

# *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

10 September 2025

**\*\*Follows City Tentative Budget Meeting (5:01pm)**

Call to Order

ACTION ITEM: Approval of Minutes: 06.19.2025 CRA Workshop

ACTION ITEM: Approval of Proposed New Project Form

ACTION ITEM: Final FY-25 Budget Table

Finalize Budget Table Specifics for Final FY-25 CRA Amended Budget Resolution  
See attached Table listing Proposed Expenditures, Approved Expenditures (Obligated),  
and Expenditures to Date. Approved Table will be brought back in Amended Resolution  
format at our Final Budget Hearing on 24 September.

ACTION ITEM: FY-26 CRA Budget Table

See attached Table. CRA Board will need to propose allocation of approximately \$1  
million of FY-26 funds to our Project Categories (see attached Project List for  
Categories). Note individual projects do not need to be identified or approved, only \$\$  
amounts expected to be spent within each category.

Scheduling

- Next CRA Meeting Dates
  - o Final Budget Hearing on 24 September

Adjourn

City of Cedar Key  
CRA Workshop Minutes  
June 19, 2025  
5:00 p.m.

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decision of the Cedar Key Commission concerning any matter considered at this meeting, such interested person will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations to participate in the meeting should contact the City Clerk at (352) 543-5132 at least 48 hours in advance to request accommodations.

Community Redevelopment Agency Workshop

Call to Order by Chair Wortham at 5:00 p.m.

Jolie Davis, Commissioner Seat 1  
Jim Wortham, Commissioner Seat 3  
Mel Beckham, Commissioner Seat 5

Nancy Sera, Commissioner Seat 2  
Jeff Webb, Commissioner Seat 4

The Commission discussed the Cedar Key Community Redevelopment Business Recovery Agency Business Recovery, Resilience, and Redevelopment Grant Program.

- ❖ The board noted that there have not been a lot of submissions for the CRA grant program.
- ❖ Several members noted applicants needed more time to obtain required engineering drawings and construction bid estimates.
- ❖ A consensus was reached to **extend the grant application deadline from June 30 to July 31, 2025.**

**Commissioner Webb Motioned to Extend the Deadline One Month to July 31, 2025. Seconded by Commissioner Beckham. Motion had the Consensus of All the Commissioners to Extend the Deadline (there was no formal vote on the Motion).**

1.) Resilient Florida Grant Program -

- Match Waiver/REDI Update  
Tom Ankersen with Norm Fugate

- ❖ Talked about the Resilient Florida Grants Program, a state-funded initiative run by the Florida Department of Environmental Protection (DEP), which is a coordinated effort to address the impacts of flooding and sea level rise, offering eligible applicants funding assistance to analyze and plan for vulnerabilities, as well as implement projects for adaptation and mitigation. The application window opens July 1, 2025, through September 1, 2025.
- CK ShOREs Stormwater and Living Shoreline Grant Potential  
Dr. Eban Bean, Department of Agriculture and Bioengineering, UF
  - ❖ Discussed the Shores Project, which is focused on implementing nature-based infrastructure and shoreline stabilization features to reduce flooding and runoff in downtown Cedar Key and includes permeable pavement, bioswales, and tree boxes with an estimated cost of \$550,000.00 to \$700,000.00, with the City's out-of-pocket cost depending on the REDI Waiver and Grants final numbers.
- Nature-Based Solutions – Update  
Tom Ankersen
  - ❖ Described the Nature-Based Solutions, and provided an overview of the advantages, such as its low maintenance. It will fit with Cedar Key's aesthetic and economic needs, as it is a highly fundable project with substantial benefits to the community.

## 2.) NCFRHA Public Housing Update

- Conceptual Plan to best utilize Cedar Key public housing properties  
Tom Ankersen
  - ❖ Discussed the potential reconfiguration of existing public housing properties.
  - ❖ Emphasis on maintaining unit counts and size distribution per the federal guidelines.
  - ❖ Potential for future mixed-use development, i.e., low-income/affordable housing above a grocery store, and urgent care.
  - ❖ UF to submit proposal for design assistance (in progress).

