



Community Redevelopment Agency Advisory Board Regular Meeting Agenda

Monday, July 13, 2026 at 2:00 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136

All meeting items will be continued until meeting is complete.

1. **Call the meeting to order**
2. **Pledge of Allegiance**
3. **Approve Minutes**
 - a. Community Redevelopment Agency Advisory Board Minutes — June 8, 2026
4. **Public Comments**
5. **New Business**
 - a. Monthly CRA Beautification Award
 - b. Wayfinding Program
 - c. Proposed FY26.27 CRA Trust Fund

6. **Board Comments**

7. **Staff Comments**

8. **Adjournment**

RECORD REQUIRED TO APPEAL: In accordance with Florida Statute 286.0105 if you should decide to appeal any decision the Commission makes about any matter at this meeting, you will need a record of the proceedings. You are responsible for providing this record. You may hire a court reporter to make a verbatim transcript. The City is not responsible for any mechanical failure of the recording equipment. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk at (386) 517-2000 ext 233 at least 72 hours prior to the meeting. The City Commission reserves the right to request that all written material be on file with the City Clerk when the agenda item is submitted.



Community Redevelopment Agency Advisory Board Meeting Minutes

Monday, June 8, 2026, at 2:00 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136

All meeting items will be continued until meeting is complete.

PRESENT: Chairman Chris Marlow, Vice Chairman Jordan Farrell, Jeff Meyer, Anthony Cinelli, Dawn Romero, Manoj Bhoola, Daryl Reynolds, Casey Ryan, CRA Director and Colleen Kuhn, Deputy City Clerk

ABSENT: Dale Martin, City Manager

1. Call the meeting to order

Chairman Chris Marlow called the meeting to order at 2:00 p.m.

2. Pledge of Allegiance

Chairman Marlow led the Pledge.

3. Approve Minutes

- a. Community Redevelopment Agency Advisory Board Meeting Minutes — May 11, 2026

Manoj Bhoola motioned to approve the May 11, 2026, meeting minutes. Jeff Meyer seconded the motion. Motion carried unanimously.

4. New Business

- a. CRA Monthly Beautification Award

Casey Ryan, CRA Director, presented the concept of a CRA Monthly Beautification Award and asked the Board to consider adopting the program as part of the CRA's initiatives. Daryl Reynolds shared an award design Keep Flagler Beautiful has created and is in use that could be used for the program. Ms. Ryan also presented nomination criteria that had been provided to her by Mr. Reynolds ahead of the meeting for consideration. The Board discussed funding options, including private donations to offset the cost of the awards. Additional discussion focused on the nomination and recognition process. Ms. Ryan suggested that the Board submit resident and business award recommendations during the monthly CRAAB meetings. To promote the program, the Board recommended utilizing social media, the City's website, Notify Me, the City app, and announcing award recipients at First Friday events and during City Commission and/or CRA Board meetings. The Board agreed to keep the nomination criteria simple and to launch the program beginning in June 2026.

Jordan Farrell moved to approve the CRA Monthly Beautification Award program, recognizing one (1) business or resident each month. Dawn Romero seconded the motion. The motion carried unanimously.

The Board then discussed the design of the award signage. Jeff Meyers stated that he would forward examples of signage for the Board's consideration, and Mr. Reynolds indicated that he would also provide a final signage design.

Anthony Cinelli moved to nominate Compass Hotel as the inaugural recipient of the CRA Monthly Beautification Award for June 2026. Daryl Reynolds seconded the motion. The Motion carried 6-0; Manoj Bhoola abstaining.

5. Public Comments

None.

6. Board Comments

Dawn Romero provided an update on a potential vendor interested in submitting a quote for the Wayfinding Signage Program. Ms. Ryan shared that discussions regarding the wayfinding program are ongoing. She noted that funding for the signage has been included in the CRA budget for the upcoming fiscal year and expressed hope that the budget will be approved.

7. Staff Comments

CRA Director – Ms. Ryan thanked Mr. Bhoola for working with the City to rehabilitate Veterans Park. She shared there would be red, white, and blue colored pods complete with seating, tables, and shade structures installed in time for the Fourth of July.

