaping, irrigation and lighting maintenance withing the CRA district.

3.7 Public Information Officer. The City shall provide the services of the City' Public Information Officer which shall include, but not be limited to:

3.7.1 Providing the photography services of the PIO to document current conditions and the progress of the CRA;

3.7.2 Posting on events and news on the City's website and social media platforms.

3.8 Human Resources. The City shall provide human resource services to the CRA, which shall include:

3.8.1 Personnel Administration, including maintenance of employee personnel files, processing personnel actions, and preparation and maintenance of employment records;

3.8.2 Recruitment and hiring;

3.8.3 Payroll and compensation administration;

3.8.4 Employee benefits administration.

<u>Code Compliance and Law Enforcement</u>

The City's Code Compliance and Law Enforcement services are billed separate and apart from the general administrative services provided above.

Commented [JW1]: Nicole - include the details of these two agreements here.

3.9 Code Compliance. The City shall provide the services of the City's Code Compliance Department which shall include, but not be limited to:

3.5.1 Inspection of properties within the CRA districts;

3.5.2 Issuance of code violations within the CRA districts;

3.5.3 Any other needs required by Code Enforcement to eliminate blight within the CRA districts.

3.10 Law Enforcement. The City shall provide the services of the City's Law Enforcement services which shall include, but not limited to:

3.11 Supervision. All personnel providing the Services shall be supervised by the City and not by the CRA. All communications regarding the performance or non-performance of the personnel providing the Services shall be made by and between the CRA Coordinator and the City Manager or their designees, unless specifically agreed to otherwise in writing by the Parties.

3.12 The City may make available public officials liability insurance and other forms of insurance deemed necessary by the City. Said insurance is to be determined at the sole discretion of the City.

3.13 The CRA may request the City to provide other specia1 services on occasion not initially set forth in this Agreement, subject to the City's agreeing to do so.

ARTICLE 4
PAYMENT

4.1 Reimbursement to the City. In consideration of providing the services described above by the City, the CRA will compensate the City, to the extent funds of the CRA are budgeted and available and eligible for payment in accordance with Section 163.387(6), Fla. Stat. in the amount of ________________, as the fee (the "Fee") payable to the CRA to the City for the Services and includes all out of pocket expenses of the City which are necessary and appropriate for provision of the Services as well as the City's overhead or general operating expenses. The CRA acknowledges that the funds are budgeted, available and eligible for payment in accordance with Section 163.387(6), Florida Statutes, as consideration for the Services provided to the CRA by the City.

4.2 Method of Payment. The parties agree that the CRA's obligation to compensate the City pursuant to Section 4.1 hereinabove shall be made to City in accordance with the CRA approved budget. It is recognized and acknowledged that full compensation to the City by the CRA may, during the term of this Agreement be waived, reduced, deferred or a combination thereof. Provided, however, any outstanding payment obligation not waived shall be budgeted by the CRA and made available to the City prior to the termination of the trust fund as provided in Chapter 163 of the Florida Statutes. Payment of the Fee shall by on a one-time lump sum basis following receipt of the annual TIF payment from the City of Palatka, which payment is anticipated to be received by the CRA on or about ____________________. Payment of the Fee shall be made by _______________________________, upon receipt of invoice from the City.

4.3 Annual Statement and Payment. The CITY shall prepare and present to the CRA an annual statement in time for the preparation and submission of the CRA annual budget. The annual statement shall reflect current year anticipated costs and all unpaid obligations from prior periods. Any amounts contained in the approved CRA budget for payment to CITY shall be paid by the CRA prior to September 30, 2015, the end of fiscal year 2014-2015.

ARTICLE 5
TAX INCREMENT FINANCE ADVISORY COMMITTEE

Section 5.1 The Tax Increment Finance Advisory Committee ("TIFAC") serves to review and rank applications for the CRA's Building Improvement Grant ("BIG"). The TIFAC functions as an advisory committee to the CRA Board. The TIFAC provides its recommendations on the BIG rankings and staff in turn provides the rankings to the CRA Board for final determination on the award of BIG funds. The TIFAC was first established in 2022 and consists of five (5) members. Appointments to the TIFAC shall be made exclusively by a majority vote of the CRA Board. Appointees shall serve for four (4) year terms.

Commented [JW2]: I am unable to locate any authorizing resolution, ordinance, policy or code provision that established the TIFAC. I believe it started in 2022 but it is unclear what entity appointed the original members or how long their terms are supposed to last.

ARTICLE 6
INSURANCE AND INDEMNITY

Section 6.1. The Parties acknowledge and agree that the City is self-insured for general liability. The cost of this insurance is to be paid by the City. Subject to the provisions and monetary limitations of Section 768.28, Florida Statutes, each party agrees to indemnify and hold harmless the other party and their respective commissioners, board members and employees, from liabilities, damages, losses and costs, including but not limited to reasonable attorney fees.

ARTICLE 7
MISCALLENOUS

Section 7.1 Term. This Agreement shall be effective on __________________, 2026 and shall continue in effect through________________, unless either party seeks to renegotiate or terminate this Agreement prior to said expiration date. This is the entire agreement of the parties.

Section 7.2 Termination. This Agreement may be terminated by City or the CRA upon at least thirty (30) days' advance written notice to the other party. After termination of the Agreement, the City shall transfer to the CRA copies of any documents, data, and information requested by the CRA relating to the services accomplished herein. Regardless of the termination of this Agreement, the CRA shall pay to the City and outstanding statements or statements for costs incurred but not billed as of the termination date.

Section 7.3 Records. City shall keep such records and accounts as may be necessary in order to evidence performance of the Services. Such books and records will be available at all reasonable times for examination and audit by the CRA. Records shall be kept in accordance with the State of Florida General Records Schedule GS1-SL for State and Local Government Agencies.

Section 7.4 Governing Law. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Venue for litigation concerning this Agreement shall be in Putnam County, Florida.

Section 7.5 Binding Authority. Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to a11 provisions contained in this Agreement.

Section 7.6 Severability. If any provision of this Agreement or the application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to the persons or situations other than those as to which it shall have been held invalid or unenforceable shall not be effected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

Section 7.7 Continued Cooperation._This Agreement assumes the close coordination and cooperation between the CRA and essential CITY staff and CITY functions particularly regarding financial administration, reporting, and auditing; and administration and implementation of the Plan and capital projects.

Section 7.8 Entire Agreement. This Agreement embodies the entire agreement between the parties. It may not be modified or terminated except as provided herein. It is further understood and agreed that this document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representation or agreements, whether oral or written.

IN WITNESS WHEREOF, the City and the CRA hereto have caused this Agreement to be executed as of the day and year first above written.

CITY OF PALATKA
a Florida municipal corporation

By: ___________________________________
Roberta Correa
Mayor

ATTEST:

By:____________________________________
Karen Hayes
City Clerk

STATE OF FLORIDA
COUNTY OF PUTNAM

The foregoing instrument was acknowledged before me this ____ day of _________, 2026, by Roberta Correa and Karen Hayes, to me known to be the Mayor and City Clerk, respectively, of the City of Palatka, Florida, and who acknowledged before me that they executed the foregoing instrument for the purposes therein expressed, and that they were duly authorized so to do.

WITNESS my hand and official seal this _____ day of _______, 2026.

____
Notary Public
My Commission Expires

COMMUNITY REDEVELOPMENT AGENCY
A public body corporate and politic

By:____________________________________
Roberta Correa
Chairperson

ATTEST:

By:____________________________________
Karen Hayes
City Clerk

Approved as to form and legal sufficiency

By:____________________________________
Jane West, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF PUTNAM

The foregoing instrument was acknowledged before me this ____ day of _________, 2026, by Roberta Correa and Karen Hayes, to me known to be the Chairperson of the CRA and City Clerk, respectively, of the City of Palatka, Florida, and who acknowledged before me that they executed the foregoing instrument for the purposes therein expressed, and that they were duly authorized so to do.

WITNESS my hand and official seal this _____ day of _______, 2026.

____
Notary Public
My Commission Expires

Adopt CRA Resolution 2026-CRA-R-01 Commitment of CRA Funds for Florida Department of State Cultural Facilities Grant – Larimer Arts Center Roof Repair and Weatherproofing Project Consideration of Resolution 2026-R-121 authorizing the commitment of $125,000 in Community Redevelopment Agency funds toward the required local match for the City of Palatka's application to the Florida Department of State Cultural Facilities Grant Program for repairs and weatherproofing improvements to the Larimer Arts Center.

STAFF REPORT

DATE: July 20, 2026
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

The City of Palatka is applying for funding through the Florida Department of State Cultural Facilities Grant Program to complete critical repairs and weatherproofing improvements at the Larimer Arts Center, a historic City-owned cultural facility located within the Community Redevelopment Area. The estimated project cost is approximately $624,000, with the grant program providing up to $312,000 in funding through a required one-to-one local match.

The CRA previously included $125,000 in its FY 2025-2026 adopted budget for improvements to the Larimer Arts Center under General Ledger Account No. 030-30-580-6-6336. Adoption of Resolution 2026-R-121 formally commits these previously budgeted funds toward the City's required local match for the grant application. The remaining local match would be provided by the City of Palatka through future appropriations if the grant is awarded.