### 3.) 2024-2025 Budget Update – Chair

- ❖ \$1.6 million of \$1.8 million of the FY25 CRA funds have been obligated.
- ❖ The remaining money may go to new projects or be allocated to an existing category. The Commission is aware that the unspent funds may be returned to the county if they are not allocated.
- ❖ Commissioners discussed the Bulkhead Project at 5<sup>th</sup> and 6<sup>th</sup> Street and Kenny and Danny Shore Builders. The City contract is with Kenny only and the City has no liability or contract with Danny Shore.

### 4.) 2025-2026 CRA Budget Workshop Process – Chair and Counsel Workshop Dates?

- ❖ The goal is to maximize the use of current funds before the fiscal year-end and strategically plan next year's priorities.
- ❖ Concerns raised about balancing large grant-based projects with smaller-scale beautification, infrastructure, and quality-of-life improvements.
- ❖ All commissioners are encouraged to submit project ideas for inclusion in the FY26 budgeting process based on community needs, ongoing initiatives, matching grant opportunities, and resilience and infrastructure goals.
- ❖ The CRA plan can be amended as needed.
- ❖ **CRA Budget Workshop:** Thursday, **July 17, 2025**, to allocate the remaining FY25 funds and begin FY26 budget planning.
- ❖ **Ethics Training:** Friday, **July 11, 2025**, at 8:30 AM.

Adjourned at 6:37 p.m.

---

Commissioner Wortham/Chair

---

Attest, Prepared by Heather Lang

## **Cedar Key Community Redevelopment Agency**

### **Board Member Requests for Consideration of New Project**

All requests should be submitted to the Board at the meeting prior to the meeting at which the project will be voted on.

- 1) Board member presenting project
- 2) Brief description of Project including need (1 paragraph or less)
- 3) Specific component(s) of the CRA Plan that the project advances (descriptor and page number)
- 4) Budget category into which the project falls
- 5) Estimate of Cost to the CRA
- 6) Potential Partners or Contributors and estimated cost share for each
- 7) Review by City Attorney for Consistency with the Comprehensive Plan and LDRs (if applicable)

**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
<b>Administration</b>					<b>Administration</b>	
<b>Administration</b>	<ul style="list-style-type: none"> <li>CRA coordinator</li> <li>Internal Grants Administration (City Attorney)</li> <li>City Attorney</li> <li>CRA audit &amp; accounting</li> <li>Marina liability Insurance</li> <li>Office supplies &amp; records management</li> </ul>	\$ 75,000	\$20,000.00 \$5,000.00	\$15,000	\$5000.00 (obligated) \$5000.00 (obligated)	\$120,000 (new positions & software) \$75,000
			\$12,000	\$12,000		
			\$5,085.20	\$5,085.20		
			\$5114.00	\$5114.00		
			\$100.00	\$100.00		
<b>Subtotal</b>			\$47,299.00	\$37,299.00	\$10,000.00	\$195,000
<b>Debt Service</b>					<b>Debt Service</b>	
<b>Debt service on outstanding bond</b>	<ul style="list-style-type: none"> <li>Principal</li> <li>Interest</li> <li>Reserve for interest (Oct 2025)</li> </ul>		\$605,000.00 \$37,327.50 \$25,378.75	\$605,000.00 \$37,327.50 \$25,378.75	N/A	\$605,000 \$37,327.50 \$25,327.50
<b>Subtotal</b>			\$667,706.25	\$667,706.25		\$667,706.26
<b>Transportation, Stormwater &amp; Resiliency Improvements</b>					<b>Transportation, Stormwater &amp; Resiliency Improvements</b>	
Install Safety Sidewalk at Cedar Key School			\$6,500.00			
Parking Space Bumpers			\$1,000.00		\$1000 (obligated)	
2 <sup>nd</sup> Street Sidewalk Repairs/Replace			\$7,500.00	\$7,500		
Storm drain repair & enhancements			\$40,000.00	\$34,271.00	\$5,729.00	
<b>Subtotal</b>			\$55,000.00	\$41,771	\$6,729.00	
<b>Shoreline Management/Hydrologic Restoration</b>					<b>Shoreline Management/Hydrologic Restoration</b>	

