

RESOLUTION NO. 40-2025

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD APPROVING A PLAN FOR GULF BREEZE COMMUNITY REDEVELOPMENT AGENCY EXPENDITURES FOR FISCAL YEAR 2026, BEGINNING ON OCTOBER 1, 2025.

The Community Redevelopment Agency Board does hereby approve the following plan for expenditures to be made with CRA funds for Fiscal Year 2026.

Community Redevelopment Agency Budget
October 1, 2025, through September 30, 2026

REVENUE:

Transfer from UCR Reserves	\$1,988,088
County Contribution	\$1,025,181
City Contribution	\$499,890
Total Revenue	\$3,513,159

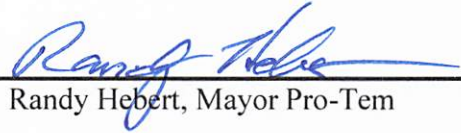
EXPENDITURES:

Salaries & Wages	\$41,195
• 50% of Community Redevelopment Manager	
Professional Services	\$9,000
• Audit	
Contractual Services	\$35,148
• Landscape Maintenance	
• Turf Management	
Supplies, Operating, Training & Utilities	\$111,260
Improvements	\$2,289,192
• Wayside Park Sunset Promenade	
• Shoreline & 98 Streetscape	
• MUP Phase II	
• Nightengale Turn Lane	
• Mariners Landing West Wall	
• Mariners Landing Bathroom	
Debt Service Principal & Interest	\$650,969
• Underground Utilities	
• Capital Improvements	
Transfers	\$376,395
• PD \$326,395	
• General Govt \$50,000	
<u>Total Expenses</u>	<u>\$3,513,159</u>

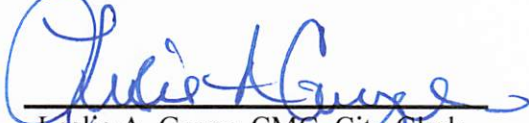
**PASSED AND ADOPTED BY THE COMMUNITY REDEVELOPMENT
AGENCY BOARD OF THE CITY OF GULF BREEZE, SANTA ROSA COUNTY,
FLORIDA, ON THE 3rd DAY OF SEPTEMBER, 2025.**



COMMUNITY REDEVELOPMENT
AGENCY BOARD OF DIRECTORS


Randy Hebert, Mayor Pro-Tem

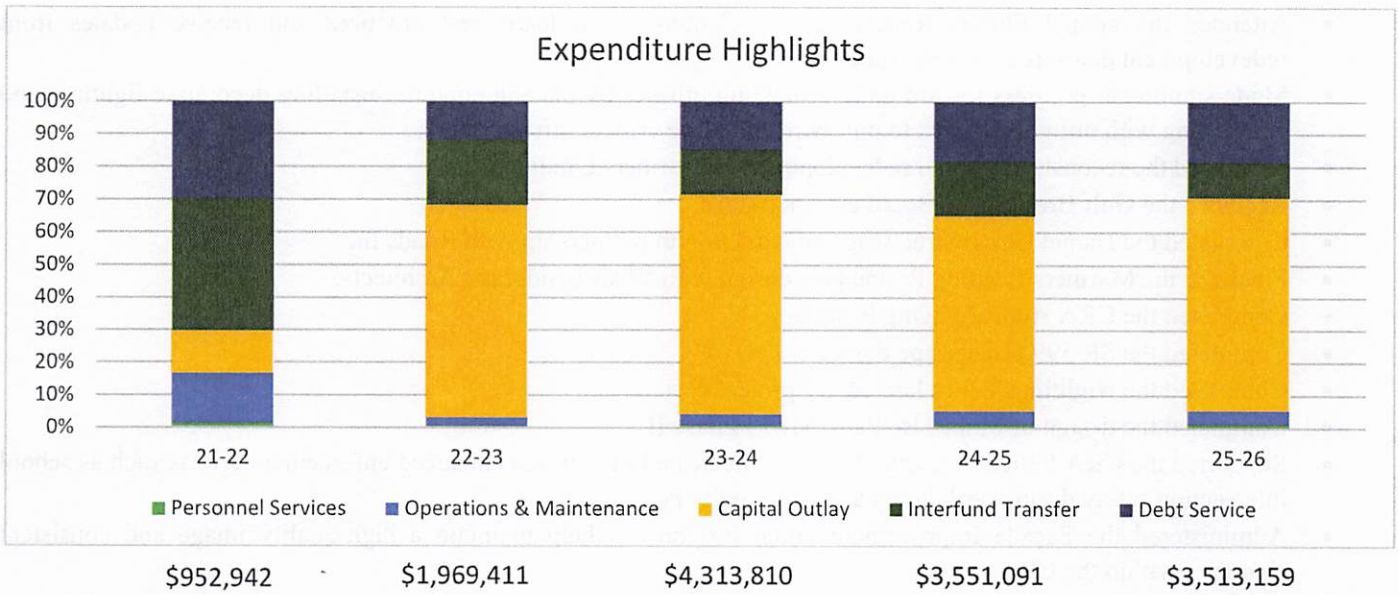
ATTEST:


Leslie A. Guyer, CMC, City Clerk



COMMUNITY REDEVELOPMENT AGENCY BUDGET FY2026 FUND 107 DEPT. 3500

The Community Redevelopment Agency’s primary function is to implement the 2018 CRA Plan Update by stimulating and encouraging economic development, eliminating and preventing blight, providing increased public amenities, making improvements to pedestrian safety and effectively managing redevelopment within the CRA special district pursuant to Florida State Statutes 163.36



	24-25	25-26	\$ Change	% Change
Personnel Services	\$ 39,611.00	\$ 41,195.44	\$ 1,584.44	4%
Operations & Maintenance	\$ 150,037.82	\$ 155,410.34	\$ 5,372.52	4%
Capital Outlay	\$ 2,121,184.83	\$ 2,289,191.67	\$ 168,006.84	8%
Interfund Transfer	\$ 595,066.00	\$ 376,395.00	\$ (218,671.00)	-37%
Debt Service	\$ 645,191.28	\$ 650,967.00	\$ 5,775.72	1%
			\$ -	
	\$ 3,551,090.93	\$ 3,513,159.45	\$ (37,931.48)	-1%

CURRENT GOALS, OBJECTIVES & METRICS (FY26)	FY2024	FY2024	FY2025	FY2025	FY2026
	Target	Actual	Target	to date 5/31	Target
City Investment in Today and Future: Upgraded City Infrastructure, Facilities and Parks					
Rating of condition/appearance of city corridors.	85%	85%	85%	90%	95%
Expand sidewalks and crosswalks, particularly around schools and parks.	1	1	1	1	1
Preserving and Enhancing Environmental Sustainability					
Multi-mobility along the inner perimeter, to reduce vehicle dependency.	95%	95%	100%	95%	97%
Increase CRA Tax Revenue for commercial revitalization, and to eliminate blight.	4.0%	12.7%	4.0%	12.3%	4.0%
Growing Local Economy: Fostering Small Business Expansion and Infill Redevelopment					
Retain and recruit high-wage targeted industries: Medical commerce and technology (Number of businesses).	1	1	1	0	1
Lower costs/obstacles for commercial redevelopment construction (Development Grants).	3	3	2	0	0
Continue implementing the CRA Design Standards (# of redeveloped properties).	2	2	3	0	2
Supporting and encouraging private investment (Development Grants).	2	2	1	0	0
Initiate Facade Improvement Grant Program. (Number of Businesses).	3	3	3	0	0
Highway 98 Underground Utilities Professional Services for Section A & B.	85%	85%	100%	95%	100%
Continue Annual Tree Trimming Program.	100%	100%	100%	100%	100%
Continue Highway 98 Landscape Maintenance and Turf Treatment.	100%	100%	100%	100%	100%

