ROBERTA M. CORREA
MAYOR - COMMISSIONER

ANNIE H. DAVIS
COMMISSIONER

JUSTIN R. CAMPBELL
COMMISSIONER

WILL JONES
COMMISSIONER

RUFUS J. BOROM
COMMISSIONER

CITY of Palatka FLORIDA

MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

WALTON PELLICER
BOCC REPRESENTATIVE

SAM DEPUTY
COMMUNITY REPRESENTATIVE

JANE WEST, ESQ.
CITY ATTORNEY

KAREN HAYES, FCPC
CITY CLERK

CHANTEL PIERRE
FINANCE DIRECTOR

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
January 22, 2026 at 5:00 PM

1. **CALL TO ORDER**
   a. Invocation
   b. Pledge of Allegiance
   c. Roll Call

2. **APPROVAL OF MINUTES**
   a. December 8, 2025, minutes

3. **PUBLIC COMMENTS**

4. **REGULAR BUSINESS**
   a. Discussion/Direction — Progress of the Streetscape Project Activities Communications to the Public
   b. Discussion/Direction Landscape Maintenance
   c. North And South Historic District Entrance Signs Funding Request – Status Update

5. **NEW BUSINESS**
   a. Central Business District Landscape Maintenance
   b. Belton Property – Future Use Discussion

6. **REPORTS**
   a. Nov & Dec 2025 Financial Reports
   b. Street Scape Project – Downtown Merchants Meeting (January 6, 2026)
   c. Update on Logo and Wayfinding Signs
   d. COPS Staffing and Enforcement Update
   e. Community Redevelopment Plan Updates
   f. City Manager Report

7. **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 Meeting
December 8, 2025, Minutes

Invocation
The invocation was led by Pastor Mulberry

Pledge of Allegiance
The Pledge of Allegiance was led by Ms. Jackson.

Roll Call
Commissioner Pellicer, Commissioner Jones, Commissioner Cambell, Commissioner Davis, Commissioner Campbell, Ms. Jackson and Mayor Correa were present.

APPROVAL OF MINUTES
November 10, 2025
Vote: Commissioner Campbell moved to approve the minutes as printed. Commissioner Davis seconded the motion which passed unanimously.

PUBLIC COMMENTS
No public comment at this time.

REGULAR BUSINESS
CRA Plan Update — execution of Refined Scope (This item was pulled from the agenda)
Ms. Carty explained the desire of the consultant wanting to go back through the refine scope to be certain that they keep the city in compliance. So, they found there was a need to sit with us again.

CRA Special Events Grant (revised) (This item was pulled from the agenda)
Ms. Carty explained the city attorney went back through the revised grant and found some discrepancies. Ms. West explained there had been some recent changes in the Florida Statutes governing CRA's and the city is not allowed to use CRA funding for special Events, so the City will have to reallocate those funds.

Acceptance of Florida Commerce Grant for the redevelopment of the Port Consolidated site. (This item was pulled from the agenda)
Upon review staff realized the applicant was not the CRA, the applicant is the City.

Vote: Commissioner Campbell moved to modify the agenda excluding item B, D and F. Commissioner Jones seconded the motion which passed unanimously.

Award of contract to Maer Homes LLC - St Johns Avenue Streetscape Improvements (ITB-2025-11) FOR $1,368,085.20. (71% GRANT / 29% CRA FUNDS)
Carlos Dominguez explained the process of bid opening to the board. He explained Maer Homes LLC was the lowest bidder and but most responsive.
Vote: Commissioner Campbell moved to approve. Commissioner Borom seconded the motion which passed unanimously.

Four Seasons Landscape - South Historic District Phase 1 Landscaping proposal
Attorney Jane West explained the scope of work being performed by Four Seasons Landscaping. She stated that Phase 1 will focus on streetscaping in the South Historic District, which includes: Installing 40 15-gallon Live Oak trees and installing 65 15-gallon Dahoon Hollies**.** Both tree species are native to Florida.
Vote: Commissioner Campbell moved to approve. Commissioner Borom seconded the motion which passed unanimously**.**

Solar Powered Lamps
Ms. Carty explained the background on the solar lights. She explained it would be $6,200 annually, not considering the repairs and maintenance of approximately $7,000. She stated if the city were to replace the gas lights it would cost for all 17 $2,500. Staff is recommending approval to move forward with the solar lights. Planning Director Lorenzo Aghema stated this was brought to the Historic Preservation Board and the board denied the solar lamps.
Public Comment:
Ms. Roach spoke about the gas lamps in the historic district. She stated one was ran over by a car, they are all in need of painting and installation of flame guards.
Ms. Kitchens spoke on the solar lights not being Historical. She would like to keep the gas lamps.
Mr. Russo spoke about the gas streetlamps and would like to keep them.
Pam Garris spoke on the gas lamps and would like to keep them.

Commissioner Campbell spoke about the gas lamps, and he was a proponent of the gas lamps. However, given what legal stated but he would like to see the board proceed with the gas lamps versus solar if funding is available.
Commissioner Borom explained they have training for the CRA to explain how funds are used and what they can be used on. He also stated Legislation is trying to do away with CRA's because how individuals in the past have utilized those funds. Commissioner Borom also stated he would not go against legal and if the City can find a way to fund this through General Fund then he would be in favor of the gas lamps.
Commissioner Pellicer asked about the cost of the lamps annually and asked if the money can be taken out of reserves? Ms. Cary stated not more than $10,000 and stated she would get with the Finance Director to see if the funds can come from the general fund account.
Commissioner Davis stated she feels she is hearing it clearly from the residents. She stated if there is an option to use the city funds for gas she feels the city should look at that.
Vote: Commissioner Campbell moved to have this item no longer entertain this on a CRA level, but to bring this item to the Commission so as not to wait for another CRA meeting to handle business and to have this item officially added to the city commission so the city can move forward with this item. Commissioner Borom seconded the motion which passed unanimously.

REPORTS

Code Compliance Monthly and End of Year Report

Harold Bartelli gave the Code Compliance report to the CRA.
Commissioner Jones asked for before and after photos of the structures that came into compliance or the repeat offenders.

Financial Report Year to Date for the Month Ended October 31, 2025.

Ms. Pierre gave the financial reports for October to the CRA board.

City Manager Report

Ms. Carty reported that the Community Redevelopment Agency (CRA) is continuing its operations and that interviews are currently underway. She also stated that she, Mr. Aghemo, and her Administrative Assistant are actively processing Building Improvement Grant applications as they are received.
Commissioner Campbell ask for an update on the logo project, wayfinding signs so the CRA can go ahead and get some of that stuff done.
Ms. Carty stated she would bring that back to the board at the January meeting.

Mayor Correa recognized Ms. Jackson for her dedicated services on the Community Development Agency.

ADJOURN

Commissioner Campbell moved to adjourn the meeting.

Discussion/Direction — Progress of the Streetscape Project Activities Communications to the Public

STAFF REPORT

DATE: January 22, 2026
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

BACKGROUND
At the beginning of the week of January 12, 2026, CRA staff received an inquiry regarding the potential use of Community Redevelopment Agency (CRA) funds for targeted public outreach and marketing efforts related to the Downtown Streetscape Project. The inquiry focused on whether CRA funds could be used to inform and encourage continued public patronage of downtown merchants during construction activities, with the intent of minimizing potential short-term impacts to retail activity while streetscape improvements are underway.

PROJECT ANALYSIS
The proposed construction communications activities directly support implementation of a grant-funded improvement project within the CRA district. Proactive public notice and stakeholder communications are necessary to mitigate temporary construction impacts, maintain access to downtown businesses, and protect the value of the grant-funded public investment. These activities are informational in nature and are authorized under Section 163.370(2)(b), Florida Statutes, as part of redevelopment plan implementation.

Statutory basis for using CRA trust funds:
A. CRA authority to communicate
- F.S. 163.370(2)(b) authorizes the CRA to disseminate community redevelopment information.

B. Trust fund expenditures
- F.S. 163.387(6) restricts trust fund use to costs necessary to carry out the redevelopment plan.

What is defensible to do (before and during construction)
Before construction
- Direct notices to affected merchants and property owners

- Public meeting announcements beyond minimum legal notice
- Project fact sheets explaining scope, schedule, and impacts
- Website postings and CRA updates explaining what to expect

During construction

- Regular construction updates (phases, closures, access)
- Wayfinding signage directing customers to open businesses
- Notices emphasizing "Businesses Open During Construction"
- Updated timelines posted publicly
- Coordination with merchants on peak business hours

*Note:
Florida Attorney General opinions consistently apply a **"direct nexus" test**:
Communications are permissible when they are **necessary or appropriate to carry out the redevelopment plan** and not general tourism or image marketing.
Applied to this scenario:

- ✓ Allowed: Notices about construction phases, access changes, parking impacts, timelines, and business support messaging
- ✕ Risky: General "come downtown" or "we're open" campaigns unrelated to the specific project impact

Our purpose—**mitigating offsetting impacts to merchants and the public**—falls squarely on the permissible side.