Gulf Blvd. Project		\$350,000				\$200,000 (reflects RFGP budget amount that will be reimbursed by DEP)
<b>Subtotal</b>						
<b>Cultural and Recreational Facilities (Inc. Churches &amp; Cemeteries)</b>					<b>Cultural and Recreational Facilities (inc. Churches &amp; Cemeteries)</b>	
Playground repairs/replacement			\$180,000.00	\$178,617.00	\$1,383.00	
A-Street Parking			\$41,500.00		\$41,500 (obligated)	
Pocket-park improvements: Repair bulkheads and associated park infrastructure at 5 <sup>th</sup> , 6 <sup>th</sup> 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)	
<b>Subtotal</b>			\$444,250.00	315,679.25	\$128,570.25	
<b>Private Sector Home &amp; Business Recovery, Redevelopment &amp; Resilience</b>					<b>Private Sector Home &amp; Business Recovery, Redevelopment &amp; Resilience</b>	
CRA Grant Program – Resilient & Essential Businesses			\$531,482.43		\$531,482.43 (obligated)	
CRA Grant Program – Residential Resiliency						
<b>Subtotal</b>			\$531,482.43		\$531,482.43	
<b>Affordable Housing</b>					<b>Affordable Housing</b>	
Conceptual plan for public housing			\$50,000.00		\$50,000 (obligated)	
<b>Subtotal</b>			\$50,000.00		\$50,000	
<b>Maritime Infrastructure</b>					<b>Maritime Infrastructure</b>	
<b>Subtotal</b>						
<b>Land Acquisition</b>					<b>Land Acquisition</b>	
<b>Subtotal</b>						
<b>TOTALS</b>	\$1,833,689.43 Available		\$1,795,737.68	\$1,062,455.50	\$726,781.68 \$719,669.68 (obligated) \$7,112.00 (unobligated)	\$1,685,000 (Estimated TIF) \$1,691,612 (w unobligated carry forward)
					Total Available to CRA in FY 2025/2026 Unobligated Carry Forward + Unobligated Increment	\$1,691,612.00 – \$667,706.26 (debt service) = <b>\$1,023,905.74</b>

Community Asset	CRA Projects, Original and Amended Plan	Statutory Allowance	Included in CRA Plan	Status
<b>Police, Fire &amp; Other Administrative Building Resiliency</b>				
City Hall	Relocation			Completed
Post office	Relocation			
Police Department	Relocation			Completed
Fire Department	Relocation			
	Improvement of public safety facilities including providing low power FM station for emergency safety			
Fire Department	Elevate utilities existing buildings (if uses are not relocated, dry floodproof not possible)			Completed
	Purchase of a fire rescue boat			Completed
Fire Department	Dry floodproof existing buildings (if uses are not relocated)			
<b>Transportation (road elevation/relocation, drainage and resiliency improvements)</b>				
Road Repairs	Road repairs/repaving across island			
Additional Parking	Develop A-street diagonal parking spaces (4 spaces)			Ongoing
Street network	Elevate 2nd St.			
Street network	Road re-structure Andrews Cir. (temporary detour flood days)			
	Improvement of parking facilities, especially in the marina area			Ongoing
	Improvement of streets throughout the Redevelopment Area, including safety enhancements at Whiddon Avenue			Ongoing
Street network	Elevate Watson Cir. segment Anna St. - Susan St.			
Street network	Elevate Whiddon Ave. at east side Elementary School			
Street network	Elevate, protect erosion Airport Rd. Gulf Blvd. bridge			Completed
Street network	Bridge Gulf Blvd. at Cemetery			Ongoing
Street network	Road elevation Gulf Blvd. intersection Hodges Ave.			
Street network	Bridge Rye Key Dr.			
Street network	Elevate Margery St.			
Street network	Bridge Hodgson Ave. segment Margery St. - Jernigan Ave.			
<b>Water, Wastewater &amp; Electrical Systems</b>				
Lift stations	Elevate Lift Stations' Electrical Panel L2, L3, L4, L5 ,L6			Completed
<b>Nature-Based Solutions: Shoreline Management &amp; Hydrologic Restoration</b>				
Shorelines	Living shoreline G St.			Partially Completed
Shorelines	Shoreline restoration 3rd St.			
Stormwater Management	Construction and expansion of stormwater facilities			Ongoing
Stormwater Management	Replace Storm water Valves (x3)			Completed
Shorelines	Reconnect hydrology at Whiddon Avenue			
Gulf Blvd. at Cemetery	Reconnect hydrology			Ongoing
Rye Key at Rye Key Dr.	Reconnect hydrology			
<b>Private Sector Home &amp; Business Recovery, Redevelopment, and Resilience</b>				
Hazardous waste locations	Elevate hazardous waste container (west coast auto center)			



