



COMMUNITY REDEVELOPMENT AGENCY
Regular Meeting Agenda

February 19, 2026
5:30 PM
6738 Dixon Street
Milton, FL 32570

- 1. Call Meeting to Order**
- 2. Invocation & Pledge of Allegiance**
Item # 2026-3891
Pastor Doug Holmes,
Christian Life Church
- 3. Approval of Minutes**
Item # 2026-3849
Approval of Minutes from January 22, 2026 meeting
- 4. Persons to Appear**
- 5. Financial Report**
Item # 2026-3887
CRA III, 112, and 113 P&L
Item # 2026-3890
Annual Report
- 6. New Business**
Item # 2026-3889
Downtown Decor Purchase
- 7. Ordinances & Resolutions**
Item # 2026-3898
Resolution #2026-02 Budget Amendment CRA
- 8. Communications From Council Members & Mayor**
- 9. 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 January 22, 2026 meeting

MEETING DATE	PREPARED BY
February 19, 2026	Clerk's Office Molly Turnes, City Clerk



COMMUNITY REDEVELOPMENT AGENCY
Regular Meeting Minutes

January 22, 2026
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:

Mayor Heather Lindsay
Council Member Ward IV, Seat II Casey Powell
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, Ward III, Seat I Gavin Hawthorne

Members of the Public in Attendance

David Farrow, Jimmy Messick, Theresa Messick, Howard Steele

Staff in Attendance

City Manager, Ed Spears
City Clerk, Molly Turnes
IT Systems Analyst, Alex Gregiore
Public Works Director, Joe Cook
Ec. Dev. Director, Stephen Prestesater
ACM, Sandra Woodbery
Chief of Police, Jennifer Frank
Planning Director, Jacob Hullett
Landscape Supervisor, Lee Willingham

2. Approval of Minutes

Item # 2025-3786

Approval of Minutes from the November 20, 2025 meeting

ACTION:

Motion to Approve by Marilynn Farrow;
second by Ashley Fretwell;
Motion passed - 7:0

YEAS:

Casey Powell, 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 # 2026-3831
CRA Financial Reports

ACTION: Motion to Approve by Mike Cusack; second
by Larry McKee;
Motion passed - 7:0
YEAS: Casey Powell, Mike Cusack, Marilynn
Farrow, Robert Leek, Tom Powers, Ashley
Fretwell, Larry McKee
NAYS: None
ABSTAIN: None

5. **New Business**

Item # 2026-3812
Residential Facade Grant Program Application - 6767 Berryhill St.

ACTION: Motion to Approve by Mike Cusack; second
by Tom Powers;
Motion passed - 7:0
YEAS: Casey Powell, Mike Cusack, Marilynn
Farrow, Robert Leek, Tom Powers, Ashley
Fretwell, Larry McKee
NAYS: None
ABSTAIN: None

Item was moved from the Work Session to the CRA

Planning Director, Jacob Hullett reported to council
Mr. & Mrs. Ausdenmore reported to council
The motion includes reassigning \$3,100.00 of commercial grant
funds to residential.

6. **Communications From Council Members & Mayor**
No additional communications

7. **Adjournment**
The meeting adjourned at 05:38 PM.

Mayor

Date

City Clerk

Date



Agenda Item # 2026-3887

CRA III, 112, and 113 P&L

MEETING DATE

February 19, 2026

PREPARED BY

Laura McDill, Budget
Coordinator

BACKGROUND

SUMMARY

CRA 111, 112, and 113 P&L's through December 2025

RECOMMENDATION

ATTACHMENTS

1. CRA 111 12_2025
2. CRA 112 12_2025
3. CRA 113 12_2025

**CRA I DOWNTOWN
FY 2026**

(Fund 111)

			FY 2026	FY 2026		
				YEAR To DATE as of		
			BUDGET	12/31/2025	Balance	Description
	acct. #					
REVENUES	338-10-00	O/S Rev from Local Units (SRC contrib)	\$ 79,850	\$ -	\$ 79,850	Estimated tax billing
	338-10-01	O/S Rev from Local Units (CITY contrib)	\$ 61,454	\$ 61,454	\$ -	Estimated tax billing
	348-xx-xx	Promotional	\$ 6,000	\$ 6,815	\$ (815)	Promotional Revenue
	360-10-00	Misc. Revenues	\$ -	\$ -	\$ -	Misc. Revenue
	361-10-00	Interest Income	\$ -	\$ -	\$ -	Interest
	366-10-00	Misc. Donations	\$ -	\$ -	\$ -	Misc. Donations
	381-01-00	Transfer from General Fund	\$ -	\$ -	\$ -	
	389-90-01	Balance Forward	\$ 134,997	\$ -	\$ 134,997	Funds brought forward from FY2024
REVENUE TOTALS			\$ 282,301	\$ 68,269	\$ 214,032	

OTHER EXPENSES						
EXPENSES	32-00	Audit	\$ 7,500	\$ -	\$ 7,500	
	34-00	Other Contractual Services	\$ 8,000	\$ -	\$ 8,000	
	43-00	Utility Services	\$ 16,000	\$ 2,144	\$ 13,856	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	\$ -	\$ -	\$ -	
	48-11	Community Policing	\$ 1,250	\$ -	\$ 1,250	
	49-00	Misc. Expense	\$ 2,250	\$ -	\$ 2,250	Christmas lighting maintenance/Electrical Repair
	49-19	Tax Rebate Incentive Prog	\$ -	\$ -	\$ -	Tax Rebate Incentive Program
	49-34	Property / Fire Tax	\$ -	\$ -	\$ -	Fire Fee
	52-00	Operating Supplies	\$ -	\$ -	\$ -	Misc.
	53-00	Materials / Repair & Supplies	\$ -	\$ -	\$ -	
	54-00	Dues & Subscriptions	\$ 5,000	\$ 175	\$ 4,825	Dues & Subscriptions
	61-01	Capital Outlay / Land Acquisition	\$ 150,000	\$ -	\$ 150,000	Magnolia Hall Roof Replacement
	64-00	Capital Outlay	\$ -	\$ -	\$ -	
	64-27	Downtown Project Expense	\$ 30,000	\$ -	\$ 30,000	
	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	\$ 1,000	\$ 49,000	Façade Improv.
	91-01	Transfer to General Fund	\$ -	\$ -	\$ -	
	99-99	Contingencies	\$ 12,302	\$ -	\$ 12,302	
EXPENSE TOTALS			\$ 282,302	\$ 3,319	\$ 278,983	