PROJECT ANALYSIS

The Larimer Arts Center is a historic cultural facility located within the Community Redevelopment Area that supports arts programming, community events, historic preservation, and downtown activity. The proposed repairs and weatherproofing improvements will preserve the building, protect previous public investment, and ensure the facility remains available for continued public use.
The project aligns with the Palatka Community Redevelopment Plan by preserving a historic community asset, supporting cultural programming, strengthening downtown vitality, and encouraging continued reinvestment within the redevelopment area. The project also advances the redevelopment purposes authorized under Chapter 163, Part III, Florida Statutes through

the rehabilitation of a historic structure that contributes to economic and cultural activity. The Florida Department of State Cultural Facilities Grant is a 24-month grant requiring a 1:1 local match. The CRA previously budgeted $150,000 for improvements to the Larimer Arts Center in the FY 2025-2026 budget, which $125,000 will serve as a portion of the required match. The remaining approximately $187,000 in matching funds will be programmed over FY 2026-2027 and FY 2027-2028 as the project progresses and may be incorporated into future CRA budgets. By leveraging state grant funding, the project allows the City to complete these necessary capital improvements at approximately half the local cost while maximizing the impact of redevelopment funds.

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Staff Recommendation

Staff recommends approval of Resolution 2026-R-121, authorizing the commitment of $125,000 in previously budgeted CRA funds toward the required local match for the Florida Department of State Cultural Facilities Grant for the Larimer Arts Center Repair and Weatherproofing Project, and authorizing the CRA Executive Director, or designee, to execute any documents necessary to implement the resolution.

ATTACHMENTS

1.	CRA Resolution 2026-CRA-R-1 Larimer Arts Center roof repairs

RESOLUTION 2026-CRA-R-1

A RESOLUTION OF THE PALATKA COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE COMMITMENT OF COMMUNITY REDEVELOPMENT AGENCY FUNDS IN THE AMOUNT OF $125,000 AS PART OF THE REQUIRED LOCAL MATCH FOR THE FLORIDA DEPARTMENT OF STATE CULTURAL FACILITIES GRANT FOR THE LARIMER ARTS CENTER REPAIR AND WEATHERPROOFING PROJECT; PROVIDING FOR SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.

WHEREAS, the City of Palatka owns the Larimer Arts Center, a historic cultural facility located within the Community Redevelopment Area; and

WHEREAS, the Larimer Arts Center is in need of roof replacement and weatherproofing improvements with a total estimated project cost of $624,000; and

WHEREAS, the Florida Department of State Cultural Facilities Grant Program provides grant funding for eligible cultural facility improvements and requires a one-to-one local funding match; and

WHEREAS, the City of Palatka is applying for a Cultural Facilities Grant in the amount of $312,000 and will provide the required $312,000 local match; and

WHEREAS, the Community Redevelopment Agency has previously budgeted $125,000 in its FY 2025-2026 budget for improvements to the Larimer Arts Center under General Ledger Account No. 030-30-580-6-6336; and

WHEREAS, the Community Redevelopment Agency Board finds that the Larimer Arts Center serves an important public purpose by supporting arts, culture, historic preservation, community programming, and redevelopment objectives within the Community Redevelopment Area; and

WHEREAS, the Community Redevelopment Agency Board finds that committing these funds toward the required local match is consistent with the Community Redevelopment Plan and Chapter 163, Part III, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE PALATKA COMMUNITY REDEVELOPMENT AGENCY:

Section 1. The Community Redevelopment Agency hereby authorizes the commitment of One Hundred Twenty-Five Thousand Dollars ($125,000) from GL Account No. 030-30-580-6-6336 to be used toward the required local match for the Florida Department of State Cultural Facilities Grant for the Larimer Arts Center Repair and Weatherproofing Project.

Section 2. The CRA Board acknowledges that the remaining local match required for the project shall be provided by the City of Palatka through future budget appropriations.

Section 3. The City Manager, CRA Coordinator, or designee, is authorized to execute any documents and take any administrative action necessary to implement the intent of this Resolution.

Section 4. The City Manager or designee, without public hearing, is authorized to correct any typographical scrivener's errors, which do not affect the intent of this Resolution. A corrected copy shall be posted in the public record by the City Clerk.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Palatka Community Redevelopment Agency this 20th day of July 2026.

CITY OF PALATKA COMMUNITY REDEVELOPMENT AGENCY, FLORIDA

By: __________________________________
Roberta Correa, CRA Chair

ATTEST:

____
Karen Hayes, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

____
Jane West, City Attorney

Financial Report
Periodically, the CRA is presented with the most recent financial statement of revenue and expenditures.

STAFF REPORT

DATE: July 20, 2026
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST
The Board members are being asked to review the May and June 2026 financial reports.

BACKGROUND

PROJECT ANALYSIS
For the month ended May 31, 2026, total revenues received year-to-date are $1,060,714.44, consisting of both the Putnam County and City of Palatka shares. Expenses and transfers total $737,468.08, resulting in a year-to-date net position of $323,246.36.
The total Community Redevelopment Agency (CRA) budget is $2,814,774, of which 38% has been realized in revenues and 26% has been realized in expenditures for the month of May 2026.

For the month ended June 30, 2026, total revenues received year-to-date are $1,060,714.44, consisting of both the Putnam County and City of Palatka shares. Expenses and transfers total $804,600.84 resulting in a year-to-date net position of $256,113.60. The total Community Redevelopment Agency (CRA) budget is $2,814,774, of which 38% has been realized in revenues and 29% has been realized in expenditures for the month of June 2026.

Staff Recommendation
Accept the financial reports.

ATTACHMENTS

1.	Dashboard June 2026
2.	CRA - TIF JUNE 2026
3.	Dashboard May 2026
4.	CRA - TIF MAY 2026

City of Palatka – CRA TIF Financial Dashboard

June 2026

Overall Financial Condition: Stable

Revenues continue to exceed expenditures year-to-date. Net position (revenues minus expenditures) is $256,113.60. Property tax collections are largely complete, and spending remains below the time-elapsed benchmark.

Fund	2025 Budget	2026 Budget	Actual Exp 2026 YTD	Actual Rev 2026 YTD
Tax Increment Fund	964,820	1,115,081	804,600.84	1,060,714.44

CRA District Expenditure Dashboard

District	FY26 Budget	Actuals YTD	% of Budget	Indicator
Central	1,925,673.00	422,721	22%	
South Historic	682,451.00	344,684	50%	
North Historic	206,650.00	37,197	18%	

CRA Revenue Realization – City & County

District	City Budget	City YTD	City %	County Budget	County YTD	County %
Central	323,447	321,763.13	99.48%	477,105	439,498.27	92.12%
South Historic	95,856	95,373.41	99.50%	141,394	130,271.14	92.13%
North Historic	31,223	31,196.71	99.92%	46,056	42,611.78	92.52%

Key Activity Lines

Central: Landscaping, Building Improvement Grants, Christmas Lights.
South Historic: Tilghman project and Admin Costs North Historic: Admin Costs.

Cash & Financial Outlook

Cash forward totals $1,699,693 across all CRA districts (Central $1,125,121; South Historic $445,200; North Historic $129,372). Revenues exceed expenditures by

$256,113.60 YTD. Encumbrances total $59,965, and the remaining FY26 budget after encumbrances is $1,950,208.