Staff Recommendation

Approve the use of CRA Trust Fund dollars, for project-specific public notice and construction communications necessary to support implementation of a grant-funded redevelopment improvement within the CRA district, consistent with Section 163.370(2)(b), Florida Statutes, and the adopted Community Redevelopment Plan. This will require a budget transfer from Miscellaneous Expense, 030-30-580-3-4020 to Project Marketing, 030-30-580-3-+4804.

ATTACHMENTS

None

Discussion/Direction Landscape Maintenance

STAFF REPORT

DATE: January 22, 2026
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

A previously completed CRA-funded project included a $16,000 investment in landscaping improvements along Laurel Street and Oak Street within the Central Business District (CBD). As part of that project, newly installed trees require an establishment period of approximately six months to allow proper root development. At this time, approximately one month remains in that establishment period.

During this period, the City's Public Works Department has been providing watering services twice weekly to support plant health. However, Public Works has advised that it does not have the staffing resources to sustain this level of ongoing maintenance.
In addition, a new Streetscape project is scheduled to begin in January 2026 along St. Johns Avenue within the CBD and will include additional landscaping improvements. These combined projects represent a significant CRA investment in downtown beautification and streetscape enhancements.

The Mayor has requested that Tax Increment Financing (TIF) funds be evaluated for securing a professional landscaping contractor to provide ongoing maintenance and watering services for landscaping associated with both projects, in order to protect the City's investment and maintain the visual quality of the Central Business District.

PROJECT ANALYSIS

Existing Investment and Risk

The CRA has already invested in landscaping improvements that are nearing the end of the critical establishment period. Without continued maintenance and watering, there is a risk of plant loss, which could undermine prior CRA expenditures and negatively impact downtown appearance.

Operational Capacity

While Public Works has supported the initial establishment period, continued reliance on City staff for routine watering and landscape maintenance is not sustainable given current resource constraints.

Upcoming Project Coordination

The Streetscape project scheduled to begin in January 2026 will introduce additional landscaping along St. Johns Avenue, further increasing maintenance demands. Coordinating maintenance for both projects under a single contracted service would provide consistency, efficiency, and predictable costs.

Funding Considerations

Use of CRA TIF funds for landscape maintenance related to CRA-funded improvements supports the protection of existing investments and advances downtown beautification objectives consistent with redevelopment plan goals.

Staff Recommendation

Authorize staff to proceed with issuing a Request for Proposals (RFP) for professional landscape maintenance and watering services for CRA-funded landscaping within the Central Business District.

ATTACHMENTS

None

North And South Historic District Entrance Signs Funding Request – Status Update

STAFF REPORT

DATE: January 22, 2026
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

A request has been initiated for CRA funding related to the installation of neighborhood entrance signs for the North Historic District (NHD) and South Historic District (SHD). The estimated cost for both signs is approximately $1,300. The request pertains specifically to entrance signage.

During pre-agenda discussions, it was identified that required documentation for the request is incomplete. Specifically, the Certificate of Appropriateness could not be located at this time. The applicant is coordinating with the appropriate parties to determine whether the certificate has been issued or can be obtained.

PROJECT ANALYSIS

At this stage, the funding request is not yet ready for CRA Board consideration. Outstanding items include:

- Receipt of an itemized cost estimate for the proposed signage
- Confirmation and/or submission of the required Certificate of Appropriateness

Until these items are resolved, staff is unable to fully evaluate the request for compliance, eligibility, and completeness.

Staff is working with the applicant to finalize the required documentation so the item may be properly scheduled for a future CRA agenda.

Staff Recommendation

Acknowledge the status update and defer consideration of the neighborhood entrance sign funding request to a future CRA meeting once all required documentation has been received and reviewed.

ATTACHMENTS

None

Central Business District Landscape Maintenance

STAFF REPORT

DATE: January 22, 2026
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

A previously completed CRA-funded project included a $16,000 investment in landscaping improvements along Laurel Street and Oak Street within the Central Business District (CBD). As part of that project, newly installed trees require an establishment period of approximately six months to allow proper root development. At this time, approximately one month remains in that establishment period.

During this period, the City's Public Works Department has been providing watering services twice weekly to support plant health. However, Public Works has advised that it does not have the staffing resources to sustain this level of ongoing maintenance. In addition to staffing limitations, water resources are constrained.

In addition, a new Streetscape project is scheduled to begin in January 2026 along St. Johns Avenue within the CBD and will include additional landscaping improvements. These combined projects represent a significant CRA investment in downtown beautification and streetscape enhancements.

The Mayor has requested that Tax Increment Financing (TIF) funds be evaluated for securing a professional landscaping contractor to provide ongoing maintenance and watering services for landscaping associated with both projects, in order to protect the City's investment and maintain the visual quality of the Central Business District.

PROJECT ANALYSIS

Existing Investment and Risk
The CRA has already invested in landscaping improvements that are nearing the end of the critical establishment period. Without continued maintenance and watering, there is a risk of plant loss, which could undermine prior CRA expenditures and negatively impact downtown

appearance.

Operational Capacity
While Public Works has supported the initial establishment period, continued reliance on City staff for routine watering and landscape maintenance is not sustainable given current resource constraints.

Upcoming Project Coordination
The Streetscape project scheduled to begin in January 2026 will introduce additional landscaping along St. Johns Avenue, further increasing maintenance demands. Coordinating maintenance for both projects under a single contracted service would provide consistency, efficiency, and predictable costs.

Funding Considerations
Use of CRA TIF funds for landscape maintenance related to CRA-funded improvements supports the protection of existing investments and advances downtown beautification objectives consistent with redevelopment plan goals.

Staff Recommendation

Authorize staff to proceed with issuing a Request for Proposals (RFP) for professional landscape maintenance and watering services for CRA-funded landscaping within the Central Business District.

ATTACHMENTS

None

Belton Property – Future Use Discussion

STAFF REPORT

DATE: January 22, 2026
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

The City owns the Belton property located on North 11th Street in Palatka. The property previously contained a historic residential structure, which has since been demolished following City acquisition. The site is currently vacant.

Given the property's location within the Community Redevelopment Area, the Mayor has requested that the CRA Board consider initiating a discussion regarding potential future uses of the site.

PROJECT ANALYSIS

Site Status
The Belton property is a City-owned vacant lot with redevelopment potential. With the former structure removed, the site presents an opportunity for reinvestment consistent with CRA goals.

Redevelopment Opportunity
Future use of the property may include options that support economic development, increase taxable value, and generate future Tax Increment Financing (TIF) revenues for the CRA. Potential approaches could include public-private partnership opportunities, sale or lease for redevelopment, or other uses consistent with the adopted Community Redevelopment Plan.

CRA Considerations
Any future planning for the property should consider:

- Alignment with CRA redevelopment objectives
- Potential to stimulate private investment

- Long-term contribution to the tax base
- Appropriate next steps, including feasibility analysis or solicitation of development interest

Staff Recommendation

Receive the discussion regarding potential future uses of the Belton property and provide direction to staff on next steps for evaluating redevelopment options that may generate future TIF revenues.

ATTACHMENTS

None

Nov & Dec 2025 Financial Reports
Financial Report Year to Date for the Months Ended November 30, 2025 & December 31, 2025 Every meeting the CRA is presented with the most recent financial statement of revenue and expenditures.

STAFF REPORT

DATE: January 22, 2026
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

The Board members are being asked to review the November and December 2025 financial reports.

BACKGROUND

PROJECT ANALYSIS

For the month ended November 30, 2025, total revenues received year-to date are $417,136.54 consisting of the funds received from Putnam County as well as the City of Palatka share. Expenses and transfers are $163,578.02, netting a year-to-date net result of $253,558.52. The total Community Redevelopment Agency's (CRA) budget is $2,814,774, and 15% has been realized in revenues and 11% has been realized in expenditures.

For the month ended December 31, 2025, total revenues received year-to date are $631,381.19 consisting of the funds received from Putnam County as well as the City of Palatka share. Expenses and transfers are $167,370, netting a year-to-date net result of $445,012. The total Community Redevelopment Agency's (CRA) budget is $2,814,774, and 38% has been realized in revenues and 17% has been realized in expenditures.

