

City of Cedar Key

The Island City

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Cedar Key Community Redevelopment Agency Meeting

14 January 2026

5:00 PM

Call to Order

ACTION ITEM: Approval of Minutes

ACTION ITEM: Adoption of 2025 Goals, Objectives, and Performance Measures

ACTION ITEM: Adoption of 2026 Goals, Objectives, and Performance Measures

ACTION ITEM: Consulting Proposal, CRA Consultant, Thomas T. Ankersen

Discussion Item: Pocket Park Design, Dr Andrea Galinski, UF FIBER

ACTION ITEM: Grant Opportunities/ CoBRA Waiver, Anchor Consulting, Harry Henderson

Discussion Item: CRA Business Recovery, Resilience, and Redevelopment Grants Program
Review of outstanding grant awards – Jessica Head and Norm Fugate

Adjourn

CEDAR KEY COMMUNITY REDEVELOPMENT AREA REPORT ON PROGRESS TOWARD 2025 GOALS AND OBJECTIVES

JANUARY 2026

DRAFT 01-06-2026

Overview

In 2025 Cedar Key Community Redevelopment Agency (CKCRA), pursuant to Section 189.0694, Florida Statutes, established a set of goals, objectives and performance measures/standards for the Year 2025. This report describes the progress towards those goals and objectives. It is important to note that the aftermath of the 2024 hurricanes lingered throughout 2025, exacerbating blight conditions, and in some cases hindering progress toward these goals. These post-storm conditions caused an ongoing reordering of priorities as the City and the CRA focused on storm recovery, within the context of the 2024 Amended Redevelopment Plan.

In addition to this report, Section 163.371, Florida Statutes, requires that CRAs must also prepare an annual report by March 31st for the preceding fiscal year with the local governing body that created it, and publish that report on the CRA's website. Due to the timing of different reporting requirements, this "Report on Progress toward Goals and Objectives" may not contain information that will be included in the annual report required by Section 163.371.

1. CRA Administration

Goal 1.1 Establish a reliable and cost-effective method for CRA administration that reduces the burden of administrative responsibilities that falls on the Board and City Staff.

- **Objective:** Determine whether the CKCRA would be best served by retaining an outside administrator/manager to assist with CRA operations.
- **Measurement:** A review and analysis of small CRA forms of administration, including consultants and direct hires, has been conducted and presented to the Board for consideration.
- **Standard:** A Board decision is taken on whether to move forward to expend CRA funds on a CRA administrator.

***Progress Made.** The hurricanes of 2024 reordered CRA priorities to focus on recovery and resilience initiatives. A CRA consultant was retained in January of 2025 to assist with broader strategic programming and compliance with statutory mandates. The CRA Board committed has committed funds from its FY 2025/2026 TIF allocation to retain a parttime CRA Operations Manager to undertake duties associated with CRA administration and capital improvements to address blight within the CRA.*

Goal 1.2 Determine the feasibility of creating a CRA funded small grant program for businesses and/or residents to assist with hurricane recovery and enhance resiliency

- **Objective:** Identify an optimal framework for executing small grants given the CRA's limited administrative capacity
- **Measurement:** a review and analysis of Florida CRA internal grants programs and non-CRA analogs has been conducted to inform a Board's decision on whether to move forward
- **Standard:** A Board decision is taken on whether to implement and CRA small grants program for businesses and/or residents

Achieved. A robust recovery and resiliency grant program for businesses was designed and executed. For this program the CRA developed detailed eligibility criteria, an application form and executed a competitive evaluation process. As a result, the CRA approved over \$500,000 in grant awards for structural and storm resilient improvements to businesses within the community. Eight Large Grants for essential businesses recovery and resiliency, and nine Small Grants for business resiliency were awarded. The CRA Attorney developed contracts and has been administering the grant process.

Goal 1.3 Support community events and activities that promote the City and CRA, generate community spirit and stimulate economic revenue for local businesses

Objective: To support community group efforts to promote the City of Cedar Key through annual themed events such as the Seafood Festival and the Arts Festival

Measurement: Develop an application form and funding cap or levels for community groups seeking CRA sponsorship of community wide activities and events

Standard: At least one community-wide event or activity is supported

Not Pursued. Hurricanes of 2024 reordered CRA priorities to focus on recovery and resilience initiatives. In addition, the 2019 amendments to the CRA statute makes direct support to festivals and events legally problematic. A memo from the General Counsel for the Florida Redevelopment Association cautioned against these sorts of expenditures.