	A	B	C	D	E	F	G	H	I	J
1	ACCOUNT_NUMBER	ACCOUNT_DESCRIPTION	2025 BUDGET	2025 ACTUAL_YTD	2026_BUDGET	CURRENT_MTD	CURRENT_YTD	UNREALIZED	PERCENT REALIZED	
2	TIF REVENUES / ESTIMATED VS. ACTUAL MONTHLY REPORT / 75.00 % Yr Complete For Fiscal Year: 2026 / 06									
3		PROPERTY TAXES								
4	030-00-311-0-3100	DOWNTOWN REDEV COUNTY SHARE	$ 402,603.00	$ 377,907.85	$ 477,105.00	$ -	$ 439,498.27	$ 37,606.73	92.11%	
5	030-00-311-0-3110	DOWNTOWN REDEV CITY SHARE	$ 276,766.00	$ 276,763.83	$ 323,447.00	$ -	$ 321,763.13	$ 1,683.87	99.47%	
6	030-00-311-0-3200	SOUTH HISTORIC COUNTY SHARE	$ 129,505.00	$ 122,470.08	$ 141,394.00	$ -	$ 130,271.14	$ 11,122.86	92.13%	
7	030-00-311-0-3220	SOUTH HISTORIC CITY SHARE	$ 89,027.00	$ 89,027.03	$ 95,856.00	$ -	$ 95,373.41	$ 482.59	99.49%	
8	030-00-311-0-3300	NORTH HISTORIC COUNTY SHARE	$ 39,657.00	$ 37,673.01	$ 46,056.00	$ -	$ 42,611.78	$ 3,444.22	92.52%	
9	030-00-311-0-3330	NORTH HISTORIC CITY SHARE	$ 27,262.00	$ 27,261.93	$ 31,223.00	$ -	$ 31,196.71	$ 26.29	99.91%	
10			--------------	-----------------	--------------	--------------	-----------------	-----------------	-----------	
11		TOTAL	$ 964,820.00	$ 931,103.73	$ 1,115,081.00	$ -	$ 1,060,714.44	$ 54,366.56	95.12%	
12										
13		OTHER REVENUES								
14			--------------	-----------------	--------------	--------------	-----------------	-----------------	-----------	
15		TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
16										
17			--------------	-----------------	--------------	--------------	-----------------	-----------------	-----------	
18		TOTAL REVENUES	$ 964,820.00	$ 931,103.73	$ 1,115,081.00	$ -	$ 1,060,714.44	$ 54,366.56	95.12%	
19			--------------	-----------------	--------------	--------------	-----------------	-----------------	-----------	
20										
21		CASH BALANCE FORWARD								
22	030-00-301-0-0001	DOWNTOWN REDEVELOPMENT FORWARD	$ 839,383.00	$ -	$ 1,125,121.00	$ -	$ -	$ 1,125,121.00	0.00%	
23	030-00-301-0-0002	SOUTH HISTORIC BALANCE FORWARD	$ 299,314.00	$ -	$ 445,200.00	$ -	$ -	$ 445,200.00	0.00%	
24	030-00-301-0-0003	NORTH HISTORIC BALANCE FORWARD	$ 85,311.00	$ -	$ 129,372.00	$ -	$ -	$ 129,372.00	0.00%	
25			--------------	-----------------	--------------	--------------	-----------------	-----------------	-----------	
26		TOTAL	$ 1,224,008.00	$ -	$ 1,699,693.00	$ -	$ -	$ 1,699,693.00	0.00%	
27			--------------	-----------------	--------------	--------------	-----------------	-----------------	-----------	
28		TOTAL REV, TRF & CASH BALANCES	$ 2,188,828.00	$ 931,103.73	$ 2,814,774.00	$ -	$ 1,060,714.44	$ 1,754,059.56	37.68%	
29			--------------	-----------------	--------------	--------------	-----------------	-----------------	-----------	

	A	B	C	D	E	F	G	H	I	J
31										
32	**ACCOUNT_NUMBER**	**ACCOUNT_DESCRIPTION**	**2025 BUDGET**	**2025 EXP_YTD**	**2026_BUDGET**	**CURRENT_MONTH EXPENDITURES**	**EXPENDITURE S**	**ENCUMBRANCE S**	**AVAILABLE BUDGET**	**PERCENT REALIZED**
33										
34	**TIF EXPENDITURES / 75.00 % Yr Complete For Fiscal Year: 2026 / 06**									
35		**CENTRAL**								
36										
37	030-30-580-1-1100	EXEC SALARIES TIFDT	$ 38,500.00	$ 18,816.48	$ 49,000.00	$ 3,542.36	$ 22,170.67	$ -	$ 26,829.33	45.24%
38	030-30-580-1-2100	FICA TAX EXP TIF DT	$ 2,945.00	$ 1,289.68	$ 3,749.00	$ 258.24	$ 1,655.62	$ -	$ 2,093.38	44.16%
39	030-30-580-1-2200	RETIREMENT EXP TIF DT	$ 11,820.00	$ 5,776.69	$ 13,524.00	$ 977.72	$ 5,967.49	$ -	$ 7,556.51	44.12%
40	030-30-580-1-2300	HEALTH AND LIFE INSUR TIF DT	$ 8,140.00	$ 3,875.60	$ 9,065.00	$ 414.20	$ 1,642.92	$ -	$ 7,422.08	18.12%
41	030-30-580-3-3100	PROFESSIONAL SERVICES	$ 75,000.00	$ 980.00	$ 158,180.00	$ 1,092.65	$ 3,967.65	$ 14,046.23	$ 140,166.12	2.50%
42	030-30-580-3-3105	SMALL BUSINESS DEVELOPMENT CEN	$ 25,000.00	$ 12,500.00	$ 15,000.00	$ 7,500.00	$ 11,250.00	$ 3,750.00	$ -	75.00%
43	030-30-580-3-3109	MAINTENANCE CONTRACT	$ 35,000.00	$ 3,600.00	$ 20,000.00	$ 1,200.00	$ 10,075.00	$ 8,600.00	$ 1,325.00	50.37%
44	030-30-580-3-3200	AUDIT EXPENSE	$ 10,775.00	$ 9,544.72	$ 13,720.00	$ -	$ 13,713.28	$ -	$ 6.72	99.95%
45	030-30-580-3-4020	DOWNTOWN-SCHOOL,CONF,TRAVEL	$ 1,120.00	$ -	$ 3,500.00	$ -	$ -	$ -	$ 3,500.00	0.00%
46	030-30-580-3-5280	MISC EXPENSES	$ 840.00	$ 8.97	$ 1,500.00	$ -	$ -	$ -	$ 1,500.00	0.00%
47	030-30-580-3-5281	DOWNTOWN OPS SUPPLIES	$ 140.00	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
48	030-30-580-3-5401	FRA ANNUAL DUES, TRAINING & CO	$ 5,000.00	$ 611.06	$ 1,500.00	$ -	$ 391.41	$ 609.00	$ 499.59	26.09%
49	030-30-580-3-5402	DEO ANNUAL DUES	$ 175.00	$ 148.00	$ 200.00	$ -	$ 105.45	$ -	$ 94.55	52.72%
50	030-30-580-6-6311	DOWNTOWN CHRISTMAS LIGHTS	$ 30,000.00	$ 29,133.56	$ 33,483.00	$ -	$ 33,483.07	$ -	$ -	100.00%
51	030-30-580-6-6316	WAYFINDING	$ 3,000.00	$ -	$ 15,000.00	$ -	$ -	$ 679.00	$ 14,321.00	0.00%
52	030-30-580-6-6319	BUILDING IMPROVEMENT GRANT	$ 160,000.00	$ 45,397.00	$ 135,000.00	$ -	$ 72,099.28	$ 25,000.00	$ 37,900.72	53.40%
53	030-30-580-6-6320	LANDSCAPING	$ 10,000.00	$ -	$ 25,000.00	$ -	$ 17,450.00	$ 1,000.00	$ 6,550.00	69.80%
54	030-30-580-6-6321	SITE AMENITIES	$ 10,000.00	$ 6,900.00	$ 10,000.00	$ -	$ -	$ -	$ 10,000.00	0.00%
55	030-30-580-6-6328	PUBLIC ART	$ 23,000.00	$ 967.80	$ 40,000.00	$ 3,000.00	$ 3,000.00	$ -	$ 37,000.00	7.50%
56	030-30-580-6-6332	ECONOMIC DEVELOPMENT	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ 15,000.00	0.00%
57	030-30-580-6-6336	LARIMER RENOVATIONS	$ -	$ -	$ 150,000.00	$ -	$ -	$ -	$ 150,000.00	0.00%
58	030-30-580-6-6400	CAPITAL OUTLAY	$ 73,403.00	$ -	$ 1,517.00	$ -	$ -	$ -	$ 1,516.93	0.00%
59			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------
60		**TOTAL**	523858	139549.56	713938	17985.17	196971.84	53684.23	463281.93	27.58%
61										
62		**TRANSFERS**								
63	030-30-580-9-9106	REIMB GENERAL-ADMIN EXP	$ 76,744.00	$ 57,557.97	$ 96,529.00	$ 8,044.00	$ 72,396.00	$ -	$ 24,133.00	74.99%
64	030-30-580-9-9108	REIMBURSEMENT-CONTR POLICE SER	$ 128,246.00	$ 19,730.16	$ 128,246.00	$ 10,687.00	$ 110,980.62	$ -	$ 17,265.38	86.53%
65	030-30-580-9-9109	REIMBURSEMENT-CONTR CODE ENFR	$ 25,276.00	$ 3,888.60	$ 25,276.00	$ 2,106.00	$ 21,870.45	$ -	$ 3,405.55	86.52%
66	030-30-580-9-9132	TRANSFER TO UTILITY FUND-POTAB	$ 93,148.00	$ -	$ 50,000.00	$ -	$ -	$ -	$ 50,000.00	0.00%
67	030-30-580-9-9134	TRANSFER TO BETTER PLACE - STR	$ 671,482.00	$ -	$ 911,684.00	$ -	$ 20,501.83	$ -	$ 891,182.17	2.24%
68			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------
69		**TOTAL**	$ 994,896.00	$ 81,176.73	$ 1,211,735.00	$ 20,837.00	$ 225,748.90	$ -	$ 985,986.10	18.63%
70										
71			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------
72		**DEPARTMENT TOTAL**	$ 1,518,754.00	$ 220,726.29	$ 1,925,673.00	$ 38,822.17	$ 422,720.74	$ 53,684.23	$ 1,449,268.03	21.95%
73			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------
74										
75		**SOUTH HISTORIC**								
76	030-31-580-1-1100	EXEC SALARIES TIFSouth	$ 12,100.00	$ 5,957.08	$ 16,100.00	$ 1,049.82	$ 6,603.92	$ -	$ 9,496.08	41.01%
77	030-31-580-1-2100	FICA TAX EXP TIFSouth	$ 926.00	$ 408.65	$ 1,232.00	$ 76.52	$ 493.15	$ -	$ 738.85	40.02%
78	030-31-580-1-2200	RETIREMENT EXP TIFSouth	$ 3,715.00	$ 1,828.86	$ 4,444.00	$ 289.74	$ 1,805.32	$ -	$ 2,638.68	40.62%
79	030-31-580-1-2300	HEALTH AND LIFE INSUR TIFSouth	$ 2,558.00	$ 1,218.00	$ 2,979.00	$ 122.76	$ 486.90	$ -	$ 2,492.10	16.34%
80	030-31-580-3-3100	PROFESSIONAL SERVICES	$ 7,700.00	$ -	$ 14,430.00	$ 30.44	$ 30.44	$ 4,615.19	$ 9,784.37	0.21%
81	030-31-580-3-3200	AUDIT EXPENSE	$ 3,355.00	$ 2,971.93	$ 4,310.00	$ -	$ 4,304.87	$ -	$ 5.13	99.88%
82	030-31-580-3-4020	SOUTH- SCHOOL,CONF,TRAVEL	$ 347.00	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
83	030-31-580-3-5280	MISC EXPENSES	$ 259.00	$ -	$ 650.00	$ -	$ 75.00	$ -	$ 575.00	11.53%

