

City of Cedar Key

The Island City

Phone (352) 543-5132 • Fax 1-866-674-2419 • P.O. Box 339 • Cedar Key, Florida 32625

Cedar Key Community Redevelopment Agency Meeting

3 June 2026

3:00 PM

Call to Order

ACTION ITEM: Approval of the Meeting Agenda

ACTION ITEM: Consent Agenda for Minutes-CRA Meeting 05-19-2026

Public comments

CRA Clerk's Update

- Budget (FY funds approved and/or expended to date)
- James Moore, Inc – CRA Budget Update Status (if ready)
- Local Government Scholarship match to attend 2026-2027 Natural Resources Leadership Institute, Class 26.

Discussion Item: Public Housing Update - NCFRHA Meeting

Discussion Item: Grocery Store Market Analysis & USDA Grant Opportunity – Commissioner Weible and Tom Ankersen

ACTION ITEM: AECOM Presentation – Comprehensive Management and Facilitation of Cedar Key Vulnerability and Resiliency Projects.

Discussion Item: CRA Business Resiliency and Recovery Grant Program – Ms Jessica Head

Discussion Item: Anchor Consulting Update on Cedar Key CRA Efforts

Adjournment

Post Meeting CRA Workshop: FIBER Pocket Park Conceptual Plans - Opportunity for Community Input. UF FIBER will present a proposed suite of general design guidelines and provide working concept drawings to stimulate community input.

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Cedar Key Community Redevelopment Agency Meeting

MINUTES

May 19, 2026

To follow the Commission Meeting that starts at 5:00 PM

UPDATED

Call to Order-Commissioner Beckham absent.

ACTION Item: Approval of Meeting Minutes for 05/13/2026

Motion: Commissioner Sera. Second: Commissioner Davis. Vote: Unanimous.

ACTION Item: Chair to call for nominations to serve as CRA Chair

Tabled

ACTION Item: Chair to call for nominations to serve as CRA Vice Chair

Tabled

Public Comment

ACTION ITEM: Approval of the James Moore Proposal for Financial Services

Motion to mirror the commission meeting of a 50/50 split with the city by Commissioner Davis.

Second: Commissioner Sera. Vote: Unanimous.

ACTION ITEM: Approval of Lisa King to draft the Resilient Florida grant application for the implementation of the Halff Inc. Presentation –G Street Sea Groin and Habitat Projects.

Motion to move the application for this project in house by Commissioner Davis. Second:

Commissioner Weible. Vote: 3-1 (Commissioner Wortham, nay)

(Addition) ACTION ITEM: Resolution 2026-2-A RESOLUTION OF THE CITY OF CEDAR KEY, FLORIDA COMMUNITY REDEVELOPMENT AGENCY ESTABLISHING CRITERIA FOR THE CHAIR'S APPROPRIATION OF FUNDS FROM THE REDEVELOPMENT TRUST FUND

ACTION ITEM: Approval of the Procurement for Ground Covering for Pocket Parks

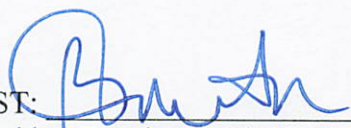
Motion: Commissioner Davis. Second: Commissioner Sera. Vote: Unanimous.

Adjournment at 7:09 PM

Next CRA Meeting on June 3rd at 3:00 PM

Commissioner Wortham

ATTEST:


Prepared by: Brooke Smith, City Clerk



UF/IFAS School of Forest, Fisheries, and Geomatics Sciences
Florida Natural Resources Leadership Institute

PO Box 110410
Gainesville, FL 32611-0410

May 15, 2026

Dear Brooke,

Congratulations! You have been awarded a Local Government Scholarship in the amount of \$2,750.00 to attend the 2026 – 2027 Natural Resources Leadership Institute, Class 26.

We are hopeful that you will be able to provide the balance of \$2,750.00 through other revenue sources.

Please remember that the remaining balance should be paid by July 10, 2026, to secure your spot.

You can visit <https://app.certain.com/profile/3476203> for registration and payment instructions. When registering, please enter passcode **SA-26** at the beginning of the registration process (instead of the passcode "NRLI-26" given in the online instructions at the bottom of the registration page) for your scholarship amount to be deducted from the balance owed.