She provided updates on the FRDAP grant for the Wickline Playground thanking Mr. Reynolds for donation of trash cans as well as the Parks Committee activities, including the Fourth of July/250-year celebration and the annual Trunk-or-Treat community event. Ms. Ryan also gave information on the City's Third Thursday Together program.

Ms. Ryan also discussed the CRA's small grants and ongoing capital projects. She reminded the Board of the current vacancies and encouraged existing members to reapply.

Additionally, she reported that four new businesses had opened within the CRA district and that three new vendors had joined the Farmers Market. She stated that she would provide the Board with an update on bike racks before the end of the fiscal year. Following discussion, Board members agreed to send Ms. Ryan examples of bike rack designs for consideration.

8. Adjournment

Jordan Farrell motioned to adjourn the meeting. Manoj Bhoola seconded the motion. The meeting was adjourned at 2:56 p.m.



Staff Report

Community Redevelopment Agency Advisory Board Regular Meeting

July 13, 2026

To: Community Redevelopment Agency Advisory Board
From: Casey Ryan, CRA Director
Meeting Date: July 13, 2026
Item Name: Monthly CRA Beautification Award

Background:

The Community Redevelopment Agency Advisory Board (CRAAB) has established the Monthly CRA Beautification Award to recognize property owners and businesses within the CRA District that demonstrate exceptional efforts to enhance the appearance and character of their properties. The program is intended to encourage ongoing investment in property maintenance, landscaping, façade improvements, and overall beautification while fostering reinvestment, community pride, and the continued vitality and attractiveness of the redevelopment area.

Each month, CRAAB members will submit nominations for eligible properties. During the CRAAB meeting, the Board will review the nominations and select one recipient to receive the Monthly CRA Beautification Award. The selected recipient will be recognized with a reusable, double-sided yard sign that will be displayed at the award-winning property for the month before being transferred to the next month's recipient. Recognizing award recipients in this manner will highlight exemplary beautification efforts, increase community awareness of the program, and encourage continued investment that enhances the overall appearance and vibrancy of the CRA District.

Fiscal Impact:

The fiscal impact associated with establishing the Monthly CRA Beautification Award is **\$182** for the initial purchase of two reusable, double-sided recognition signs and two sign frames. The signs and frames will be reused and transferred monthly to each award recipient. No significant recurring costs are anticipated beyond normal maintenance or replacement as needed.

Staff Recommendation:

Staff recommends that the CRA Advisory Board submit and review nominations for the Monthly CRA Beautification Award and collectively select one recipient for recognition.

Attachments:

1. CRA Beautification Award



CITY OF FLAGLER BEACH CRA BEAUTIFICATION AWARD

WINNER

**Recognized by the
Community Redevelopment Agency Advisory Board
for improvements to the District**



Staff Report

Community Redevelopment Agency Advisory Board Regular Meeting

July 13, 2026

To: Community Redevelopment Agency Advisory Board
From: Casey Ryan, CRA Director
Meeting Date: July 13, 2026
Item Name: Wayfinding Program

Background:

The CRA Advisory Board is revisiting the topic of wayfinding signage. City staff recently observed a simple wayfinding signage program in the neighboring City of Ponce Inlet and would like to present the concept for the Board's discussion and feedback to determine whether a similar approach may be appropriate for the CRA district.

Fiscal Impact:

At this time, the fiscal impact is to be determined. Any costs associated with the development, design, fabrication, and installation of a potential wayfinding signage program will be evaluated and approved.

Staff Recommendation:

Staff recommends that the CRA Advisory Board discuss the proposed wayfinding signage concept and provide feedback to staff on the presented option.

Attachments:

1. Ponce Inlet Wayfinding Sign

RESTAURANT • MARINA

RESTAURANT • MARINA

LIGHTHOUSE • MUSEUM

VETERANS MEMORIAL

LIGHTHOUSE PARK





Staff Report

Community Redevelopment Agency Advisory Board Regular Meeting

July 13, 2026

To: Community Redevelopment Agency Advisory Board
From: Casey Ryan, CRA Director
Meeting Date: July 13, 2026
Item Name: Proposed FY26.27 CRA Trust Fund

Background:

The Proposed FY 2026/2027 CRA Trust Fund has been prepared by the CRA Director and submitted to the City Manager for review. The proposed budget outlines anticipated revenues and expenditures for the upcoming fiscal year and allocates funding for eligible redevelopment activities within the CRA district. The CRA Board will review the proposed trust fund as part of the budget process prior to final adoption.