**CRA II NORTH
FY 2026**

(Fund 112)

			FY 2026	FY 2026		
				YEAR To DATE as		
				of		
				12/31/2025	Balance	Description
acct. #			BUDGET			
REVENUES	338-10-00	O/S Rev from Local Units (SRC contrib)	\$ 10,792	\$ -	\$ 10,792	Estimated tax billing
	338-10-01	O/S Rev from Local Units (CITY contrib)	\$ 8,306	\$ 8,306	\$ -	Estimated tax billing
	348-xx-xx	Promotional	\$ -	\$ -	\$ -	Promotional Revenue
	361-10-00	Interest Income	\$ -	\$ -	\$ -	Interest
	366-10-00	Misc. Donations	\$ -	\$ -	\$ -	Misc. Donations
	381-01-00	Transfer from General Fund	\$ -	\$ -	\$ -	
	389-90-01	Balance Forward	\$ 54,927	\$ -	\$ 54,927	
REVENUE TOTALS			\$ 74,025	\$ 8,306	\$ 65,719	

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	\$ -	\$ -	\$ -	
	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	\$ 47,250	\$ -	\$ 47,250	
	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	\$ 26,775	\$ -	\$ 26,775	
EXPENSE TOTALS			\$ 74,025	\$ -	\$ 74,025	

**CRA III SOUTH
FY 2026**

(Fund 113)

CRA III SOUTH FY 2026 (Fund 113)			FY 2026	FY 2026		
acct. #			BUDGET	YEAR To DATE as of 12/31/2025	Balance	Description
REVENUES	338-10-00	O/S Rev from Local Units (SRC contrib)	\$ 3,535	\$ -	\$ 3,535	Estimated tax billing
	338-10-01	O/S Rev from Local Units (CITY contrib)	\$ 2,721	\$ 2,721	\$ -	Estimated tax billing
	348-xx-xx	Promotional	\$ -	\$ -	\$ -	Promotional Revenue
	361-10-00	Interest Income	\$ -	\$ -	\$ -	Interest
	366-10-00	Misc. Donations	\$ -	\$ -	\$ -	Misc. Donations
	381-01-00	Transfer from General Fund	\$ -	\$ -	\$ -	
	389-90-01	Balance Forward	\$ 21,294	\$ -	\$ 21,294	
REVENUE TOTALS			\$ 27,550	\$ 2,721	\$ 24,829	

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	\$ 27,550	\$ -	\$ 27,550	
EXPENSE TOTALS			\$ 27,550	\$ -	\$ 27,550	



Agenda Item # 2026-3890

Annual Report

MEETING DATE

February 19, 2026

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

The City of Milton Community Redevelopment Agency was established to address conditions of deterioration within designated redevelopment areas and to stimulate long-term economic vitality. CRA I (Downtown) was created in 1982, with CRA II North and CRA III South added in 2016 to expand revitalization efforts beyond the historic core.

Under Florida Statutes 163, Part III governing Community Redevelopment Agencies, tax increment revenues are generated from the increase in taxable property values above each district's established base year. These incremental revenues are reinvested exclusively within the redevelopment areas to fund public improvements, infrastructure, and economic development initiatives.

Over time, the CRA districts have demonstrated significant increases in taxable value and commercial activity. Strategic infrastructure investments, historic preservation efforts, private sector reinvestment, and coordinated planning have contributed to sustained growth within the redevelopment footprint.

While annual TIF revenues may fluctuate based on property valuation cycles and market conditions, long-term trends indicate continued economic productivity within the districts. The CRA's financial structure, including the prudent use of fund balances carried forward, allows the Agency to plan multi-year projects and respond to emerging redevelopment opportunities.

As the City advances catalytic initiatives such as waterfront redevelopment, business improvement programs, and continued downtown infrastructure improvements, the CRA remains positioned as a central mechanism for guiding responsible growth while preserving Milton's historic character.

SUMMARY

The City of Milton's Community Redevelopment Agency (CRA) districts continue to demonstrate measurable growth and sustained reinvestment within a focused redevelopment footprint. Collectively representing approximately **8% of the City's land mass**, the three CRA

districts generated **\$190,915 in Tax Increment Financing (TIF) revenue in 2025**, accounting for approximately **10% of total citywide ad valorem revenue**, while the remaining 92% of the City generated approximately **\$1,720,825**.

Since their respective base years, the CRA districts have experienced substantial taxable value growth:

- **CRA I (est. 1982):** 334.4% increase in taxable value (1982–2025)
- **CRA II (est. 2016):** 139.3% increase (2016–2025)
- **CRA III (est. 2016):** 207.1% increase (2016–2025)

In addition to valuation growth, total CRA revenues (inclusive of fund balance forward, TIF revenue, sponsorships, and interest) increased across the three districts, reaching a combined total of **\$338,856 in 2025**, reflecting the Agency’s strengthening financial capacity and responsible fiscal management.

Recent capital investments, including resurfacing of key downtown parking facilities, pedestrian improvements at Jernigan’s Landing, and facility preservation at Magnolia Hall, have enhanced accessibility, safety, and event readiness within the downtown core. Concurrent private investment, commercial occupancy increases, and planned catalytic projects such as the Milton Marina redevelopment further position the CRA districts for continued economic expansion.

The CRA remains a strategic economic development tool, leveraging incremental tax growth to reinvest directly into infrastructure, revitalization, and long-term community enhancement.

RECOMMENDATION

Staff recommends the adoption of the City of Milton CRA Annual Report for submission to the state.

ATTACHMENTS

1. CRA-IMPACT-FOR-LEGISLATURE-11x17 - MILTON FL 2025
2. Milton CRA Annual Report 2025



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 2025 IMPACT

5

PROPERTIES
REVITALIZED

\$50k

COMMERCIAL
PROPERTY
IMPROVEMENT
GRANTS

16.2%

TIF GROWTH
PERCENTAGE 24/25

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...