Staff Recommendation

Accept the financial report

ATTACHMENTS

1.	CRA - TIF NOV 2025
2.	CRA - TIF DEC 2025

City of Palatka
TIF REVENUES EXPENDITURES ESTIMATED VS. ACTUAL MONTHLY REPORT
16.66 % Yr Complete For Fiscal Year: 2026 / 2

ACCOUNT_NUMBER	ACCOUNT_DESCRIPTION	2025 REV_YTD	2026_BUDGET	CURRENT_MONTH REVENUES	CURRENT_YTD REVENUES	UNREALIZED	PERCENT REALIZED	
TIF REVENUES / ESTIMATED VS. ACTUAL MONTHLY REPORT / 16.66 % Yr Complete For Fiscal Year: 2026 / 11								
	PROPERTY TAXES							
030-00-311-0-3100	DOWNTOWN REDEV COUNTY SHARE	$ -	$ 477,105.00	$ -	$ -	$ 477,105.00	0%	
030-00-311-0-3110	DOWNTOWN REDEV CITY SHARE	$ -	$ 323,447.00	$ 321,763.13	$ 321,763.13	$ 1,683.87	99%	
030-00-311-0-3200	SOUTH HISTORIC COUNTY SHARE	$ -	$ 141,394.00	$ 95,373.41	$ 95,373.41	$ 46,020.59	67%	
030-00-311-0-3220	SOUTH HISTORIC CITY SHARE	$ -	$ 95,856.00	$ -	$ -	$ 95,856.00	0%	
030-00-311-0-3300	NORTH HISTORIC COUNTY SHARE	$ -	$ 46,056.00	$ 31,196.71	$ 31,196.71	$ 14,859.29	68%	
030-00-311-0-3330	NORTH HISTORIC CITY SHARE	$ -	$ 31,223.00	$ (31,196.71)	$ (31,196.71)	$ 62,419.71	-100%	
	TOTAL	$ -	$ 1,115,081.00	$ 417,136.54	$ 417,136.54	$ 697,944.46	38%	
	OTHER REVENUES							
	TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	$ -	0%	
	TOTAL REVENUES	**$ -**	**$ 1,115,081.00**	**$ 417,136.54**	**$ 417,136.54**	$ 697,944.46	38%	
	CASH BALANCE FORWARD							
030-00-301-0-0001	DOWNTOWN REDEVELOPMENT FORWA	$ -	$ 1,125,121.00	$ -	$ -	$ 1,125,121.00	0%	
030-00-301-0-0002	SOUTH HISTORIC BALANCE FORWARD	$ -	$ 445,200.00	$ -	$ -	$ 445,200.00	0%	
030-00-301-0-0003	NORTH HISTORIC BALANCE FORWARD	$ -	$ 129,372.00	$ -	$ -	$ 129,372.00	0%	
	TOTAL	$ -	$ 1,699,693.00	$ -	$ -	$ 1,699,693.00	0%	
TIF	**TOTAL REV, TRF & CASH BALANCES**	**$ -**	**$ 2,814,774.00**	**$ 417,136.54**	**$ 417,136.54**	$ 2,397,637.46	15%	
TIF EXPENDITURES / 16.66 % Yr Complete For Fiscal Year: 2026 / 11								
	DOWNTOWN							
030-30-580-1-1100	EXEC SALARIES TIFDT	$ -	$ 49,000.00	$ 549.74	$ 2,492.60	$ -	$ 46,507.40	5.09%
030-30-580-1-2100	FICA TAX EXP TIF DT	$ -	$ 3,749.00	$ 42.05	$ 190.68	$ -	$ 3,558.32	5.09%
030-30-580-1-2200	RETIREMENT EXP TIF DT	$ -	$ 13,524.00	$ -	$ 536.23	$ -	$ 12,987.77	3.97%
030-30-580-1-2300	HEALTH AND LIFE INSUR TIF DT	$ -	$ 9,065.00	$ -	$ -	$ -	$ 9,065.00	0.00%
030-30-580-3-3100	PROFESSIONAL SERVICES	$ 2,953.95	$ 110,000.00	$ -	$ -	$ -	$ 110,000.00	0.00%
030-30-580-3-3105	SMALL BUSINESS DEVELOPMENT CEN	$ -	$ 15,000.00	$ -	$ 3,750.00	$ 11,250.00	$ -	25.00%
030-30-580-3-3109	MAINTENANCE CONTRACT	$ 450.00	$ 20,000.00	$ 1,200.00	$ 2,400.00	$ 12,000.00	$ 5,600.00	12.00%
030-30-580-3-3200	AUDIT EXPENSE	$ -	$ 11,900.00	$ 1,848.28	$ 1,848.28	$ -	$ 10,051.72	15.53%
030-30-580-3-4020	DOWNTOWN-SCHOOL,CONF,TRAVEL	$ -	$ 3,500.00	$ -	$ -	$ -	$ 3,500.00	0.00%
030-30-580-3-5000	FINES & FEES	$ -	$ -	$ 13.53	$ 13.53	$ -	$ (13.53)	0.00%
030-30-580-3-5280	MISC EXPENSES	$ -	$ 1,500.00	$ -	$ -	$ -	$ 1,500.00	0.00%

City of Palatka
TIF REVENUES EXPENDITURES ESTIMATED VS. ACTUAL MONTHLY REPORT
16.66 % Yr Complete For Fiscal Year: 2026 / 2

ACCOUNT_NUMBER	ACCOUNT_DESCRIPTION	2025 REV_YTD	2026_BUDGET	CURRENT_MONTH REVENUES	CURRENT_YTD REVENUES	UNREALIZED	PERCENT REALIZED	
030-30-580-3-5281	DOWNTOWN OPS SUPPLIES	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
030-30-580-3-5401	FRA ANNUAL DUES, TRAINING & CO	$ -	$ 1,500.00	$ -	$ -	$ -	$ 1,500.00	0.00%
030-30-580-3-5402	DEO ANNUAL DUES	$ -	$ 200.00	$ -	$ -	$ 105.45	$ 94.55	0.00%
030-30-580-6-6311	DOWNTOWN CHRISTMAS LIGHTS	$ -	$ 33,483.00	$ -	$ -	$ 33,483.07	$ (0.07)	0.00%
030-30-580-6-6316	WAYFINDING	$ -	$ 15,000.00	$ -	$ -	$ -	$ 15,000.00	0.00%
030-30-580-6-6319	BUILDING IMPROVEMENT GRANT	$ -	$ 135,000.00	$ -	$ -	$ -	$ 135,000.00	0.00%
030-30-580-6-6320	LANDSCAPING	$ -	$ 25,000.00	$ -	$ -	$ -	$ 25,000.00	0.00%
030-30-580-6-6321	SITE AMENITIES	$ -	$ 10,000.00	$ -	$ -	$ -	$ 10,000.00	0.00%
030-30-580-6-6328	PUBLIC ART	$ -	$ 25,000.00	$ -	$ -	$ -	$ 25,000.00	0.00%
030-30-580-6-6329	PROPERTY AQUISITION	$ 2,298.50	$ -	$ -	$ -	$ -	$ -	0.00%
030-30-580-6-6332	ECONOMIC DEVELOPMENT	$ -	$ 15,000.00	$ -	$ -	$ -	$ 15,000.00	0.00%
030-30-580-6-6334	SPECIAL EVENTS GRANTS	$ -	$ 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	$ -	$ 1,517.00	$ -	$ -	$ -	$ 1,517.00	0
	TOTAL	$ 5,702.45	$ 663,938.00	$ 3,653.60	$ 11,231.32	$ 56,838.52	$ 595,868.16	0.02
	TRANSFERS							
030-30-580-9-9106	REIMB GENERAL-ADMIN EXP	$ 6,395.33	$ 96,529.00	$ 8,044.00	$ 16,088.00	$ -	$ 80,441.00	16.67%
030-30-580-9-9108	REIMBURSEMENT-CONTR POLICE SER	$ -	$ 128,246.00	$ 10,687.00	$ 36,171.62	$ -	$ 92,074.38	28.20%
030-30-580-9-9109	REIMBURSEMENT-CONTR CODE ENFR	$ -	$ 25,276.00	$ 2,106.00	$ 7,128.45	$ -	$ 18,147.55	28.20%
030-30-580-9-9132	TRANSFER TO UTILITY FUND-POTAB	$ 7,762.33	$ 100,000.00	$ 8,333.00	$ 16,666.00	$ -	$ 83,334.00	16.67%
030-30-580-9-9134	TRANSFER TO BETTER PLACE - STR	$ 68,750.33	$ 911,684.00	$ 75,974.00	$ 151,948.00	$ -	$ 759,736.00	0.1666674
	TOTAL	$ 82,907.99	$ 1,261,735.00	$ 105,144.00	$ 228,002.07	$ -	$ 1,033,732.93	0.19
	DEPARTMENT TOTAL	**$ 88,610.44**	**$ 1,925,673.00**	**$ 108,797.60**	**$ 239,233.39**	**$ 56,838.52**	**$ 1,629,601.09**	**0.12**
	SOUTH HISTORIC							
030-31-580-1-1100	EXEC SALARIES TIFSouth	$ -	$ 16,100.00	$ 62.77	$ 673.38	$ -	$ 15,426.62	4.18%
030-31-580-1-2100	FICA TAX EXP TIFSouth	$ -	$ 1,232.00	$ 4.80	$ 51.50	$ -	$ 1,180.50	4.18%
030-31-580-1-2200	RETIREMENT EXP TIFSouth	$ -	$ 4,444.00	$ -	$ 168.53	$ -	$ 4,275.47	3.79%
030-31-580-1-2300	HEALTH AND LIFE INSUR TIFSouth	$ -	$ 2,979.00	$ -	$ -	$ -	$ 2,979.00	0.00%
030-31-580-3-3100	PROFESSIONAL SERVICES	$ -	$ 15,000.00	$ -	$ -	$ -	$ 15,000.00	0.00%
030-31-580-3-3200	AUDIT EXPENSE	$ -	$ 3,740.00	$ 575.87	$ 575.87	$ -	$ 3,164.13	15.40%
030-31-580-3-4020	SOUTH- SCHOOL,CONF,TRAVEL	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
030-31-580-3-5000	FINES & FEES	$ -	$ -	$ 13.53	$ 13.53	$ -	$ (13.53)	0.00%
030-31-580-3-5280	MISC EXPENSES	$ -	$ 650.00	$ -	$ -	$ -	$ 650.00	0.00%
030-31-580-3-5281	SOUTH OPS SUPPLIES	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
030-31-580-3-5400	FRA ANNUAL DUES, TRAINING	$ -	$ 1,500.00	$ -	$ -	$ -	$ 1,500.00	0.00%
030-31-580-3-5402	DEO ANNUAL DUES	$ -	$ 110.00	$ -	$ -	$ 57.95	$ 52.05	0.00%

