



COMMUNITY REDEVELOPMENT AGENCY
Regular Meeting Agenda

April 17, 2025
5:30 PM
6738 Dixon Street
Milton, FL 32570

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
 - Item # 2025-3175
 - Approval of Minutes from the March 20, 2025 Meeting
- 3. Persons to Appear**
- 4. Financial Report**
 - Item # 2025-3205
 - CRA Financial Reports
- 5. Communications From Council Members & Mayor**
 - Item # 2025-3267
 - Letter to the Legislature - SB 1242 & HB 991 (Informational item)
- 6. Adjournment**

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the City at least 48 hours before the meeting by contacting City Hall, 6738 Dixon Street, Milton, or by calling 983-5410.

"If any person decides to appeal any decision made by the board, agency, or commission, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, he or she 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." FS 286.0105



Approval of Minutes from the March 20, 2025 Meeting

MEETING DATE	PREPARED BY
April 17, 2025	Clerk's Office



COMMUNITY REDEVELOPMENT AGENCY
Regular Meeting Minutes

March 20, 2025
5:30 PM
6738 Dixon Street
Milton, FL 32570

1. Call Meeting to Order

The meeting was called to order at 05:30 PM.

Members Present:

Council Member, Ward I, Seat I Mike Cusack
Council Member, Ward II, Seat I Marilynn Farrow
Council Member Ward III, Seat II Robert Leek
Council Member Ward I, Seat II Tom Powers
Council Member, Ward IV, Seat I Ashley Fretwell
Council Member Ward II, Seat II Larry McKee

Members Absent:

Council Member, Gavin Hawthorne; Council Member, Casey Powell

Members of the Public in Attendance

David Farrow, Pam Mitchel, David Samples, Roxanne Meiss, Theresa Messick,
Howard Steele, Orrin Smith

Staff in Attendance

Assistant City Manager, Sandra Woodbery
City Attorney, John Adams
City Clerk, Molly Turnes
IT Systems Analyst, Ashley Johnston
Public Works Director, Joe Cook
Police Captain, Mike Cline

2. Approval of Minutes

Item # 2025-3082

Approval of Minutes from February 20, 2025 Meeting

ACTION:	Motion to Approve by Ashley Fretwell; second by None; Motion passed - 6:0
YEAS:	Mike Cusack, Marilynn Farrow, Robert Leek, Tom Powers, Ashley Fretwell, Larry McKee
NAYS:	None
ABSTAIN:	None

3. Persons to Appear

No Persons to Appear

4. Financial Report

Item # 2025-3151
CRA Financial Reports

ACTION:	Motion to Approve by Marilyn Farrow; second by Tom Powers; Motion passed - 6:0
YEAS:	Mike Cusack, Marilyn Farrow, Robert Leek, Tom Powers, Ashley Fretwell, Larry McKee
NAYS:	None
ABSTAIN:	None

Item # 2025-3157
Milton CRA Annual Report 2024

ACTION:	Motion to Approve by Marilyn Farrow; second by Larry McKee; Motion passed - 6:0
YEAS:	Mike Cusack, Marilyn Farrow, Robert Leek, Tom Powers, Ashley Fretwell, Larry McKee
NAYS:	None
ABSTAIN:	None

5. Communications From Council Members & Mayor

Councilwoman Farrow reported to council regarding the CRA meeting in FT Walton.

6. Adjournment

The meeting adjourned at 05:42 PM.

Mayor

Date

City Clerk

Date



Agenda Item # 2025-3205

CRA Financial Reports

MEETING DATE

April 17, 2025

PREPARED BY

Laura McDill, Budget
Coordinator

BACKGROUND

SUMMARY

CRA Financial P&L Reports for February 2025

RECOMMENDATION

ATTACHMENTS

1. CRA 111 02_2025
2. CRA 112 02_2025
3. CRA 113 02_2025

**CRA I DOWNTOWN
FY 2025**

(Fund 111)

			FY 2025	FY 2025		
				YEAR To DATE as of		
			BUDGET	2/28/2025	Balance	Description
	acct. #					
REVENUES	338-10-00	O/S Rev from Local Units (SRC contrib)	\$ 116,121	\$ 108,432	\$ 7,689	Estimated tax billing
	338-10-01	O/S Rev from Local Units (CITY contrib)	\$ 54,442	\$ 54,442	\$ (0)	Estimated tax billing
	348-xx-xx	Promotional	\$ 5,000	\$ 2,310	\$ 2,690	Promotional Revenue
	360-10-00	Misc. Revenues	\$ -	\$ -	\$ -	Misc. Revenue
	361-10-00	Interest Income	\$ -	\$ 65	\$ (65)	Interest
	366-10-00	Misc. Donations	\$ -	\$ -	\$ -	Misc. Donations
	381-01-00	Transfer from General Fund	\$ -	\$ -	\$ -	
	389-90-01	Balance Forward	\$ 38,881	\$ -	\$ 38,881	Funds brought forward from FY2024
REVENUE TOTALS			\$ 214,444	\$ 165,249	\$ 49,195	