We look forward to hearing from you soon and if you should have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Joy E. Hazell".

Joy Hazell
Director, Florida Natural Resources Leadership Institute
UF/IFAS School of Forest, Fisheries, and Geomatics Sciences
jhazell@ufl.edu



NRLI CLASS 26 SCHEDULE

1

Aug. 19 – 21, 2026
**Threats & Opportunities
for Florida's Coral Reefs**
Miami

5

Jan. 20 – 22, 2027
**Everglades:
Go with the Flow?**
Everglades

2

Sept. 16 – 18, 2026
**Fisheries Management:
Amberjack**
Destin

6

Feb. 17 – 19, 2027
**Florida Dairies &
Water Quality**
Live Oak

3

Oct. 14 – 16, 2026
**Urban Creek Restoration &
Community Engagement**
Jacksonville

7

March 17 – 19, 2027
**Space Coast:
Protected Species &
Partnerships**
Cape Canaveral

4

Nov. 18 – 20, 2026
**Managing a
Complex Watershed**
Winter Haven

8

April 16 & 17, 2027*
(*Fri, Sat)
Graduation
Gainesville



Class 26 (2026-2027) Registration Instructions

Once you have been notified of acceptance into Class 26 (2026 – 2027) of the Florida Natural Resources Leadership Institute (NRLI), **you are required to complete the online registration, including submitting payment for registration fees. The deadline to register and submit fees for NRLI Class 26 is July 10, 2026.**

The Class 26 fees are \$5,500. These fees cover all instruction and materials as well as lodging for Wednesday and Thursday nights, all meals (Wed lunch through and including Fri lunch), and field trips for each session. Transportation to and from each session and any additional lodging required are the responsibility of each Fellow.

It is a policy of the institute that Fellows room together (same gender only, of course). The primary reason for this policy is to become well-acquainted with your colleagues over the course of the class. If there are extenuating circumstances that require that you have a single room, please let us know **at least three weeks prior** to each session and we will accommodate your needs whenever possible. If you require an individual room, you will be responsible for paying the cost associated with one night's lodging at each session. In addition, please let us know if you have a physical condition that requires accommodation.

Go to <https://app.certain.com/profile/3476203> to access the online registration form. Please review the steps listed below to successfully complete the online registration process.

STEP 1: COMPLETE REGISTRATION PROFILE

Please input all relevant contact information. Please type in upper and lowercase when filling in this section.

STEP 2: VERIFY INFORMATION IS ACCURATE

This step allows you to proof the information you entered in the *Attendee Profile* section. We encourage you to double check for typos and spelling errors and to verify all email addresses and phone numbers are correct.

STEP 3: SELECT PAYMENT OPTION

You may pay by credit card, check, or purchase order/invoice. Please select the payment option on this page. Payments are payable to:

University of Florida Leadership & Education Foundation, Inc. (UFLEF)
PO Box 110750 / 2311 Mowry Road, Building 78
Gainesville, FL 32611-0750
Federal ID# 59-3104978

STEP 4: CONFIRMATION

A confirmation will appear on your screen and also will be automatically emailed to you from the system.

- *If you pay by credit card and the balance due is \$0.00, **the confirmation form serves as your receipt of payment.***
- *If you pay by check, **be sure to include a copy of your confirmation form when mailing payment.*** After your check has been received, you will receive a payment confirmation via email indicating a balance due of \$0.00.
- *If you need an invoice in order for your organization to pay the registration fee, please check the invoice box. You will receive the invoice as a PDF attachment to the email confirming your registration. **Be sure to forward the invoice to the appropriate department within your organization. Payment must be received by July 10, 2026.***

If you have any questions about registration or payment of registration fees, please contact Kimberly Brand at 352-294-3576 or kimmer72@ufl.edu.



UF/IFAS School of Forest, Fisheries, and Geomatics Sciences
Florida Natural Resources Leadership Institute

PO Box 110410
Gainesville, FL 32611-0410

May 15, 2026

Dear Brooke,

The Florida Natural Resources Leadership Institute (NRLI) project team has reviewed your application and is pleased to accept you as a Fellow of Class 26 (2026-2027). Yours was among a large pool of strong applications, and the selection process was extremely competitive. As we recruit and review applications for each NRLI class, we look for individuals whose participation will strengthen the institute, who are committed to the vision and goals of the institute, and who will benefit from the experience. You certainly meet these criteria.