	A	B	C	D	E	F	G	H	I	J
32	ACCOUNT_NUMBER	ACCOUNT_DESCRIPTION	2025 BUDGET	2025 EXP_YTD	2026_BUDGET	CURRENT_MONTH EXPENDITURES	EXPENDITURES	ENCUMBRANCES	AVAILABLE BUDGET	PERCENT REALIZED
84	030-31-580-3-5281	SOUTH OPS SUPPLIES	$ 43.00	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
85	030-31-580-3-5400	FRA ANNUAL DUES, TRAINING	$ 1,500.00	$ 198.03	$ 1,500.00	$ -	$ 115.46	$ 200.10	$ 1,184.44	7.69%
86	030-31-580-3-5402	DEO ANNUAL DUES	$ 110.00	$ 36.00	$ 110.00	$ -	$ 57.95	$ -	$ 52.05	52.68%
87	030-31-580-6-6329	BUILDING IMPROVEMENT GRANT	$ 160,734.00	$ -	$ 60,000.00	$ -	$ -	$ -	$ 60,000.00	0.00%
88	030-31-580-6-6333	SIGNAGE	$ 1,000.00	$ -	$ 10,000.00	$ 6,556.51	$ 6,556.51	$ -	$ 3,443.49	65.56%
89	030-31-580-6-6337	SITE AMENITIES	$ 1,000.00	$ -	$ 3,000.00	$ -	$ -	$ -	$ 3,000.00	0.00%
90	030-31-580-6-6341	LANDSCAPING	$ 3,000.00	$ -	$ 20,000.00	$ -	$ -	$ -	$ 20,000.00	0.00%
91	030-31-580-6-6343	CAPITAL OUTLAY	$ 61,615.00	$ -	$ 40,615.00	$ -	$ -	$ -	$ 40,615.00	0.00%
92	030-31-580-6-6344	324 RIVER ST REPAIRS TILGHMAN	$ 155,378.00	$ -	$ 300,000.00	$ 2,975.00	$ 256,275.00	$ -	$ 43,725.00	85.42%
93	030-31-580-6-6347	CODE COMPLIANCE	$ -	$ -	$ 70,000.00	$ -	$ -	$ -	$ 70,000.00	0.00%
94	030-31-580-6-9134	TRANSFER TO BETTER STREET	$ -	$ -	$ 20,621.00	$ -	$ 463.72	$ -	$ 20,157.28	2.24%
95			--------------	--------------	--------------	--------------	--------------	--------------	--------------	---------
96		**TOTAL**	$ 415,341.00	$ 12,618.55	$ 569,991.00	$ 11,100.79	$ 277,268.24	$ 4,815.29	$ 287,907.47	48.64%
97										
98		**TRANSFERS**								
99	030-31-580-9-9102	TRANSFER TO UTILITY- SOUTH POT	$ 28,080.00	$ -	$ 30,000.00	$ -	$ -	$ -	$ 30,000.00	0.00%
100	030-31-580-9-9105	REIMB GENERAL	$ 26,167.00	$ 19,625.22	$ 34,210.00	$ 2,851.00	$ 25,659.00	$ -	$ 8,551.00	75.00%
101	030-31-580-9-9108	REIMBURSEMENT-CONTR POLICE SER	$ 40,306.00	$ 6,200.92	$ 40,306.00	$ 3,359.00	$ 34,881.69	$ -	$ 5,424.31	86.54%
102	030-31-580-9-9109	REIMBURSEMENT-CONTR CODE ENFR	$ 7,944.00	$ 1,222.16	$ 7,944.00	$ 662.00	$ 6,874.62	$ -	$ 1,069.38	86.53%
103			--------------	--------------	--------------	--------------	--------------	--------------	--------------	---------
104		**TOTAL**	$ 102,497.00	$ 27,048.30	$ 112,460.00	$ 6,872.00	$ 67,415.31	$ -	$ 45,044.69	59.94%
105										
106			--------------	--------------	--------------	--------------	--------------	--------------	--------------	---------
107		**DEPARTMENT TOTAL**	$ 517,838.00	$ 39,666.85	$ 682,451.00	$ 17,972.79	$ 344,683.55	$ 4,815.29	$ 332,952.16	50.50%
108										
109		**NORTH HISTORIC**								
110	030-32-580-1-1100	EXEC SALARIES TIFNorth	$ 4,400.00	$ 2,107.14	$ 4,900.00	$ 343.52	$ 2,398.53	$ -	$ 2,501.47	48.94%
111	030-32-580-1-2100	FICA TAX EXP TIFNorth	$ 337.00	$ 144.09	$ 375.00	$ 25.04	$ 179.54	$ -	$ 195.46	47.87%
112	030-32-580-1-2200	RETIREMENT EXP TIFNorth	$ 1,351.00	$ 646.82	$ 1,352.00	$ 94.82	$ 614.31	$ -	$ 737.69	45.43%
113	030-32-580-1-2300	HEALTH LIFE INSURA TIFNorth	$ 930.00	$ 442.96	$ 907.00	$ 40.16	$ 159.30	$ -	$ 747.70	17.56%
114	030-32-580-3-3100	PROFESSIONAL SERVICES	$ 2,600.00	$ -	$ 4,095.00	$ 9.26	$ 9.26	$ 1,404.62	$ 2,681.12	0.22%
115	030-32-580-3-3200	AUDIT EXPENSE	$ 1,220.00	$ 1,080.70	$ 1,565.00	$ -	$ 1,564.85	$ -	$ 0.15	99.99%
116	030-32-580-3-4020	NORTH- SCHOOL,CONF,TRAVEL	$ 133.00	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
117	030-32-580-3-5280	MISC EXPENSES	$ 101.00	$ -	$ 250.00	$ -	$ -	$ -	$ 250.00	0.00%
118	030-32-580-3-5281	NORTH OPS SUPPLIES	$ 17.00	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
119	030-32-580-3-5400	FRA ANNUAL DUES, TRAINING	$ 500.00	$ 60.91	$ 500.00	$ -	$ 38.15	$ 60.90	$ 400.95	7.63%
120	030-32-580-3-5402	DEO ANNUAL DUES	$ 16.00	$ 16.00	$ 22.00	$ -	$ 11.60	$ -	$ 10.40	52.72%
121	030-32-580-6-6319	BUILDING IMPROVEMENT GRANT	$ 83,661.00	$ -	$ 40,000.00	$ -	$ -	$ -	$ 40,000.00	0.00%
122	030-32-580-6-6322	GENERAL CAPITAL IMPROVEMENTS	$ 31,734.00	$ -	$ 16,005.00	$ 7,500.00	$ 7,500.00	$ -	$ 8,505.00	46.86%
123	030-32-580-6-6328	CODE COMPLIANCE	$ -	$ -	$ 30,000.00	$ -	$ -	$ -	$ 30,000.00	0.00%
124			--------------	--------------	--------------	--------------	--------------	--------------	--------------	---------
125		**TOTAL**	$ 126,999.00	$ 4,498.62	$ 99,971.00	$ 8,012.80	$ 12,475.54	$ 1,465.52	$ 86,029.94	12.47%
126										
127		**TRANSFERS**								
128	030-32-580-9-9105	REIMB GENERAL-ADMIN EXP	$ 7,693.00	$ 5,769.72	$ 10,359.00	$ 863.00	$ 7,767.00	$ -	$ 2,592.00	74.97%
129	030-32-580-9-9108	REIMBURSEMENT-CONTR POLICE SER	$ 14,657.00	$ 2,254.92	$ 14,657.00	$ 1,221.00	$ 12,680.19	$ -	$ 1,976.81	86.51%
130	030-32-580-9-9109	REIMBURSEMENT-CONTR CODE ENFR	$ 2,889.00	$ 444.48	$ 2,889.00	$ 241.00	$ 2,502.36	$ -	$ 386.64	86.61%
131	030-32-580-9-9134	TRANSFER TO BETTER PLACE	$ -	$ -	$ 78,774.00	$ -	$ 1,771.46	$ -	$ 77,002.54	2.24%
132			--------------	--------------	--------------	--------------	--------------	--------------	--------------	---------
133		**TOTAL**	$ 25,239.00	$ 8,469.12	$ 106,679.00	$ 2,325.00	$ 24,721.01	$ -	$ 81,957.99	23.17%
134										
135			--------------	--------------	--------------	--------------	--------------	--------------	--------------	---------