OTHER EXPENSES						
EXPENSES	32-00	Audit	\$ 7,500	\$ -	\$ 7,500	
	34-00	Other Contractual Services	\$ 16,000	\$ -	\$ 16,000	
	43-00	Utility Services	\$ 22,700	\$ 4,657	\$ 18,043	Gulf Power / Willing St. power poles
	46-00	Repair & Maintenance	\$ -	\$ -	\$ -	R&M
	48-00	Promotional	\$ -	\$ -	\$ -	Advertisement
	48-01	5k Run	\$ -	\$ -	\$ -	
	48-02	Bands on the Blackwater	\$ -	\$ -	\$ -	
	48-03	Movie Night	\$ -	\$ -	\$ -	
	48-06	Other Events	\$ -	\$ -	\$ -	
	48-08	Water Festival	\$ -	\$ -	\$ -	
	49-00	Misc. Expense	\$ 2,500	\$ 495	\$ 2,005	Christmas lighting maintenance/Electrical Repair
	49-19	Tax Rebate Incentive Prog	\$ -	\$ -	\$ -	Tax Rebate Incentive Program
	49-34	Property / Fire Tax	\$ 745	\$ 706	\$ 39	Fire Fee
	52-00	Operating Supplies	\$ -	\$ -	\$ -	Misc.
	53-00	Materials / Repair & Supplies	\$ -	\$ -	\$ -	
	54-00	Dues & Subscriptions	\$ -	\$ 350	\$ (350)	Dues & Subscriptions
	63-20	Magnolia Hall Roof Replacement	\$ 25,000	\$ 14,732	\$ 10,268	Magnolia Hall Roof Replacement
	64-00	Capital Outlay	\$ -	\$ -	\$ -	
	64-27	Downtown Project Expense	\$ 90,000	\$ 27,501	\$ 62,499	
	82-08	SRC-July 4th Fireworks	\$ -	\$ -	\$ -	
	82-09	Misc. Grants in Aid	\$ -	\$ -	\$ -	Support for Special Events (SR Arts/Etc.)
	82-19	Façade Grant	\$ 50,000	\$ 15,000	\$ 35,000	Façade Improv.
	91-01	Transfer to General Fund	\$ -	\$ -	\$ -	
	99-99	Contingencies	\$ -	\$ -	\$ -	
EXPENSE TOTALS			\$ 214,445	\$ 63,441	\$ 151,004	

**CRA II NORTH
FY 2025**

(Fund 112)

			FY 2025	FY 2025		
				YEAR To DATE as		
				of		
			BUDGET	2/28/2025	Balance	Description
acct. #						
REVENUES	338-10-00	O/S Rev from Local Units (SRC contrib)	\$ 14,769	\$ 15,181	\$ (412)	Estimated tax billing
	338-10-01	O/S Rev from Local Units (CITY contrib)	\$ 7,622	\$ 7,622	\$ (0)	Estimated tax billing
	348-xx-xx	Promotional	\$ -	\$ -	\$ -	Promotional Revenue
	361-10-00	Interest Income	\$ -	\$ 21	\$ (21)	Interest
	366-10-00	Misc. Donations	\$ -	\$ -	\$ -	Misc. Donations
	381-01-00	Transfer from General Fund	\$ -	\$ -	\$ -	
	389-90-01	Balance Forward	\$ -	\$ -	\$ -	
REVENUE TOTALS			\$ 22,391	\$ 22,825	\$ (434)	

Dept. 552

			OTHER EXPENSES			
EXPENSES	31-03	Professional Services	\$ -	\$ -	\$ -	
	34-00	Other Contractual Services	\$ 10,000	\$ -	\$ 10,000	
	43-00	Utility Services	\$ -	\$ -	\$ -	Gulf Power / power poles
	46-00	Repair & Maintenance	\$ -	\$ -	\$ -	R&M
	48-00	Promotional	\$ -	\$ -	\$ -	Advertisement
	48-06	Promotional	\$ -	\$ -	\$ -	Advertisement
	49-00	Misc. Expense	\$ -	\$ -	\$ -	
	49-18	Misc. Exp. / Bank Charges	\$ -	\$ -	\$ -	
	52-00	Operating Supplies	\$ -	\$ -	\$ -	Misc.
	53-00	Materials/Rep & Supplies	\$ -	\$ -	\$ -	
	54-00	Dues & Subscriptions	\$ -	\$ -	\$ -	Dues & Subscriptions
	61-01	Capital - Land Acquisition	\$ -	\$ -	\$ -	
	63-04	Carpenters Park	\$ -	\$ -	\$ -	Carpenters Park
	64-07	Capital - Misc. Equipment	\$ -	\$ -	\$ -	
	64-27	Project Expense	\$ -	\$ -	\$ -	
	82-09	Misc. Grants in Aid	\$ -	\$ -	\$ -	Support for Special Events
	91-00	Transfer to Other Funds	\$ -	\$ -	\$ -	
	91-01	Transfer to General Fund	\$ -	\$ -	\$ -	
	91-02	Transfer to Capital Projects	\$ -	\$ -	\$ -	
	590-01-00	Contingencies	\$ 12,391	\$ -	\$ 12,391	
EXPENSE TOTALS			\$ 22,391	\$ -	\$ 22,391	