Class 26 commences in August 2026 and concludes in April 2027. You will need to complete an online registration form and submit program fees for final admission into Class 26; instructions for these processes are enclosed. During Class 26, NRLI will visit eight locations around Florida that represent a wide range of natural resource issues. Please review the enclosed schedule for additional details. Each session begins at noon on Wednesday and ends at noon on Friday. Sessions include a field trip; engagement with interested parties from diverse organizations and perspectives; and experiential training in skills, concepts, tools, and strategies related to collaborative decision making, conflict management, and communication.

Again, congratulations, and welcome to the Florida Natural Resources Leadership Institute! The entire project team joins me in congratulating you on your acceptance into the program and in anticipation of our inaugural session in Miami on August 19 – 21. We will e-mail you with important details related to the class and the first session at a later date. In the meantime, please contact us if you have questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads 'Joy E. Hazell'.

Joy Hazell
Director, Florida Natural Resources Leadership Institute
UF/IFAS School of Forest, Fisheries, and Geomatics Sciences
jhazell@ufl.edu

Attachments:

Class 26 Session Schedule
Class 26 Registration Instructions

The Foundation for The Gator Nation

An Equal Opportunity Institution

Subject: Cedar Key Grocery and Food Access Initiative Presentation

Discussion:

Representatives will provide a presentation regarding food access, grocery retail opportunities, and community food system development within the City of Cedar Key. The presentation will review current data related to food accessibility, food insecurity, and retail food availability in Cedar Key and Levy County, as well as potential strategies to improve access to healthy and affordable food options for residents.

The presentation will include an overview of community food environment assessments, food access challenges, potential grocery and market models, case studies from comparable communities, and opportunities to leverage state and federal funding programs to support food retail development. Additionally, presenters will discuss research findings, community engagement efforts, and potential next steps for evaluating the feasibility of grocery and food access solutions within Cedar Key.

The presentation will also provide information regarding available funding opportunities, including programs designed to support grocery store development, food retail improvements, and community-based food access initiatives in underserved and rural communities. Board members will have the opportunity to ask questions and discuss potential future actions related to improving food access and economic resilience within the CRA District.

Fiscal Impact:

None at this time.

Attachments:

Cedar Key Grocery and Food Access Presentation.

Possible CRA Action:

Receive presentation and provide direction, if desired.

Food Access in Cedar Key

Catherine G. Campbell, PhD, MPH^{1,2} Julia Graddy^{2,3}

¹Assistant Professor and Extension Specialist, Community Food Systems

²University of Florida, Department of Family, Youth and Community Sciences

³Research Assistant, B.A. in Sustainability Studies from the University of Florida



Presentation Outline

- Community food environments
- Food access/LILA areas
- Levy county food system data
- Strategies to support community food systems, case studies
- Relevant research methods
- Healthy Food Financing Initiative, Request for Applications 2026



Community Food Environments

- Built environment in a local area where people shop for and consume food.
- CFEs are described by
 - Places where food is can be obtained
 - Number, density, or ratio of places
 - Locations and hours
 - Food items available
 - Cost and quality of available foods



Photo credit: USDA Food and Nutrition Service

Morland, 2015



Food Deserts / LILA Areas

- Little agreement on a specific definition of the term "food deserts"
- Areas where it is difficult to access healthy food
- Low-income, Low-Access (LILA) areas: Areas that are both low-income and far from a supermarket
 - "far" is defined as 10 miles in rural areas or 1 mile in an urban area



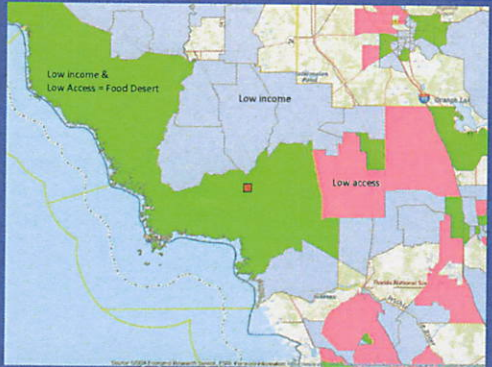
Larsen & Gilliland, 2008 Morton & Blanchard, 2007, USDA 2026

