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

November 19, 2026

5:00 PM

Call to Order

Moment of Silence

Pledge of Allegiance

ACTION ITEM: Consent of Meeting Agenda

ACTION ITEM: Approval of Meeting Minutes for 09/29/2026

ACTION ITEM: Consideration of Removal of Anchor Consulting Services

ACTION ITEM: Consideration of AEComm 'Skinny Scope' Proposal

Discussion Item: Discussion of Angled Parking and Sidewalks Along 1st Street

Discussion Item: Discussion of the Proposed Rejection of the Counteroffer for the 3rd Street Parcel Associated with the Carmen Project

ACTION ITEM: Consideration of the Purchase of 590 Dock Street from Dennis Gill to Provide Public Fishing Access

ACTION ITEM: James Moore Presentation and Consideration of the Final CRA Budget Resolution

ACTION ITEM: Call for Nominations for CRA Board Chair and Vice Chair

Adjournment

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Cedar Key Community Redevelopment Agency Meeting

MINUTES

September 29, 2026

4:00 PM

Call to Order

Chair's Comments

ACTION ITEM: Approval of Meeting Agenda
Motion: Commissioner Davis. Second: Commissioner Sera. Vote: Unanimous

ACTION ITEM: Approval of Meeting Minutes of August 20, 2026
Motion: Commissioner Davis. Second: Commissioner Weible. Vote: Unanimous

Clerk's Office

DISCUSSION ITEM: Clerk's Update on CRA FRA Academy Update

ACTION ITEM: Approval of CRA 2026-01 - CEDAR KEY REDEVELOPMENT AGENCY BUDGET AMENDMENT NO. 2026-01. A RESOLUTION OF THE CEDAR KEY REDEVELOPMENT AGENCY AMENDING THE FISCAL YEAR 2026 BUDGET TO INCREASE BUDGETED APPROPRIATIONS

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

ACTION ITEM: Approval of CRA 2026-02 - A RESOLUTION ESTABLISHING THE BUDGET FOR FISCAL YEAR 2026-2027 FOR THE CITY OF CEDAR KEY COMMUNITY REDEVELOPMENT AGENCY
Motion: Commissioner Sera. Second: Commissioner Weible. Vote: Unanimous.

DISCUSSION ITEM: Consider the Reduction of Administrative Funds for Tom Ankersen to Transition the Clerk Role as CRA Coordinator
Motion: Commissioner Weible to reduce Tom Ankersen to $10,0000 and $10,000 to the clerk (totaling $25,000) to phase out Mr. Ankersen by the end of FY26-27. Second: Commissioner Sera. Vote: 4-1 (Commissioner Beckham-no)

CRA Initiatives

DISCUSSION ITEM: Consider Financial Propositions for Old City Hall

Motion: Commissioner Weible offering and creating an up to $150,000 grant incentive attached to a RFP for a grocery store in Cedar Key. Second: Commissioner Davis. Vote: Unanimous

Board Member Comments

DISCUSSION ITEM: Consider Addressing Blight with a Façade Grant, Sidewalk Repair and Connections, and Paving for Parking to include Purchasing Parcel 0858800100 - 32-15-13 CEDAR KEY BLK 13 LOTS 13 THRU 15 OR BOOK 1619 PAGE 119 LESS OR BOOK 1827/370 from Carmen Project, LLC
Façade Grant-Tabled
Sidewalk And Paving-Tabled
Purchasing Parcel 0858800100.
Motion for purchasing the parcel for contract price of $150,000 by Commissioner Davis. Second: Commissioner Sera. Vote: 2-3 (Commissioner Wortham, Commissioner Weible, and Commissioner Beckham-no)
Motion for countering the contract price of $150,000 to $130,000 by Commissioner Beckham. Second: Commissioner Davis. Vote: Unanimous.

ACTION ITEM: Approve WSP to Apply for the PROTECT Program Grant Promoting Resilient Operations for Transformative, Efficient, and Cost Saving Transportation on the CRA's Behalf
Motion: Commissioner Sera. Second: Commissioner Weible. Vote: Unanimous.

ACTION ITEM: Award RFQ No. 2026-CRA-001 for Continuing Professional Services for Capital Improvement Planning, Implementation, and Grant Development
AECOM - Tabled

Adjournment at 6:04 PM

James Wortham, Chair

ATTEST:
Prepared by: Brooke Smith, City Clerk

CITY OF CEDAR KEY

Community Redevelopment Agency Agenda Summary

Removal of Anchor Consulting Services

Action item | Thursday, November 19, 2026 | 5:00 p.m.

REQUESTED ACTION

Consider discontinuing Anchor Consulting, LLC services and authorize staff to complete the applicable notice and closeout process after confirming the current agreement.

BACKGROUND

The supplied 2026 scope of work describes federal funding advisory services, project development, application drafting and review, and agency coordination. The work focuses on downtown or "hill" redevelopment and marina, aquaculture, disaster preparedness, and resiliency improvements. The City retains responsibility for formal funding submissions. The scope identifies Jeff Webb as the City contact and Harry Henderson as Anchor's primary consultant.

AGREEMENT REVIEW

Section III.B of the supplied agreement permits either party to terminate with 30 days' prior written notice to the other party at the address in the introductory paragraph.

The supplied agreement states a December 1, 2024–November 30, 2025 service term and $12,000 total compensation, payable in twelve $1,000 monthly installments. Its signature page has blank 2026 date and signature lines. The 2026 scope of work also has blank signature lines and does not establish a new service term or fee.

Confirm the current executed agreement, any renewal or amendment, the proper contracting party, and applicable notice requirements before issuing notice. The supplied copies alone do not establish the terms currently in effect.

FISCAL IMPACT

The supplied agreement lists $1,000 per month and $12,000 for its stated 2024–2025 term. Current fees, amounts paid, outstanding invoices, approved expenses, and any prepaid balances require verification. Savings cannot be confirmed until the active agreement and effective termination date are established.

PROPOSED BOARD DIRECTION

If the Board elects to discontinue services, direct staff to confirm the operative agreement, obtain review by the City Attorney, issue the required written notice, reconcile the account, and coordinate transfer of project files, draft applications, correspondence, and pending deadlines.

SUGGESTED MOTION

I move to discontinue Anchor Consulting, LLC services and authorize staff, following confirmation and City Attorney review of the current agreement, to provide the required written notice, establish the effective termination date, reconcile outstanding obligations, and coordinate transfer of CRA project records and pending work.

SUPPORTING MATERIAL

Anchor Consulting professional service agreement and Exhibit A compensation schedule; 2026 scope of work dated December 30, 2025. Current executed agreement, amendments, and account status to be confirmed.

PROFESSIONAL SERVICE AGREEMENT

This **PROFESSIONAL SERVICE AGREEMENT** (this "Agreement") is entered into by and between **ANCHOR CONSULTING, LLC** (hereinafter referred to as "Anchor"), a Virginia limited liability company with its principal place of business at 5101 Cherokee Avenue, Alexandria, Virginia, 22312, and **CITY OF CEDAR KEY, FLORIDA** (herein referred to as "Cedar Key"), whose principal office is 809 6th Street | P.O. Box 339, Cedar Key, FL 32625, to provide services for a period of twelve (12) months, commencing on December 1, 2024 (the "Effective Date"), and terminating November 30, 2025 (the "Termination Date"), in consideration for the total payment of Twelve Thousand and No/100 Dollars ($12,000.00) (the Compensation").

SECTION I. SERVICES TO BE PROVIDED / SCOPE OF WORK

A. **Consulting.** In its capacity as a consultant, Anchor shall make its best effort to assist Cedar Key in pursuit of its government affairs and business objectives. Cedar Key shall determine the nature of these objectives (with focus on federal grants) and the scope of all work with the advice and assistance of Anchor. Anchor shall not subcontract with any other firm or person for the performance of services for Cedar Key without the express approval of Cedar Key.

B. **No Guarantee of Success.** While Anchor will use its best efforts to obtain the client's goals, Anchor cannot guarantee the achievement of any particular goal or objective. The fees called for in this Agreement are for services rendered and are due regardless of the success or failure in achieving any particular goal or objective.

C. **Status of Parties.** The parties hereto intend to act and perform as independent contractors pursuant to this Agreement. The relationship between the parties is solely that of two independent persons contracting with each other at arm's-length for the purpose of effectuating the terms of this Agreement. None of the provisions of this Agreement are intended to create, or shall be deemed or construed to create, any other relationship. Unless explicitly set forth in this Agreement, neither party, nor its agents, employees, or representatives, shall be deemed to be an agent, employee, or representative of the other party, and no joint venture or partnership shall result from this Agreement. Anchor and its principal(s) agree(s) to be solely responsible for related employment taxes, income withholding, unemployment compensation contributions, and other employment-related statutes applicable to Anchor and its principal(s).

SECTION II. COMPENSATION FOR SERVICES

A. **Fees/Payment Schedule.** Payment shall be made to Anchor monthly, with twelve (12) payments due in total), following the payment schedule set forth on Exhibit A (the "Payment Schedule"), commencing on or about December 1, 2024; final payment is due on or around November 1, 2025. All payments are due in advance of services rendered.

B. **Invoices.** An invoice for monthly payments due shall be sent by Anchor to Cedar Key at the address listed in the Payment Schedule.

C. **Expenses.** Significant out-of-pocket expenses, such as travel outside of Washington D.C., will be approved in advance and shall be the responsibility of Cedar Key.

D. **Terms of Payment.** All fees to Anchor for services will be due on the dates specified in Section II, Subsection B. All balances not paid within ten (10) days of the dates specified will bear interest at the rate of one and one-half percent (1.5%) per month until paid. Should Anchor need to initiate legal proceedings tocollect fees owed, Cedar Key shall reimburse Anchor for its reasonable attorneys' fees and costs of collection.

SECTION III. TERM; TERMINATION

A. **Term.** The term (the "Term") of this Agreement shall begin on the Effective Date and end on the Termination Date unless this Agreement is otherwise terminated earlier pursuant to the terms and conditions set forth below.

B. **Termination.** Either party may terminate this Agreement, without further liability, by giving thirty (30) days prior written notice to the other party at the address specified in the introductory paragraph.

SECTION V. MISCELLANEOUS.

A. **Notice.** A party shall provide written notice to the other party should the primary mailing address set forth above changes during the Term of this Agreement.

B. **Assignments.** Neither party shall assign any of its rights or delegate any of its duties nor obligations under this Agreement without the express written consent of the other party.

C. **Dispute.** The parties consent to the District or Circuit Court for Fairfax County, Virginia, and the United States District Court for the Eastern District of Virginia, Alexandria Division, as the sole and exclusive forum for any legal action arising out of this Agreement, and consent to the jurisdiction and venue of those courts in any such action.

D. **Indemnity.** Each party (the "Indemnifying Party") agrees to indemnify, defend, and save harmless the other party (the "Indemnified Party") from or against any and all liability for injury to persons or damage to or loss of property to the extent caused by the negligent act or omission of the Indemnifying Party, its lower-tier subcontractors, agents, or employees, including any and all expense and cost, legal or otherwise, incurred by the Indemnified Party in the defense of any claim, demand

or action arising out of the work performed under this Agreement; provided the Indemnifying Party shall not be liable for injury to persons or damage to or loss of property caused by the sole negligence of the Indemnified Party, its subcontractors, agents, or employees.

