



COMMUNITY REDEVELOPMENT AGENCY
Regular Meeting Agenda

April 23, 2026
5:30 PM
6738 Dixon Street
Milton, FL 32570

- 1. Call Meeting to Order**
- 2. Invocation & Pledge of Allegiance**
Item # 2026-4032
Chaplain Tim Chandler
- 3. Persons to Appear**
- 4. Approval of Minutes**
Item # 2026-3971
Approval of Minutes from the March 19, 2026 meeting
- 5. Financial Report**
Item # 2026-4034
CRA I, II, and III P&L Reports
- 6. New Business**
Item # 2026-4036
FRA CRA Board Training
- 7. Communications From Council Members & Mayor**
- 8. Public Input**
- 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 the March 19, 2026 meeting

MEETING DATE

April 23, 2026

PREPARED BY

Clerk's Office



COMMUNITY REDEVELOPMENT AGENCY
Regular Meeting Minutes

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

1. Call Meeting to Order

The meeting was called to order at 05:27 PM.

Members Present:

Council Member Ward IV, Seat II Casey Powell
Council Member, Ward II, Seat I Marilyn Farrow
Council Member, Ward III, Seat I Gavin Hawthorne
Council Member Ward I, Seat II Tom Powers
Council Member Ward II, Seat II Larry McKee
Mayor Heather Lindsay

Members Absent:

Council Member, Ward I, Seat I Mike Cusack
Council Member Ward III, Seat II Robert Leek
Council Member, Ward IV, Seat I Ashley Fretwell

Members of the Public in Attendance

Cindy Smith, Donna Long, Vernon Compton, Betsy Lunsford, Pam Mitchell, Jerry Mitchell, Theresa Messick, Jimmy Messick, Carol B Rich, D'Asia Streeter, Kathryn Streeter, Rev Leanne Beaumont, David Farrow, David Samples

Staff in Attendance

City Manager, Ed Spears
City Clerk, Molly Turnes
IT Systems Analyst, Alex Gregiore
HR Director, Nicki Vickery
Budget Coordinator, Laura McDill
Planning Director, Jacob Hullett
Assistant Planner, Ethan Brosnaham
Public Works Director, Joe Cook
Events Coordinator, Jay Conrad
Ec. Dev. Director, Stephen Prestesater
ACM, Sandra Woodbery
Chief of Police, Jennifer Frank

2. Invocation & Pledge of Allegiance

Item # 2026-3915
Pastor Nicole Jackson,
Bearing Fruit Community Church
Invocation by Pam Mitchell

3. Approval of Minutes

Item # 2026-3908

Approval of Minutes from the February 19, 2026 meeting

ACTION: Motion to Approve by Marilynn Farrow;
second by Tom Powers;
Motion passed - 5:0

YEAS: Casey Powell, Marilynn Farrow, Gavin
Hawthorne, Tom Powers, Larry McKee

NAYS: None

ABSTAIN: None

4. Persons to Appear

No Persons to Appear

5. Financial Report

Item # 2026-3961

Financial Reports

ACTION: Motion to Approve by Gavin Hawthorne;
second by Casey Powell;
Motion passed - 5:0

YEAS: Casey Powell, Marilynn Farrow, Gavin
Hawthorne, Tom Powers, Larry McKee

NAYS: None

ABSTAIN: None

6. Communications From Council Members & Mayor

No additional communications

7. Adjournment

The meeting adjourned at 05:34 PM.

Mayor

Date

City Clerk

Date



Agenda Item # 2026-4034

CRA I, II, and III P&L Reports

MEETING DATE

April 23, 2026

PREPARED BY

Laura McDill, Budget
Coordinator

BACKGROUND

SUMMARY

CRA I, II, and III P&L Reports through February 2026

RECOMMENDATION

ATTACHMENTS

1. CRA 111 02_2026
2. CRA 112 02_2026
3. CRA 113 02_2026

**CRA I DOWNTOWN
FY 2026
(Fund 111)**

		FY 2026	FY 2026			
		BUDGET	YEAR To DATE as of 2/28/2026	Balance	Description	
REVENUES	acct. #					
	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	\$ 9,515	\$ (3,515)	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	\$ 150,819	\$ 131,482		