CK Business Grants Program	Implement a business recovery, resiliency, and redevelopment grant program			Ongoing
Conceptual Plan for Public Housing Projects	Development of Conceptual Plan for Better Utilization of Current NCFRHA Properties			
Adjacent areas Gulf Blvd. (Canal - Indiana Ave.), Andrews Cir. and adjacent area SW 120th Pl.	Housing elevation and floodproof measures			
	Provision and rehabilitation of affordable housing development			
Homes both sides FL State Rd. 24	Housing elevation and floodproof measures			
Homes on both sides of State Rd. 24	Housing elevation and floodproof measures			
Housing along D St. (1st - 4th St.), surroundings intersection 5th - E St., Canal Whiddon Ave. - Palmetto Dr.	Housing elevation and floodproof measures			
Aquaculture facilities along D St., Commerce 2nd St. and Dock St.	Dry / Wetfloodproof / Elevate utility systems			
Aquaculture facilities	Reinforce structure boarding docks			
Food pantry	Relocation			
<b>Churches and Cemeteries</b>				
United Methodist Church	Dry / Wetfloodproof / Elevate utility systems			
Cedar Key Cemetery	Improve drainage, relocation grave areas high exposure			
Bishop Point Cemetery	Improve drainage, relocation grave areas high exposure			
Hearn Family Cemetery	Improve drainage, relocation grave areas high exposure			
<b>Cultural and Recreational Facilities</b>				
Boardwalk Cemetery Point Park	Reinforce structure			Completed
Park Playground and Basketball Goals	Repair/Replace playground and basketball equipment			Completed
Repair bulkheads and pocket parks at 5th, 6th, and H streets	Construction of Conforming Bulkhead			Ongoing
	Maintenance and creation of pocket parks			
Library	Elevator Repairs			Completed

Library	Upstairs Renovation (to allow for books to be housed on 2nd floor)			
	Funding of an arts school program and Future Farmers of America program focused on commercial fishing and aquaculture			Completed
	Provision of WiFi to the downtown area			
G-Street sunset watching area beautification/repair	Benches, Bicycle Racks, Allowance for Parking			Ongoing
Replace/Add Benches along A Street	Replace/Add Benches along A Street			Ongoing
Lil Shark Park	Improve drainage Lil Shark Park			
Business Kiosks	Build out business kiosks and provide power infrastructure for the business kiosks on the inside marina (4 wooden kiosks wooden and removable)			Completed
Festivals and Events	Coordinate with CK Chamber of Commerce for many small regular events that draw tourism to the City.			Ongoing
Trash Receptacle Replacement	Trash Receptacle Replacement			Ongoing
Public drinking water dispensers	Replace damaged public drinking water dispensers			Ongoing
Bike parking stands	Add/Replace public bicycle racks			Ongoing
Improve Sidewalks	Improve sidewalks along 2nd street as part of an overall side improvement effort. Ensure new sidewalks contribute to overall ADA compliance of the City.			Ongoing
Cedar Key Historical Society Museum	Dry / Wetfloodproof / Elevate utility systems			
2nd Street Benches	Add benches along 2nd Street, Consider artists decoration of benches			Ongoing
Cedar Key Public Library	Dry / Wetfloodproof / Elevate utility systems			Completed
Lil Shark Park	Anchor elements, urban furniture			
Street Lighting	Add/replacelighting with more historic look along 2nd street			
Historic buildings	Dry / Wetfloodproof / Elevate utility systems			
<b>Maritime Infrastructure</b>				
Boat ramp	Construct and Reinforce structure boarding dock boat ramps at Shell Pile			
	Maintaining and improving docking facilities and other waterfront sites for commercial fishing, aquaculture, and recreational activities			Ongoing
Parking Space Bumpers	Repair/Replace Bumpers in Marina Parking Lots			Ongoing