The Indemnified Party shall promptly notify the Indemnifying Party of any claim, demand, or action which is covered by this indemnification provision and shall authorize representatives of the Indemnifying Party, at its sole cost and expense, to settle or defend any such claim, demand, or action and to represent the Indemnified Party in, or take charge of, any litigation.

E. **Force Majeure.** Neither party shall be liable to the other party for non-performance or defective or late performance of any of its obligations under this Agreement to the extent and for such periods of time as such non-performance, defective performance, or late performance is due to acts of God, fire, flood, strikes, industrial disturbances, accidents, war (declared or undeclared), riots, acts of terrorism, revolution, explosions, sabotage, nuclear incidents, lightning, weather, earthquakes, storms, sinkholes, epidemics, pandemics, action of any governmental authority, or other causes beyond the reasonable control of the pertinent party, so long as such performance is commenced as soon as reasonably possible after the cessation of the cause of the failure to perform.

F. **Severability.** If any term, covenant, or condition of this Agreement or the application thereof to any person or circumstance shall be invalid or unenforceable, then the remainder of this Agreement and the application of any term or provision to any person or circumstances, other than those to which it is held invalid or unenforceable, shall not be affected thereby and all other terms shall be valid and enforceable to the fullest extent permitted by law.

G. **Waiver of Breach.** The waiver by either party of a breach or violation of any provision of this Agreement shall neither operate as nor be construed to be a waiver of any subsequent breach hereof.

H. **Third Party Rights.** Except as otherwise expressly stated herein, the parties do not intend to create any enforceable rights in any third party under this Agreement and there are no third-party beneficiaries to this Agreement.

I. **Entire Agreement.** This Agreement contains the entire understanding between the parties. It may be changed only by the written agreement signed by the parties. This agreement is entered into in the Commonwealth of Virginia and the parties agree that Virginia law shall govern the interpretation of this agreement, and any claims hereunder, without regard to any conflicts of law provisions.

J. **Counterparts.** This Agreement may be executed in duplicate counterparts, which will be deemed an original.

K. **Capacity to Enter into Agreement.** The person executing this agreement of behalf of the Client warrants that she/he is authorized to do so and that all corporate formalities attendant to such authorization have been completed.

IN WITNESS WHEREOF, the authorized representatives of the City of Cedar Key ("Cedar Key") and Anchor Consulting, LLC ("Anchor") do hereby execute this contract, which shall become effective on the Effective Date first set forth above.

Date_____, 2026

Anchor Consulting, LLC

By: _____
Name: Catherine Harper
Chief Executive Officer

Date: _____ , 2026

Cedar Key Community Redevelopment Agency

By: _____
Name:
Title:

EXHIBIT A
Compensation Schedule

Cedar Key agrees to the following schedule of payments to Anchor, to be made on or before the date indicated below:

Pay #	Payment Due Date		Amount Due
1	December 1, 2024	December 2024	$1,000.00
2	January 1, 2025	January 2025	$1,000.00
3	February 1, 2025	February 2025	$1,000.00
4	March 1, 2025	March 2025	$1,000.00
5	April 1, 2025	April 2025	$1,000.00
6	May 1, 2025	May 2025	$1,000.00
7	June 1, 2025	June 2025	$1,000.00
8	July 1, 2025	July 2025	$1,000.00
9	August 1, 2025	August 2025	$1,000.00
10	September 1, 2025	September 2025	$1,000.00
11	October 1, 2025	October 2025	$1,000.00
12	November 1, 2025	November 2025	$1,000.00
	TOTAL	**TOTAL**	**$12,000.00**

I. Purpose

The purpose of this Scope of Work ("SOW") is to outline the professional consulting services to be provided by Anchor Consulting, LLC ("Anchor Consulting") to the City of Cedar Key, Florida ("the City"). These services are intended to support the City's efforts to identify, pursue, and secure federal funding for priority redevelopment, resiliency, and economic development initiatives.

II. Federal Funding Focus

Anchor Consulting shall provide advisory, strategic, and drafting assistance related to federal funding opportunities, including but not limited to programs administered by the following federal agencies:

- U.S. Department of Agriculture (USDA)
- U.S. Department of Housing and Urban Development (HUD)
- U.S. Army Corps of Engineers (USACE)
- U.S. Department of the Interior (DOI)
- U.S. Department of Health and Human Services (HHS)

Anchor Consulting's role shall be consultative and supportive in nature, with the City retaining responsibility for all formal submissions.

III. Overarching Project Areas

Work performed under this Scope of Work shall be organized around two (2) primary project areas:

A. Downtown / "Hill" Area Redevelopment and Revitalization

Anchor Consulting shall assist the City in advancing federal funding strategies related to the redevelopment and revitalization of Cedar Key's downtown or "hill" area, including but not limited to:

- Development of a combined supermarket, urgent care facility, and housing initiative
- Housing improvements, including workforce and first responder housing
- First responder training and support infrastructure
- Community facilities and services enhancements
- Resiliency and mitigation infrastructure associated with downtown redevelopment

B. Marina, Aquaculture, and Disaster Preparedness Improvements

Anchor Consulting shall assist the City in pursuing federal funding strategies associated with waterfront and maritime priorities, including but not limited to:

- Marina redevelopment and modernization
- Aquaculture infrastructure and labor development programs
- Disaster preparedness, response, and recovery planning
- Resiliency infrastructure improvements requiring federal exceptions or waivers applicable to island communities

IV. Scope of Services

Anchor Consulting shall provide the following services, as requested and coordinated with the City:

1. **Strategic Advisory Services**
    - Identification and evaluation of relevant federal funding programs
    - Strategic guidance on funding eligibility, timing, and competitiveness
    - Coordination of funding strategies across multiple federal agencies
2. **Project Development Support**
    - Assistance in refining project concepts to align with federal program requirements
    - Development of funding narratives, scopes, and justifications
    - Advice on project phasing and bundling where appropriate
3. **Application and Submission Support**
    - Drafting assistance for grant and funding applications
    - Review and refinement of City-prepared submissions
    - Advisory support during agency engagement and follow-up
4. **Intergovernmental and Agency Coordination**
    - Guidance on communications with federal agencies and congressional offices
    - Support for meetings, briefings, and information requests as appropriate

V. Roles and Responsibilities

A. City of Cedar Key

- The City shall retain sole authority and responsibility for submitting all funding requests and applications.
- The City shall designate **Jeff Webb** as its primary point of contact and conduit for coordination with Anchor Consulting.

- The City shall provide timely access to information, documents, and staff necessary to support funding efforts.

B. Anchor Consulting, LLC

- Anchor Consulting shall designate **Harry Henderson** as the primary consultant responsible for services under this Scope of Work.
- Anchor Consulting agrees to provide advisory and professional assistance in support of the City's funding objectives, recognizing that final funding determinations are made by the relevant federal agencies.

VI. General Provisions

This Scope of Work may be amended only by written agreement of both parties. All services shall be performed in a manner consistent with applicable federal, state, and local laws and regulations.

IN WITNESS WHEREOF, the authorized representatives of the City of Cedar Key ("Cedar Key") and Anchor Consulting, LLC ("Anchor") do hereby execute this contract, which shall become effective on the Effective Date first set forth above.

Anchor Consulting, LLC

Date_____, 2026

By: _____
Name: Catherine Harper
Chief Executive Officer

Cedar Key Community Redevelopment Agency

Date:_____, 2026

By: _____
Name:
Title:

CITY OF CEDAR KEY

Community Redevelopment Agency Agenda Summary

AECOM Skinny Scope Proposal

Action item | Thursday, November 19, 2026 | 5:00 p.m.

REQUESTED ACTION

Consider AECOM's proposed initial scope for capital improvement planning, implementation roadmaps, and grant application development support.

BACKGROUND

AECOM's November 10, 2026 presentation proposes a coordinated approach to prioritizing CRA capital projects, identifying funding opportunities, and supporting implementation. AECOM would supplement City staff and coordinate with other consultants under Board direction. The presentation describes task-order services under a continuing services agreement.

PROPOSED SCOPE

Task 1 — Capital improvement project list and prioritization: Project inventory, prioritization workshop, master and expanded priority-project databases, draft and final CRA capital improvement plan report, and editable files.

Task 2 — Implementation roadmaps and master schedule: Roadmaps for 10 priority projects or project bundles, a 24-month master schedule, Board presentation, two-hour activation strategy session, and up to 20 hours of implementation coordination support.

Task 3 — Grant application development support: Opportunity monitoring, one major application package or several smaller packages, a compliance checklist, responsibility matrix, and reusable editable files.

FISCAL IMPACT

The presentation identifies approximately $150,000 for three initial tasks: approximately $65,000 for Task 1, $55,000 for Task 2, and $30,000 for Task 3. Confirm the final task-order fee, payment terms, funding source, and budget availability before execution. Project costs and funding sources shown in the future-state examples require separate validation.

PROPOSED BOARD DIRECTION

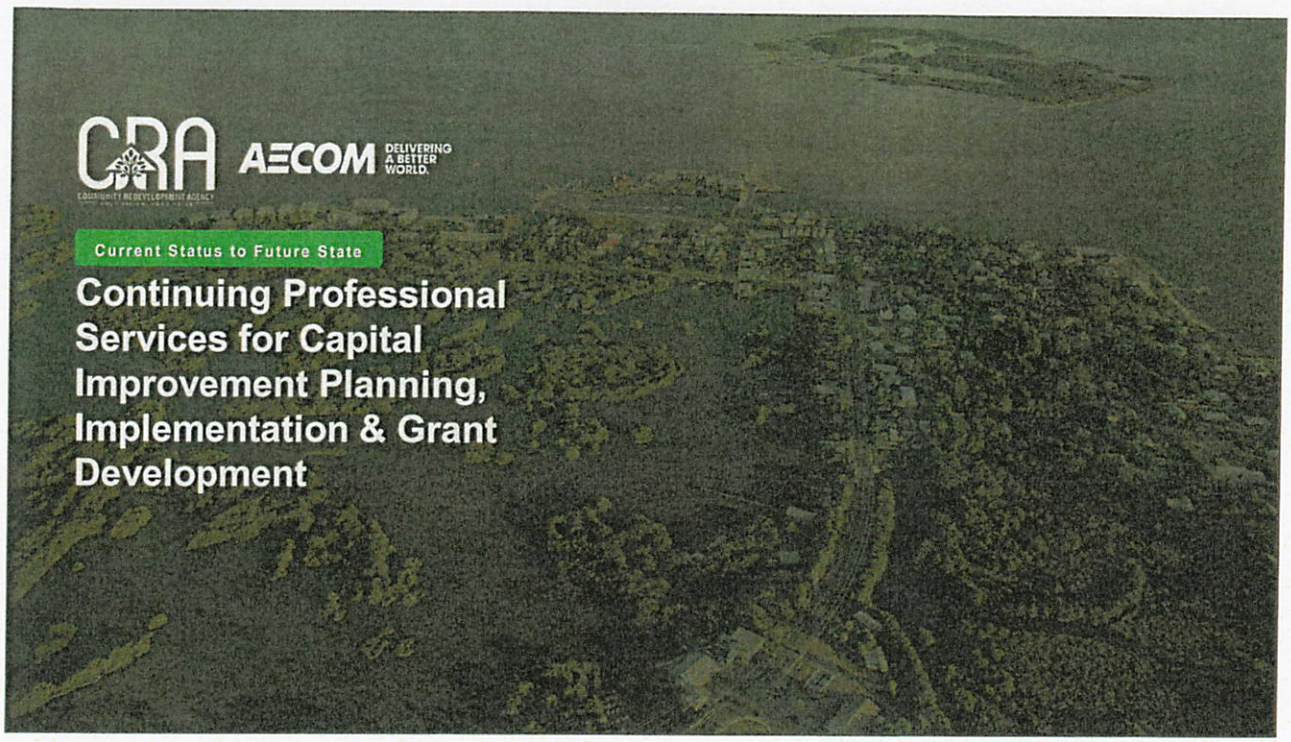
Review the three-task scope and confirm the final deliverables, schedule, fee, and division of responsibilities with staff and existing consultants. Any approval should identify the authorized scope and fee and be subject to review of the written agreement and task order.