**CRA III SOUTH
FY 2025**

(Fund 113)

CRA III SOUTH FY 2025 (Fund 113)			FY 2025	FY 2025		
acct. #			BUDGET	YEAR To DATE as of 2/28/2025	Balance	Description
REVENUES	338-10-00	O/S Rev from Local Units (SRC contrib)	\$ 4,555	\$ 3,487	\$ 1,068	Estimated tax billing
	338-10-01	O/S Rev from Local Units (CITY contrib)	\$ 1,751	\$ 1,751	\$ 0	Estimated tax billing
	348-xx-xx	Promotional	\$ -	\$ -	\$ -	Promotional Revenue
	361-10-00	Interest Income	\$ -	\$ 10	\$ (10)	Interest
	366-10-00	Misc. Donations	\$ -	\$ -	\$ -	Misc. Donations
	381-01-00	Transfer from General Fund	\$ -	\$ -	\$ -	
	389-90-01	Balance Forward	\$ -	\$ -	\$ -	
REVENUE TOTALS			\$ 6,306	\$ 5,248	\$ 1,058	

Dept. 552

		<u>OTHER EXPENSES</u>				
EXPENSES	31-03	Professional Services	\$ -	\$ -	\$ -	
	34-00	Other Contractual Services	\$ -	\$ -	\$ -	
	43-00	Utility Services	\$ -	\$ -	\$ -	Gulf Power / Power poles
	46-00	Repair & Maintenance	\$ -	\$ -	\$ -	R&M
	48-00	Promotional	\$ -	\$ -	\$ -	Advertisement
	48-06	Promotional	\$ -	\$ -	\$ -	Advertisement
	49-00	Misc. Expense	\$ -	\$ -	\$ -	Christmas lighting maintenance/Electrical Repair
	49-18	Misc. Exp. / Bank Charges	\$ -	\$ -	\$ -	
	52-00	Operating Supplies	\$ -	\$ -	\$ -	Misc.
	53-00	Materials/Rep & Supplies	\$ -	\$ -	\$ -	
	54-00	Dues & Subscriptions	\$ -	\$ -	\$ -	Dues & Subscriptions
	61-01	Capital - Land Acquisition	\$ -	\$ -	\$ -	
	64-07	Capital - Misc. Equipment	\$ -	\$ -	\$ -	
	64-27	Project Expense	\$ -	\$ -	\$ -	
	82-09	Misc. Grants in Aid	\$ -	\$ -	\$ -	Support for Special Events
	91-00	Transfer to Other Funds	\$ -	\$ -	\$ -	
	91-01	Transfer to General Fund	\$ -	\$ -	\$ -	
	91-02	Transfer to Capital Projects	\$ -	\$ -	\$ -	
	99-99	Contingencies	\$ 6,305	\$ -	\$ 6,305	
EXPENSE TOTALS		\$ 6,305	\$ -	\$ 6,305		



Agenda Item # 2025-3267

Letter to the Legislature - SB 1242 & HB 991 (Informational item)

MEETING DATE

April 17, 2025

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

SB 1242: Community Redevelopment Agencies

GENERAL BILL by [McClain](#)

Community Redevelopment Agencies; Providing for the termination of community redevelopment agencies on a specified date; removing an exception; prohibiting community redevelopment agencies from performing certain actions on or after a specified date; revising provisions relating to any outstanding bonds of a community redevelopment agency; prohibiting the creation of community redevelopment agencies on or after a specified date, etc.

CS/HB 991: Community Redevelopment Agencies

GENERAL BILL by State Affairs Committee ; Giallombardo

Community Redevelopment Agencies; Provides for termination of community redevelopment agencies on specified date; prohibits community redevelopment agencies from performing certain actions on or after specified date; revises provisions relating to any outstanding bonds of community redevelopment agency; prohibits creation of community redevelopment agencies on or after specified date; authorizes existing agencies to continue to operate.