\$300K

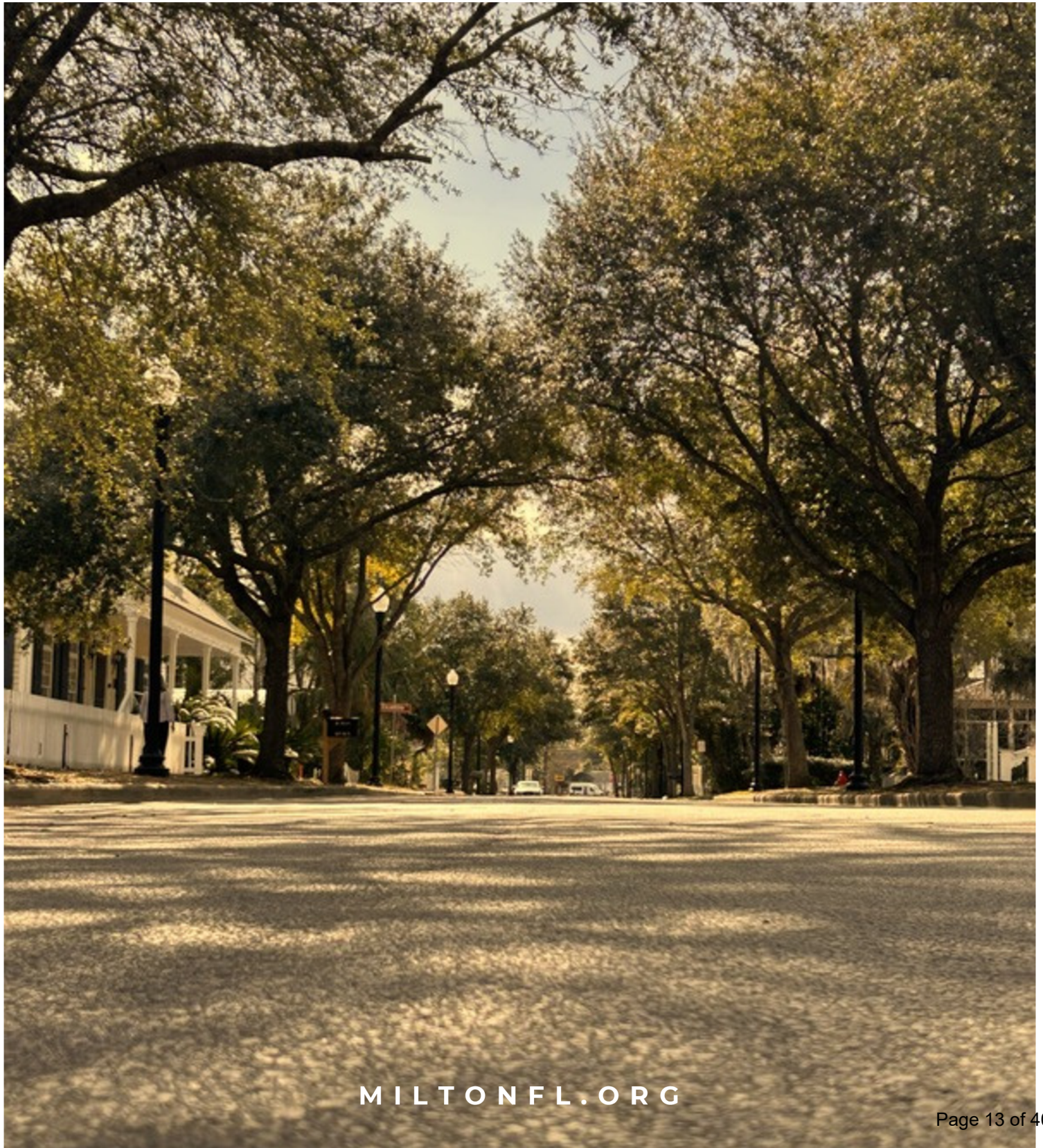
MILTON **CRA** REINVESTMENTS IN
COMMERCIAL IMPROVEMENTS



CITY OF

MILTON

COMMUNITY REDEVELOPMENT AGENCY
2025 ANNUAL REPORT



MILTONFL.ORG

CRA
2025
MILTON
FL



STREETZOO

CITY MANAGER	3
FOUNDED 1844	4
GROWTH & OUTLOOK	7
TOTAL CRA REVENUES	9
ACTIVITY SUMMARY	15
CONCLUSION	17



COMMUNITY REDEVELOPMENT

CITY MANGER, ED SPEARS

"The Community Redevelopment Areas (CRAs) play a vital role in Milton's revitalization by driving economic development, preserving our historic charm, and improving infrastructure. Through strategic investments and community-driven projects, the CRAs are helping to create a vibrant downtown, attract new businesses, and enhance the quality of life for our residents. Their continued growth ensures that Milton remains a thriving and welcoming city for generations to come."



WHERE GOOD LIVING FLOWS

- FOUNDED 1844 -

Nestled on the banks of the Blackwater River, the City of Milton is a thriving community that seamlessly blends historic charm with modern growth. Founded in 1844, Milton is one of Florida's oldest cities, rich in heritage and deeply connected to its roots as a mill town through the protected Long Leaf Pine tree canopy.

Today, it remains a welcoming and family-oriented destination with vibrant neighborhoods, locally owned shops, and diverse dining experiences. The city's historic downtown, scenic Riverwalk, and community-focused initiatives make it an exceptional place to live, work, and play.

COMMITTED TO REVITALIZATION

WRITTEN BY
STEPHEN PRESTESATER,
CITY OF MILTON,
ECONOMIC DEVELOPMENT
DIRECTOR



Milton's commitment to revitalization is evident through the efforts of the Community Redevelopment Agency (CRA), which has played a pivotal role in enhancing the city's economic vitality and aesthetic appeal.

Established in 1982, the Downtown Community Redevelopment Area is guided by a comprehensive redevelopment plan and overseen by the CRA Board, composed of the eight members of the City Council. The board sets the vision, strategy, and funding priorities to foster sustainable growth while preserving the city's historic character.

Since its inception, the CRA has contributed to transformative projects, including expansions to the Riverwalk, the development of the Veterans Memorial Plaza, Whittle Park, upgraded public infrastructure, and streetscape enhancements that create an inviting and pedestrian-friendly downtown.





CRA'S MISSION & IMPACT

The mission of the City of Milton's **Community Redevelopment Agency (CRA)** is to reverse conditions of decline within designated redevelopment areas and foster positive, long-term growth that strengthens the community, economy, and overall quality of life. Through thoughtful planning, strategic investment, and strong partnerships, the CRA works to revitalize neighborhoods, support economic opportunity, and enhance public spaces for residents and visitors alike.