SUGGESTED MOTION

I move to approve AECOM's three-task initial scope for capital improvement planning, implementation roadmaps, and grant development support, at a total amount not to exceed $150,000, subject to confirmation of the final written scope, fee, budget availability, and agreement review, and authorize execution by the appropriate official.

SUPPORTING MATERIAL

AECOM presentation dated November 10, 2026. Final written proposal, task order, and applicable continuing services agreement to accompany approval.



1

CURRENT STATE

AECOM DELIVERING A BETTER WORLD.

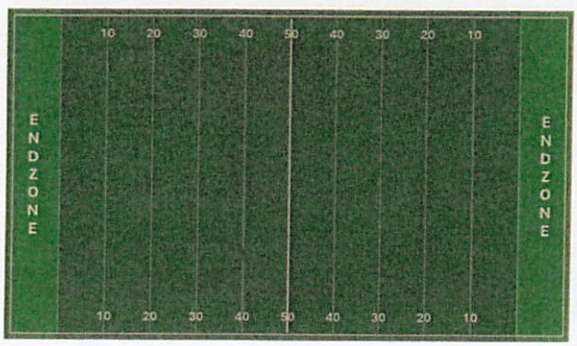
Current State: Cedar Key Coordination

'Coaches': CRA Board Members

N Nancy · J Jim · M Mel · H Heath · D Dell

Roles

- Identify CRA needs from community
- Advance key initiatives
- Develop & approve budgets



Outcomes

Cedar Key CRA

2

CURRENT STATE

AECOM DELIVERING A BETTER WORLD.

Current State: Cedar Key Coordination

'Players': City Staff

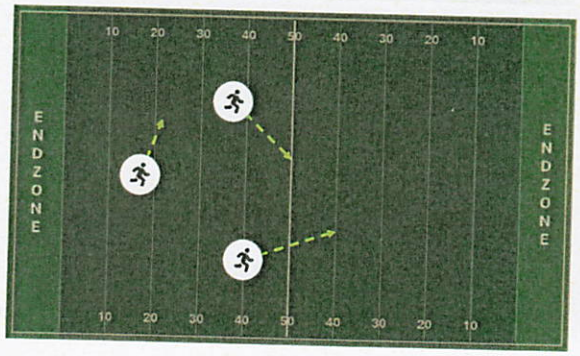
- Submit grants
- Administer CRA funds and programs
- Manage city assets

'Coaches': CRA Board Members

N Nancy, J Jim, M Mel, H Heath, D Dell

Roles

- Identify CRA needs from community
- Advance key initiatives
- Develop & approve budgets



Outcomes

3

CURRENT STATE

AECOM DELIVERING A BETTER WORLD.

Current State: Cedar Key Coordination

'Players': City Staff

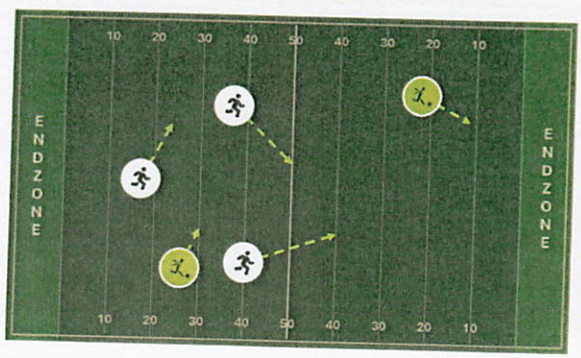
- Submit grants
- Administer CRA funds and programs
- Manage City assets

'Coaches': CRA Board Members

N Nancy, J Jim, M Mel, H Heath, D Dell

Roles

- Identify CRA needs from community
- Advance key initiatives
- Develop & approve budgets



Outcomes

'Special Teams': Consultants

- Prepare grants
- Provide technical contributions to advance projects
- Support project management

Cedar Key CRA

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CURRENT STATE

AECOM DELIVERING A BETTER WORLD.

Current State: Cedar Key Coordination

'Players': City Staff

- Submit grants
- Administer CRA funds and programs
- Manage City assets

'Special Teams': Consultants

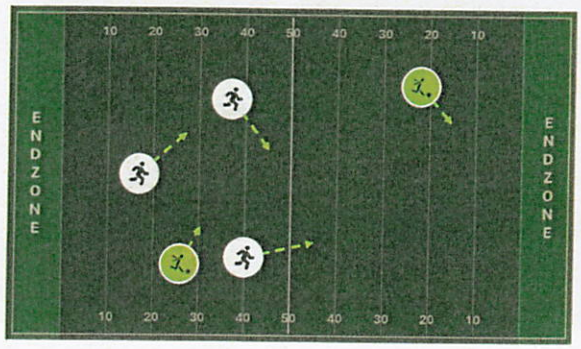
- Prepare grants
- Provide technical expertise to advance projects
- Some project management

'Coaches': CRA Board Members

N Nancy, J Jim, M Mel, H Heath, D Dell

Roles

- Identify CRA needs from community
- Advance key initiatives
- Develop & approve budgets



Outcomes

- Progress towards redevelopment and resiliency projects is being made
- Limited # of city staff tasked with many responsibilities
- Consultants are contributing but projects are not always well-coordinated or aligned with CRA Board's highest priorities

Cedar Key CRA

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PROJECT STATUS

AECOM DELIVERING A BETTER WORLD.

Current Status:
A Suite of partially developed projects



Project Status

Completed Phase | Work Remaining

Identified, Undeveloped Resilience Project

Identified, Undeveloped Redevelopment Project

Many Costs & Sources of Funds are Unknown

1. **Gulf Blvd Resiliency** $???M
   Consultant C; Funding Source: DOT PROTECT
2. **Grocery Store Project** $???M
   CRA Board; Funding Source: CRA + ???
3. **Beachside Motel Property** $???M
   CRA Board; Funding Source: ???
4. **Sea Groin Deployment** $3.2M
   Consultant C; Funding Source: Resilient FL
5. **Wave Attenuation Structures** $???M
   Consultant A; Funding Source: ???
6. **Inner Marina Dredging** $???M
   ??? ; Funding Source: ???
7. **City Hall & Housing Project** $???M
   UF FIBER + ???; Funding Source: ???

Cedar Key CRA

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PROJECT STATUS

AECOM DELIVERING A BETTER WORLD.

Current Status



1. **Gulf Blvd Resiliency** · Consultant C
2. **Grocery Store Project** · CRA Grant Program
3. **Beachside Motel** · Negotiation Stage
4. **Sea Groin Deployment** · Consultant C
5. **Waterfront Enhancement** · Consultant A
6. **Inner Marina Dredging** · Consultant B

Challenges to CRA Board & Public with Current Status

Project Coordination

1. Unclear which projects the CRA and City should prioritize to advance & why
2. City staff are providing support to consultants for various projects that may not be effectively coordinated
3. Some big, key projects may not be advancing due to lack of expertise to define the approach assess feasibility, etc

Financial Challenges

3. Unclear how much funding can be allocated to CRA programs – like main street beautification and sidewalk improvements
4. Unclear what expenses the CRA should proactively budget for to advance priority projects
5. Unclear how much $ is needed to complete vital projects
6. Unclear where funding will come from to advance bigger projects, constraining capacity to plan ahead for grant applications

Cedar Key CRA

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FUTURE STATE

AECOM DELIVERING A BETTER WORLD.

Future State: A Coordinated Cedar Key with A Deeper Bench

'QB + Extra Players': AECOM

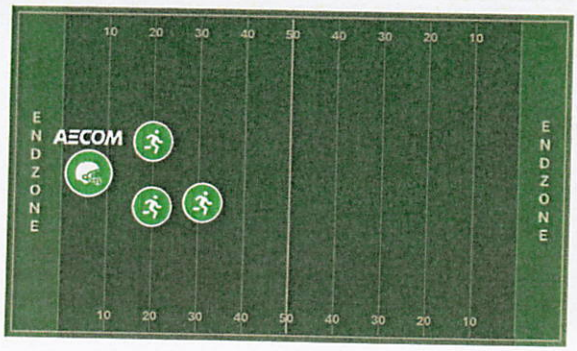
- Coordinate capital projects
- Improve accuracy of CRA budgeting
- Augment City staff technical expertise
- Systematically ID & prepare grants
- Support project implementation

'Coaches': CRA Board Members

N Nancy · J Jim · M Mel · H Heath · D Del

Roles

- Direct QB actions
- Identify CRA needs
- Advance initiatives
- Develop & approve budgets



Outcomes

Cedar Key CRA

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FUTURE STATE

AECOM DELIVERING A BETTER WORLD.

Future State: Cedar Key Coordination

'QB + Extra Players': AECOM

- Coordinate capital projects
- Improve accuracy of CRA budgeting
- Augment City staff technical expertise
- Systematically ID & prepare grants
- Support project implementation

'Players': City Staff

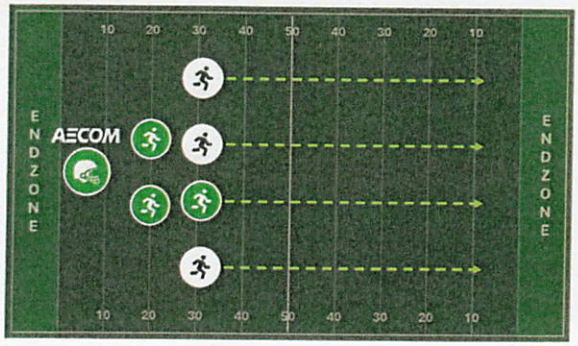
- Administer CRA funds and programs
- Submit grants
- Manage City assets

'Coaches': CRA Board Members

N Nancy, J Jim, M Mel, H Heath, D Del

Roles

- Direct QB actions
- Identify CRA needs
- Advance initiatives
- Develop & approve budgets



Outcomes

Cedar Key CRA

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FUTURE STATE

AECOM DELIVERING A BETTER WORLD.