	A	B	C	D	E	F	G	H	I	J
32	ACCOUNT_NUMBER	ACCOUNT_DESCRIPTION	2025 BUDGET	2025 EXP_YTD	2026_BUDGET	CURRENT_MONTH EXPENDITURES	EXPENDITURES	ENCUMBRANCES	AVAILABLE BUDGET	PERCENT REALIZED
136		**DEPARTMENT TOTAL**	$ 152,238.00	$ 12,967.74	$ 206,650.00	$ 10,337.80	$ 37,196.55	$ 1,465.52	$ 167,987.93	17.99%
137										
138			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------
139		**TOTAL EXPENDITURES**	$ 2,188,830.00	$ 273,360.88	$ 2,814,774.00	$ 67,132.76	$ 804,600.84	$ 59,965.04	$ 1,950,208.12	28.58%
140			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------
141										
142		**CONTINGENCIES & RESERVES**								
143			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------
144		**TOTAL**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
145			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------
146		**TOTAL EXPENDITURES, TRANSFERS,**								
147		**CONTINGENCIES & RESERVES**	$ 2,188,830.00	$ 273,360.88	$ 2,814,774.00	$ 67,132.76	$ 804,600.84	$ 59,965.04	$ 1,950,208.12	28.58%
148			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------
149										
150		**CRA TIF NET RESULTS**	**$ (2.00)**	**$ 657,742.85**			**$ 256,113.60**			

City of Palatka – CRA TIF Financial Dashboard

May 2026

Overall Financial Condition: Stable

Revenues continue to exceed expenditures year-to-date. Net position (revenues minus expenditures) is $323,246. Property tax collections are largely complete, and spending remains below the time-elapsed benchmark.

Fund	2025 Budget	2026 Budget	Actual Exp 2026 YTD	Actual Rev 2026 YTD
Tax Increment Fund	964,820	1,115,081	737,468.08	1,060,714.44

CRA District Expenditure Dashboard

District	FY26 Budget	Actuals YTD	% of Budget	Indicator
Central	1,925,673.00	383,898	20%	
South Historic	682,451.00	326,711	47%	
North Historic	206,650.00	26,859	13%	

CRA Revenue Realization – City & County

District	City Budget	City YTD	City %	County Budget	County YTD	County %
Central	323,447	321,763.13	99.48%	477,105	439,498.27	92.12%
South Historic	95,856	95,373.41	99.50%	141,394	130,271.14	92.13%
North Historic	31,223	31,196.71	99.92%	46,056	42,611.78	92.52%

Key Activity Lines

Central: Landscaping, Building Improvement Grants, Christmas Lights.
South Historic: Tilghman project and Admin Costs North Historic: Admin Costs.

Cash & Financial Outlook

Cash forward totals $1,699,693 across all CRA districts (Central $1,125,121; South Historic $445,200; North Historic $129,372). Revenues exceed expenditures by $323,246

YTD. Encumbrances total $52,461, and the remaining FY26 budget after encumbrances is $2,024,845.

City of Palatka
TIF REVENUES EXPENDITURES ESTIMATED VS. ACTUAL MONTHLY REPORT
66.00 % Yr Complete For Fiscal Year: 2026 / 5

	A	B	C	D	E	F	G	H	I
1	**ACCOUNT_NUMBER**	**ACCOUNT_DESCRIPTION**	**2025 BUDGET**	**2025 ACTUAL_YTD**	**2026_BUDGET**	**CURRENT_MTD**	**CURRENT_YTD**	**UNREALIZED**	**PERCENT REALIZED**
2	**TIF REVENUES / ESTIMATED VS. ACTUAL MONTHLY REPORT / 66.00 % Yr Complete For Fiscal Year: 2026 / 05**								
3		**PROPERTY TAXES**							
4	030-00-311-0-3100	DOWNTOWN REDEV COUNTY SHARE	$ 402,603.00	$ 377,907.85	$ 477,105.00	$ -	$ 439,498.27	$ 37,606.73	92.11%
5	030-00-311-0-3110	DOWNTOWN REDEV CITY SHARE	$ 276,766.00	$ 276,763.83	$ 323,447.00	$ -	$ 321,763.13	$ 1,683.87	99.47%
6	030-00-311-0-3200	SOUTH HISTORIC COUNTY SHARE	$ 129,505.00	$ 122,470.08	$ 141,394.00	$ -	$ 130,271.14	$ 11,122.86	92.13%
7	030-00-311-0-3220	SOUTH HISTORIC CITY SHARE	$ 89,027.00	$ 89,027.03	$ 95,856.00	$ -	$ 95,373.41	$ 482.59	99.49%
8	030-00-311-0-3300	NORTH HISTORIC COUNTY SHARE	$ 39,657.00	$ 37,673.01	$ 46,056.00	$ -	$ 42,611.78	$ 3,444.22	92.52%
9	030-00-311-0-3330	NORTH HISTORIC CITY SHARE	$ 27,262.00	$ 27,261.93	$ 31,223.00	$ -	$ 31,196.71	$ 26.29	99.91%
10			--------------	-----------------	--------------	--------------	-----------------	-----------------	-----------
11		**TOTAL**	$ 964,820.00	$ 931,103.73	$ 1,115,081.00	$ -	$ 1,060,714.44	$ 54,366.56	95.12%
12									
13		**OTHER REVENUES**							
14			--------------	-----------------	--------------	--------------	-----------------	-----------------	-----------
15		**TOTAL**	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
16									
17			--------------	-----------------	--------------	--------------	-----------------	-----------------	-----------
18		**TOTAL REVENUES**	$ 964,820.00	$ 931,103.73	$ 1,115,081.00	$ -	$ 1,060,714.44	$ 54,366.56	95.12%
19			--------------	-----------------	--------------	--------------	-----------------	-----------------	-----------
20									
21		**CASH BALANCE FORWARD**							
22	030-00-301-0-0001	DOWNTOWN REDEVELOPMENT FORWARD	$ 839,383.00	$ -	$ 1,125,121.00	$ -	$ -	$ 1,125,121.00	0.00%
23	030-00-301-0-0002	SOUTH HISTORIC BALANCE FORWARD	$ 299,314.00	$ -	$ 445,200.00	$ -	$ -	$ 445,200.00	0.00%
24	030-00-301-0-0003	NORTH HISTORIC BALANCE FORWARD	$ 85,311.00	$ -	$ 129,372.00	$ -	$ -	$ 129,372.00	0.00%
25			--------------	-----------------	--------------	--------------	-----------------	-----------------	-----------
26		**TOTAL**	$ 1,224,008.00	$ -	$ 1,699,693.00	$ -	$ -	$ 1,699,693.00	0.00%
27			--------------	-----------------	--------------	--------------	-----------------	-----------------	-----------
28		**TOTAL REV, TRF & CASH BALANCES**	$ 2,188,828.00	$ 931,103.73	$ 2,814,774.00	$ -	$ 1,060,714.44	$ 1,754,059.56	37.68%
29			--------------	-----------------	--------------	--------------	-----------------	-----------------	-----------