Key objectives of the CRA include:

- Enhancing the appearance, safety, and vibrancy of redevelopment districts
- Stimulating economic redevelopment and attracting private investment
- Supporting residential revitalization and encouraging mixed-use development that promotes walkability and community connection

With the Downtown CRA's life extended for an additional 30 years in 2012, the City continues to implement projects that improve infrastructure, activate public spaces, and lay the groundwork for sustained prosperity. These investments have helped position downtown Milton as a growing hub for small business, civic activity, and cultural identity.

The expansion of redevelopment efforts in 2017 with the creation of CRA II North and CRA III South broadened Milton's vision beyond the downtown core. While still developing, these districts are already gaining momentum. Improvements at Carpenter's Park, including the expansion of the food truck court, have enhanced accessibility and safety for families while providing direct electrical service that reduces emissions and supports local vendors more sustainably. Additional investments in parks, housing, and recreational amenities continue to strengthen neighborhood livability.

GROWTH & OUTLOOK

Even in a changing economic climate, the City of Milton's Community Redevelopment Areas (CRAs) continue to demonstrate strong, steady growth. In 2025, the Downtown CRA I generated **\$162,874** in **Tax Increment Financing (TIF)** revenue, representing a **16.2%** increase over the previous year. When combined with prior-year balances and supplemental revenue sources, the CRA I had **\$260,421** available to support neighborhood improvements, revitalization projects, and community investments. This financial strength underscores the effectiveness of strategic redevelopment efforts and responsible fiscal stewardship.

CRA II and CRA III continue to build momentum by supporting residential stability and thoughtful redevelopment that strengthens Milton's neighborhoods. Rising property values, coordinated planning, and strong partnerships between the City and Santa Rosa County reflect a redevelopment program that is both resilient and forward-looking.

Looking ahead, the CRA is preparing for transformative projects that will further accelerate economic and community growth. The Milton Marina redevelopment within CRA II, awarded this past year, is expected to serve as a catalyst for waterfront activity, business expansion, and enhanced public engagement. Complementing this effort are plans for a redevelopment of the downtown county courthouse, anticipated for approval in 2026, signaling continued public investment that will stimulate surrounding redevelopment opportunities.

Together, these initiatives mark a period of rapid and intentional growth for Milton. The CRA remains committed to guiding this momentum responsibly, honoring the city's historic character while investing in modern infrastructure and vibrant public spaces. Redevelopment is not only underway; it is accelerating in a way that strengthens neighborhoods, attracts investment, and enhances quality of life. Through thoughtful planning and strong partnerships, Milton is positioning itself for a resilient and prosperous future that will benefit residents, businesses, and visitors for generations to come.





TIF VS AD VALOREM REVENUE

In 2025, the City of Milton's Community Redevelopment Areas (CRAs) generated **\$190,915** in Tax Increment Financing (TIF) revenue. During the same year, the remaining 92% of the city outside the CRA districts generated approximately **\$1,720,825** in ad valorem tax revenue. Combined, total city ad valorem revenues reached about **\$1.91 million**.

This means the CRA districts, which represent just 8% of Milton's land mass, accounted for approximately **10%** of total ad valorem revenue in **2025**.

For comparison, in **2024**, the CRA districts represented **5.8%** of the city's total assessed value, reflecting a smaller share of the city's overall tax base at that time. The shift from **5.8%** in **2024** to roughly **10%** in **2025** represents an increase of about **4.2** percentage points in the CRA districts' relative contribution.

This change illustrates how redevelopment activity within the CRA boundaries continues to strengthen Milton's tax base. While annual revenues and assessed values can fluctuate due to market conditions and valuation cycles, the year-over-year increase demonstrates growing economic productivity within a focused redevelopment footprint. In practical terms, a relatively small geographic portion of the city is generating an outsized and increasing share of taxable value, reinforcing the CRA program's role as a catalyst for reinvestment, revitalization, and long-term fiscal health.

TOTAL CRA REVENUES

2023- 2025

Total CRA revenues for the City of Milton's Community Redevelopment Areas (CRAs) **reflect a combination of tax increment financing (TIF), prior-year fund balances, sponsorships, and earned interest.** Together, these sources provide the financial capacity needed to support redevelopment projects, infrastructure improvements, and community investments.

From 2023 through 2025, all three CRA districts demonstrated increasing financial capacity, driven largely by responsible fiscal management and the intentional carry-forward of funds to support future initiatives.

In **2023**, combined CRA revenues totaled **\$158,612**, establishing a stable baseline. Revenues increased significantly in **2024** to **\$218,920**, supported in part by prior-year balances. By **2025**, total available CRA revenues reached **\$338,856**, reflecting the continued accumulation of funds designed to position the districts for larger redevelopment efforts.

A major contributor to this growth has been the strategic use of fund balances carried forward year to year. These reserves allow the CRA to plan multi-year improvements, respond to redevelopment opportunities, and maintain financial stability. The upward trend highlights strong stewardship and reinforces the CRA program's role as a long-term investment engine for Milton's revitalization.