SUMMARY

Legislative Update:

SB 1242 -

3/11/2025 - Favorable by Community Affairs; YEAS 4 / NAYS 3

4/1/2025 - Favorable by Judiciary; YEAS 8 / NAYS 3

HB 991

4/11/2025 - Added to Commerce Committee Agenda

RECOMMENDATION

ATTACHMENTS

1. Milton CRA - Letter to Legislature 2025 - Signed by Mayor



Office of the Mayor

City of Milton

City of Milton
6738 Dixon Street
Milton, FL 32570
hlindsay@miltonfl.org
850-983-5400

March 27, 2025

The Honorable Stan McClain
State Senator, District 9
404 South Monroe Street
Tallahassee, FL 32399-1300

The Honorable Mike Giallombardo
State Representative, District 79
402 South Monroe Street
Tallahassee, FL 32399-1100

Dear State Senator McCain and State Representative Giallombardo,

I am writing to express my strong opposition to House Bill 991 (HB 991) and Senate Bill 1242 (SB 1242), both of which seek to limit the authority and effectiveness of Community Redevelopment Agencies (CRAs) in Florida. On behalf of the City of Milton City Council and myself, who share this position by consensus, I want to highlight the vital role CRAs have played in our city's development and emphasize the necessity of preserving these agencies for the continued growth and revitalization of our communities.

Since the establishment of the Milton CRA in 1982, our community has experienced significant and lasting improvements. CRAs have served as a critical tool in revitalizing blighted areas, attracting private investment, and fostering economic growth without placing additional tax burdens on our residents. By leveraging increment revenues, CRAs reinvest in local infrastructure, enhance business opportunities, and create safer, more vibrant communities.

In 2024, the Milton CRA continued to make meaningful progress, including:

- **Preserving Historic Areas:** Protecting and improving Milton's historic buildings, reinforcing our city's unique identity and cultural heritage.
- **Stimulating Economic Development:** Supporting new and existing businesses, generating job opportunities, and encouraging investment in our local economy.

- **Enhancing Infrastructure:** Upgrading streetscapes, improving public spaces, and ensuring sustainable growth through responsible redevelopment practices.
- **Capital Improvements:** Investing in key public projects, such as the expansion of our Riverwalk, upgrades to public infrastructure, and the development of a dedicated festival area that enhances cultural and community engagement.

CRA's are not just redevelopment tools but investments in Florida's future. They create lasting economic benefits by reducing blight, improving public safety, and fostering vibrant, thriving neighborhoods. These projects are guided by community input and are subject to strict oversight, including annual reports and independent audits. Furthermore, CRA's rely solely on the incremental increase in property values within designated areas, ensuring that redevelopment is funded locally and sustainably.

HB 991 and SB 1242 threaten to severely limit the ability of CRA's to continue their vital work, placing unnecessary restrictions on local governments that understand the unique needs of their communities. These bills would hinder economic development efforts, reduce affordable housing opportunities, and jeopardize infrastructure improvements that are crucial for cities like Milton.

For the future of our city and others across Florida, I strongly urge you to oppose HB 991 and SB 1242. CRA's have been instrumental in our community's success, and restricting their ability to operate will only impede progress. I respectfully ask for your support in protecting and strengthening CRA's, allowing local governments to continue fostering sustainable growth and economic vitality.

Thank you for your time and attention to this critical issue. I look forward to your continued leadership in ensuring that Florida communities have the tools they need to thrive.

Sincerely,

A handwritten signature in cursive script that reads "Heather Lindsay".

The Honorable Heather Lindsay
Mayor of Milton



Where Good Living Flows

HOW #REDEVELOPMENT WORKS

Since 1982, the CRA has managed redevelopment trusts to revitalize blighted areas in the City of Milton.

This reinvestment can take the form of public infrastructure, residential and commercial grant programs, public arts, capital improvement projects, safety initiatives, and historic preservation.



affordable housing development



historic preservation



placemaking initiatives



public infrastructure



residential & commercial façade improvements



safety initiatives



and more

FY 2024 IMPACT

5

PROPERTIES
REVITALIZED

\$34k

COMMERCIAL
PROPERTY
IMPROVEMENT
GRANTS

13.3%

GROWTH
PERCENTAGE/ ROI

SPOTLIGHT ON COMMERCIAL IMPROVEMENTS

One of the most impactful ways the City of Milton CRA reinvestments work is by supporting commercial improvement initiatives that provide...

\$250K

MILTON CRA REINVESTMENTS IN
COMMERCIAL IMPROVEMENTS



40

COMPLETED AND
OCCUPIED

57

PROJECT
REVIEWED

39

STILL IN
BUSINESS