ACCOUNT_NUMBER	ACCOUNT_DESCRIPTION	2025 BUDGET	2025 EXP_YTD	2026_BUDGET	CURRENT_MONTH EXPENDITURES	CURRENT_YTD EXPENDITURES	OUTSTANDING ENCUMBRANCES	AVAILABLE BUDGET	PERCENT REALIZED
TIF EXPENDITURES / 66.00 % Yr Complete For Fiscal Year: 2026 / 05									
	CENTRAL								
030-30-580-1-1100	EXEC SALARIES TIFDT	$ 38,500.00	$ 15,552.80	$ 49,000.00	$ 3,542.36	$ 18,628.31	$ -	$ 30,371.69	38.01%
030-30-580-1-2100	FICA TAX EXP TIF DT	$ 2,945.00	$ 1,077.45	$ 3,749.00	$ 258.24	$ 1,397.38	$ -	$ 2,351.62	37.27%
030-30-580-1-2200	RETIREMENT EXP TIF DT	$ 11,820.00	$ 4,774.73	$ 13,524.00	$ 977.72	$ 4,989.77	$ -	$ 8,534.23	36.89%
030-30-580-1-2300	HEALTH AND LIFE INSUR TIF DT	$ 8,140.00	$ 2,906.70	$ 9,065.00	$ 414.20	$ 1,228.72	$ -	$ 7,836.28	13.55%
030-30-580-3-3100	PROFESSIONAL SERVICES	$ 75,000.00	$ 980.00	$ 158,180.00	$ -	$ 2,875.00	$ 1,109.90	$ 154,195.10	1.81%
030-30-580-3-3105	SMALL BUSINESS DEVELOPMENT CEN	$ 25,000.00	$ 6,250.00	$ 15,000.00	$ -	$ 3,750.00	$ 11,250.00	$ -	25.00%
030-30-580-3-3109	MAINTENANCE CONTRACT	$ 35,000.00	$ 3,150.00	$ 20,000.00	$ -	$ 8,875.00	$ 7,400.00	$ 3,725.00	44.37%
030-30-580-3-3200	AUDIT EXPENSE	$ 10,775.00	$ -	$ 13,720.00	$ 9,772.20	$ 13,713.28	$ -	$ 6.72	99.95%
030-30-580-3-4020	DOWNTOWN-SCHOOL,CONF,TRAVEL	$ 1,120.00	$ -	$ 3,500.00	$ -	$ -	$ -	$ 3,500.00	0.00%
030-30-580-3-5280	MISC EXPENSES	$ 840.00	$ 8.97	$ 1,500.00	$ -	$ -	$ -	$ 1,500.00	0.00%
030-30-580-3-5281	DOWNTOWN OPS SUPPLIES	$ 140.00	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
030-30-580-3-5401	FRA ANNUAL DUES, TRAINING & CO	$ 5,000.00	$ 611.06	$ 1,500.00	$ -	$ 391.41	$ -	$ 1,108.59	26.09%
030-30-580-3-5402	DEO ANNUAL DUES	$ 175.00	$ 148.00	$ 200.00	$ -	$ 105.45	$ -	$ 94.55	52.72%
030-30-580-6-6311	DOWNTOWN CHRISTMAS LIGHTS	$ 30,000.00	$ 29,133.56	$ 33,483.00	$ -	$ 33,483.07	$ -	$ -	100.00%
030-30-580-6-6316	WAYFINDING	$ 3,000.00	$ -	$ 15,000.00	$ -	$ -	$ 679.00	$ 14,321.00	0.00%
030-30-580-6-6319	BUILDING IMPROVEMENT GRANT	$ 160,000.00	$ 30,000.00	$ 135,000.00	$ -	$ 72,099.28	$ 25,000.00	$ 37,900.72	53.40%
030-30-580-6-6320	LANDSCAPING	$ 10,000.00	$ -	$ 25,000.00	$ -	$ 17,450.00	$ 1,000.00	$ 6,550.00	69.80%
030-30-580-6-6321	SITE AMENITIES	$ 10,000.00	$ 6,900.00	$ 10,000.00	$ -	$ -	$ -	$ 10,000.00	0.00%
030-30-580-6-6328	PUBLIC ART	$ 23,000.00	$ 967.80	$ 40,000.00	$ -	$ -	$ 3,000.00	$ 37,000.00	0.00%
030-30-580-6-6332	ECONOMIC DEVELOPMENT	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ 15,000.00	0.00%
030-30-580-6-6336	LARIMER RENOVATIONS	$ -	$ -	$ 150,000.00	$ -	$ -	$ -	$ 150,000.00	0.00%
030-30-580-6-6400	CAPITAL OUTLAY	$ 73,403.00	$ -	$ 1,517.00	$ -	$ -	$ -	$ 1,516.93	0.00%
	TOTAL	$ 523,858.00	$ 102,461.07	$ 713,938.00	$ 14,964.72	$ 178,986.67	$ 49,438.90	$ 485,512.43	25.07%
	TRANSFERS								
030-30-580-9-9106	REIMB GENERAL-ADMIN EXP	$ 76,744.00	$ 51,162.64	$ 96,529.00	$ 8,044.00	$ 64,352.00	$ -	$ 32,177.00	66.66%
030-30-580-9-9108	REIMBURSEMENT-CONTR POLICE SER	$ 128,246.00	$ 9,865.08	$ 128,246.00	$ 10,687.00	$ 100,293.62	$ -	$ 27,952.38	78.20%
030-30-580-9-9109	REIMBURSEMENT-CONTR CODE ENFR	$ 25,276.00	$ 1,944.30	$ 25,276.00	$ 2,106.00	$ 19,764.45	$ -	$ 5,511.55	78.19%
030-30-580-9-9132	TRANSFER TO UTILITY FUND-POTAB	$ 93,148.00	$ -	$ 50,000.00	$ -	$ -	$ -	$ 50,000.00	0.00%
030-30-580-9-9134	TRANSFER TO BETTER PLACE - STR	$ 671,482.00	$ -	$ 911,684.00	$ 20,501.83	$ 20,501.83	$ -	$ 891,182.17	2.24%
	TOTAL	$ 994,896.00	$ 62,972.02	$ 1,211,735.00	$ 41,338.83	$ 204,911.90	$ -	$ 1,006,823.10	16.91%
	DEPARTMENT TOTAL	$ 1,518,754.00	$ 165,433.09	$ 1,925,673.00	$ 56,303.55	$ 383,898.57	$ 49,438.90	$ 1,492,335.53	19.93%
	SOUTH HISTORIC								
030-31-580-1-1100	EXEC SALARIES TIFSouth	$ 12,100.00	$ 4,931.36	$ 16,100.00	$ 1,049.82	$ 5,554.10	$ -	$ 10,545.90	34.49%
030-31-580-1-2100	FICA TAX EXP TIFSouth	$ 926.00	$ 341.95	$ 1,232.00	$ 76.52	$ 416.63	$ -	$ 815.37	33.81%
030-31-580-1-2200	RETIREMENT EXP TIFSouth	$ 3,715.00	$ 1,513.96	$ 4,444.00	$ 289.74	$ 1,515.58	$ -	$ 2,928.42	34.10%
030-31-580-1-2300	HEALTH AND LIFE INSUR TIFSouth	$ 2,558.00	$ 913.50	$ 2,979.00	$ 122.76	$ 364.14	$ -	$ 2,614.86	12.22%
030-31-580-3-3100	PROFESSIONAL SERVICES	$ 7,700.00	$ -	$ 14,430.00	$ -	$ -	$ 36.11	$ 14,393.89	0.00%
030-31-580-3-3200	AUDIT EXPENSE	$ 3,355.00	$ -	$ 4,310.00	$ 3,071.26	$ 4,304.87	$ -	$ 5.13	99.88%
030-31-580-3-4020	SOUTH- SCHOOL,CONF,TRAVEL	$ 347.00	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
030-31-580-3-5280	MISC EXPENSES	$ 259.00	$ -	$ 650.00	$ -	$ 75.00	$ -	$ 575.00	11.53%
030-31-580-3-5281	SOUTH OPS SUPPLIES	$ 43.00	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
030-31-580-3-5400	FRA ANNUAL DUES, TRAINING	$ 1,500.00	$ 198.03	$ 1,500.00	$ -	$ 115.46	$ -	$ 1,384.54	7.69%
030-31-580-3-5402	DEO ANNUAL DUES	$ 110.00	$ 36.00	$ 110.00	$ -	$ 57.95	$ -	$ 52.05	52.68%
030-31-580-6-6329	BUILDING IMPROVEMENT GRANT	$ 160,734.00	$ -	$ 60,000.00	$ -	$ -	$ -	$ 60,000.00	0.00%
030-31-580-6-6333	SIGNAGE	$ 1,000.00	$ -	$ 10,000.00	$ -	$ -	$ -	$ 10,000.00	0.00%