ACCOUNT_NUMBER	ACCOUNT_DESCRIPTION	2025 REV_YTD	2026_BUDGET	CURRENT_MONTH REVENUES	CURRENT_YTD REVENUES	UNREALIZED	PERCENT REALIZED	
030-31-580-6-6329	BUILDING IMPROVEMENT GRANT	$ -	$ 60,000.00	$ -	$ -	$ -	$ 60,000.00	0.00%
030-31-580-6-6333	SIGNAGE	$ -	$ 10,000.00	$ -	$ -	$ -	$ 10,000.00	0.00%
030-31-580-6-6337	SITE AMENITIES	$ -	$ 3,000.00	$ -	$ -	$ -	$ 3,000.00	0.00%
030-31-580-6-6341	LANDSCAPING	$ -	$ 10,000.00	$ -	$ -	$ -	$ 10,000.00	0.00%
030-31-580-6-6343	CAPITAL OUTLAY	$ -	$ 50,615.00	$ -	$ -	$ -	$ 50,615.00	0.00%
030-31-580-6-6344	324 RIVER ST REPAIRS TILGHMAN	$ -	$ 300,000.00	$ 33,735.00	$ 33,735.00	$ 191,165.00	$ 75,100.00	11.25%
030-31-580-6-6347	CODE COMPLIANCE	$ -	$ 70,000.00	$ -	$ -	$ -	$ 70,000.00	0.00%
030-31-580-6-9134	TRANSFER TO BETTER STREET	$ -	$ 20,621.00	$ 1,718.00	$ 3,436.00	$ -	$ 17,185.00	0.16662625
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	TOTAL	$ -	$ 569,991.00	$ 36,109.97	$ 38,653.81	$ 191,222.95	$ 340,114.24	0.07
	TRANSFERS							
030-31-580-9-9102	TRANSFER TO UTILITY- SOUTH POT	$ 2,340.00	$ 30,000.00	$ 2,500.00	$ 5,000.00	$ -	$ 25,000.00	16.67%
030-31-580-9-9105	REIMB GENERAL	$ 2,180.58	$ 34,210.00	$ 2,851.00	$ 5,702.00	$ -	$ 28,508.00	16.67%
030-31-580-9-9108	REIMBURSEMENT-CONTR POLICE SER	$ -	$ 40,306.00	$ 3,359.00	$ 11,368.69	$ -	$ 28,937.31	28.21%
030-31-580-9-9109	REIMBURSEMENT-CONTR CODE ENFR	$ -	$ 7,944.00	$ 662.00	$ 2,240.62	$ -	$ 5,703.38	0.28205186
		-----------------	--------------	--------------	-----------------	--------------	-----------------	---------
	TOTAL	$ 4,520.58	$ 112,460.00	$ 9,372.00	$ 24,311.31	$ -	$ 88,148.69	0.22
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	DEPARTMENT TOTAL	**$ 4,520.58**	**$ 682,451.00**	**$ 45,481.97**	**$ 62,965.12**	**$ 191,222.95**	**$ 428,262.93**	**0.09**
	NORTH HISTORIC							
030-32-580-1-1100	EXEC SALARIES TIFNorth	$ -	$ 4,900.00	$ 172.84	$ 394.89	$ -	$ 4,505.11	8.06%
030-32-580-1-2100	FICA TAX EXP TIFNorth	$ -	$ 375.00	$ 13.23	$ 30.21	$ -	$ 344.79	8.06%
030-32-580-1-2200	RETIREMENT EXP TIFNorth	$ -	$ 1,352.00	$ -	$ 61.28	$ -	$ 1,290.72	4.53%
030-32-580-1-2300	HEALTH LIFE INSURA TIFNorth	$ -	$ 907.00	$ -	$ -	$ -	$ 907.00	0.00%
030-32-580-3-3100	PROFESSIONAL SERVICES	$ -	$ 4,300.00	$ -	$ -	$ -	$ 4,300.00	0.00%
030-32-580-3-3200	AUDIT EXPENSE	$ -	$ 1,360.00	$ 208.85	$ 208.85	$ -	$ 1,151.15	15.36%
030-32-580-3-4020	NORTH- SCHOOL,CONF,TRAVEL	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
030-32-580-3-5000	FINES & FEES	$ -	$ -	$ 13.53	$ 13.53	$ -	$ (13.53)	0.00%
030-32-580-3-5280	MISC EXPENSES	$ -	$ 250.00	$ -	$ -	$ -	$ 250.00	0.00%
030-32-580-3-5281	NORTH OPS SUPPLIES	$ -	$ -	$ -	$ -	$ -	$ -	0.00%
030-32-580-3-5400	FRA ANNUAL DUES, TRAINING	$ -	$ 500.00	$ -	$ -	$ -	$ 500.00	0.00%
030-32-580-3-5402	DEO ANNUAL DUES	$ -	$ 22.00	$ -	$ -	$ 11.60	$ 10.40	0.00%
030-32-580-6-6319	BUILDING IMPROVEMENT GRANT	$ -	$ 40,000.00	$ -	$ -	$ -	$ 40,000.00	0.00%
030-32-580-6-6322	GENERAL CAPITAL IMPROVEMENTS	$ 8,080.00	$ 16,005.00	$ -	$ -	$ -	$ 16,005.00	0.00%
030-32-580-6-6328	CODE COMPLIANCE	$ -	$ 30,000.00	$ -	$ -	$ -	$ 30,000.00	0
		-----------------	--------------	--------------	-----------------	--------------	-----------------	---------
	TOTAL	$ 8,080.00	$ 99,971.00	$ 408.45	$ 708.76	$ 11.60	$ 99,250.64	0.01
	TRANSFERS							
030-32-580-9-9105	REIMB GENERAL-ADMIN EXP	$ 641.08	$ 10,359.00	$ 863.00	$ 1,726.00	$ -	$ 8,633.00	16.66%

City of Palatka

TIF REVENUES EXPENDITURES ESTIMATED VS. ACTUAL MONTHLY REPORT

16.66 % Yr Complete For Fiscal Year: 2026 / 2

ACCOUNT_NUMBER	ACCOUNT_DESCRIPTION	2025 REV_YTD	2026_BUDGET	CURRENT_MONTH REVENUES	CURRENT_YTD REVENUES	UNREALIZED	PERCENT REALIZED	
030-32-580-9-9108	REIMBURSEMENT-CONTR POLICE SER	$ -	$ 14,657.00	$ 1,221.00	$ 4,133.19	$ -	$ 10,523.81	28.20%
030-32-580-9-9109	REIMBURSEMENT-CONTR CODE ENFR	$ -	$ 2,889.00	$ 241.00	$ 815.36	$ -	$ 2,073.64	28.22%
030-32-580-9-9134	TRANSFER TO BETTER PLACE	$ -	$ 78,774.00	$ 6,565.00	$ 13,130.00	$ -	$ 65,644.00	0.16667936
	TOTAL	$ 641.08	$ 106,679.00	$ 8,890.00	$ 19,804.55	$ -	$ 86,874.45	0.19
	DEPARTMENT TOTAL	**$ 8,721.08**	**$ 206,650.00**	**$ 9,298.45**	**$ 20,513.31**	**$ 11.60**	**$ 186,125.09**	**0.1**
	TOTAL EXPENDITURES	$ 101,852.10	$ 2,814,774.00	$ 163,578.02	$ 322,711.82	$ 248,073.07	$ 2,243,989.11	0.11
	CONTINGENCIES & RESERVES							
	TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	0
TIF	**TOTAL EXPENDITURES, TRANSFERS, CONTINGENCIES & RESERVES**	**$ 101,852.10**	**$ 2,814,774.00**	**$ 163,578.02**	**$ 322,711.82**	**$ 248,073.07**	**$ 2,243,989.11**	**0.11**
	CRA TIF NET RESULTS	**$ 315,284.44**	**$ 2,814,774.00**	**$ 253,558.52**	**$ 94,424.72**	**$ 2,149,564.39**		