Photo credit: Jomi - stock.adobe.com



Levy County Food Desert Map

— from the USDA Food Desert Locator



Food Security and Food-Related Risk Factors

	Levy County	Florida
Food Insecurity	16.6%	14.4%
Child Food Insecurity	23.4%	18.4%
Adults who are Overweight or Obese	60.5%	66.1%
Consume Recommended Servings Fruits & Veg	15.5%	18.3%
Have diabetes	15.0%	11.7%
Have pre-diabetes	13.0%	9.1%

Florida Department of Health, 2016

Levy County Retail Food Access Data

Variable	Metric
Number of Grocery Stores, 2020	10
Number of Convenience Stores, 2020	31
Number of Dollar Stores, 2020	20
Number of SNAP-Authorized Stores, 2023	55
Number of Fast food restaurants, 2020	23
Number of fast food restaurants 2016-2020 (% change)	27.8%

USDA Food Environment Atlas, 2023

Levy County Local Food Data

Variable	Metric
Number of farms	993
Farms with direct sales (2022)	3
Farms with direct sales (percent change 2012-2017)	-15.6%
Food hubs	0
CSA farms	0

USDA Census of Agriculture, 2022

Food and Nutrition Security

- Food security focuses on ensuring that everyone has enough to eat
- People who are food insecure have limited consumption of nutritious foods
- Strong association between food insecurity and poor nutrition
- Nutrition security builds on that concept to emphasize the importance of having access to food that contribute to overall health.
- Broadens the perspective to include community characteristics that affect access to food, such as transportation or store hours.
- Includes characteristics of the food that is available, e.g., foods that are rich in vitamins, minerals and macronutrients.

USDA, March 2022



Moving from Food Deserts to the 5 A Framework

- Access: Original concept of "access" focused on the lack of grocery stores, and as a result oversimplified both the problem and potential solutions
- Availability: Presence, type of foods, and number of places to purchase or attain healthy foods in the community
- Affordability: Price of food, alignment with perceived value, and whether people have adequate financial resources
- Acceptability: Perception of food quality, variety, appropriateness, and convenience. (Subjective)
- Adequacy: Nutritional value of the food that is available. Does it support healthy dietary patterns? (Objective)



Improving Community Food Systems

- Improving food access is complex – involves social, behavioral, economic, and logistical factors
- Effective strategies require resident support and multi-sectoral collaboration
- Identifying effective strategies requires data
- Existing data is dated, incomplete, and collected at the county rather than local level



Strategies to Support Community Food Systems

Examples and Case Studies



Healthy Food Financing Initiative (HFFI)

- Program developed by USDA, the US Department of Health and Human Services, and the US Department of the Treasury
- Integrated into the 2014 Farm Bill, and reauthorized in 2018
- Funding mechanism designed to develop and support new or existing healthy food retail and create jobs in underserved, low-income, low-access areas.



Healthy Food Financing Initiative | Rural Development

Convenience & Corner Store Initiatives

- Controlling for income, convenience is the most influential factor in food shopping choices
- These stores carry few, if any, healthy foods, but instead stock unhealthy food items
- Distance from a supermarket increases the price of foods sold in small stores (greater distance=higher prices)
- Stores' willingness to stock these products is associated with the likelihood of the people purchasing them
- Strong evidence base for effective interventions focused on increasing healthy food availability in corner stores.