Total Revenue for 2023

CRA I: \$120,019.00

CRAII: \$27,616.00

CRA III: \$10,977.00

Total for 2023: \$158,612.00

Total Revenue for 2024

CRA I: \$157,769.00

CRAII: \$45,104.00

CRA III: \$16,047.00

Total for 2024: \$218,920.00

Total Revenue for 2025

CRA I: \$260,421.00

CRAII: \$57,140.00

CRA III: \$21,295.00

Total for 2025: \$338,856.00



City of Milton CRA's Revenue and Expense Reports

CRA I

	FY 2021 Actual	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual
REVENUE					
Fund Balance Forward	\$46,477.00	\$37,440.00	\$ -7,690.00	\$8,641.00	\$88,722.00
Funds Returned by Vendor	\$ -	\$ -	\$ -	\$ -	\$ -
TIF Revenue – City	\$26,231.00	\$31,013.00	\$36,705.00	\$46,033.00	\$54,442.00
TIF Revenue – Other	\$51,843.00	\$61,294.00	\$74,825.00	\$93,840.00	\$108,432.00
Sponsorship/Event Revenue	\$5,950.00	\$10,141.00	\$14,554.00	\$6,910.00	\$8,760.00
Interest Income/Other	\$ -	\$21.00	\$1,625.00	\$2,345.00	\$65.00
TOTAL REVENUE	\$130,501.00	\$139,909.00	\$120,019.00	\$157,769.00	\$260,421.00
EXPENSES					
Audit	\$ -	\$ -	\$7,500.00	\$7,500.00	\$7,500.00
Other Contractual Services	\$3,790.00	\$4,664.00	\$ -	\$ -	\$2,200.00
Utility Services	\$13,146.00	\$12,993.00	\$13,761.00	\$13,600.00	\$13,117.00
Advertising/Promotional	\$5,238.00	\$7,068.00	\$3,962.00	\$ -	\$ -
5K Run	\$ -	\$ -	\$ -	\$ -	\$ -
Bands on the Blackwater	\$50,258.00	\$74,598.00	\$55,167.00	\$415.00	\$51.00
Movie Nights	\$338.00	\$4,818.00	\$ -	\$ -	\$ -
Other Events	\$4,780.00	\$5,057.00	\$3,939.00	\$ -	\$ -
Milton in May	\$ -	\$ -	\$ -	\$ -	\$ -
Waterfest	\$4,993.00	\$4,994.00	\$1,500.00	\$ -	\$ -
Rhythm & Ribs	\$ -	\$ -	\$ -	\$ -	\$ -
Misc.	\$ -	\$1,408.00	\$1,396.00	\$1,480.00	\$3,162.00
Property Tax/Fire Fee	\$577.00	\$605.00	\$567.00	\$567.00	\$706.00
Operating Supplies	\$2,294.00	\$725.00	\$2,487.00	\$ -	\$ -
Dues/Subscriptions/Training	\$495.00	\$ -	\$ -	\$ -	\$2,954.00
Capital – Downtown Projects	\$ -	\$ -	\$ -	\$4,799.00	\$41,937.00
Grants – Misc.	\$6,800.00	\$15,000.00	\$21,099.00	\$40,686.00	\$55,000.00
Building & Magnolia Hall	\$ -	\$ -	\$ -	\$ -	\$14,732.00
Transfers to other Funds	\$ -	\$15,669.00	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$92,709.00	\$147,599.00	\$111,378.00	\$69,047.00	\$141,359.00
BALANCE	\$37,792.00	\$-7,690.00	\$8,641.00	\$88,722.00	\$119,062.00

CRA II

	FY 2021 Actual	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual
REVENUE					
Fund Balance Forward	\$1,911.00	\$3,113.00	\$12,939.00	\$27,616.00	\$34,316.00
TIF Revenue – City	\$404.00	\$3,225.00	\$4,687.00	\$5,575.00	\$7,622.00
TIF Revenue – Other	\$798.00	\$6,571.00	\$9,555.00	\$11,366.00	\$15,181.00
Interest Income	\$ -	\$ -	\$435.00	\$546.00	\$21.00
TOTAL REVENUE	\$3,113.00	\$12,939.00	\$27,616.00	\$45,104.00	\$57,140.00
EXPENSES					
Other Contractual Svcs	\$ -	\$ -	\$ -	\$10,788.00	\$4,656.00
Carpenter's Park	\$ -	\$ -	\$ -	\$ -	\$6,612.00
TOTAL EXPENSES	\$ -	\$ -	\$ -	\$10,788.00	\$11,268.00
BALANCE	\$3,113.00	\$12,939.00	\$27,616.00	\$34,316.00	\$45,872.00

CRA III

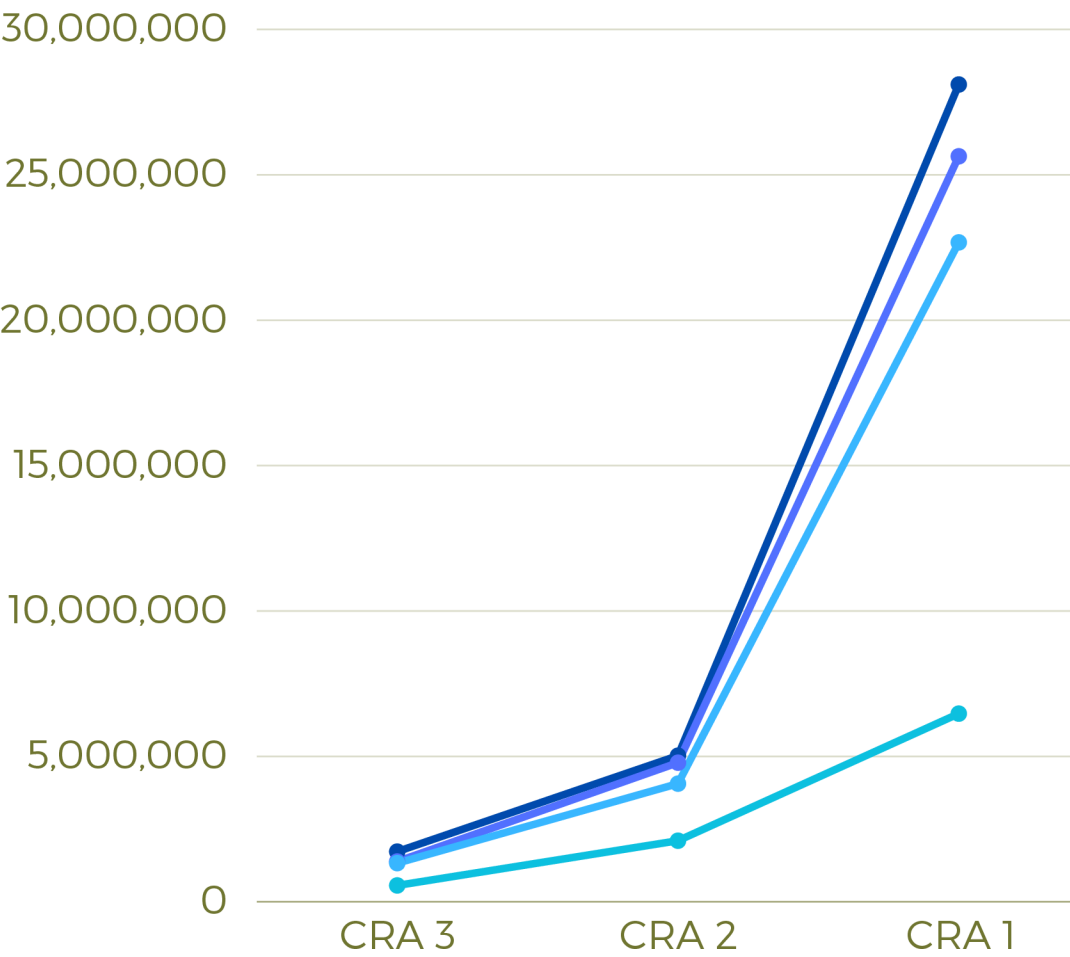
	FY 2021 Actual	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual
REVENUE					
Fund Balance Forward	\$2,013.00	\$4,109.00	\$6,672.00	\$10,977.00	\$16,047.00
TIF Revenue – City	\$704.00	\$861.00	\$1,354.00	\$1,596.00	\$1,751.00
TIF Revenue – Other	\$1,392.00	\$1,702.00	\$2,760.00	\$3,253.00	\$3,487.00
Interest Income	\$ -	\$ -	\$191.00	\$221.00	\$10.00
TOTAL REVENUE	\$4,109.00	\$6,672.00	\$10,977.00	\$16,047.00	\$21,295.00
TOTAL EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -
BALANCE	\$4,109.00	\$6,672.00	\$10,977.00	\$16,047.00	\$21,295.00