MISSION

“To stimulate and encourage economic development, provide increased public amenities, improve pedestrian safety and effectively manage redevelopment within the CRA in order to realize the City’s vision and long-term community goals as described in the Most Livable City Plan.” – 2018 CRA Plan Update

OTHER NOTABLE FY25 ACCOMPLISHMENTS

- Attended the annual Florida Redevelopment Conference to learn best practices and receive updates from redevelopment districts across the state.
- Made significant progress toward undergrounding utilities by placing conduit, installing decorative lighting, and contracting with utility providers to pull wire and place critical infrastructure.
- Advanced the reconstruction and redevelopment of Mariners Landing.
- Replaced the Gulf Breeze Surf Board entrance signs.
- Completed the Daniel Circle Streetscape construction in partnership with Roads Inc.
- Finalized the Mariners Landing Promenade design with WAS Landscape Architects.
- Completed the CRA Annual Paving Program.
- Completed the SR 399 Streetscape design.
- Completed the Nightingale turn lane safety project design.
- Completed the design of Multi-Use Path (MUP) Phase II.
- Supported the CRA Police Initiative, funding a dedicated officer and enhanced enforcement efforts such as school intersection safety during peak hours and community policing.
- Administered the Façade Improvement Grant Program to help maintain a high-quality image and consistent character within the CRA.
- Supported the City’s Safe Streets Program by funding pedestrian lighting improvements throughout the CRA.
- Funded critical infrastructure improvements including traffic signals, generators, irrigation wells, and lift stations to enhance storm hardening and community safety.
- Provided funding to the Natural Resource Division for landscape maintenance within the CRA.

2026 GOALS

- Complete a major CRA objective by undergrounding utilities along Highway 98.
- Begin work on undergrounding utilities along CRA collector streets.
- Replace the seawall at Mariners Landing West.
- Complete construction of the Mariners Landing Sunset Promenade.
- Complete construction of the Nightingale Turn Lane Safety Project.
- Complete construction of Multi-Use Path (MUP) Phase II.
- Complete the streetscape project at Shoreline Drive and Highway 98.
- Provide Bathroom Facilities at Mariners Landing.
- Enhance safety by supporting and expanding the Safe Street Lighting Program.
- Improve resiliency and storm preparedness by funding enhanced critical utility infrastructure such as emergency generators.
- Provide additional security equipment at Mariners Landing
- Attend the Florida Redevelopment Association Conference to receive redevelopment training and learn best practices.
- Repair broken sidewalks to improve safety and ADA accessibility.
- Improve State Road 399 by providing landscape and streetscape enhancements.

User: lguyer

DB: Gulf Breeze

Calculations as of 09/30/2025

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 09/30/25	2025-26 REQUESTED BUDGET	2025-26 PRELIMINARY BUDGET
Fund: 107 COMMUNITY REDEVEL AGENCY						
Dept 0000						
AD VALOREM						
107-0000-311.01-00	COUNTY TIFF REVENUE	1,465,364	1,465,364	1,442,586	1,025,181	
107-0000-311.02-00	CITY TIF REVENUE	485,330	485,330	485,330	499,890	
	NET OF REVENUES/APPROPRIATIONS - AD VALOREM	<u>1,950,694</u>	<u>1,950,694</u>	<u>1,927,916</u>	<u>1,525,071</u>	
INT RENT & MISC REV						
107-0000-369.01-10	Insurance Proceeds			1,611		
	NET OF REVENUES/APPROPRIATIONS - INT RENT & MISC			<u>1,611</u>		
BUDGETED RESERVES						
107-0000-380.00-00	RESERVES BROUGHT FWD (BUDGET ONLY)	262,113	1,256,431		1,988,088	
	NET OF REVENUES/APPROPRIATIONS - BUDGETED RESERV.	<u>262,113</u>	<u>1,256,431</u>		<u>1,988,088</u>	
	NET OF REVENUES/APPROPRIATIONS - 0000 -	<u>2,212,807</u>	<u>3,207,125</u>	<u>1,929,527</u>	<u>3,513,159</u>	