Freedman, 2009; Freedman & Bell, 2009; Martin et al., 2012; Pearson et al., 2005; Walker et al., 2012; Wright et al., 2018



Mobile Produce Markets

- Mobile refrigerated fruit and vegetable markets
- Can increase healthy food access and therefore can help improve health outcomes by targeting and going into low-access areas
- Small (i.e., tend to operate as a single vendor), can travel (eg. vans, trucks, and carts), and are not necessarily operated by the farmers/producers selling their own agricultural products
- Example: The Fresh Stop Mobile Market which started in 2015 as a former transit bus repurposed with refrigerated racks, which brings affordable produce into high-need neighborhoods in Central FL

Harris, B., Sobolew, L., & Troy, L. M. (2017)



Photo credit: The Fresh Stop Mobile Market, Hebini Nutrition

Farm Stops

- The term originates from Argus Farm Stop in Ann Arbor, Michigan
- Combination model of a grocery store and farmers market
- Local producers drop off their goods to be sold at the store, and they get majority of the profits (70% for Argus Farm Stop)
- Open daily, offering a consistent sales outlet for produce, meat, dairy, and value-added goods
- Support local producers, strengthen local economy and food system



Photo credit: IM ps. //www.argusfarmstop.com/

Barz, K. (2025)



Locally-owned Grocery Store (HFFI Case Study)

- Jeffcoat's Family Market (Quitman County, Mississippi)
 - Over time, the county lost all its grocery retailers
 - Around 8000 residents and declining population, many elderly residents
 - 30+ minute drive to nearest stores. Health issues, lack of reliable transportation
 - Agreement with chain retailer to replace the last grocery store fell through due to COVID
 - With help from HFFI funding, a family grocery operator in a neighboring county opened their second location within Quitman County
 - The grant supported renovations to the store, such as installing new refrigerated display cases for fresh produce
 - The public-private partnership is also collaborating with local food suppliers and helping to coordinate transportation for the elderly



Photo credit: MSU Extension



Community Owned Co-op (HFFI Case Study)

- North Flint Food Market (Flint, Michigan)
 - The 2014 Flint Water Crisis led to the closure of two major grocery stores in North Flint in 2015, leaving residents without access to affordable, fresh food
 - Residents with low incomes and limited transportation were forced to rely on dollar stores and fast-food chains
 - The North Flint Reinvestment Corporation brought together residents and partners to develop the North Flint Food Market, a community-owned food co-op
 - Funding/financing from Capital Impact Partner's Michigan Good Food Fund, a local bank, HFFI, the Michigan Economic Development Corporation, and community investors/members



Photo credit: <https://northflintfoodmarket.org/>



Revitalizing Existing Markets (HFFI Case Study)

- Main Street Mercantile (Lebanon, Kansas)
 - The only source of staple goods, fresh produce, and hot meals – critical in ensuring food access for residents. But the store fell into disrepair
 - The owners of a farm-to-table meat wholesaler and retailer in the area established a dedicated LLC entity to purchase, restore, and operate Main Street Mercantile
 - Received \$200,000 award through the 2021 Healthy Food Financing Initiative (HFFI) Targeted Small Grants Program
 - Improvements included: a new warehouse facility to increase food storage, aggregation, and meat distribution; a full modernization and renovation of the store; which helped in expanding inventory and fresh food options



Photo credit: <https://www.facebook.com/MainStreetMercantileKS/>



Mixed-methods research:
Identifying barriers, opportunities,
and community priorities for food
retail in Cedar Key



Elements of a Food Access Study

Community Needs Assessment	Community Asset & Food Environment Assessment	Economic / Retail Feasibility Analysis
<ul style="list-style-type: none"> Resident surveys Focus groups/listening sessions Shopping behaviors Barriers to healthy food access Interest in potential retail models/services NEMS-P assessment 	<ul style="list-style-type: none"> Existing food retail landscape NEMS assessments (NEMS-S & NEMS-CS) Transportation considerations Community organizations and anchor institutions Potential development assets and partnerships 	<ul style="list-style-type: none"> Market demand analysis Retail leakage analysis Potential store models and scale Identification of barriers/opportunities for retailers Collaboration with economist/regional scientist

Nutritional Environment Measures Survey (NEMS)

- National, validated surveys to assess community and consumer nutrition environments.
- Observational measures to assess the community and consumer nutrition environments in food outlets (stores, corner stores and restaurants).
- The measures focus on availability of healthful choices, prices and quality.
- Tools to use: NEM-S (Store), NEM-CS (Corner Store), NEMS-P (Perceived)

2026 HFFI Request for Applications

- Up to \$250,000 funding for planning or implementation projects
- Funding inquiry due July 31, 2026
- Informational webinar at 2:30 PM ET on Wednesday, May 27, 2026.
- www.investinginfood.com/fare-fund-2026/