Future State: Cedar Key Coordination

'QB & Extra Players': AECOM

- Coordinate capital projects
- Improve accuracy of CRA budgeting
- Augment City staff technical expertise
- Systematically ID & prepare grants
- Support project implementation

'Players': City Staff

- Administer CRA funds and programs
- Submit grants
- Manage City assets

'Special Teams': Consultants

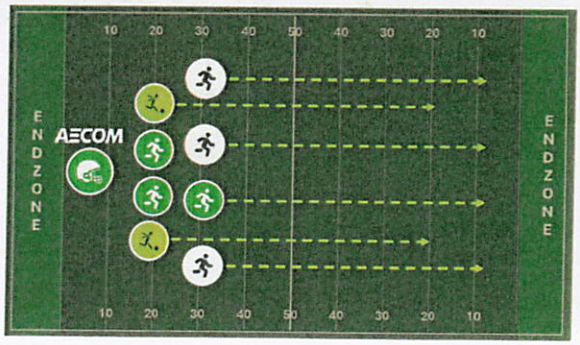
- Prepare grants
- Provide technical expertise to advance projects
- Some project management

'Coaches': CRA Board Members

N Nancy, J Jim, M Mel, H Heath, D Del

Roles

- Direct QB actions
- Identify CRA needs
- Advance initiatives
- Develop & approve budgets



Outcomes

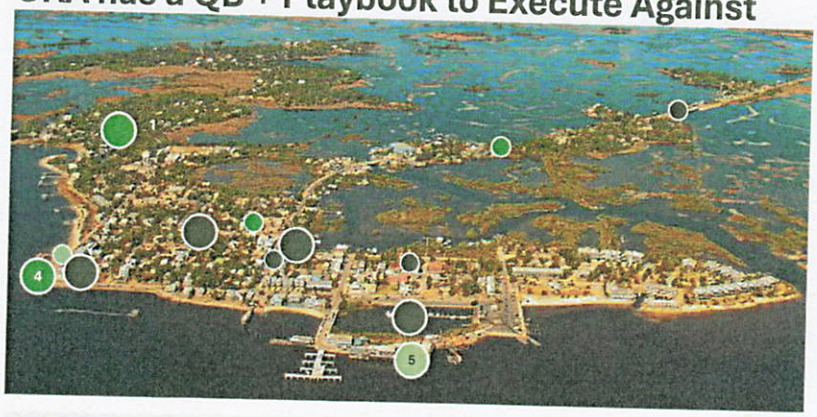
- Accelerated progress in implementing priority projects
- CRA Board & city staff have access to technical & administrative support
- Significant increase in the number of grants submitted & secured
- More efficient & coordinated budgeting of CRA funds

Cedar Key CRA

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PROJECT STATUS

Future State:
CRA has a QB + Playbook to Execute Against



Project Status: Completed · Next Phase · Final Phase

Timeframe: Short-Term · Intermediate-Term · Longer-Term

Cedar Key CRA

AECOM DELIVERING A BETTER WORLD.

Cost, Partners, Funding Sources Defined & Coordinated

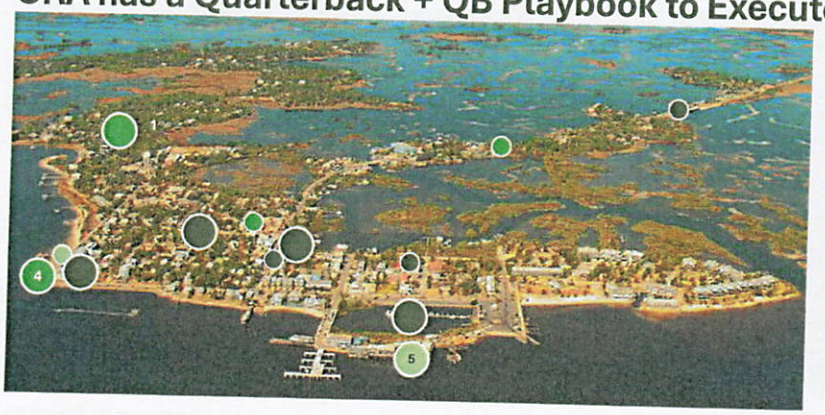
Short-term priorities

S	Grocery Store Project EDA Grant + CRA Match	$1.1M
S	Beachfront Motel FDEP FL Forever	$3.5M
S	Downtown Beautification CRA Annual Allocation	$0.5M per year
M	Inner Marina Dredging CRA + Resilient FL + EPA	$11M
M	City Hall & Housing Project EDA, State Appropriation	$15M
L	Sea Groin Deployment Resilient FL + NFWF	$2.7M
L	Wave Attenuation Project Resilient FL + NFWF	$8.5M

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PROJECT STATUS

Future State:
CRA has a Quarterback + QB Playbook to Execute Against



Project Status: Completed · Next Phase · Final Phase

Timeframe: Short-Term · Intermediate-Term · Longer-Term

Cedar Key CRA

AECOM DELIVERING A BETTER WORLD.

Benefits to CRA Board & Cedar Key residents

Project Coordination

- Clear project sequencing aligned with CRA priorities & readiness
- Consistent, transparent prioritization criteria to share with residents
- Reduced administrative demands on City staff because project information is well organized
- Increased cohesion & coordination between projects that consultants advance in partnership with the CRA and City

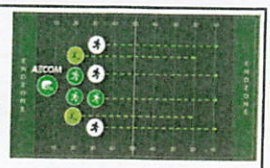
Funding & Budgeting

- Identified, viable funding sources to advance short-term priorities
- Data-driven projections to guide CRA budgeting

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INITIAL PROJECT SCOPE

Three tasks: One playbook clarifying priorities to funding



1. CRA Capital Improvement Project List & Prioritization
2. Implementation Roadmaps & Master Schedule
3. Grant Application Development Support

~$65K to organize and strategically build on what exists

~$55K to advance transparent, public-facing priorities with vital details

$30K to create quality grant materials the CRA can re-use and update

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PROJECT BUDGET

The Initial 3 Tasks Will Produce These Useful Deliverables:

Task 1:

1. Virtual project kick-off meeting
2. Capital Improvement Project Inventory (CIPI) & Draft CRA Vision and Priorities
3. CIPI Prioritization Workshop
4. Master CI Project Database
5. Expanded Priority Project Database for the priority projects and/or bundles
6. Administrative Draft CRA CIP Report
7. Final CRA CIP Report
8. Editable source files and supporting data tables

Task 2:

1. Draft and Final Implementation Roadmaps for 10 priority projects and/or project bundles
2. 24-Month Implementation Master Schedule
3. CRA Board Presentation
4. Two-hour Activation Strategy Session
5. Up to 20 hours of ad hoc implementation coordination and activation support

Task 3:

1. Monitoring to track and validate upcoming opportunities for eligibility, timing and fit
2. One major application package (or several smaller ones), informed by Implementation Roadmaps (Task 2)
3. Compliance checklist, responsibility matrix and editable files for future grant applications

Unlocking the CRA's capacity to apply for 10s of millions of dollars with compelling applications for the right projects, for the right cost, from the right programs ... and effectively administer CRA funds

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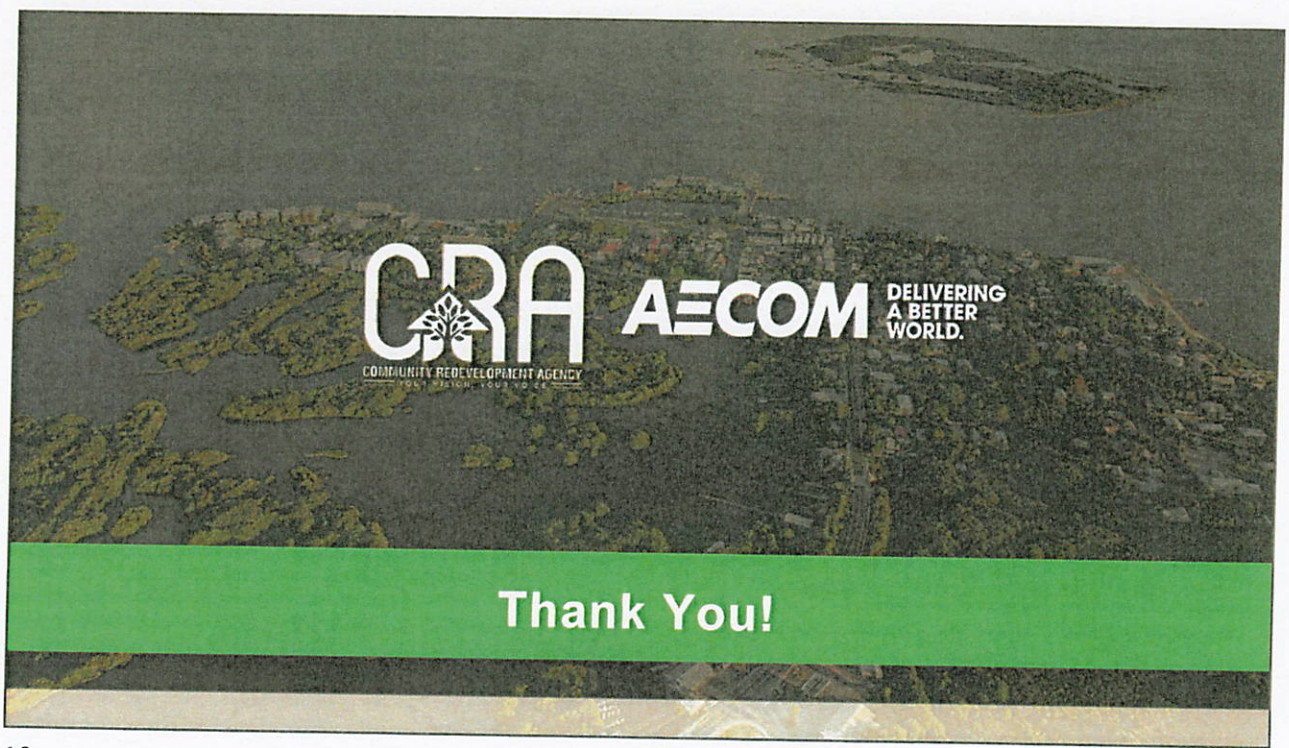
PROJECT SCOPE

Hiring AECOM under a Continuing Services Agreement - as defined in the RFQ - provides the CRA access to a range of experts committed to Cedar Key and services that can be requested on a task-order driven basis over the coming years.

These are your 'extra players on the field'



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CITY OF CEDAR KEY

Community Redevelopment Agency Agenda Summary

Purchase of 590 Dock Street for Public Fishing Access

Action item | Thursday, November 19, 2026 | 5:00 p.m.

REQUESTED ACTION

Consider acquisition of 590 Dock Street from Dennis Gill for public fishing access and provide direction on negotiations, property review, and a proposed purchase agreement.

BACKGROUND

Dennis Gill submitted a signed letter of intent dated November 4, 2026, expressing interest in selling 590 Dock Street to the City of Cedar Key. The letter is expressly nonbinding and contemplates a later purchase and sale agreement. The proposed public fishing purpose is identified in the CRA meeting agenda; the letter describes potential municipal, public, or recreational uses more generally.

PROPOSED TERMS AND PROPERTY REVIEW

The letter leaves the purchase price **to be determined** through negotiation and any necessary property valuation or appraisal. It conditions the sale on mutually agreed terms, due diligence, City Commission approval, execution of a purchase and sale agreement, and agreement on closing date and costs.