	A	B	C	D	E	F	G	H	I	J	K
32	**ACCOUNT_NUMBER**	**ACCOUNT_DESCRIPTION**	**2025 BUDGET**	**2025 EXP_YTD**	**2026_BUDGET**	**CURRENT_MONTH EXPENDITURES**	**CURRENT_YTD EXPENDITURES**	**OUTSTANDING ENCUMBRANCES**	**AVAILABLE BUDGET**	**PERCENT REALIZED**	
88	030-31-580-6-6337	SITE AMENITIES	$ 1,000.00	$ -	$ 3,000.00	$ -	$ -	$ -	$ 3,000.00	0.00%	
89	030-31-580-6-6341	LANDSCAPING	$ 3,000.00	$ -	$ 20,000.00	$ -	$ -	$ -	$ 20,000.00	0.00%	
90	030-31-580-6-6343	CAPITAL OUTLAY	$ 61,615.00	$ -	$ 40,615.00	$ -	$ -	$ -	$ 40,615.00	0.00%	
91	030-31-580-6-6344	324 RIVER ST REPAIRS TILGHMAN	$ 155,378.00	$ -	$ 300,000.00	$ -	$ 253,300.00	$ 2,975.00	$ 43,725.00	84.43%	
92	030-31-580-6-6347	CODE COMPLIANCE	$ -	$ -	$ 70,000.00	$ -	$ -	$ -	$ 70,000.00	0.00%	
93	030-31-580-6-9134	TRANSFER TO BETTER STREET	$ -	$ -	$ 20,621.00	$ 463.72	$ 463.72	$ -	$ 20,157.28	2.24%	
94			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------	
95		**TOTAL**	$ 415,341.00	$ 7,934.80	$ 569,991.00	$ 5,073.82	$ 266,167.45	$ 3,011.11	$ 300,812.44	46.69%	
96											
97		**TRANSFERS**									
98	030-31-580-9-9102	TRANSFER TO UTILITY- SOUTH POT	$ 28,080.00	$ -	$ 30,000.00	$ -	$ -	$ -	$ 30,000.00	0.00%	
99	030-31-580-9-9105	REIMB GENERAL	$ 26,167.00	$ 17,444.64	$ 34,210.00	$ 2,851.00	$ 22,808.00	$ -	$ 11,402.00	66.67%	
100	030-31-580-9-9108	REIMBURSEMENT-CONTR POLICE SER	$ 40,306.00	$ 3,100.46	$ 40,306.00	$ 3,359.00	$ 31,522.69	$ -	$ 8,783.31	78.20%	
101	030-31-580-9-9109	REIMBURSEMENT-CONTR CODE ENFR	$ 7,944.00	$ 611.08	$ 7,944.00	$ 662.00	$ 6,212.62	$ -	$ 1,731.38	78.20%	
102			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------	
103		**TOTAL**	$ 102,497.00	$ 21,156.18	$ 112,460.00	$ 6,872.00	$ 60,543.31	$ -	$ 51,916.69	53.83%	
104											
105			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------	
106		**DEPARTMENT TOTAL**	$ 517,838.00	$ 29,090.98	$ 682,451.00	$ 11,945.82	$ 326,710.76	$ 3,011.11	$ 352,729.13	47.87%	
107											
108		**NORTH HISTORIC**									
109	030-32-580-1-1100	EXEC SALARIES TIFNorth	$ 4,400.00	$ 1,734.14	$ 4,900.00	$ 343.52	$ 2,055.01	$ -	$ 2,844.99	41.93%	
110	030-32-580-1-2100	FICA TAX EXP TIFNorth	$ 337.00	$ 119.83	$ 375.00	$ 25.04	$ 154.50	$ -	$ 220.50	41.20%	
111	030-32-580-1-2200	RETIREMENT EXP TIFNorth	$ 1,351.00	$ 532.32	$ 1,352.00	$ 94.82	$ 519.49	$ -	$ 832.51	38.42%	
112	030-32-580-1-2300	HEALTH LIFE INSURA TIFNorth	$ 930.00	$ 332.22	$ 907.00	$ 40.16	$ 119.14	$ -	$ 787.86	13.13%	
113	030-32-580-3-3100	PROFESSIONAL SERVICES	$ 2,600.00	$ -	$ 4,095.00	$ -	$ -	$ 10.99	$ 4,084.01	0.00%	
114	030-32-580-3-3200	AUDIT EXPENSE	$ 1,220.00	$ -	$ 1,565.00	$ 1,116.82	$ 1,564.85	$ -	$ 0.15	99.99%	
115	030-32-580-3-4020	NORTH- SCHOOL,CONF,TRAVEL	$ 133.00	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
116	030-32-580-3-5280	MISC EXPENSES	$ 101.00	$ -	$ 250.00	$ -	$ -	$ -	$ 250.00	0.00%	
117	030-32-580-3-5281	NORTH OPS SUPPLIES	$ 17.00	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
118	030-32-580-3-5400	FRA ANNUAL DUES, TRAINING	$ 500.00	$ 60.91	$ 500.00	$ -	$ 38.15	$ -	$ 461.85	7.63%	
119	030-32-580-3-5402	DEO ANNUAL DUES	$ 16.00	$ 16.00	$ 22.00	$ -	$ 11.60	$ -	$ 10.40	52.72%	
120	030-32-580-6-6319	BUILDING IMPROVEMENT GRANT	$ 83,661.00	$ -	$ 40,000.00	$ -	$ -	$ -	$ 40,000.00	0.00%	
121	030-32-580-6-6322	GENERAL CAPITAL IMPROVEMENTS	$ 31,734.00	$ -	$ 16,005.00	$ -	$ -	$ -	$ 16,005.00	0.00%	
122	030-32-580-6-6328	CODE COMPLIANCE	$ -	$ -	$ 30,000.00	$ -	$ -	$ -	$ 30,000.00	0.00%	
123			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------	
124		TOTAL	$ 126,999.00	$ 2,795.42	$ 99,971.00	$ 1,620.36	$ 4,462.74	$ 10.99	$ 95,497.27	4.46%	
125											
126		TRANSFERS									
127	030-32-580-9-9105	REIMB GENERAL-ADMIN EXP	$ 7,693.00	$ 5,128.64	$ 10,359.00	$ 863.00	$ 6,904.00	$ -	$ 3,455.00	66.64%	
128	030-32-580-9-9108	REIMBURSEMENT-CONTR POLICE SER	$ 14,657.00	$ 1,127.46	$ 14,657.00	$ 1,221.00	$ 11,459.19	$ -	$ 3,197.81	78.18%	
129	030-32-580-9-9109	REIMBURSEMENT-CONTR CODE ENFR	$ 2,889.00	$ 222.24	$ 2,889.00	$ 241.00	$ 2,261.36	$ -	$ 627.64	78.27%	
130	030-32-580-9-9134	TRANSFER TO BETTER PLACE	$ -	$ -	$ 78,774.00	$ 1,771.46	$ 1,771.46	$ -	$ 77,002.54	2.24%	
131			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------	
132		**TOTAL**	$ 25,239.00	$ 6,478.34	$ 106,679.00	$ 4,096.46	$ 22,396.01	$ -	$ 84,282.99	20.99%	
133											
134			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------	
135		**DEPARTMENT TOTAL**	$ 152,238.00	$ 9,273.76	$ 206,650.00	$ 5,716.82	$ 26,858.75	$ 10.99	$ 179,780.26	12.99%	
136											
137			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------	
138		**TOTAL EXPENDITURES**	$ 2,188,830.00	$ 203,797.83	$ 2,814,774.00	$ 73,966.19	$ 737,468.08	$ 52,461.00	$ 2,024,844.92	26.19%	
139			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------	
140											
141		**CONTINGENCIES & RESERVES**									
142			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------	

	A	B	C	D	E	F	G	H	I	J	K
32	ACCOUNT_NUMBER	ACCOUNT_DESCRIPTION	2025 BUDGET	2025 EXP_YTD	2026_BUDGET	CURRENT_MONTH EXPENDITURES	CURRENT_YTD EXPENDITURES	OUTSTANDING ENCUMBRANCES	AVAILABLE BUDGET	PERCENT REALIZED	
143		**TOTAL**	0	0	0	0	0	0	0	0.00%	
144			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------	
145		**TOTAL EXPENDITURES, TRANSFERS,**									
146		**CONTINGENCIES & RESERVES**	$ 2,188,830.00	$ 203,797.83	$ 2,814,774.00	$ 73,966.19	$ 737,468.08	$ 52,461.00	$ 2,024,844.92	26.19%	
147			--------------	-----------------	--------------	--------------	-----------------	--------------	-----------------	---------	
148											
149		**CRA TIF NET RESULTS**	**$ (2.00)**	**$ 727,305.90**			**$ 323,246.36**				

Current CRA Project Funding and Expenditure Summary
Presentation of current active CRA projects and their alignment with the Community Redevelopment Plan and the redevelopment purposes established under Chapter 163, Part III, Florida Statutes. The item also includes a consolidated summary of current project funding and expenditures for informational purposes.

STAFF REPORT

DATE:	July 20, 2026
TO:	City of Palatka Community Redevelopment Agency
FROM:	City Staff

APPLICATION REQUEST

BACKGROUND

The Community Redevelopment Agency is responsible for implementing redevelopment activities within the designated redevelopment areas in accordance with the adopted Community Redevelopment Plan and Chapter 163, Part III, Florida Statutes.

The CRA currently has multiple active projects related to redevelopment planning, infrastructure, historic preservation, economic development, property improvement, and placemaking. As projects advance through various stages of implementation, it is important to maintain a clear connection between individual project activities, the objectives of the Community Redevelopment Plan, and the broader statutory purposes of community redevelopment.

Staff has compiled current project information to provide the CRA Board with a consolidated overview of active projects, their redevelopment purpose and plan alignment, and their current funding and expenditure status.

PROJECT ANALYSIS

The current CRA project portfolio reflects a range of redevelopment activities intended to address identified needs and support the objectives established within the Community Redevelopment Plan.

The CRA Project Evaluation Matrix provides a framework for identifying how each active project aligns with applicable Redevelopment Plan goals and redevelopment purposes authorized under Chapter 163, Part III, Florida Statutes. This review demonstrates the relationship between current project activities and the CRA's broader redevelopment objectives, including rehabilitation and conservation, infrastructure and public improvements, economic development, historic preservation, private investment, and the prevention of further deterioration within the redevelopment areas.