		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	\$ 4,924	\$ 11,076	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	\$ 550	\$ 4,450	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	\$ 30,800	\$ (800)	
	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	\$ 37,274	\$ 245,028		

**CRA II NORTH
FY 2026
(Fund 112)**

		FY 2026	FY 2026			
			YEAR To DATE as			
		BUDGET	of	Balance	Description	
acct. #			2/28/2026			
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	\$ 19,098	\$ 54,927	

Dept. 552

		OTHER EXPENSES				
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	\$ 200	\$ 47,050	
	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	\$ 200	\$ 73,825		

**CRA III SOUTH
FY 2026
(Fund 113)**

		FY 2026	FY 2026			
			YEAR To DATE as of			
acct. #		BUDGET	2/28/2026	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	\$ 6,256	\$ 21,294		

Dept. 552

		OTHER EXPENSES				
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 # 2026-4036

FRA CRA Board Training

MEETING DATE

April 23, 2026

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

Community Redevelopment Agencies (CRAs) play a critical role in addressing blight, promoting economic development, and reinvesting in targeted areas through tools such as Tax Increment Financing (TIF). Effective CRA governance requires a clear understanding of statutory requirements, financial oversight, redevelopment planning, and public accountability.

The Florida Redevelopment Association serves as the statewide leader in CRA education, advocacy, and best practices. Its annual board trainings are recognized as a key resource for ensuring that CRA board members and staff remain informed on evolving legal requirements and industry standards.

The upcoming training in Panama City will provide:

- An overview of Florida's legal framework governing CRAs
- Guidance on roles and responsibilities of board members and staff
- Best practices for financial management and TIF oversight
- Insights into ethical considerations and public transparency
- Real-world examples of successful redevelopment strategies

For the City of Milton, continued participation in FRA training opportunities supports the City's commitment to responsible stewardship of CRA resources and strategic redevelopment across its three CRA districts. As Milton continues to experience growth and increased redevelopment activity, particularly within the Downtown CRA, ongoing education ensures that board members are equipped to make informed, compliant, and impactful decisions.

Funds for this training are available within the CRA 1 budget, consistent with prior year participation. No additional budget amendments are required.

SUMMARY

The Florida Redevelopment Association (FRA) will host a Community Redevelopment Agency (CRA) Board Training on Friday, June 12, 2026, in Panama City. This half-day session (9:00 a.m. – 12:00 p.m. CDT) is designed to provide elected officials, appointed board members, staff, and advisory committee members with a practical and comprehensive understanding of CRA governance.

The training will be led by Clifford B. Shepard, FRA General Counsel, who brings extensive expertise in local government law, mediation, and public policy. The session will focus on key legal frameworks, administrative responsibilities, and best practices that support effective and compliant CRA operations.

This opportunity is particularly valuable for both new and experienced board members seeking to strengthen their knowledge and ensure alignment with Florida Statutes governing redevelopment activities. Several Milton CRA stakeholders participated in this training last year, and funding is already allocated within the CRA 1 budget to cover registration costs (\$50 per person).

Attendance is optional, but strongly encouraged for those seeking to enhance their effectiveness in CRA governance and decision-making. Interested participants are asked to notify the Economic Development Director.

RECOMMENDATION

ATTACHMENTS

1. FRA CRA Board Training graphic

CRA BOARD TRAINING!

**CRA Board Training will be held on
Friday, June 12, 2026, in Panama City.**

UPDATE

REGISTER

This session is designed for elected and appointed officials, volunteers, and advisory board members. It will provide an overview of what you need to know in the universe of CRAs.

Learn helpful, practical, legal, and administrative best practices for CRA policy-making success.

The instructor for this training is Clifford B. Shepard

Attorney at Law - FRA General Counsel

Board Certified - City, County & Local Government Law

Certified Circuit & Appellate Mediator and Arbitrator

Shepard Smith Hand & Brackins

THE FLORIDA
REDEVELOPMENT
ASSOCIATION