The attached property record identifies parcel **0876000000**, approximately **0.17 acre**, with a 2026 just value of **$76,950**. This tax-roll value is not an agreed purchase price or an acquisition appraisal.

The property record lists **Dennis Gill Properties Inc.** as owner, while the letter identifies Dennis Gill individually. Confirm record ownership, seller authority, full legal description, property boundaries, access rights, and feasibility of the intended public fishing use.

FISCAL IMPACT

Purchase price and funding source have not been established. Potential costs include appraisal, survey, title examination, inspections, closing, site improvements, accessibility, and ongoing maintenance. Confirm available funding and CRA project eligibility before committing funds.

PROPOSED BOARD DIRECTION

Authorize staff to negotiate and evaluate the acquisition, with City Attorney review. Confirm the proposed purchaser and funding arrangement, address ownership and site-use questions, and return a purchase agreement and cost information for the required CRA and City approvals.

SUGGESTED MOTION

I move to authorize staff to negotiate proposed terms for acquisition of 590 Dock Street for public fishing access, verify ownership and seller authority, evaluate due diligence and funding needs, and return a proposed purchase agreement for the required CRA Board and City Commission approvals before any binding purchase commitment.

SUPPORTING MATERIAL

Dennis Gill letter of intent dated November 4, 2026; attached Levy County property record and parcel map.

LETTER OF INTENT TO SELL REAL PROPERTY

Date: November 4, 2026

From:
Dennis Gill
Property Owner
590 Dock Street
Cedar Key, FL 32625

To:
City of Cedar Key
Mayor and City Commission
Cedar Key, Florida 32625

RE: Letter of Intent to Sell Real Property - 590 Dock Street, Cedar Key, Florida

Dear Mayor and Members of the City Commission:

I, **Dennis Gill**, the current owner of the real property located at **590 Dock Street, Cedar Key, Florida 32625**, hereby submit this formal Letter of Intent expressing my interest in selling the above-referenced property to the **City of Cedar Key, Florida**.

1. Property Identification

The property subject to this Letter of Intent is identified as follows:

Property Address: 590 Dock Street, Cedar Key, FL 32625
Parcel Identification Number: 0876000000
Current Property Owner: Dennis Gill
County: Levy County, Florida

The property includes the land and any improvements situated thereon, subject to verification of the legal description and any applicable exclusions.

2. Intent to Sell

It is my intention to offer the above-referenced property for purchase by the City of Cedar Key, subject to the negotiation and execution of a mutually acceptable Purchase and Sale Agreement.

I believe this property presents an opportunity for the City to acquire real estate that may serve the long-term interests of the community, including potential municipal, public, recreational, or other uses deemed appropriate by the City Commission.

3. Proposed Purchase Price

The proposed purchase price shall be $__TBD__, or such other amount as may be mutually agreed upon by the parties following negotiations and any necessary property evaluations or appraisals.

4. Terms and Conditions

The proposed sale shall be subject to the following general conditions:

1. Mutual agreement upon the final purchase price and terms of sale.

2. Completion of any inspections, appraisals, title examinations, surveys, or other due diligence deemed necessary.

3. Approval of the purchase by the Cedar Key City Commission in accordance with applicable laws and municipal procedures.

4. Execution of a mutually acceptable Purchase and Sale Agreement.

5. Establishment of a mutually agreed-upon closing date and allocation of closing costs.

5. Good Faith Negotiations

This Letter of Intent is submitted in good faith as an expression of my willingness to negotiate the sale of the property directly with the City of Cedar Key.

I welcome the opportunity to meet with City representatives to discuss the potential acquisition, proposed terms, and any questions regarding the property.

6. Non-Binding Nature

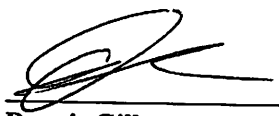
This Letter of Intent is intended solely as an expression of interest and does not constitute a legally binding contract for the sale or purchase of real property. Neither party shall be obligated to proceed with the transaction unless and until a definitive written Purchase and Sale Agreement has been executed by the appropriate parties and all required approvals have been obtained.

7. Closing Statement

I respectfully request that the City of Cedar Key consider this proposal and evaluate the potential acquisition of the property.

Thank you for your time and consideration. I look forward to the opportunity to work with the City toward an agreement that may benefit both parties and the Cedar Key community.

Sincerely,



Dennis Gill
Property Owner
Date: 10/4/20

Levy County, FL

Summary

ParcelID	0876000000
Location Address(es)	590 DOCK ST CEDAR KEY
Neighborhood	CEDAR KEY DOCK (103.3)
Legal Description*	32-15-13 CEDAR KEY DOCK 1 TRACT OR BOOK 1330 PAGE 95 (Note: *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)
LandUse	VACANT COMM (1000)
SubdivisionName	MAP OF SOUTHERN PART OF CEDAR KEY
Sec/Twp/Rng	32-15-13
Tax District	CEDAR KEY (District CK)
Millage Rate	21.1379
Acreage	0.17
Homestead	No
Ag Classification	No

View Map

Owner

Owner Name	Dennis Gill Properties Inc 100%
Mailing Address	PO BOX 180 CEDAR KEY, FL 32625

Trim Notice

Trim Notice (PDF)

Estimate Taxes

Estimate Taxes

Valuation

	2026 Final Summary
Building Value	$0
Extra Features Value	$0
Market Land Value	$76,950
Ag Land Value	$76,950
Just (Market) Value	**$76,950**
Assessed Value	**$76,950**
Exempt Value	$0
Taxable Value	**$76,950**
Save Our Homes Benefit	$0
Previous Year Value	$76,950

Exemptions

Homestead	2nd Homestead	Widow/er	Disability	Seniors	Veterans	Other

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
VACANT COMM	0	0	30	FF	$76,950

Sales

Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/31/2014	$100,000.00	WD	1330	95	Q	I	IBD PROPERTIES LLC	DENNIS GILL PROPERTIES INC
11/1/2001	$100.00	WD	765	224	U	I	DAVIS IDA BELLE	

Map



No data available for the following modules: Application for Catastrophic Event Tax Refund, Building Information, Extra Features, Building Sketch, Photos.

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 11/4/2026, 7:50:12 PM

Contact Us

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CITY OF CEDAR KEY

Community Redevelopment Agency Agenda Summary

James Moore Presentation and Final CRA Budget Resolution

Action item | Thursday, November 19, 2026 | 5:00 p.m.

REQUESTED ACTION

Receive the James Moore presentation and consider adoption of the final CRA budget resolution and accompanying FY2027 budget schedules.

BACKGROUND

In a November 11, 2026 email, Vince Tenaglia of James Moore provided a preliminary FY2027 CRA budget summary reflecting estimated carryover and a tax increment revenue adjustment. The Board will review the reconciled figures, project allocations, and final resolution presented at the meeting. The supplied material contains tentative schedules and historical planning documents; it does not include a final numbered resolution.

PRELIMINARY BUDGET SUMMARY

Total FY2027 amended resources shown: **$2,092,159**, including $935,852 in prior-year unexpended balances, $1,059,606 in tax increment revenue, and $96,701 in transfers.

The schedule reflects a **$64,219 reduction** in tax increment revenue following the County's final adopted millage rate. Debt service totals **$667,936** ($655,000 principal and $12,936 interest).

The administrative line shown at $1,071,223 includes carryover. Reducing that line to **$150,000** would leave approximately **$921,223** to allocate to individual projects, subject to reconciliation and Board direction.

FISCAL IMPACT

The preliminary schedule balances resources and expenditures at $2,092,159. James Moore also noted approximately $72,000 in FY2026 administrative spending against a $150,000 budget. Any additional eligible FY2026 administrative cost allocations would reduce the estimated $921,223 available for projects. Confirm year-end balances, commitments, and final allocations before adoption.

PROPOSED BOARD DIRECTION

Review the final schedules with James Moore, confirm administrative and project allocations, and consider adoption of the resolution as presented or amended. Ensure the adopted schedules reconcile with the Board's decisions.

SUGGESTED MOTION

I move to adopt the final FY2027 CRA budget resolution presented at this meeting, including the accompanying budget schedules and any amendments stated by the Board, with the resolution number recorded in the minutes.

SUPPORTING MATERIAL

November 11, 2026 James Moore email and preliminary budget summary; attached planning materials. Final numbered resolution and reconciled budget schedules to be provided for adoption.

Vince Tenaglia

Outlook

From: Vince Tenaglia

Sent: Wednesday, November 11, 2026 1:02 PM

To: Brooke Smith

Cc: Norm Fugate; Kayle Kukla

Subject: CRA budget

Attachments: 2026 Goals, Objectives, and Performance Measures.pdf

Hi Brooke,

Just wanted to share a quick summary as to current thoughts on the FY27 CRA budget. Based on the tentative changes itemized below, the CRA would have approximately $921,223 remaining to allocate out to individual projects (assuming the $1,071,223 currently shown in administrative expenses is reduced to $150,000 based on the attached document).

FY27 Cedar Key CRA Budget Summary	FY27 Adopted	Est. FY25 Carry Over	Est. FY26 Carry Over	County Final Adopted Millage Rate Revenue Reduction	FY27 Amended
Income					
101.300.000 CRA FUND REVENUE					
Prior Year Unexpended Balances		707,345.00	228,507.00		935,852.00
101.338.100 CRA Tax Increment Revenue	1,123,825.00			-64,219.00	1,059,606.00
101.381.919 CRA-(Transfers In)	96,701.00				96,701.00
Total for 101.300.000 CRA FUND REVENUE	**$1,220,526.00**	**$707,345.00**	**$228,507.00**	**-$64,219.00**	**$2,092,159.00**
101.500.000 CRA FUND EXPENSES					
101.552.000 CRA Administrative Expenses	552,590.00	707,345.00	228,507.00	-64,219.00	1,071,223.00
101.552.610 CRA Transportation, Storm Water & Resiliency					150,000.00
101.552.630 CRA Cultural & Recreational Improvements					57,000.00
101.552.645 CRA Private Sector Home & Business					14,000.00
101.552.660 CRA Maritime Infrastructure					57,000.00
101.552.670 Land Acquisition					75,000.00
101.552.700 CRA Debt Service Expenses					
101.517.719 Bond Payments Principal	655,000.00				655,000.00
101.517.729 Bond Payments Interest	12,936.00				12,936.00
Total for 101.500.000 CRA FUND EXPENSES	**$1,220,526.00**	**$707,345.00**	**$228,507.00**	**-$64,219.00**	**$2,092,159.00**

One other item to consider is that as it stands right now, the FY26 CRA budget had $150,000 planned for administrative expenses versus just $72k expended (for items like legal services, accounting, CRA coordinator, IT, etc.). If there are other eligible administrative expenses available to claim for FY26, we can reallocate those amounts to reach the $150,000, which would help the General Fund and reduce the $921,223 mentioned above.

No need for immediate action on this right now but at least wanted to share on a preliminary basis and see how you all would like to proceed.