City of Palatka
TIF REVENUES EXPENDITURES ESTIMATED VS. ACTUAL MONTHLY REPORT
25 % Yr Complete For Fiscal Year: 2026 / 3

ACCOUNT_NUMBER	ACCOUNT_DESCRIPTION	2026_BUDGET	CURRENT_MONTH REVENUES	CURRENT_YTD REVENUES	UNREALIZED	PERCENT REALIZED	
TIF REVENUES / ESTIMATED VS. ACTUAL MONTHLY REPORT / 25.00 % Yr Complete For Fiscal Year: 2026 / 12							
	PROPERTY TAXES						
030-00-311-0-3100	DOWNTOWN REDEV COUNTY SHARE	$ 477,105.00	$ 439,498.27	$ 439,498.27	$ 37,606.73	92.11%	
030-00-311-0-3110	DOWNTOWN REDEV CITY SHARE	$ 323,447.00	$ -	$ 321,763.13	$ 1,683.87	99.47%	
030-00-311-0-3200	SOUTH HISTORIC COUNTY SHARE	$ 141,394.00	$ 130,271.14	$ 130,271.14	$ 11,122.86	92.13%	
030-00-311-0-3220	SOUTH HISTORIC CITY SHARE	$ 95,856.00	$ -	$ 95,373.41	$ 482.59	99.49%	
030-00-311-0-3300	NORTH HISTORIC COUNTY SHARE	$ 46,056.00	$ 42,611.78	$ 42,611.78	$ 3,444.22	92.52%	
030-00-311-0-3330	NORTH HISTORIC CITY SHARE	$ 31,223.00	$ -	$ 31,196.71	$ 26.29	99.91%	
	TOTAL	$ 1,115,081.00	$ 612,381.19	$ 1,060,714.44	$ 54,366.56	95.00%	
	OTHER REVENUES						
	TOTAL	$ -	$ -	$ -	$ -	0.00%	
	TOTAL REVENUES	$ 1,115,081.00	$ 612,381.19	$ 1,060,714.44	$ 54,366.56	95.00%	
	CASH BALANCE FORWARD						
030-00-301-0-0001	DOWNTOWN REDEVELOPMENT FORWARD	$ 1,125,121.00	$ -	$ -	$ 1,125,121.00	0.00%	
030-00-301-0-0002	SOUTH HISTORIC BALANCE FORWARD	$ 445,200.00	$ -	$ -	$ 445,200.00	0.00%	
030-00-301-0-0003	NORTH HISTORIC BALANCE FORWARD	$ 129,372.00	$ -	$ -	$ 129,372.00	0.00%	
	TOTAL	$ 1,699,693.00	$ -	$ -	$ 1,699,693.00	0.00%	
	TOTAL REV, TRF & CASH BALANCES	$ 2,814,774.00	$ 612,381.19	$ 1,060,714.44	$ 1,754,059.56	**38.00%**	
TIF EXPENDITURES / 25.00 % Yr Complete For Fiscal Year: 2026 / 12							
	DOWNTOWN						
030-30-580-1-1100	EXEC SALARIES TIFDT	$ 49,000.00	$ -	$ 2,492.60	$ -	$ 46,507.40	5.08%
030-30-580-1-2100	FICA TAX EXP TIF DT	$ 3,749.00	$ -	$ 190.68	$ -	$ 3,558.32	5.08%
030-30-580-1-2200	RETIREMENT EXP TIF DT	$ 13,524.00	$ -	$ 536.23	$ -	$ 12,987.77	3.96%
030-30-580-1-2300	HEALTH AND LIFE INSUR TIF DT	$ 9,065.00	$ -	$ -	$ -	$ 9,065.00	0.00%
030-30-580-3-3100	PROFESSIONAL SERVICES	$ 110,000.00	$ -	$ -	$ -	$ 110,000.00	0.00%
030-30-580-3-3105	SMALL BUSINESS DEVELOPMENT CEN	$ 15,000.00	$ -	$ 3,750.00	$ 11,250.00	$ -	25.00%
030-30-580-3-3109	MAINTENANCE CONTRACT	$ 20,000.00	$ 1,200.00	$ 3,600.00	$ 10,800.00	$ 5,600.00	18.00%
030-30-580-3-3200	AUDIT EXPENSE	$ 11,900.00	$ -	$ 1,848.28	$ -	$ 10,051.72	15.53%
030-30-580-3-4020	DOWNTOWN-SCHOOL,CONF,TRAVEL	$ 3,500.00	$ -	$ -	$ -	$ 3,500.00	0.00%

City of Palatka
TIF REVENUES EXPENDITURES ESTIMATED VS. ACTUAL MONTHLY REPORT
25 % Yr Complete For Fiscal Year: 2026 / 3

ACCOUNT_NUMBER	ACCOUNT_DESCRIPTION	2026_BUDGET	CURRENT_MONTH REVENUES	CURRENT_YTD REVENUES	UNREALIZED	PERCENT REALIZED	
030-30-580-3-5000	FINES & FEES	$ -	$ -	$ 13.53	$ -	$ (13.53)	0.00%
030-30-580-3-5280	MISC EXPENSES	$ 1,500.00	$ -	$ -	$ -	$ 1,500.00	0.00%
030-30-580-3-5281	DOWNTOWN OPS SUPPLIES	$ -	$ -	$ -	$ -	$ -	0.00%
030-30-580-3-5401	FRA ANNUAL DUES, TRAINING & CO	$ 1,500.00	$ -	$ -	$ -	$ 1,500.00	0.00%
030-30-580-3-5402	DEO ANNUAL DUES	$ 200.00	$ 105.45	$ 105.45	$ -	$ 94.55	52.72%
030-30-580-6-6311	DOWNTOWN CHRISTMAS LIGHTS	$ 33,483.00	$ 33,483.07	$ 33,483.07	$ -	$ -	100.00%
030-30-580-6-6316	WAYFINDING	$ 15,000.00	$ -	$ -	$ -	$ 15,000.00	0.00%
030-30-580-6-6319	BUILDING IMPROVEMENT GRANT	$ 135,000.00	$ 7,387.50	$ 7,387.50	$ 25,000.00	$ 102,612.50	5.47%
030-30-580-6-6320	LANDSCAPING	$ 25,000.00	$ -	$ -	$ -	$ 25,000.00	0.00%
030-30-580-6-6321	SITE AMENITIES	$ 10,000.00	$ -	$ -	$ -	$ 10,000.00	0.00%
030-30-580-6-6328	PUBLIC ART	$ 25,000.00	$ -	$ -	$ -	$ 25,000.00	0.00%
030-30-580-6-6332	ECONOMIC DEVELOPMENT	$ 15,000.00	$ -	$ -	$ -	$ 15,000.00	0.00%
030-30-580-6-6334	SPECIAL EVENTS GRANTS	$ 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	$ 1,517.00	$ -	$ -	$ -	$ 1,516.93	0.00%
	TOTAL	$ 663,938.00	$ 42,176.02	$ 53,407.34	$ 47,050.00	$ 563,480.66	8.00%
	TRANSFERS						
030-30-580-9-9106	REIMB GENERAL-ADMIN EXP	$ 96,529.00	$ 8,044.00	$ 24,132.00	$ -	$ 72,397.00	24.99%
030-30-580-9-9108	REIMBURSEMENT-CONTR POLICE SER	$ 128,246.00	$ 10,687.00	$ 46,858.62	$ -	$ 81,387.38	36.53%
030-30-580-9-9109	REIMBURSEMENT-CONTR CODE ENFR	$ 25,276.00	$ 2,106.00	$ 9,234.45	$ -	$ 16,041.55	36.53%
030-30-580-9-9132	TRANSFER TO UTILITY FUND-POTAB	$ 100,000.00	$ 8,333.00	$ 24,999.00	$ -	$ 75,001.00	24.99%
030-30-580-9-9134	TRANSFER TO BETTER PLACE - STR	$ 911,684.00	$ 75,974.00	$ 227,922.00	$ -	$ 683,762.00	25.00%
	TOTAL	$ 1,261,735.00	$ 105,144.00	$ 333,146.07	$ -	$ 928,588.93	26.00%
	DEPARTMENT TOTAL	$ 1,925,673.00	$ 147,320.02	$ 386,553.41	$ 47,050.00	$ 1,492,069.59	**20.00%**
	SOUTH HISTORIC						
030-31-580-1-1100	EXEC SALARIES TIFSouth	$ 16,100.00	$ -	$ 673.38	$ -	$ 15,426.62	4.18%
030-31-580-1-2100	FICA TAX EXP TIFSouth	$ 1,232.00	$ -	$ 51.50	$ -	$ 1,180.50	4.18%
030-31-580-1-2200	RETIREMENT EXP TIFSouth	$ 4,444.00	$ -	$ 168.53	$ -	$ 4,275.47	3.79%
030-31-580-1-2300	HEALTH AND LIFE INSUR TIFSouth	$ 2,979.00	$ -	$ -	$ -	$ 2,979.00	0.00%
030-31-580-3-3100	PROFESSIONAL SERVICES	$ 15,000.00	$ -	$ -	$ -	$ 15,000.00	0.00%
030-31-580-3-3200	AUDIT EXPENSE	$ 3,740.00	$ -	$ 575.87	$ -	$ 3,164.13	15.39%
030-31-580-3-4020	SOUTH- SCHOOL,CONF,TRAVEL	$ -	$ -	$ -	$ -	$ -	0.00%
030-31-580-3-5000	FINES & FEES	$ -	$ -	$ 13.53	$ -	$ (13.53)	0.00%