2. Infrastructure Resiliency Projects

Goal 2.1 Review and, if necessary, re-prioritize infrastructure resiliency projects in the 2024 amended CRA Plan considering the 2024 hurricanes, and identify any new ones that have arisen that may require amendment of the existing plan

- **Objective:** Establish or reestablish infrastructure priorities and identify external grant funding opportunities that may serve those priorities. Amend CRA plan as necessary.
- **Measurement:** CRA Plan resilient infrastructure priorities are confirmed for FY 2025 and grant sources, including Resilient Florida, are identified. CRA is amended if necessary
- **Standard:** At least one infrastructure development project identified in the 2024 amended CRA Plan has been submitted for external grant funding

Achieved. A rolling prioritization exercise was undertaken, initial priorities were established by the CRA Board, and a process was developed for presenting projects contemplated by the Redevelopment Plan to the Board. External grant funding opportunities were identified. These included Community Development Block Grant Program and the Resilient Florida Grant Program. A Planning Grant for hydrologic restoration along Gulf Boulevard to alleviate flooding was submitted to the Resilient Florida Grants Program, which has been awarded. The CRA Consultant worked with the CRA Attorney to make the Resilient Florida Grant Program, and any future capital improvement projects, including the project that is the focus of the planning grant, eligible for the match waiver provided under the Florida Rural Economic Development Initiative (REDI) program. This was successful and grants going forward under the RFGP are eligible to have the matching fund requirement waived.

Goal 2.2 Strengthen City owned capital assets impacted by the 2024 hurricanes

- **Objective:** Identify, inventory and assess storm-damaged city owned assets within the CRA, and support repairs where appropriate
- **Measurement:** Storm-damaged assets have been inventoried
- **Standard:** Priority repairs have been undertaken.

Progress Made. Storm-damaged asset inventories were conducted by the City of Cedar Key in order to secure funding from FEMA for storm recovery. CRA monies were allocated to numerous storm damage repair and infrastructure resiliency projects including replacement of destroyed playground equipment, replacement of public benches and bicycle racks, and most notably, a continuing effort to raise a main thoroughfare on the island (Gulf Blvd) to facilitate evacuation emergency response access to remote residents during extreme tides and storm events.

3. Affordable Housing

Goal 3.1 Increase the availability, viability and access to resilient affordable housing in Cedar Key

- **Objective:** Assess the potential for re-envisioning the existing public affordable housing as a more viable and resilient component of the City.
- **Measurement:** A planning and policy analysis of the existing public affordable housing in the City is conducted to determine options to ensure its mission and resiliency considering projections for increased storminess.
- **Standard:** A board workshop devoted to affordable housing generally, and existing public housing specifically, is conducted.

Progress Made. A Board member, the City Attorney and the CRA consultant met with North Central Florida Housing Authority and, separately, with Tallahassee-based HUD consultants. The CRA commissioned a study by the Florida Institute for Built Environment Resilience (FIBER) to identify physical and planning options to make better use of existing public housing on Cedar Key. Preliminary results of the study were presented at the October 2025 meeting of the CRA Board, and workshopped at the December CRA meeting.

4. Commercial and Recreational Working Waterfront Activities

Goal 4.1: Preserve the working waterfront and support the recreational and commercial water-dependent business community by helping to ensure that the public maritime infrastructure is resilient to increased storminess, protective of water quality, and supports current activities and projected growth.

- **Objective:** Assess the working waterfront and existing maritime infrastructure to establish its economic impact and identify obstacles and opportunities for in-water and shoreside infrastructure improvements
- **Measurement:** An infrastructure suitability and economic viability analysis, with recommendations as appropriate, has been completed
- **Standard:** A board workshop on the working waterfront is conducted

Progress Made. The pivot to hurricane recovery and resilience, including significant damage to the working waterfront, delayed progress on this goal. Two City sponsored workshops to discuss improvements to the working waterfront were held in January 2025 and a third in November 2025. Discussions included boat ramp expansion location, boat trailering traffic pattern, flow and parking, Dock Street through-traffic patterns and parking as well as pedestrian traffic patterns.

5. Land Acquisition

Goal 5.1: To identify and, if possible, acquire properties needed to fulfill the 2024 amended CRA Plan

Objective: Identify properties for potential acquisition that meet specific community needs, with specific reference to 2024 amended CRA Plan.

Measurement: A list of priority acquisition properties is created, along with potential external funding sources.