Thanks,

Vince

JAMESMOORE

Vince Tenaglia
Main: 386-257-4100
Direct: 386-236-4450
Email: Vince.Tenaglia@jmco.com
Website: www.jmco.com
Sign up for Insights by James Moore





FY2027 CRA Project Plan and Funding Priorities

Joint briefing for the City Commission and CRA Board
November 5, 2026 | Fiscal year October 1, 2026 through September 30, 2027

The January 2026 CRA goals emphasized building administrative capacity, commissioning studies, maintaining infrastructure and continuing storm recovery. For FY2027, the boards can use that work to decide which projects are ready to advance, which need design or grant funding, and which should be deferred. Use approximately $1.5 million as the preliminary estimate of total FY2027 CRA resources, including an estimated $935,000 carryforward. Finance should reconcile the estimate to the adopted budget and identify how much is available for new allocations.

What the packet establishes

Source	Figure and FY2027 implication
January 2026 goals and measures	Eight program areas total $503,000 in stated FY2026 program allocations. Use these figures as a historical comparison when reviewing the FY2027 project list.
Fund 101 proposed budget report	The report key identifies SBUDGET as the FY2027 proposal. It shows $1,060,000 in tax increment revenue and an equal amount in the general CRA expense line (101.500.000), with $0 for debt service. The FY2026 adopted column shows $668,315 in debt service. Reconcile the report's proposed revenue to the $1.5 million total planning estimate and confirm the bond payoff and adopted FY2027 amounts.
Estimated FY2027 carryforward	The City estimates $935,000 will carry forward. Confirm the FY2026 closing balance, amounts already committed or restricted, and any FY2027 budget amendment needed to appropriate the balance.
Earlier redevelopment worksheets	The proposed worksheet uses $1,685,000 in estimated FY2026 tax increment and about $667,706 in debt service, yielding about $1,017,294 on that worksheet. Later worksheets use $1,141,881.30 and list $726,281.68 in prior obligations. They show $437,576.30 after debt service, while the printed inputs yield $473,566.30. Finance should resolve the $35,990 difference and verify open obligations.

Direction requested

Confirm the order of work for FY2027. First, fund verified obligations and essential administration. Next, advance scoped infrastructure and recovery work with current cost estimates. Then consider grant matches, acquisition and other projects once funding, site control and readiness are documented.

Source for historical figures and projects is the attached CRA packet, pp. 1–3 (goals and measures), pp. 4–6 (Fund 101 proposed budget report) and pp. 7–15 (proposed and working budget worksheets).

Project Priorities and FY2027 Milestones

The middle column shows the January 2026 program allocations. The FY2027 milestones are proposed for board discussion.

Program area	FY2026	Proposed FY2027 milestone
CRA administration	$150,000	Set the staffing and shared-cost allocation. Confirm meeting and agenda targets, update the CRA webpage and assign ownership of quarterly reporting.
Transportation, stormwater and resilience	$150,000	Confirm the status of the infrastructure assessment. Rank roads, sidewalks and drainage needs. Identify a repair package with scope, estimate and schedule.
Shoreline and hydrologic restoration	$0	Advance Gulf Boulevard restoration and living shoreline planning. Confirm grant status, eligible costs and local match before budgeting implementation.
Cultural and recreational facilities	$57,000	Confirm the status of pocket park guidelines and the Sixth Street pocket park. Define the remaining design or construction phase and price it.
Private sector recovery and business	$14,000	Confirm the grocery market study or solicitation status. Define the next step for grocery access and reconcile prior business grant commitments.
Affordable housing	$0	Review FIBER findings with the housing authority and document whether the redevelopment concept should advance to feasibility or grant development.
Maritime infrastructure	$57,000	Confirm the inner marina sedimentation scope, permits, cost estimate and funding. Coordinate the FY2027 phase with City marina planning.
Land acquisition	$75,000	Rank parcels by redevelopment benefit and readiness. For priority parcels, document due diligence costs, site control and a proposed funding source.
Total program allocations	$503,000	Historical program baseline, excluding debt service.

Financial Allocation and Board Direction

Establish available funding

Start with the adopted FY2027 Fund 101 budget and any amendments. Verify tax increment revenue by source and reconcile the FY2026 closing balance, bond payoff and remaining liabilities. Reconcile the $1.5 million total planning estimate to the adopted budget and verify the estimated $935,000 carryforward by project and funding restriction. Separate committed and restricted amounts from the balance available for new allocations and verify that each amount is counted once. Confirm award amounts and match requirements separately from pending applications.

Build the FY2027 allocation schedule

Funding category	Treatment for the proposed schedule
Existing obligations and administration	Identify unpaid contracts, purchase orders and grants by project. Budget the actual CRA share of staffing, professional services, audit and operating expenses.
Ready projects	Assign a dollar amount to the FY2027 phase, supported by a current estimate and schedule. Show total project cost separately from this year's appropriation.
Design and grant-dependent work	List planning or design separately from construction. Show confirmed grant funding, pending requests and the local match as separate amounts.
Deferred projects and remaining balance	List deferred projects and the trigger for reconsideration. Have Finance identify restricted balances and the amount available for new commitments.

Each project line should show the redevelopment plan reference, priority, FY2027 scope, current appropriation, proposed increase or decrease, revised appropriation, funding source, responsible lead and target milestone. Reconcile the schedule to Fund 101 before presenting any budget amendment.

Proposed direction for the meeting record

Direct staff to reconcile Fund 101, verify the status and cost of the projects identified in this briefing, and return with a ranked FY2027 project schedule and recommended funding allocations. Identify any plan or budget amendments needed for separate consideration by the appropriate body.

Financial item to resolve. The January goals show $14,000 for private sector home and business work, while the working worksheets show $0 in that category. Use the adopted budget and ledger to resolve the difference and verify the treatment of prior-year commitments.

Cedar Key Community Redevelopment Area

2026 Goals, Objectives and Performance Measures

January 2026

The Cedar Key Community Redevelopment Agency (CRA) has established the following goals, objectives and performance measures for 2026. These goals are based on the CRA Board's goal-setting budget decisions made at its October 2025 meeting and reflect the available unobligated TIF revenue for this fiscal year, after which the CRA's longstanding bond debt obligation will have been satisfied. In subsequent years, CRA TIF revenues will likely be substantially greater. As a result, the CRA Board has chosen to use this fiscal year's limited budget to focus on developing CRA administrative capacity and funding studies needed to move forward with projects in subsequent years, while allocating some funds for necessary infrastructure maintenance and continued storm recovery.

1. **CRA Administration ($150,000 budgeted)**

Goal 1.1 Increase professional staff capacity to manage CRA operations

Objective: Retain part time planning and management professional

Measurement: Improved administration and project management

Standard: A part-time CRA operations professional is retained and trained

Goal 1.2 Ensure CKCRA Board transparency, accountability and fiscal responsibility

Objective: To hold regular meetings with adequate notice to the public

Measurement: Frequency and timeliness of meetings

Standard: At least 6 CRA meetings are held and agendas for each are posted at least 7 days in advance of each meeting

Objective: Create a FY 2026/2027 budget that reflects CRA and community priorities consistent with the Amended Redevelopment Plan

Measurement: Statutory mandated timelines and clear relationship to Amended CRA Plan

Standard: Annual budget is completed by October 1, 2026; budget allocations reflect Amended CRA Plan

Goal 1.3 Enhance resident access to CRA information

Objective: Develop a robust, accessible website that includes, at a minimum, all statutorily required information

Measurement: CRA webpage reflects statutory requirements, is regularly updated; user data reflects increased site visitation

Standard: CRA webpage completed and use data summarized

2. **Transportation, Stormwater and Resiliency ($150,000 budgeted)**

Goal 2.1- Ensure that the transportation needs of residents within the Cedar Key CRA are met

Objective: Assess and prioritize road and related transportation and stormwater infrastructure maintenance needs within the CRA (long and short term)

Measurement: An infrastructure maintenance engineering/planning firm RFQ is issued

Standard: An infrastructure maintenance priorities report has been commissioned and workshopped

Objective: Within budgetary constraints, respond to short term road, stormwater and resiliency infrastructure needs within the CRA

Measurement: Responsiveness to immediate maintenance and infrastructure needs within budgetary constraints

Standard: Budgetarily feasible transportation maintenance needs are met

3. **Shoreline Management / Hydrological Restoration ($0 budgeted)**

Goal 3.1- Continue to pursue resilience-based hydrologic restoration and shoreline management opportunities identified in amended CRA Plan through grant-based funding

Objective: Leverage the Gulf Blvd hydrologic restoration planning grant into an implementation grant through the Resilient Florida Grants Program and other available sources

Measurement: Application is made for an RFGP implementation grant

Standard: Submitted RFGP implementation grant application

4. **Cultural and Recreational Facilities ($57,000 budgeted)**

Goal 4.1- Enhance cultural and recreational amenities within the CRA

Objective - Assess all existing and potential pocket parks within CRA

Measurement - A consultant is retained to develop design guidelines for pocket parks within CRA

Standard - Design guidelines for Pocket Parks within the CRA are developed and workshopped

Objective: Restore and improve the 6th Street storm-damaged pocket park

Measurement: A consultant is retained to design and cost engineer 6th Street pocket park

Standard: Work has been substantially completed on the 6th Street pocket park

5. **Private Sector Home & Business ($14,000 budgeted)**

Goal 5.1- Explore and pursue options to encourage establishment of a grocery store and/or grocery delivery service within the CRA

Objective: Assess the feasibility of attracting a new grocery store to Cedar Key

Measurement: A food systems consultant is hired to assess community desires, market viability and context-specific business models
Standard: A market study has been completed and workshopped

6. **Affordable Housing ($0 budgeted)**
   Goal 6.1- Leverage FIBER public housing redevelopment study to determine feasibility of improving efficiency of public housing land use within the CRA
   Objective: Gain support of North Central Florida Regional Housing Authority for redevelopment options to capture greater land use efficiency
   Measurement: Meetings with NCFRHA staff and board
   Standard: Decision taken regarding viability of public housing redevelopment plan

7. **Maritime Infrastructure ($57,000 budgeted)**
   Goal 7.1- Support City planning efforts relating to marina resiliency and shoreline protection
   Objective: Add value to City's broader maritime infrastructure planning efforts by focusing on immediate inner marina needs
   Measurement: identification of steps needed to address sedimentation in inner marina and grant funding opportunities to pursue them are also identified
   Standard: Affirmative steps are taken to address sedimentation in inner marina

8. **Land Acquisition ($75,000 budgeted)**
   Goal 8.1 - Continue to explore both strategic and opportunistic approaches to acquiring land for redevelopment and resilience within the CRA.
   Objective: Prioritize land acquisition and land acquisition grant funding opportunities for affordable housing and resilience
   Measurement: properties are identified for acquisition and acquisition grant funding
   Standard: A land acquisition priorities list is created and workshopped

Client:	*204335 - City of Cedar Key, Florida*
Engagement:	*2026 CFO - City of Cedar Key, Florida*
Period Ending:	*9/30/2026*
Trial Balance:	*TB-01 - Fund TB*
Workpaper:	*101 CRA Fund Budget*
Fund Level:	*Fund*
Index:	*101*

KEY:
SBUDGET = 2027 Proposed Budget
OBUDGET2026 = 2026 Adopted Budget
1stPP-FINAL 2025 = 2025 Final Actual Amounts
1stPP-OBUDGET2025 = 2025 Adopted Budget