CRA TAXABLE VALUES

BASE YEAR VS 2023 VS 2024 VS 2025

● 2025 ● 2024 ● 2023
● Base Year



CRA I Taxable Value

1982 - \$6,470,039
2023 - \$22,675,876
2024 - \$25,636,410
2025 - \$28,105,126

Percentage of Growth Since Base: 334%

CRA II Taxable Value

2016 - \$2,099,842
2023 - \$4,062,424
2024 - \$4,783,266
2025 - \$5,023,975

Percentage of Growth Since Base: 139%

CRA III Taxable Value

2016 - \$561,780
2023 - \$1,329,055
2024 - \$1,383,568
2025 - \$1,725,154

Percentage of Growth Since Base: 207%



COMMERCIAL GROWTH

Over the past year, the City of Milton has experienced a noticeable increase in commercial activity, reflecting renewed confidence in the downtown district and a broader trend of revitalization. Private investment continues to play a central role in preserving Milton's historic character while bringing new energy and economic opportunity to the community.

One notable example is Plan B Collective, which owns a historic downtown home and operates **82 Magnolia**, an aesthetics and wellness medical spa. The group invested tens of thousands of dollars into the restoration and revitalization of the historic structure located at 6867 Oak Street, carefully preserving its character while modernizing the space for business use. Adjacent to this property, the **Santa Rosa Arts & Culture Foundation** also invested more than \$36,973 in painting and restoration work on another historic building, further enhancing the visual appeal and cultural identity of the downtown corridor.

Beyond these targeted restoration efforts, downtown Milton has seen multiple formerly vacant commercial units return to productive use, a strong indicator of economic momentum. Local breweries and eateries continue to attract residents and visitors alike, with establishments such as **Beardless Brew Haus, Blackwater Bistro, Boomerang's Pizza Kitchen, The Prost Office, and Gulf Coast Garage Bar** contributing to a lively downtown atmosphere.

New and expanding businesses are also strengthening Milton's commercial base. **Posh Color Bar**, an upscale hair salon; **The Sweet Greek Café**; and **The Studio — Look Good, Feel Good** now call downtown home, broadening the mix of services and experiences available to the community. In 2025, **the Santa Rosa Dance Academy** relocated to a centrally located downtown facility, bringing additional foot traffic, family engagement, and activity to the area.

Together, these investments and business openings demonstrate a growing commitment to Milton's downtown core. Revitalization efforts are not only preserving historic assets, but they are also creating a vibrant commercial environment that supports local entrepreneurship, attracts visitors, and strengthens the city's economic foundation.



ACTIVITY SUMMARY

BUSINESS IMPROVEMENT GRANTS

In the City of Milton, Business Improvement Grants totaling **\$50,000.00** were awarded during the reporting period to the following businesses located within the CRA district:

- **82 Magnolia Aesthetics** - Façade Grant for the renovation of a historic commercial property in the CRA I
- **Blackwood Financial** Group- Façade Grant for the renovation of a historic commercial property in the CRA I
- **Santa Rosa Arts & Culture Foundation** - Façade Grant for the renovation of a historic commercial property in the CRA I
- **Santa Rosa Historical Society** - Façade Grants for the renovation of historical commercial property in the CRA I



CAPITOL PROJECTS

CRA I

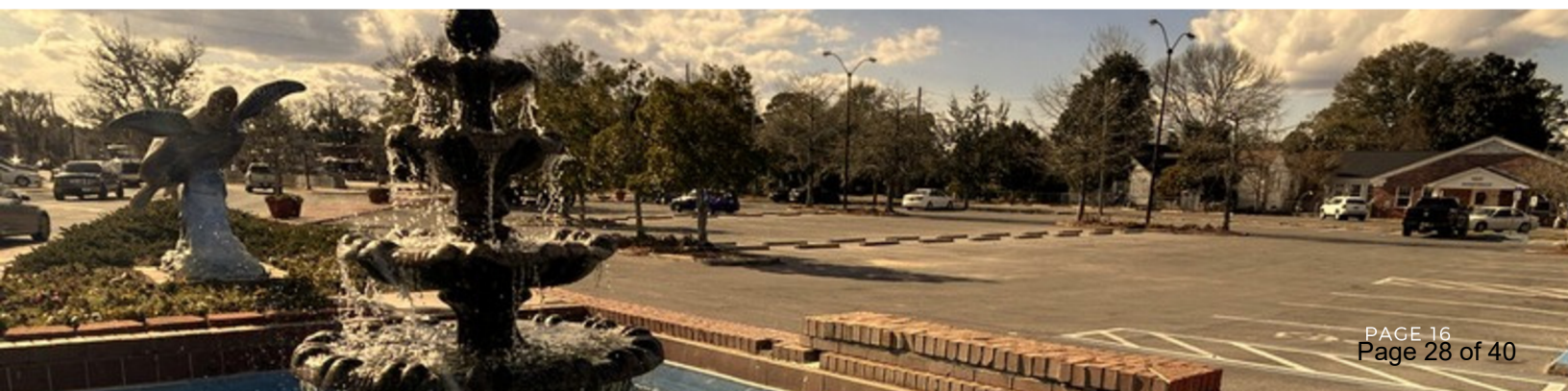
In 2025, the City of Milton completed several important capital projects aimed at improving accessibility, safety, and the overall visitor experience in the downtown area. These upgrades reflect the city's continued commitment to maintaining infrastructure that supports both everyday activity and large community gatherings.