Standard: The 2024 amended CRA Plan is updated as necessary, in light of the 2024 hurricanes.

Progress Made. Hurricanes of 2024 reordered CRA priorities to focus on recovery and resilience initiatives. However, two parcels needed to achieve the Gulf Boulevard hydrologic restoration and flood alleviation project were funded through a grant from the Florida Communities Trust. Final acquisition of these properties and completion of the recently approved Resilient Florida Planning Grant will put the City in position to apply for an infrastructure grant to remove impediments bottlenecking stormwater and alleviate flooding on Gulf Boulevard.

6. Public Meetings and Community Engagement

Goal 6.1: CKCRA Board Public Meeting Compliance

- **Objective:** Hold regular CRA Board meetings to conduct CRA related business. Regular meetings will be open to the public and agendas will include time for the public to make comments.
- **Measurement:** Number of public board meetings held per year as evidenced by meeting minutes and legal advertisements.
- **Standard:** A minimum of 6 Board meetings were held during the Fiscal Year.

***Achieved.** The CRA Board met regularly during FY 2025. Meeting notices, agendas, recordings and minutes are posted on the City website, and will be migrated to the new dedicated CRA page on the City's website - a process that is underway with the construction of a new City of Cedar Key website.*

Goal 6.2: Notice of Meetings Compliance

- **Objective:** Provide public notice of each meeting in advance, and/or notice of annual meeting schedule as legally required. Notice to be shared on CKCRA and City website.
- **Measurement:** Timeliness and method of meeting notices as evidenced by posting to CKCRA and City website.
- **Standard:** 100% of regularly scheduled meetings are advertised with 7 days' notice or by annual notice of meeting schedule, and on CKCRA and City website.

***Substantially Achieved.** Meeting notices and agendas are posted to the CRA webpage hosted on the City's website. These are typically posted at least a week prior to the CRA meeting where they will be discussed. In a few cases, necessity or administrative/technical complications resulted in meetings being noticed less than 7 days prior to the meeting.*

Goal 6.3: Website Public Records

- **Objective:** Ensure that meeting minutes, agendas, annual reports, annual budgets and amendments, and financial audit reports, CKCRA creation documents, public notices, boundaries and location map are readily available and easily accessible to the public on the CKCRA's website by completing quarterly website checks.
- **Measurement:** The number of website reviews completed to ensure meeting minutes and other public records are up to date as evidenced by CKCRA Management's records.
- **Standard:** Website checks completed by CKCRA at least once per quarter.

***Progress Made.** The 2024 Amended CRA Plan and documents incorporated by reference into the Plan were posted to the CRA webpage. A map of the CRA was developed by the CRA consultant in consultation with the City Attorney and posted to the CRA webpage. CRA public meeting agendas and minutes are posted on the City Website. Under the leadership of Commissioner Davis, the City and the CRA have begun collaborating on a new website.*

7. Financial Transparency and Accountability

Goal 7.1: Annual Budget Requirements

- **Objective:** Prepare and approve the annual proposed budget in accordance with statutory requirements.
- **Measurement:** Adoption of Final Budget as evidenced by meeting minutes and budget documents.
- **Standard:** Budget approval & adoption by September 30 and posted to the CKCRA's website two (2) days prior to City budget hearing and sent to the city and county at least 30 days after adoption.

Substantially Achieved. The annual budget for FY 2025/2026 was prepared, workshopped and adopted at the October 28 meeting of the CRA.

Goal 7.2: Audited Financial Statements

- **Objective:** Conduct an annual independent financial audit per statutory requirements.
- **Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit on the CKCRA's website and transmitted to the State of Florida.
- **Standard:** Audit completed by an independent auditing firm per statutory requirements and results were posted to the CKCRA's website and transmitted to the State of Florida.

The independent audit for FY 2023/2024 was completed on June 26, 2025 and transmitted to the State of Florida.

Goal 7.3: Annual Financial Report

- **Objective:** Complete Annual Financial Report (AFR) per Chapter 218, Florida Statutes.
- **Measurement:** Electronic submission of AFR only and email of Audited Financial Statements.
- **Standard:** Submit the AFR to the Department of Financial Services for local governments within nine (9) months after the close of the fiscal year or June 30th.

The Annual Financial Report for FY 2023/2024 was completed by the City of Cedar Key on June 26, 2025 and submitted to the State of Florida. The Cedar Key CRA is reported as a special revenue fund within the Annual Financial Report.