The Current CRA Project Funding and Expenditure Summary provides additional financial context for these projects by identifying applicable General Ledger accounts, original allocations, expenditures to date, outstanding encumbrances, remaining balances, and primary funding sources.

Together, these documents provide a consolidated informational overview of the CRA's current active project portfolio and demonstrate the relationship between project implementation, redevelopment plan objectives, statutory redevelopment purposes, and the use of available funding resources.

This information is presented to support transparency and provide the CRA Board with a clear reference regarding current CRA project activity. No new projects or funding actions are being proposed as part of this item.

Staff Recommendation

Staff recommends that the CRA Board receive the Current CRA Project Evaluation Matrix and Project Funding and Expenditure Summary for informational purposes. No action is required.

ATTACHMENTS

1.	CRA Projects Framework
2.	CRA Internal Report

CRA projects are evaluated through a consistent redevelopment framework. Each project undertaken by the Community Redevelopment Agency should advance one or more objectives identified in the adopted Community Redevelopment Plan, be authorized under Chapter 163, Part III, Florida Statutes, and produce measurable redevelopment outcomes that address conditions within the redevelopment area. This framework provides transparency, consistency, and accountability in project selection and funding decisions.

Current Project	**Redevelopment Plan Connection**	**Four-Point Action Plan**	**Chapter 163 Redevelopment Purpose**	**Redevelopment Outcome**
CRA Gateway (Port Consolidated) Redevelopment Plan	Long-range planning for redevelopment of a major gateway corridor and strategic opportunity site.	**Activate Opportunity Sites / Establish & Reinforce Connections**	Redevelopment planning, public improvements, economic redevelopment, elimination of blighting influences.	Creates a redevelopment framework for one of the City's primary entrances, improves marketability, supports future private investment, and strengthens community identity.
CRA Redevelopment Plan Update	Updates the adopted redevelopment strategy to reflect current conditions, priorities, and future opportunities.	**Supports all Four Strategies**	Preparation and implementation of an adopted Community Redevelopment Plan.	Ensures redevelopment activities remain legally supported, strategically aligned, and responsive to changing economic conditions.
Small Business Development Center (City/CRA Partnership)	Supports business recruitment, retention, entrepreneurship, and expansion consistent with economic development objectives.	**Encourage Private Sector Investment**	Economic development, rehabilitation, redevelopment assistance, and removal of economic barriers.	Increases business success, expands employment opportunities, promotes investment, and strengthens the downtown economy.
Public Art Grant Program	Activates public spaces, enhances downtown identity, and complements redevelopment through placemaking.	**Activate Opportunity Sites / Encourage Private Sector Investment**	Public improvements, beautification, cultural enhancement, and redevelopment activities.	Creates attractive public spaces, supports tourism, increases downtown activity, and encourages additional private investment.
Building Improvement Grant Program	Continues the commercial rehabilitation initiatives identified throughout the redevelopment plan.	**Encourage Private Sector Investment**	Rehabilitation, conservation, elimination of blight, redevelopment incentives.	Improves building conditions, leverages private capital, enhances property values, reduces visual blight, and stimulates economic activity.

Current Project	Redevelopment Plan Connection	Four-Point Action Plan	Chapter 163 Redevelopment Purpose	Redevelopment Outcome
Green Gables Historic Marker	Preserves and interprets local history while enhancing heritage tourism and neighborhood identity.	Activate Opportunity Sites	Historic preservation, neighborhood enhancement, cultural redevelopment.	Promotes heritage tourism, increases public awareness of local history, and strengthens community character.
Tilghman House Renovations	Preserves an important historic and cultural asset identified within the redevelopment area.	Activate Opportunity Sites	Historic preservation, rehabilitation, conservation of community assets.	Protects a significant historic resource, supports arts and cultural programming, and contributes to neighborhood revitalization.
Streetscape II	Continues infrastructure improvements including pedestrian amenities, streetscape enhancements, and safety improvements identified in the Plan.	Continue Infrastructure Improvements / Establish & Reinforce Connections	Public infrastructure improvements, streetscape enhancements, pedestrian safety, elimination of blight.	Improves walkability, public safety, accessibility, aesthetics, and creates conditions that encourage additional private investment.
National Register Historic District Nomination (Central Business District)	Strengthens historic preservation efforts while supporting reinvestment and heritage tourism.	Activate Opportunity Sites / Encourage Private Sector Investment	Historic preservation, redevelopment planning, economic revitalization.	Expands eligibility for preservation incentives, encourages rehabilitation, increases tourism potential, and reinforces downtown identity.
Bronson-Mulholland House Porch Handrails	Preserves one of the community's most significant historic resources while improving public accessibility and safety. The Redevelopment Plan specifically highlights the importance of preserving the Bronson-Mulholland House.	Activate Opportunity Sites	Historic preservation, public safety, conservation, rehabilitation.	Protects a landmark historic resource, improves public access and safety, supports heritage tourism, and preserves an important cultural asset for future generations.

Current CRA Project Funding & Expenditure Summary

This report provides a multi-year comparison of budgeted amounts and actual expenditures across various CRA projects and their corresponding GL accounts. For each project, the table outlines the approved budgets for FY2024, FY2025, and FY2026, alongside the actual spending recorded at the end of each fiscal year (or as of April 30, 2026 for FY2026). The report helps illustrate spending trends, identify projects with consistent activity, and highlight areas where budgeted funds have not yet been fully utilized. It also shows which initiatives have ongoing financial commitments, such as the CRA Redevelopment Plan Update, Building Improvement Program, Tilghman House Renovations, and Streetscape II and where allocations may need further review for future planning. Overall, the table serves as a reference tool to support budgeting decisions by showing how funds have historically been allocated and spent across CRA programs.

Project	GL Account	GL Account Name	Budget FY2024	FY2024 Actuals 09/30/24	Budget FY2025	FY2025 Actuals 09/30/25	Budget FY2026	FY26 Actuals 04/30/2026
CRA Gateway (Port Consolidated) Redevelopment Plan	001-02-524-8-6402	*DEO COMMUNITY PLANNING TECH ASSIST*	-	-	75,000.00	75,000.00	75,000.00	31,250.00
			-	-			-	-
CRA Redevelopment Plan Update	030-30-580-3-3100	*PROFESSIONAL SERVICES*	104,011.00	10,303.95	75,000.00	11,779.38	110,000.00	2,875.00
CRA Redevelopment Plan Update	030-31-580-3-3100	*PROFESSIONAL SERVICES*	17,017.00	-	7,700.00	-	15,000.00	-
CRA Redevelopment Plan Update	030-32-580-3-3100	*PROFESSIONAL SERVICES*	8,815.00	-	2,600.00	-	4,300.00	-
Small Business Development Center (City/CRA Share)	030-30-580-3-3105	*SMALL BUSINESS DEVELOPMENT CENTER*	12,000.00	12,000.00	25,000.00	18,750.00	15,000.00	3,750.00
Small Business Development Center (City/CRA Share)	001-01-511-3-5283	*SBDC*	12,000.00	8,000.00	8,098.50	-	10,000.00	2,500.00
Public Art	030-30-580-6-6328	*PUBLIC ART*	10,000.00	4,389.00	23,000.00	967.80	40,000.00	-
Building Improvement Program	030-30-580-6-6319	*BUILDING IMPROVEMENT GRANT*	126,000.00	5,376.05	160,000.00	87,897.00	135,000.00	72,099.28
Building Improvement Program	030-31-580-6-6329	*BUILDING IMPROVEMENT GRANT*	65,000.00	79.10	160,734.00	6,000.00	60,000.00	-
Building Improvement Program	030-32-580-6-6319	*BUILDING IMPROVEMENT GRANT*	50,000.00	120.17	83,661.00	-	40,000.00	-
Green Gables Historic Marker	030-31-580-6-6333	*SIGNAGE*	3,000.00	-	1,000.00	-	10,000.00	-
Tilghman House Renovations	030-31-580-6-6344	*324 RIVER ST REPAIRS TILGHMAN HOUSE*	-	-	155,378.00	-	300,000.00	253,300.00
Streetscape II	030-31-580-6-9134	*TRANSFER TO BETTER STREET*	-	-	-	-	20,621.00	-
Streetscape II	101-18-519-6-6467	*CITY SHARE DOWNTOWN STREETSCAPE ST JOHNS*	500,000.00	262,784.86	486,322.82	116,855.00	1,011,079.00	6,970.00
Streetscape II	101-18-519-8-8941	*FDOT Downtown Streetscapes Phase II state*	1,500,000.00	419,558.55	1,056,313.00	20,108.34	1,060,334.00	73,216.50
Bronson-Mulholland House Porch Handrails	030-32-580-6-6322	*GENERAL CAPITAL IMPROVEMENTS*	50,000.00	38,197.00	31,734.00	-	16,005.00	-
Bronson-Mulholland House	101-18-519-8-8943	*DHR BRONSON HOUSE*	-	-	367,900.00	113,833.36	367,900.00	192,832.14
Larimar Arts Center Renovations	030-30-580-6-6336	*LARIMER RENOVATIONS*	-	-	-	-	150,000.00	-