Two of the most heavily used public parking areas, the downtown **Turtle Fountain parking lot** and the **Imogene parking lot** adjacent to Boomerang's Pizza Kitchen, were fully repaved and resurfaced. These lots serve residents, visitors, and vendors throughout the year and are especially important during the city's weekly farmers market and downtown events. The improvements provide smoother access, increased durability, and a more welcoming appearance for those visiting the district.

Additional infrastructure investment occurred at Jernigan's Landing, Milton's downtown event grounds, and a central gathering space for signature events such as Bands on the Blackwater and the July 4th Riverfest. **A new sidewalk was constructed** to enhance pedestrian safety while improving connectivity between activity areas. This addition supports safer foot traffic, encourages walkability, and strengthens mobility within the downtown core.

The City also invested in long-term facility preservation by installing a **new roof on Magnolia Hall**, one of Milton's primary event centers and the home of the Milton Garden Club. This improvement protects a valued community asset, ensuring the building remains functional, welcoming, and available for public gatherings and civic activities for years to come.

Together, these capital improvements enhance the functionality, safety, and appeal of downtown Milton, ensuring public spaces and facilities remain accessible, well-maintained, and ready to support the city's growing calendar of events and daily community life.



CLOSING OUTLOOK

INVESTMENT, GROWTH, & OPPORTUNITY

The City of Milton continues to invest strategically in its downtown core through improvements to the Festival and Events Area, enhancements at Carpenter's Park, and critical infrastructure upgrades that strengthen accessibility, safety, and public appeal. Recent capital improvements, including resurfaced parking areas, pedestrian connectivity enhancements, and preservation work on key community facilities, reinforce the City's commitment to maintaining a vibrant, functional urban center that supports residents, visitors, and businesses alike.

While redevelopment momentum remains strongest within the Downtown CRA (CRA I), where commercial reinvestment and infrastructure improvements continue to drive economic activity, CRA II and CRA III are progressing at a more measured pace. These districts remain positioned for future opportunity, particularly as catalytic projects, such as the **Milton Marina redevelopment** and anticipated public investments, begin to shape long-term growth patterns. Together, the CRA districts represent a coordinated strategy that balances immediate revitalization with thoughtful, sustained development.





Several broader market forces continue to influence Milton's growth trajectory. The City's population milestone in recent years has increased visibility among regional and national investors, while sustained housing demand has supported rising property values despite fluctuating interest rates and inflationary pressures. Although the pace of appreciation has moderated, the overall resilience of the market reflects confidence in Milton's economic fundamentals and quality of life.

These trends present both opportunity and responsibility. Redevelopment prospects, including key downtown sites and evolving riverfront planning, offer the chance to shape Milton's future in ways that **honor its historic character while promoting economic vitality**. Strategic reinvestment, adaptive reuse of properties, and public-private partnerships will remain essential tools in guiding redevelopment that benefits the entire community.

The CRA remains committed to fostering a downtown environment that is clean, safe, walkable, and active, a place where historic preservation and modern growth coexist. Through collaboration with property owners, business leaders, developers, and community stakeholders, the City continues to remove barriers to investment and implement solutions that reflect Milton's long-term vision. With disciplined planning and continued reinvestment, Milton's CRA program stands as a catalyst for sustainable growth, ensuring the downtown core remains a source of pride, opportunity, and economic resilience for years to come.

THE CITY OF MILTON
Where good Living Flows





Agenda Item # 2026-3889

Downtown Decor Purchase

MEETING DATE

February 19, 2026

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

For decades, the City of Milton has utilized the same inventory of holiday decorations throughout the Downtown CRA I. Much of this inventory is aging, non-commercial grade, and increasingly unreliable. As a result, City staff annually budgets thousands of dollars to replace lights, repair frames, and patch failing decorative elements. These temporary repairs are becoming more frequent and less effective as the materials continue to deteriorate.

The primary downtown Christmas tree, in particular, has reached the end of its useful life. Due to structural fatigue and mechanical failure, staff must weld components, apply significant force using sledgehammers, and secure the structure with tension straps to achieve proper deployment. These measures present safety concerns for staff and create operational inefficiencies.

At the October 23, 2025, CRA meeting, staff introduced a phased approach to modernize and upgrade Downtown holiday décor. This plan included:

- Replacement of the aging primary Christmas tree
- Installation of a new tall tree at Jernigan's Landing
- Gradual replacement of outdated and non-commercial grade decorations
- Transition to durable, commercial-grade décor to reduce long-term maintenance costs

In Fiscal Year 2024–2025, the CRA initiated Phase I improvements through a purchase with Jubilee Decorations, one of the nation's largest providers of commercial-grade holiday décor. Jubilee's proximity (approximately two hours from Milton) provides logistical convenience, service accessibility, and reduced shipping costs.

As previously discussed, staff committed to returning in early 2026 to secure updated pricing for Phase II and III items during the manufacturer's off-season discount period. The estimate presented today reflects those seasonal savings and results in a cost reduction exceeding

\$5,000 for the purchase of two new commercial-grade trees.

The proposed investment aligns with the CRA's mission to enhance the Downtown district, improve aesthetics, support seasonal programming, and create a safe and inviting environment for residents, visitors, and businesses. Additionally, replacing aging infrastructure now will reduce recurring repair expenses, lower staff labor demands, and improve overall operational efficiency.

SUMMARY

Staff is requesting approval to purchase two new commercial-grade Christmas trees for the Downtown Community Redevelopment Area (CRA) as part of the previously discussed phased holiday décor upgrade plan.

The City's existing primary Christmas tree has been in service for decades and is no longer operationally safe or structurally reliable. Each year, significant staff time and resources are required to make the tree functional for the holiday season. The setup process routinely involves welding, force manipulation, tension straps, and manual adjustments to make the structure open and stand properly. On average, a crew of four employees dedicates an entire workday to assembling the tree, not including additional time spent on lighting repairs and stabilization.