Account	Description	SBUDGET 9/30/2026	OBUDGET 9/30/2026	1st PP-FINAL 9/30/2025	1st PP-OBUDGET 9/30/2025
Group : [RR-02]	**Transfers**				
Subgroup : [RR-02-01]	**Tranfers-In**				
Fund : 101	**CRA Fund**				
101.381.919	CRA-Taxes City (Transfers In)	0.00	(88,027.00)	(100,000.00)	0.00
Subtotal Fund : 101	**Subgroup : [RR-02-01] Tranfers-In**	**0.00**	**(88,027.00)**	**(100,000.00)**	**0.00**
Subtotal All Funds Present	**Subtotal [RR-02-01] Tranfers-In**	**0.00**	**(88,027.00)**	**(100,000.00)**	**0.00**
All Funds Presented	**Group Total [RR-02] Transfers**	**0.00**	**(88,027.00)**	**(100,000.00)**	**0.00**
Group : [SS-01]	**Fund Balance**				
Subgroup : [SS-01-01]	**Fund Balance**				
Fund : 101	**CRA Fund**				
101.281.000	Fund Balance - CRA	0.00	0.00	(624,325.00)	0.00
Subtotal Fund : 101	**Subgroup : [SS-01-01] Fund Balance**	**0.00**	**0.00**	**(624,325.00)**	**0.00**
Subtotal All Funds Present	**Subtotal [SS-01-01] Fund Balance**	**0.00**	**0.00**	**(624,325.00)**	**0.00**
Subgroup : [SS-01-99]	**Appropriated FB (Budget)**				
Fund : 101	**CRA Fund**				
101.399.999	CRA-Unappropriated TIF Carryforward	0.00	(30,839.75)	0.00	0.00
Subtotal Fund : 101	**Subgroup : [SS-01-99] Appropriated FB (Budget)**	**0.00**	**(30,839.75)**	**0.00**	**0.00**
Subtotal All Funds Present	**Subtotal [SS-01-99] Appropriated FB (Budget)**	**0.00**	**(30,839.75)**	**0.00**	**0.00**
All Funds Presented	**Group Total [SS-01] Fund Balance**	**0.00**	**(30,839.75)**	**(624,325.00)**	**0.00**
Group : [R-01]	**Taxes**				
Subgroup : [311]	**Property taxes**				
Fund : 101	**CRA Fund**				

Account	Description	SBUDGET 9/30/2026	OBUDGET 9/30/2026	1st PP-FINAL 9/30/2025	1st PP-OBUDGET 9/30/2025
101.311.201	CRA-Taxes Levy	0.00	0.00	(1,113,593.14)	0.00
101.338.100	CRA Tax Increment Revenue	(1,060,000.00)	(1,023,014.55)	0.00	(90,388.70)
Subtotal Fund : 101	**Subgroup : [311] Property taxes**	**(1,060,000.00)**	**(1,023,014.55)**	**(1,113,593.14)**	**(90,388.70)**
Subtotal All Funds Present	**Subtotal [311] Property taxes**	**(1,060,000.00)**	**(1,023,014.55)**	**(1,113,593.14)**	**(90,388.70)**
All Funds Presented	**Group Total [R-01] Taxes**	**(1,060,000.00)**	**(1,023,014.55)**	**(1,113,593.14)**	**(90,388.70)**
Group : [R-07]	**Misc. Income**				
Subgroup : None					
Fund : 101	**CRA Fund**				
101.369.970	CRA Miscellaneous Revenue	0.00	0.00	(35.00)	(1,743,300.73)
Subtotal Fund : 101	**Subgroup : None**	**0.00**	**0.00**	**(35.00)**	**(1,743,300.73)**
Subtotal All Funds Present	**Subgroup : None**	**0.00**	**0.00**	**(35.00)**	**(1,743,300.73)**
All Funds Presented	**Group Total [R-07] Misc. Income**	**0.00**	**0.00**	**(35.00)**	**(1,743,300.73)**
Group : [R-08]	**Investment Income**				
Subgroup : [R-08-01]	**Interest and Other**				
Fund : 101	**CRA Fund**				
101.361.103	CRA - Interest Revenue	0.00	0.00	(28,914.29)	0.00
Subtotal Fund : 101	**Subgroup : [R-08-01] Interest and Other**	**0.00**	**0.00**	**(28,914.29)**	**0.00**
Subtotal All Funds Present	**Subtotal [R-08-01] Interest and Other**	**0.00**	**0.00**	**(28,914.29)**	**0.00**
All Funds Presented	**Group Total [R-08] Investment Income**	**0.00**	**0.00**	**(28,914.29)**	**0.00**
Group : [X-05]	**Economic Environment**				
Subgroup : None					
Fund : 101	**CRA Fund**				
101.500.000	CRA FUND EXPENSES	1,060,000.00	473,566.30	0.00	0.00
101.552.311	CRA Legal Services	0.00	0.00	12,000.00	0.00
101.552.341	CRA Coordinator (Contracted)	0.00	0.00	15,000.00	0.00
101.552.343	CRA IT/Professional Services	0.00	0.00	600.00	0.00
101.552.460	CRA Misc Expenses	0.00	0.00	78,666.75	0.00
101.552.490	CRA Bank Charges & Fees	0.00	0.00	35.00	0.00
101.552.491	CRA Dues & Subscriptions	0.00	0.00	595.00	0.00

Account	Description	SBUDGET 9/30/2026	OBUDGET 9/30/2026	1st PP-FINAL 9/30/2025	1st PP-OBUDGET 9/30/2025
101.552.511	CRA Office Supplies	0.00	0.00	1,175.71	0.00
Subtotal Fund : 101	**Subgroup : None**	**1,060,000.00**	**473,566.30**	**108,072.46**	**0.00**
Subtotal All Funds Present	**Subgroup : None**	**1,060,000.00**	**473,566.30**	**108,072.46**	**0.00**
All Funds Presented	**Group Total [X-05] Economic Environment**	**1,060,000.00**	**473,566.30**	**108,072.46**	**0.00**
Group : [X-20]	**Capital Outlay**				
Subgroup : None					
Fund : 101	**CRA Fund**				
101.552.630	CRA Cultural & Recreational Improvements	0.00	0.00	318,313.25	1,703,560.61
101.552.632	Resilient Grant Project CRA	0.00	0.00	34,271.00	0.00
Subtotal Fund : 101	**Subgroup : None**	**0.00**	**0.00**	**352,584.25**	**1,703,560.61**
Subtotal All Funds Present	**Subgroup : None**	**0.00**	**0.00**	**352,584.25**	**1,703,560.61**
All Funds Presented	**Group Total [X-20] Capital Outlay**	**0.00**	**0.00**	**352,584.25**	**1,703,560.61**
Group : [X-30]	**Debt Service**				
Subgroup : [X-30-01]	**Principal**				
Fund : 101	**CRA Fund**				
101.517.719	Bond Payments Principal	0.00	630,000.00	605,000.00	0.00
Subtotal Fund : 101	**Subgroup : [X-30-01] Principal**	**0.00**	**630,000.00**	**605,000.00**	**0.00**
Subtotal All Funds Present	**Subtotal [X-30-01] Principal**	**0.00**	**630,000.00**	**605,000.00**	**0.00**
Subgroup : [X-30-02]	**Interest**				
Fund : 101	**CRA Fund**				
101.517.729	Bond Payments Interest	0.00	38,315.00	100,033.75	130,128.82
Subtotal Fund : 101	**Subgroup : [X-30-02] Interest**	**0.00**	**38,315.00**	**100,033.75**	**130,128.82**
Subtotal All Funds Present	**Subtotal [X-30-02] Interest**	**0.00**	**38,315.00**	**100,033.75**	**130,128.82**
All Funds Presented	**Group Total [X-30] Debt Service**	**0.00**	**668,315.00**	**705,033.75**	**130,128.82**
	Sum of Account Groups	**0.00**	**0.00**	**(701,176.97)**	**0.00**

Cedar Key Redevelopment Agency
Redevelopment Plan Budget
FY 2024 – 2025/FY 2025-2026

Note 1: All CRA expenditures must be: 1) Consistent with the statute, 2) In the CRA Plan and 3) included in an approved annual budget
Note 2: Amendments to the annual budget must be submitted to the Board of County Commissioners within 10 days after the adoption date of the amended budget F.S. 163.387(6) & (6)(b).
Note 3: Any unallocated unspent funds must be returned to the taxing authorities. Allocated funds must be spent in the assigned budget category or reallocated to the same category in the following budget year.

FY 2024-2025					FY 2025-2026	
		Proposed	Approved	Expended as of 09/05	Carry Forward	Proposed
Administration					**Administration**	
Administration	• CRA coordinator • Internal Grants Administration (City Attorney) • City Attorney • CRA audit & accounting • Liability Insurance • Office supplies & records management	$ 75,000	$20,000.00 $5,000.00 $12,000 $5,085.20 $5114.00 $100.00	$15,000 $12,000 $5,085.20 $5114.00 $100.00	$5000.00 (obligated) $5000.00 (obligated)	CRA Plan coordinator CRA operations manager CRA clerk (% of City) Software City Attorney - General City Attorney - Grants Admin CRA Audit & accounting CRA liability Insurance Office supplies & records management
Subtotal			$47,299.00	$37,299.00	$10,000.00	**$160,000**
Debt Service					**Debt Service**	
Debt service on outstanding bond	• Principal • Interest • Reserve for interest (Oct 2025)		$605,000.00 $37,327.50 $25,378.75	$605,000.00 $37,327.50 $25,378.75	N/A	$605,000.00 $37,327.50 $25,378.75
Subtotal			$667,706.25	$667,706.25		**$667,706.26**
Transportation, Stormwater & Resiliency Improvements					**Transportation, Stormwater & Resiliency Improvements**	
Install Safety Sidewalk at Cedar Key School			$6,500.00			Transportation maintenance & improvement studies/plan Road & sidewalk repair Stormwater infrastructure repairs and resiliency enhancements (FIBER adaptation Plan)
Parking Space Bumpers			$1,000.00		$1000 (obligated)	
2nd Street Sidewalk Repairs/Replace			$7,500.00	$7,500		
Storm drain repair & enhancements			$47,112.00	$34,271.00	$5,729.00	
Subtotal			$62,112.00	$41,771	$6,729.00	**$250,000**