City of Palatka
TIF REVENUES EXPENDITURES ESTIMATED VS. ACTUAL MONTHLY REPORT
25 % Yr Complete For Fiscal Year: 2026 / 3

ACCOUNT_NUMBER	ACCOUNT_DESCRIPTION	2026_BUDGET	CURRENT_MONTH REVENUES	CURRENT_YTD REVENUES	UNREALIZED	PERCENT REALIZED	
030-31-580-3-5280	MISC EXPENSES	$ 650.00	$ -	$ -	$ -	$ 650.00	0.00%
030-31-580-3-5281	SOUTH OPS SUPPLIES	$ -	$ -	$ -	$ -	$ -	0.00%
030-31-580-3-5400	FRA ANNUAL DUES, TRAINING	$ 1,500.00	$ -	$ -	$ -	$ 1,500.00	0.00%
030-31-580-3-5402	DEO ANNUAL DUES	$ 110.00	$ 57.95	$ 57.95	$ -	$ 52.05	52.68%
030-31-580-6-6329	BUILDING IMPROVEMENT GRANT	$ 60,000.00	$ -	$ -	$ 6,000.00	$ 54,000.00	0.00%
030-31-580-6-6333	SIGNAGE	$ 10,000.00	$ -	$ -	$ -	$ 10,000.00	0.00%
030-31-580-6-6337	SITE AMENITIES	$ 3,000.00	$ -	$ -	$ -	$ 3,000.00	0.00%
030-31-580-6-6341	LANDSCAPING	$ 20,000.00	$ -	$ -	$ -	$ 10,000.00	0.00%
030-31-580-6-6343	CAPITAL OUTLAY	$ 40,615.00	$ -	$ -	$ -	$ 50,615.00	0.00%
030-31-580-6-6344	324 RIVER ST REPAIRS TILGHMAN	$ 300,000.00	$ -	$ 33,735.00	$ 191,165.00	$ 75,100.00	11.24%
030-31-580-6-6347	CODE COMPLIANCE	$ 70,000.00	$ -	$ -	$ -	$ 70,000.00	0.00%
030-31-580-6-9134	TRANSFER TO BETTER STREET	$ 20,621.00	$ 1,718.00	$ 5,154.00	$ -	$ 15,467.00	24.99%
	TOTAL	$ 569,991.00	$ 1,775.95	$ 40,429.76	$ 197,165.00	$ 332,396.24	7.00%
	TRANSFERS						
030-31-580-9-9102	TRANSFER TO UTILITY- SOUTH POT	$ 30,000.00	$ 2,500.00	$ 7,500.00	$ -	$ 22,500.00	25.00%
030-31-580-9-9105	REIMB GENERAL	$ 34,210.00	$ 2,851.00	$ 8,553.00	$ -	$ 25,657.00	25.00%
030-31-580-9-9108	REIMBURSEMENT-CONTR POLICE SER	$ 40,306.00	$ 3,359.00	$ 14,727.69	$ -	$ 25,578.31	36.53%
030-31-580-9-9109	REIMBURSEMENT-CONTR CODE ENFR	$ 7,944.00	$ 662.00	$ 2,902.62	$ -	$ 5,041.38	36.53%
	TOTAL	$ 112,460.00	$ 9,372.00	$ 33,683.31	$ -	$ 78,776.69	30.00%
	DEPARTMENT TOTAL	$ 682,451.00	$ 11,147.95	$ 74,113.07	$ 197,165.00	$ 411,172.93	**11.00%**
	NORTH HISTORIC						
030-32-580-1-1100	EXEC SALARIES TIFNorth	$ 4,900.00	$ -	$ 394.89	$ -	$ 4,505.11	8.05%
030-32-580-1-2100	FICA TAX EXP TIFNorth	$ 375.00	$ -	$ 30.21	$ -	$ 344.79	8.05%
030-32-580-1-2200	RETIREMENT EXP TIFNorth	$ 1,352.00	$ -	$ 61.28	$ -	$ 1,290.72	4.53%
030-32-580-1-2300	HEALTH LIFE INSURA TIFNorth	$ 907.00	$ -	$ -	$ -	$ 907.00	0.00%
030-32-580-3-3100	PROFESSIONAL SERVICES	$ 4,300.00	$ -	$ -	$ -	$ 4,300.00	0.00%
030-32-580-3-3200	AUDIT EXPENSE	$ 1,360.00	$ -	$ 208.85	$ -	$ 1,151.15	15.35%
030-32-580-3-4020	NORTH- SCHOOL,CONF,TRAVEL	$ -	$ -	$ -	$ -	$ -	0.00%
030-32-580-3-5000	FINES & FEES	$ -	$ -	$ 13.53	$ -	$ (13.53)	0.00%
030-32-580-3-5280	MISC EXPENSES	$ 250.00	$ -	$ -	$ -	$ 250.00	0.00%
030-32-580-3-5281	NORTH OPS SUPPLIES	$ -	$ -	$ -	$ -	$ -	0.00%
030-32-580-3-5400	FRA ANNUAL DUES, TRAINING	$ 500.00	$ -	$ -	$ -	$ 500.00	0.00%
030-32-580-3-5402	DEO ANNUAL DUES	$ 22.00	$ 11.60	$ 11.60	$ -	$ 10.40	52.72%
030-32-580-6-6319	BUILDING IMPROVEMENT GRANT	$ 40,000.00	$ -	$ -	$ -	$ 40,000.00	0.00%

ACCOUNT_NUMBER	ACCOUNT_DESCRIPTION	2026_BUDGET	CURRENT_MONTH REVENUES	CURRENT_YTD REVENUES	UNREALIZED	PERCENT REALIZED	
030-32-580-6-6322	GENERAL CAPITAL IMPROVEMENTS	$ 16,005.00	$ -	$ -	$ -	$ 16,005.00	0.00%
030-32-580-6-6328	CODE COMPLIANCE	$ 30,000.00	$ -	$ -	$ -	$ 30,000.00	0.00%
	TOTAL	$ 99,971.00	$ 11.60	$ 720.36	$ -	$ 99,250.64	1.00%
	TRANSFERS						
030-32-580-9-9105	REIMB GENERAL-ADMIN EXP	$ 10,359.00	$ 863.00	$ 2,589.00	$ -	$ 7,770.00	24.99%
030-32-580-9-9108	REIMBURSEMENT-CONTR POLICE SER	$ 14,657.00	$ 1,221.00	$ 5,354.19	$ -	$ 9,302.81	36.52%
030-32-580-9-9109	REIMBURSEMENT-CONTR CODE ENFR	$ 2,889.00	$ 241.00	$ 1,056.36	$ -	$ 1,832.64	36.56%
030-32-580-9-9134	TRANSFER TO BETTER PLACE	$ 78,774.00	$ 6,565.00	$ 19,695.00	$ -	$ 59,079.00	25.00%
	TOTAL	$ 106,679.00	$ 8,890.00	$ 28,694.55	$ -	$ 77,984.45	27.00%
	DEPARTMENT TOTAL	$ 206,650.00	$ 8,901.60	$ 29,414.91	$ -	$ 177,235.09	**14.00%**
	TOTAL EXPENDITURES	$ 2,814,774.00	$ 167,369.57	$ 490,081.39	$ 244,215.00	$ 2,080,477.61	17.00%
	CONTINGENCIES & RESERVES						
	TOTAL	$ -	$ -	$ -	$ -	$ -	0.00%
	TOTAL EXPENDITURES, TRANSFERS, CONTINGENCIES & RESERVES	**$ 2,814,774.00**	**$ 167,369.57**	**$ 490,081.39**	**$ 244,215.00**	**$ 2,080,477.61**	**17.00%**
	CRA TIF NET RESULTS	**$ -**	**$ 445,011.62**	**$ 570,633.05**	**$ 1,509,844.56**		

Street Scape Project – Downtown Merchants Meeting (January 6, 2026)

STAFF REPORT

DATE: January 22, 2026
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

Meeting Summary

A coordination meeting was held with downtown merchants, City personnel and the Streetscape Project contractor to support advance public notice, business coordination, and impact mitigation associated with a CRA-funded streetscape improvement project.
The purpose of the meeting was to review the anticipated construction timeline, discuss potential impacts to downtown businesses, and outline strategies to minimize disruption during construction. The discussion included planned streetscape elements such as curb bump-outs and landscaping enhancements, as well as coordination measures intended to reduce impacts on scheduled downtown festivals and special events. This outreach supports CRA objectives related to eliminating conditions of blight, improving pedestrian safety, enhancing the public realm, and promoting economic vitality within the redevelopment area.