Due to ongoing safety concerns, structural fatigue, and rising maintenance costs, replacement is necessary.

Consistent with staff's October 23, 2025, presentation to the CRA Board outlining a multi-phase holiday décor improvement plan, staff have obtained a new estimate from Jubilee Decorations for Phase II and III items. By purchasing in January/February pricing cycles, the City realizes a cost savings of over \$5,000 for two commercial-grade trees.

Approval of this item will continue the CRA's strategic investment in enhancing the Downtown experience while reducing recurring maintenance costs and staff labor demands.

Funding & Budget Transfer

Because the total project cost exceeds the City's purchasing threshold, a **budget amendment, funds transfer, and resolution** are required for approval.

Funds will be transferred from:

- **CRA I Account 111-0552-552:61-01 – Land Acquisition**

To:

- **CRA I Account 111-0552-552:64-27 – Capital Outlay, Downtown Project Expenses**

The Land Acquisition account currently contains sufficient appropriated funds to support this transfer. The remaining balance in the Land Acquisition account at the end of the fiscal year

will be rolled back into the CRA fund balance and carried forward into the next budget cycle as funds forward.

RECOMMENDATION

Staff recommends the purchase

ATTACHMENTS

1. Estimate_3046_from_Jubilee_Decor



Agenda Item # 2026-3889 | Downtown Decor Purchase

Fiscal Impact Analysis

FISCAL IMPACT SUMMARY

Name: Purchase of Two Commercial-Grade Christmas Trees

Impact Date: February 20, 2026

CRA Account: CRA I – 111-*0552-552: 64-27

Account Description: Capital Outlay – Downtown Project Expenses

Staff has obtained Estimate No. 3046, dated February 3, 2026, from Jubilee Decorations for the purchase of two commercial-grade panel Christmas trees and associated components.

Estimate_3046_from_Jubilee_Decor

Itemized Costs (Per Estimate 3046)

- 15' Panel Tree – \$5,602.01 Estimate_3046_from_Jubilee_Decor
- 3' Nativity Star Tree Topper – \$588.57 Estimate_3046_from_Jubilee_Decor
- 23' Panel Tree – \$13,915.68 Estimate_3046_from_Jubilee_Decor
- 4' Nativity Star Tree Topper – \$806.43 Estimate_3046_from_Jubilee_Decor
- 4' Drum Base for 23' Tree – \$9,087.31 Estimate_3046_from_Jubilee_Decor

Subtotal (Per Estimate): \$30,000.00 Estimate_3046_from_Jubilee_Decor
Confirmed Freight Shipping (via email): \$800.00

Total Project Cost

\$30,800.00

Funding Source

Funds will be allocated from **CRA I Account 111-0552-552: 64-27 (Capital Outlay – Downtown Project Expenses)*.

Amount Budgeted: \$0.00 (with funds transfer, the amount will be covered).

FISCAL DATA

Item is approved under the current budget: Yes

ESTIMATE

Jubilee Decor
224 E Three Notch St
Andalusia, AL 36420-3123

admin@jubileedecor.com
+1 (334) 679-6682
www.jubileedecor.com



City of Milton, FL:City of Milton, FL 2026

Bill to
Lee Willingham
City of Milton, FL
6738 Dixon Street
Milton, FL 32572

Ship to
Lee Willingham
City of Milton, FL
6738 Dixon Street
Milton, FL 32572

Estimate details
Estimate no.: 3046
Estimate date: 02/03/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Panel Tree-15'	15' Panel Tree; includes C7 LED lights and 10 ornaments per panel.	1	\$5,602.01	\$5,602.01
2.	Nativity Star Tree Topper-3'	3' 3-D Nativity Star Tree Topper with 64 C7 LED Lights.	1	\$588.57	\$588.57
3.	Panel Tree-23'	23' Panel Tree; includes C7 LED lights, and 10 ornaments per panel.	1	\$13,915.68	\$13,915.68
4.	Nativity Star Tree Topper-4'	4' 3D Nativity Tree Topper Star with C7 LED lights.	1	\$806.43	\$806.43
5.	Drum Base - 23	4' Drum Base for 23' Tree, 4' riser and panels	1	\$9,087.31	\$9,087.31
6.	Freight	Shipping charges will be added to final invoice.	1	\$0.00	\$0.00

Total \$30,000.00

Note to customer

Please review the estimate below. When you are ready to proceed with the order, please use the review and approve button below.

Accepted date

Accepted by



Resolution #: 2026 - 2

MEETING DATE	PREPARED BY
February 19, 2026	Clerk's Office
Resolution #2026-02 Budget Amendment CRA	

RESOLUTION NO. 2026-02

**A RESOLUTION OF THE BOARD OF THE CRA 1 FUND OF THE CITY OF MILTON,
FLORIDA, AMENDING THE FISCAL YEAR 2026 BUDGET FOR EXPENSES
AND PROVIDING FOR AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT RESOLVED by the Board of the CRA Funds of the City of Milton, Florida, in open meeting duly assembled

Section 1. The following fund is revised as specified herein:

FUND: CRA 1		DEPARTMENT:		
EXPENSE BUDGET ACCOUNT NUMBER	ACCOUNT DESCRIPTION	CURRENT BUDGET AMOUNT	INC/DECREASE AMOUNT	REVISED BUDGET AMOUNT
111-0552-552-54-00	Land Acquisition	\$ 150,000.00	\$ (30,800.00)	\$ 119,200.00
111-0552-552-64-07	Misc Capital Expense-2 Christmas Trees	\$ -	\$ 30,800.00	\$ 30,800.00
		\$ -		\$ -
LINE ITEM TOTAL-----			\$ -	
COMMENTS/EXPLANATION: 1. To adjust the Land Acquisition and Misc. Expense Line items. Zero effect in total expenses to the 2026 Budget.				

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. City staff is hereby authorized to implement changes in fund and account as outlined with this resolution.

Section 4. This resolution shall take effect immediately upon the adoption by the Board of the CRA Funds.

Passed and adopted this _____ day of _____, 20____, by the Milton Board of the CRA Funds of the City of Milton, Florida.

By: _____
Heather Lindsay, Mayor

ATTEST:

Molly Turnes , City Clerk