Fiscal Impact:

The Proposed FY 2026/2027 CRA Trust Fund reflects total anticipated revenues and expenditures of **\$1,359,270.00** for the upcoming fiscal year. This amount represents the allocation of CRA Trust Fund resources to support eligible redevelopment activities within the CRA district.

Staff Recommendation:

Staff recommends that the CRA Advisory Board review the Proposed FY 2026/2027 CRA Trust Fund and provide feedback and comments for consideration prior to final adoption.

Attachments:

1. Proposed CRA Trust Fund FY26.27

07/06/2026

BUDGET REPORT FOR CITY OF FLAGLER BEACH
Calculations As Of 09/30/2027

GL Number	Description	24-25 Activity	25-26 Original Budget	25-26 Amended Budget	25-26 Activity	26-27 Department Requested	26-27 City Mnger Proposed
Fund: 101 CRA							
Account Category: Estimated Revenues							
101.3100.311100	AD VALOREM TAXES	241,447.85	280,289.00	280,289.00	280,030.00		363,805.00
101.3100.311300	CRA-AD VALOREM TAXES(COUNTY)	348,637.41	404,722.00	404,722.00	404,348.03		533,279.00
101.3100.311400	CRA-AD VALOREM TAXES(EFMCD)	14,413.00	16,714.00	16,714.00	18,000.00		23,360.00
101.3200.329202	WAYFINDER SIGNS		2,000.00	2,000.00			
101.3600.334393	CRA TRANSFER FROM FUND BALANCE		221,711.00	221,711.00			418,826.00
101.3600.361100	INTEREST INCOME	14,550.65	12,000.00	12,000.00	15,623.50	20,000.00	20,000.00
Estimated Revenues		619,048.91	937,436.00	937,436.00	718,001.53	20,000.00	1,359,270.00
Account Category: Appropriations							
101.5391.101200	SALARY	48,924.03	103,027.00	103,027.00	79,328.76	122,077.00	121,496.00
CASEY RYAN							
TODD ANDERSON - 20%							
101.5391.102100	FICA/MEDICARE	3,616.59	7,882.00	7,882.00	5,887.50	9,339.00	9,294.00
101.5391.102200	RETIREMENT	3,178.83	6,697.00	6,697.00	5,151.61	7,935.00	7,897.00
101.5391.102300	LIFE & HEALTH INSURANCE	6,078.34	9,579.00	9,579.00	7,360.58	12,873.00	14,027.00
101.5391.102400	WORKER'S COMPENSATION	136.51	147.00	147.00	183.50	168.00	167.00
101.5391.303100	PROFESSIONAL SERVICES	15,328.74			3,100.00	30,000.00	30,000.00
WAYFINDING PROGRAM							
						5,000.00	5,000.00
CRA MASTER PLAN							
						25,000.00	25,000.00
	GL # FOOTNOTE TOTAL					30,000.00	30,000.00
101.5391.303200	AUDIT	6,172.80	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
101.5391.303400	CONTRACTUAL SERVICES	4,446.00	8,395.00	8,395.00	2,079.70	6,800.00	6,800.00
IT SPLIT							
						1,800.00	1,800.00
CITY ATTORNEY FEES							
						5,000.00	5,000.00
	GL # FOOTNOTE TOTAL					6,800.00	6,800.00
101.5391.304000	TRAVEL/TRAINING	1,899.72	5,000.00	5,000.00	2,466.23	7,000.00	7,000.00
FRA ANNUAL CONFERENCE [TOTAL]							
						3,800.00	3,800.00
EDUCATIONAL PROGRAMMING							
						200.00	200.00
FRA ACADEMY							
						3,000.00	3,000.00
	GL # FOOTNOTE TOTAL					7,000.00	7,000.00
101.5391.304100	TELECOMMUNICATIONS	614.06	1,600.00	1,600.00	594.06	1,000.00	1,000.00
VERIZON/APPLE							
						800.00	800.00
MIFI							
						200.00	200.00