Outcome:

During the meeting, the contractor provided clarification and guidance on the following items:

- Strategies to minimize construction impacts on upcoming downtown festivals and special events, supporting continued commercial activity within the CRA
- Coordination of construction phasing to maintain pedestrian access, business visibility, and traffic flow during installation of bump-outs and landscaping improvements, consistent with CRA goals for walkability and accessibility
- Overview of proposed bump-out locations, intended safety and walkability benefits, and anticipated construction sequencing as part of the overall streetscape design
- Landscaping scope, including timing of installation and measures to protect existing plantings, where applicable, in support of aesthetic improvements and long-term streetscape quality
- Estimated construction timeline, contingent upon the absence of unforeseen conditions
- Communication protocols for providing advance notice of schedule changes or temporary access limitations, ensuring transparency and ongoing stakeholder

engagement

Merchants were provided the opportunity to ask questions, raise concerns, and offer feedback related to access, event scheduling, and planned streetscape improvements. Feedback received during the meeting will be considered as the project advances, and ongoing communication with affected stakeholders will continue throughout the construction period. These coordination efforts are intended to mitigate short-term construction impacts while protecting the CRA's long-term investment in downtown revitalization.

PROJECT ANALYSIS

Project Start Date: TBD. As of the morning of 01/16/2025 still no confirmed start date. Within the next 2-3 weeks
Duration: 9-10 months (contingent upon the absence of unforeseen conditions)

Staff Recommendation

The City staff will be keep the merchants updated on any timeline changes and work with them on the discussed plan during upcoming festivals and events with regular communication.

ATTACHMENTS

None

Update on Logo and Wayfinding Signs

STAFF REPORT

DATE: January 22, 2026
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

At the June 9, 2025 Community Redevelopment Agency (CRA) Board meeting, new branding options were presented for Board consideration. During that discussion, Board members expressed a preference for refreshing the City's existing branding rather than pursuing a complete rebrand.

Following that direction, the City's Public Information Officer, Ms. Greta Hall, began work on a refreshed approach to the City's logo and wayfinding signage. The effort is intended to maintain brand recognition while improving visual consistency and clarity for use throughout the CRA district and the broader community.

PROJECT ANALYSIS

Ms. Hall will provide a brief update on the status of the logo and wayfinding refresh efforts.

Staff Recommendation

Staff recommends approval of the implementation of the refreshed branding.

ATTACHMENTS

None

COPS Staffing and Enforcement Update

STAFF REPORT

DATE: January 22, 2026
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

Reporting Period: October 16, 2025 – January 15, 2026

PROJECT ANALYSIS

Officers conduct regular foot and utv patrols within CRA districts to increase approachability, deter crime, and strengthen relationships with residents and business owners.

Staff Recommendation

ATTACHMENTS

1.	Police CRA Report 10-2025_1-2026

Community Redevelopment Area (CRA)Unit

Reporting Period:

October 16, 2025 – January 15, 2026

Community Engagement

•**High-Visibility Foot & UTV Patrols-**
Officers conduct regular foot and utv patrols within CRA districts to increase approachability, deter crime, and strengthen relationships with residents and business owners.

•**Business District Walk-Throughs**

Proactive walk-throughs and check-ins with CRA businesses to address concerns share safety information and build direct lines of communication.

•**Officer-Led Community Conversations**

Informal, on-site conversations with residents, visitors, and business employees focused on problem-solving and quality-of-life issues.

Business Owner Response & Enforcement

- Officers promptly responded to reports of illegal activity in the vicinity of the business
- Extended patrol time in the affected area to address concerns and enhance visibility
- Made direct contact with individuals causing disruption
- At the request of the property owner(s), issued trespass warnings and removed individuals from the premises
- Demonstrated a consistent willingness to receive, address, and follow through on business owner complaints

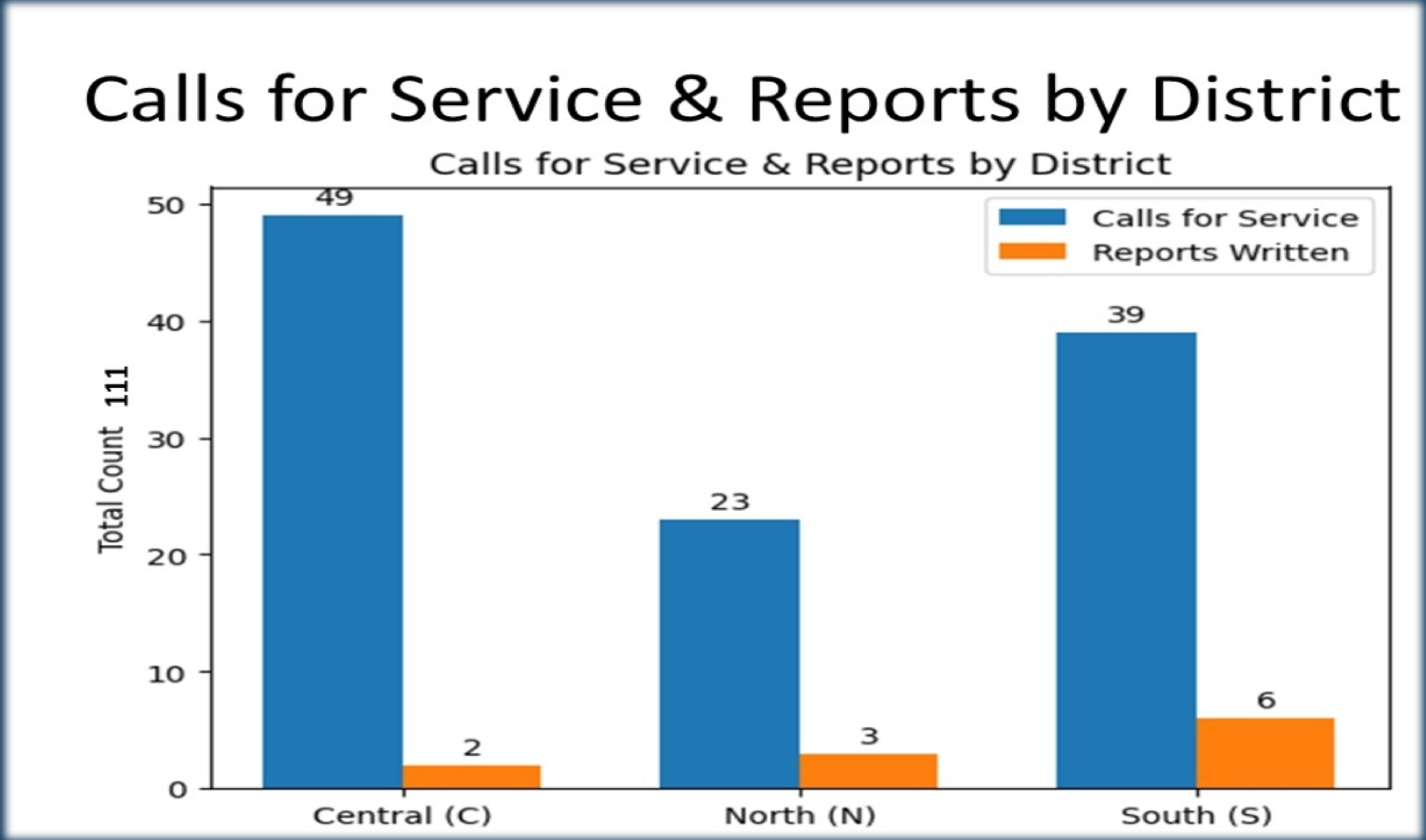
Business District Foot Patrol

- **Reporting Period:** October 16, 2025 – January 15, 2026
- **Total Distance Completed:** 135 miles within a two-week reporting period, averaging **four-foot patrols per day**.

*Calculated using an average walking pace and reflects foot patrol activity conducted **exclusively** within the CRA business district.*

CRA Zoning Map

During the reporting period, October 16, 2025- January 14, 2026, officers responded to 111 calls for service across all CRA districts, resulting in 11 reports written.



Thank You for Your Continued Support in the CRA Unit

Community Redevelopment Plan Updates

STAFF REPORT

DATE: January 22, 2026
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

The Community Redevelopment Agency is in the process of reviewing and updating the adopted Community Redevelopment Plan to ensure continued alignment with current redevelopment priorities, statutory requirements, and implementation timelines.

In December, the project update item was pulled from the CRA agenda at the request of GAI due to health-related issues affecting project staffing. The affected staff member has since elected to retire to focus on recovery. As a result, the project scope is currently under review to streamline the public engagement component and revise the overall project schedule. An additional project element will also need to be considered as part of the updated scope of work.