Calculations as of 09/30/2025

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	2024-25 ACTIVITY THRU 09/30/25	2025-26 REQUESTED BUDGET	2025-26 PRELIMINARY BUDGET
Fund: 107 COMMUNITY REDEVEL AGENCY						
Dept 3500 - CRA OPERATING						
PERSONNEL PAYMENTS						
107-3500-512.12-00	REGULAR SALARIES & WAGES	39,611	39,611	33,515	41,195	
NET OF REVENUES/APPROPRIATIONS - PERSONNEL PAYMEI		(39,611)	(39,611)	(33,515)	(41,195)	
PROF & CONTRACT SERVICES						
107-3500-531.31-40	PROFESSIONAL SERVICES		17,960	33,599		
107-3500-532.32-00	ACCOUNTING & AUDITING	9,000	9,000	9,950	9,000	
107-3500-534.34-10	OTHER CONTRACTUAL SERVICE	35,373	48,384	58,012	35,148	
107-3500-582.82-00	GRANT TO PRIVATE ENTITY	95,000	95,000	12,792		
NET OF REVENUES/APPROPRIATIONS - PROF & CONTRACT		(139,373)	(170,344)	(114,353)	(44,148)	
OPERATION & REPAIRS						
107-3500-540.00-00	ADVERTISING			301		
107-3500-540.40-10	TRAVEL & PER DIEM	2,000	2,000	2,186	2,000	
107-3500-543.43-10	UTILITIES	31,949	31,949	30,118	32,908	
107-3500-543.43-20	STREET LIGHTING	57,870	57,870	27,888	59,606	
NET OF REVENUES/APPROPRIATIONS - OPERATION & REP.		(91,819)	(91,819)	(60,493)	(94,514)	
SUPPLIES & EXPENSES						
107-3500-552.52-36	CRA OPERATING EXPENSES	15,000	15,000	10,576	15,000	
107-3500-554.54-00	MEMBERSHIPS, ADS & SUBSCR	1,045	1,045	1,475	1,045	
107-3500-554.54-10	EMPLOYEE TRAINING	701	701		701	
NET OF REVENUES/APPROPRIATIONS - SUPPLIES & EXPEI		(16,746)	(16,746)	(12,051)	(16,746)	
CAPITAL EXPENDITURES						
107-3500-563.63-00	IMPROV OTHER THAN BLDGS	1,050,000	2,013,348	1,368,168	2,259,192	
107-3500-564.64-00	MACHINERY AND EQUIPMENT				30,000	
NET OF REVENUES/APPROPRIATIONS - CAPITAL EXPENDI'		(1,050,000)	(2,013,348)	(1,368,168)	(2,289,192)	
DEBT SERVICE						
107-3500-571.71-00	DEBT SERVICE - Principal	446,725	446,725	446,725	461,883	
107-3500-572.72-00	DEBT SERVICE - INTEREST	198,467	198,467	198,466	189,086	
NET OF REVENUES/APPROPRIATIONS - DEBT SERVICE		(645,192)	(645,192)	(645,191)	(650,969)	
TRANSFERS IN / OUT						
107-3500-591.91-00	TRANSFERS	595,066	595,066	446,302	376,395	
NET OF REVENUES/APPROPRIATIONS - TRANSFERS IN / O		(595,066)	(595,066)	(446,302)	(376,395)	
NET OF REVENUES/APPROPRIATIONS - 3500 - CRA OPERATING		(2,577,807)	(3,572,126)	(2,680,073)	(3,513,159)	
ESTIMATED REVENUES - FUND 107		2,212,807	3,207,125	1,929,527	3,513,159	
APPROPRIATIONS - FUND 107		2,577,807	3,572,126	2,680,073	3,513,159	
NET OF REVENUES/APPROPRIATIONS - FUND 107		(365,000)	(365,001)	(750,546)		