Shoreline Management/Hydrologic Restoration						**Shoreline Management/Hydrologic Restoration**	
Gulf Blvd. Project		$350,000					Gulf Blvd hydro restoration feasibility study reimburseable outlay (if required) Living shorelines FIBER adaptation Plan
Subtotal							**$200,000**
Cultural and Recreational Facilities (Inc. Churches & Cemeteries)						**Cultural and Recreational Facilities (inc. Churches & Cemeteries**	
Playground repairs/replacement			$180,000.00	$178,617.00		$1,383.00	Pocket Park improvements Public outdoor furniture Trails & boardwalks CRA Plan update resiliency projects (FIBER)
A-Street Parking			$41,500.00			$41,000 (obligated)	
Pocket-park improvements: Repair bulkheads and associated park infrastructure at 5th, 6th and H streets			$200,000.00	$74,320.00 $60,030.25		$65,649.75 (obligated)	
Replace/Add Benches along A Street and G Street			$7,000.00			$7,000 (obligated)	
Public Drinking Water Dispensers			$6,000.00			$6,000 (obligated)	
Bicycle Racks			$1,000.00			$1,000 (obligated)	
Trash Receptacle Replacement			$8,750.00	$2,712.50		$6,037,50 (obligated)	
Subtotal			$444,250.00	315,679.25		$128,070.25	**$100,000**
Private Sector Home & Business Recovery, Redevelopment & Resilience						**Private Sector Home & Business Recovery, Redevelopment & Resilience**	
CRA Grant Program – Resilient & Essential Businesses			$531,482.43			$531,482.43 (obligated)	CRA Plan update resiliency projects (FIBER) Market study (grocery store)
CRA Grant Program – Residential Resiliency							
Subtotal			$531,482.43			$531,482.43	**$0**
Affordable Housing						**Affordable Housing**	
Conceptual plan for public housing			$50,000.00			$50,000 (obligated)	HUD & State grant application support
Subtotal			$50,000.00			$50,000	**$100,000**
Maritime Infrastructure						**Maritime Infrastructure**	
							Engineering study(ies) for marina (dredging, bulkheads, ramps) Business plan for marina Marina support infrastructure Water access facilities
Subtotal							**$100,000**

Land Acquisition						Land Acquisition	
							Acquisition targets of opportunity
Subtotal							**$100,000**
TOTALS	$1,833,689.43 Available		**$1,802,849.68**	**$1,062,455.50**		**$726,281.68 (obligated)**	**$1,685,000 (Estimated TIF)**
						Total Available to CRA in FY 2025/2026 Unobligated Carry Forward + Unobligated Increment	**$1,685,000 – $667,706.26 (debt service) = $1,017, 293.74**

Cedar Key Redevelopment Agency
Redevelopment Plan Working Budget
FY 2024 – 2025/FY 2025-2026

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Note 3: Any unallocated unspent funds must be returned to the taxing authorities. Allocated funds must be spent in the assigned budget category or reallocated to the same category in the following budget year.

FY 2024-2025						FY 2025-2026	
		Proposed	Approved	Expended as of 09/05		Carry Forward	Budgeted
Administration						**Administration**	
Administration	• CRA coordinator • Internal Grants Administration (City Attorney) • City Attorney • CRA audit & accounting • Liability Insurance • Office supplies & records management	$ 75,000	$20,000.00 $5,000.00 $12,000 $5,085.20 $5114.00 $100.00	$15,000 $12,000 $5,085.20 $5114.00 $100.00		$5000.00 (Paid in Q1 26) $5000.00 (obligated)	CRA Clerk/ operations manager (% share of City Clerk salary) CRA Plan Consultant (15k) Software (% share with City) City Attorney - (12K) CRA Audit & accounting (at least 5K) CRA liability Insurance (at least 5K) Office supplies & records management
Subtotal			$47,299.00	$37,299.00		$10,000.00	
Debt Service						**Debt Service**	
Debt service on outstanding bond	• Principal • Interest • Reserve for interest (Oct 2025)		$605,000.00 $37,327.50 $25,378.75	$605,000.00 $37,327.50 $25,378.75		N/A	$605,000.00 $37,327.50 $25,378.75
Subtotal			$667,706.25	$667,706.25			**$ 668,315**
Transportation, Stormwater & Resiliency Improvements						**Transportation, Stormwater & Resiliency Improvements**	
Install Safety Sidewalk at Cedar Key School			$6,500.00				- Transportation maintenance & improvement studies/plan - Road & sidewalk repair Stormwater infrastructure repairs - Resiliency enhancements (FIBER adaptation Plan)
Parking Space Bumpers			$1,000.00			$1000 (obligated)	
2nd Street Sidewalk Repairs/Replace			$7,500.00	$7,500			
Storm drain repair & enhancements			$47,112.00	$34,271.00		$5,729.00	

Subtotal			$62,112.00	$41,771		$6,729.00	**$150,000**
Shoreline Management/Hydrologic Restoration						**Shoreline Management/Hydrologic Restoration**	
Gulf Blvd. Project		$350,000					Gulf Blvd hydro restoration Living shorelines FIBER adaptation Plan
Subtotal							**$0.00**
Cultural and Recreational Facilities (Inc. Churches & Cemeteries)						**Cultural and Recreational Facilities (inc. Churches & Cemeteries**	
Playground repairs/replacement			$180,000.00	$178,617.00		$1,383.00	Pocket Park improvements Public outdoor furniture Trails & boardwalks CRA Plan update resiliency projects (FIBER)
A-Street Parking			$41,500.00			$41,000 (obligated)	
Pocket-park improvements: Repair bulkheads and associated park infrastructure at 5th, 6th and H streets			$200,000.00	$74,320.00 $60,030.25		$65,649.75 (obligated)	
Replace/Add Benches along A Street and G Street			$7,000.00			$7,000 (obligated)	
Public Drinking Water Dispensers			$6,000.00			$6,000 (obligated)	
Bicycle Racks			$1,000.00			$1,000 (obligated)	
Trash Receptacle Replacement			$8,750.00	$2,712.50		$6,037,50 (obligated)	
Subtotal			$444,250.00	315,679.25		$128,070.25	**$57,000**
Private Sector Home & Business Recovery, Redevelopment & Resilience						**Private Sector Home & Business Recovery, Redevelopment & Resilience**	
CRA Grant Program – Resilient & Essential Businesses			$531,482.43			$531,482.43 (obligated)	CRA Plan update FIBER resiliency projects Market study (grocery store or service)
CRA Grant Program – Residential Resiliency							
Subtotal			$531,482.43			$531,482.43	**$0.00**
Affordable Housing						**Affordable Housing**	
Conceptual plan for public housing			$50,000.00			$50,000 (obligated)	HUD & State grant application support
Subtotal			$50,000.00			$50,000	**$0.00**
Maritime Infrastructure						**Maritime Infrastructure**	
							Engineering study(ies) for marina (dredging, bulkheads, ramps) Business plan for marina Marina support infrastructure

							Water access facilities
Subtotal							**$57,000**
Land Acquisition						**Land Acquisition**	
							Acquisition targets of opportunity
Subtotal							**$75,000**
TOTALS	$1,833,689.43 Available		**$1,802,849.68**	**$1,062,455.50**		**$726,281.68 (obligated)**	**$1,141,881.30 (2025-2026 TIF)**
							$1,141,881.30 – $668,315 (debt service) = $437,576.30

Cedar Key Redevelopment Agency
Redevelopment Plan Working Budget
FY 2024 – 2025/FY 2025-2026

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Note 3: Any unallocated unspent funds must be returned to the taxing authorities. Allocated funds must be spent in the assigned budget category or reallocated to the same category in the following budget year.

FY 2024-2025						FY 2025-2026	
		Proposed	Approved	Expended as of 09/05		Carry Forward	Budgeted
Administration						**Administration**	
Administration	• CRA coordinator • Internal Grants Administration (City Attorney) • City Attorney • CRA audit & accounting • Liability Insurance • Office supplies & records management	$ 75,000	$20,000.00 $5,000.00 $12,000 $5,085.20 $5114.00 $100.00	$15,000 $12,000 $5,085.20 $5114.00 $100.00		$5000.00 (Paid in Q1 26) $5000.00 (obligated)	CRA Clerk/ operations manager (% share of City Clerk salary) CRA Plan Consultant (15k) Software (% share with City) City Attorney - (12K) CRA Audit & accounting (at least 5K) CRA liability Insurance (at least 5K) Office supplies & records management
Subtotal			$47,299.00	$37,299.00		$10,000.00	
Debt Service						**Debt Service**	
Debt service on outstanding bond	• Principal • Interest • Reserve for interest (Oct 2025)		$605,000.00 $37,327.50 $25,378.75	$605,000.00 $37,327.50 $25,378.75		N/A	$605,000.00 $37,327.50 $25,378.75
Subtotal			$667,706.25	$667,706.25			**$ 668,315**
Transportation, Stormwater & Resiliency Improvements						**Transportation, Stormwater & Resiliency Improvements**	
Install Safety Sidewalk at Cedar Key School			$6,500.00				- Transportation maintenance & improvement studies/plan - Road & sidewalk repair Stormwater infrastructure repairs - Resiliency enhancements (FIBER adaptation Plan)
Parking Space Bumpers			$1,000.00			$1000 (obligated)	
2nd Street Sidewalk Repairs/Replace			$7,500.00	$7,500			
Storm drain repair & enhancements			$47,112.00	$34,271.00		$5,729.00	

Subtotal			$62,112.00	$41,771		$6,729.00	**$150,000**
Shoreline Management/Hydrologic Restoration						**Shoreline Management/Hydrologic Restoration**	
Gulf Blvd. Project		$350,000					Gulf Blvd hydro restoration Living shorelines FIBER adaptation Plan
Subtotal							**$0.00**
Cultural and Recreational Facilities (Inc. Churches & Cemeteries)						**Cultural and Recreational Facilities (inc. Churches & Cemeteries**	
Playground repairs/replacement			$180,000.00	$178,617.00		$1,383.00	Pocket Park improvements Public outdoor furniture Trails & boardwalks CRA Plan update resiliency projects (FIBER)
A-Street Parking			$41,500.00			$41,000 (obligated)	
Pocket-park improvements: Repair bulkheads and associated park infrastructure at 5th, 6th and H streets			$200,000.00	$74,320.00 $60,030.25		$65,649.75 (obligated)	
Replace/Add Benches along A Street and G Street			$7,000.00			$7,000 (obligated)	
Public Drinking Water Dispensers			$6,000.00			$6,000 (obligated)	
Bicycle Racks			$1,000.00			$1,000 (obligated)	
Trash Receptacle Replacement			$8,750.00	$2,712.50		$6,037,50 (obligated)	
Subtotal			$444,250.00	315,679.25		$128,070.25	**$57,000**
Private Sector Home & Business Recovery, Redevelopment & Resilience						**Private Sector Home & Business Recovery, Redevelopment & Resilience**	
CRA Grant Program – Resilient & Essential Businesses			$531,482.43			$531,482.43 (obligated)	CRA Plan update FIBER resiliency projects Market study (grocery store or service)
CRA Grant Program – Residential Resiliency							
Subtotal			$531,482.43			$531,482.43	**$0.00**
Affordable Housing						**Affordable Housing**	
Conceptual plan for public housing			$50,000.00			$50,000 (obligated)	HUD & State grant application support
Subtotal			$50,000.00			$50,000	**$0.00**
Maritime Infrastructure						**Maritime Infrastructure**	
							Engineering study(ies) for marina (dredging, bulkheads, ramps) Business plan for marina Marina support infrastructure

							Water access facilities
Subtotal							**$57,000**
Land Acquisition						**Land Acquisition**	
							Acquisition targets of opportunity
Subtotal							**$75,000**
TOTALS	$1,833,689.43 Available		**$1,802,849.68**	**$1,062,455.50**		**$726,281.68 (obligated)**	**$1,141,881.30 (2025-2026 TIF)**
							$1,141,881.30 – $668,315 (debt service) = $437,576.30