PROJECT ANALYSIS

The Community Redevelopment Plan update is currently in a review and scope-refinement phase. At the request of **GAI**, the prior agenda item was deferred to allow for project staffing changes and reassessment of the scope of services.

Scope Considerations
GAI is reviewing the project scope to streamline the public engagement component and to incorporate an additional project element identified since the original scope was developed. These refinements are intended to improve efficiency while maintaining consistency with statutory and planning requirements.

Schedule Impacts
Revisions to the scope require an updated project schedule. Pending execution of the revised scope, **GAI** anticipates initiating work in March and completing the Community Redevelopment Plan update by September 2026.

Next Steps

GAI is expected to submit a revised scope of services by the end of the month. The updated scope will be available for CRA Board review and direction, if necessary, at the February meeting.

Staff Recommendation

Receive update on the Community Redevelopment Plan revision, including the anticipated revised scope from GAI and the projected March–September 2026 schedule.

ATTACHMENTS

None

City Manager Report

STAFF REPORT

DATE: January 22, 2026
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

A recent development with research involving gas lamps is that the timers cost a minimum of $600 each and will require electricity to be connected to each lamp, not to mention the labor required to set it up. This option was discussed with the previous CRA director but not seriously considered. What the Palatka Gas Authority proposed was the replacement of the existing heads with new heads of the same type and a fixed cost of gas for the first year. If the damaged lamp is one of the 18 lamps in the proposal PGA is happy to assist with the installation of the damaged lamp. This is the option staff has followed and general fund was used, as recommended by the City Attorney and the research of the prior CRA Coordinator. We will continue researching until a better cost estimate is determined.

The CRA Coordinator is embarking on a great deal of education and training. She will also visit other CRAs as projects are completed in line with the CRA plan. The website is being updated as well. The orientation of the CRA Coordinator is expected to be completed by March 31, 2026.

Mural renovation is expected to start during the month of February 2026.

The Streetscape project is moving on as expected and a formal pre-construction date is being scheduled.

PROJECT ANALYSIS

Staff Recommendation

The Commissioners allow staff to continue research of the approximate cost of adding a timer to each gas-lit lamp. Once a better estimate is derived, this matter will be presented to the City Commissioners.

ATTACHMENTS

1.	Consider Electronic Ignitions for your Gas Lanterns
2.	THE CITY MANAGER REPORT

Consider Electronic Ignitions for your Gas Lanterns


AMERICAN
GAS LAMP WORKS
Springdale, Pa 15144
724-274-7131
www.AmericanGasLamp.com
AGLW IGNITER
P/N: IG1
S/N: A000211
ALIGN IGNITER
AS SHOWN

Apr 23rd 2021

We all love gas lights, but nobody likes a blowout… Now, there is a better solution: gas lanterns with electronic ignition systems!

Our electronic ignition system, “The LampLighter,” will automatically sense and relight your gas lamp upon blowout any time of day. It also senses sunlight, and can turn your lanterns on right at dusk for evening enjoyment.

By adding our LampLighter to your American Gas Lamp Works lanterns, you’ll save time and money and gain even more control over the beauty of your sanctum.

What is an Electronic Ignition for Gas Lanterns?

An electronic ignition system for gas lamps provides automated control to a gas lamp burner, allowing your lanterns to be turned on and off with the flick of a switch or a timer.

American Gas Lamp Works’ electric Gas Light Igniter, “The LampLighter,” controls the gas flow to the burner, ignites the burner, monitors the flame, and provides a burn timer; the LampLighter also provides continuous burn and night time burn options.

In short, gas lanterns with electronic ignition will stay lit when you want them to stay on, and turn off automatically when you want them off.


AUTO LAMP
TIMER
MODE
STATUS

What are the Benefits of an Electronic Lantern Ignition System?

Unlike electric lanterns that can be easily turned on and off with a switch, gas lanterns were traditionally always on, regardless of the time of day or whether or not the owner is home. Also, if a gas lamp was extinguished by wind, it had to be manually relit.

For homeowners or commercial property owners, these occurrences can be irritating, time consuming, and costly. For example, if you're a homeowner who travels, or the owner of a restaurant that isn't open 24 hours a day, constantly running your gas lamps can be unnecessary. It can also be costly.

By using an electronic ignition system for your gas lanterns, you can save money on natural gas costs by only running your lamps when you want to, or when you're home. On the other hand, if you want your lamps to constantly run and the flame is extinguished by wind, you'll have to manually relight them.

But, by adding an electronic ignition system to your gas lamps, these challenges can be easily conquered. Users can switch between different modes (such as a day or night mode), and electronic ignition for gas lamps will also detect when a flame has been extinguished and reignite it automatically.

Electronic ignition systems also allow the user to set a timer that controls how long the flame will be maintained. After the amount of burn time has expired, the gas valve is turned off and the flame is extinguished.

How Does an Electronic Lamp Ignition System Work?

Our Gas Lamp Igniter runs on standard 120v electricity, so you'll need both electricity AND natural gas run to the installation site. We also recommend it be installed by a licensed electrician. After installation, there are a number of modes the electronic ignition system will employ:

- ### *Startup*
    - When power is first applied, the Gas Lamp Igniter displays the software Version and Revision number using pulses of the

Status LED. Afterward, an approximately 15-second startup delay occurs and is indicated by the Status LED fast flash. After the Startup delay, normal operation is entered.

- ### *Fault*
    - When a High Voltage or Flame Sensor fault is detected, the Gas Lamp Igniter Status LED will be a constant and continuous Fast Flash. The Gas Valve is closed while a fault is detected.
- ### *Continuous Mode*
    - In Continuous Mode, the Gas Lamp Igniter will attempt to ignite and maintain a continuous burn. If a flame is not detected during the Continuous Mode operation, the Gas Lamp Igniter will turn on the gas and spark 10 times (or until a flame is detected).
    - If a flame has not been detected after 10 spark attempts, the gas is turned off, and the Gas Lamp Igniter will wait 20 seconds before trying again.
    - During this time, the Status LED will Slow Flash, and this process will repeat indefinitely until a flame is detected.
    - If the flame is extinguished at any time during the Continuous Burn, the ignition cycle will restart and reignite it.
- ### *Night Mode*
    - In Night Mode, the flame is ignited only when ambient light levels are low enough to indicate darkness. During the daytime, the ignition cycle is stopped and the gas valve is closed.
- ### *Burn Timer*
    - In night mode, the Burn Timer is used to control how long the flame is maintained after the initial ignition. When the burn time has expired, the gas valve is turned off and the flame is extinguished. The Burn Timer is reset during the day and reignites again at dusk.
    - The Burn Timer can be set for 0-8 hours in 2-hour increments. A zero setting disables the Burn Timer and defaults to ignite at dusk and extinguish at dawn. The Burn Timer setup is entered by pressing the Timer Button while in Night mode.
        - After the initial press of the Timer Button, each successive press adds 2 hours. After 8 hours (4 presses), the next press resets back to 0 hours.

- To exit the Burn Timer setup, simply stop pressing buttons. After a short timeout, the Burn Timer setup is automatically exited.
- The Burn Timer value is determined by counting the brief flashes on the Status LED after entering the Burn Time. Each flash equals 2 hours of time. The Burn Timer value is displayed 3 times, with a short delay between each, before automatically exiting the Burn Timer setup.
  - For example: if your Burn Timer value equals 4 hours, after the first press of the Timer Button, the Status LED will flash 2 times, then be off for a short delay, and then repeat the 2 flashes and delay 2 more times, and then exit the Burn Timer setup.

What are Important Features of the Gas Lantern Igniter?

Some important features of the gas lantern igniter a user should know about are:

- ### *Flame Sensor*
  - Located top side of the Gas Lamp Igniter, this sensor detects the gas flame.
- ### *Status LED*
  - Located on the side of the Gas Lamp Igniter, the Status LED indicates the current status of the Gas Lamp Igniter and is also used to indicate the Burn Timer Setting.
- ### *Night LED*
  - Located on the side of the Gas Lamp Igniter, this is used to indicate if the Night burn mode or Continuous burn mode is activated.
- ### *Mode Button*
  - Located on the side of the Gas Lamp Igniter and used to switch between Continuous burn or Night burn modes.

- ### *Timer Button*
  - Located on the side of the Gas Lamp Igniter and used to change the Burn Timer settings.

Choosing Between Gas Lamps & Electric Alternatives

American Gas Lamp Works provides a variety of illumination technologies, each of which adds its own unique ambiance to an outdoor space. Choosing between gas lamps or their electric counterparts usually comes down to personal preference, how much you want to maintain your lamps, the size of your project, and more. To determine which style is the best for your space and to help you break down the differences, visit our blog.

Rest assured knowing that whichever style of lamp you choose, American Gas Lamp Works has the options and the technology to make your purchase easy, cost-effective, and satisfactory.

For more information on purchasing an American Gas Lamp Works product, or for any questions, please reach out to us.

THE CITY MANAGER REPORT

Background

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