References

- 2026 FARE Fund: America's Healthy Food Financing Initiative. (2026, April 30). <https://www.investinginfood.com/fare-fund-2026/>
- A Fresh Start: How Main Street Mercantile is Reviving Rural Access. Reinvestment Fund. (2025, June 24). <https://www.reinvestmentfund.com/insights/a-fresh-start-how-main-street-mercantile-is-reviving-rural-access/>
- Barr, K. (2025). Farm stops: Understanding a new model for local food distribution. *Journal of Agriculture, Food Systems, and Community Development*, 1-24. <https://doi.org/10.33044/jafscd.2025.142.031>
- Campbell, C., Calderon Pinedo, M. M., Midgette, W., & Vieira, J. (2020). The Consequences of Living in a Small-town Food Desert: Mixed Methods Evidence from a Quasi-Experiment. *Social Currents*, 7(6), 563-581. <https://doi.org/10.1177/2329496520928428>
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- Canavanagh, E., Green, S., Mallia, G., Tierney, A., Breisinger, C., & Glanz, K. (2014). Changes in food and beverage environments after an urban corner store intervention. *Preventive Medicine*, 65, 7-12. <https://doi.org/10.1016/j.ypmed.2014.04.009>
- Coveney, J., & O'Dwyer, L. A. (2009). Effects of mobility and location on food access. *Health & Place*, 15(1), 45-55.
- Cummins, S., Flint, E., & Matthews, S. A. (2014). New Neighborhood Grocery Store Increased Awareness Of Food Access But Did Not Alter Dietary Habits Or Obesity. *Health Affairs*, 33(2), 283-291.

Subject: Anchor Consulting Legislative and Federal Affairs Update

Discussion:

Representatives from Anchor Consulting will provide an update regarding ongoing activities and advocacy efforts being conducted on behalf of the City of Cedar Key at the federal level. The presentation will include the status of the USDA funding request submitted in March, as well as the development of additional opportunities involving the Department of Homeland Security (FEMA), the Department of Justice, and the U.S. Army Corps of Engineers.

Anchor Consulting will also provide an overview of current federal legislation, regulatory matters, and other issues of importance that may impact the City of Cedar Key and the Community Redevelopment Agency. Additionally, Mr. Harry Henderson of Anchor Consulting will be available to answer questions from CRA Board members regarding the firm's ongoing efforts and initiatives.

Fiscal Impact:

None at this time.

Attachments:

None.

Possible CRA Action:

Receive presentation and provide direction, if desired.

Subject: AECOM Project Planning and Resilience Initiative Presentation

Discussion:

Representatives from AECOM will provide an overview of ongoing and proposed efforts to collaborate with the City of Cedar Key in advancing strategic economic development and storm resilience initiatives. The presentation will include discussions regarding the acceleration of feasibility assessments, financial planning strategies, project prioritization, funding opportunities, and implementation approaches for projects that support the City's long-term economic sustainability and community resilience goals.

AECOM will outline potential pathways for project development, identify opportunities to leverage state and federal funding resources, and discuss strategies to enhance the City's preparedness for future environmental and economic challenges. The presentation will also provide an opportunity for CRA Board members to ask questions and discuss priorities related to economic growth, infrastructure investment, hazard mitigation, and community resilience.

Fiscal Impact:

None at this time.

Attachments:

None

Possible CRA Action:

Receive presentation and provide direction, if desired.

Subject: CRA Small and Large Local Business Grant Program Update

Discussion:

Jessica Head will provide the Community Redevelopment Agency Board with an update regarding the status of the CRA Small Business Grant Program and Large Business Grant Program. The presentation will include an overview of grant activities to date, application status, awarded projects, project progress, available funding balances, and any challenges or opportunities identified during program implementation.

The update will also include information regarding completed and ongoing projects, anticipated timelines for remaining grant activities, and the overall impact of the grant programs on business development, economic growth, and revitalization efforts within the CRA District. Ms. Head will be available to answer questions from Board members and discuss recommendations for future program administration and funding opportunities.

Fiscal Impact:

None at this time.

Attachments:

None

Possible CRA Action:

Receive presentation and provide direction, if desired.