	GL # FOOTNOTE TOTAL					1,000.00	1,000.00	1,000.00		
101.5391.304600	REPAIRS & MAINTENANCE		16,500.00	16,500.00						
101.5391.304700	PRINTING & BINDING	65.50	2,500.00	2,500.00	182.00	2,500.00	2,500.00	2,500.00		
ANNUAL REPORT										
						100.00	100.00	100.00		
MASTER PLAN										
	GL # FOOTNOTE TOTAL					2,400.00	2,400.00	2,400.00		
						2,500.00	2,500.00	2,500.00		
101.5391.304800	PROMOTIONAL ACTIVITIES		2,000.00	2,000.00						
101.5391.304901	LEGAL & PERSONAL NOTICES	30.00			30.00	200.00		200.00		
101.5391.305200	OPERATING SUPPLIES	1,312.84	22,000.00	22,000.00	385.37	2,000.00	2,000.00	2,000.00		
OFFICE SUPPLIES										
						1,800.00	1,800.00	1,800.00		
BUSINESS CARDS										
	GL # FOOTNOTE TOTAL					200.00	200.00	200.00		
						2,000.00	2,000.00	2,000.00		
101.5391.305400	MEMBRSHPS SUBSCRPTS DUES	309.88	1,000.00	1,000.00	175.00	1,000.00		1,000.00		
SPECIAL DISTRICT FEE FL COMMERCE										
						1,000.00		1,000.00		
101.5391.306100	EQUIPMENT LESS THAN \$5K		1,000.00	1,000.00	6,030.20	1,500.00	1,500.00	1,500.00		
EQUIPMENT LESS THAN \$5K										
						1,500.00	1,500.00	1,500.00		
101.5391.606401	EQUIPMENT LESS THAN \$5000	1,194.87								
101.5391.606401.285	EQUIPMENT LESS THAN \$5000	1,920.42								
101.5391.707206	DEBT SERVICE PRINCIPAL	66,000.00	68,000.00	68,000.00		69,000.00		69,000.00		
101.5391.707207	DEBT SERVICE - INTEREST	8,779.09	7,109.00	7,109.00	3,526.86	5,389.00		5,389.00		
101.5391.808201	SMALL REDEVELOPMENT DISTRICT GRANT	5,000.00	20,000.00	20,000.00	4,895.00	10,000.00		10,000.00		
(2) \$5K CRA FACADE GRANTS										
						10,000.00		10,000.00		
101.5391.808204	LARGE REDEVELOPMENT INCENTIVE GRANT		30,000.00	30,000.00	15,000.00	80,000.00		80,000.00		
(4) \$20K CRA FACADE GRANTS										
						80,000.00		80,000.00		
101.5391.909304	TRANS TO CAPITAL FUND	629,100.00	620,000.00	620,000.00				985,000.00		
CITY PARKING LOTS										
								200,000.00		
DECORATIVE LIGHTING										
								200,000.00		
RESTAMP CROSSWALK										
								460,000.00		
VETERAN'S PARK IMPROVEMENTS										
								50,000.00		
WAYFINDER SIGNAGE										
								75,000.00		
	GL # FOOTNOTE TOTAL							985,000.00		
Appropriations		804,108.22	937,436.00	937,436.00	141,376.37	373,781.00	12,000.00	1,359,270.00	(1,800.00)	
Fund 101 - CRA:										
TOTAL ESTIMATED REVENUES		619,048.91	937,436.00	937,436.00	718,001.53	20,000.00	0.00	1,359,270.00	0.00	0.00
TOTAL APPROPRIATIONS		804,108.22	937,436.00	937,436.00	141,376.37	373,781.00	12,000.00	1,359,270.00	0.00	(1,800.00)
NET OF REVENUES & APPROPRIATIONS:		(185,059.31)	0.00	0.00	576,625.16	(353,781.00)	(12,000.00)	0.00	0.00	1,800.00