

**Community Redevelopment Agency Meeting
Thursday, August 6, 2026
City Hall - Council Chambers
1300 9th Street
3:00 PM
Agenda**

- I.** Call to Order
- II.** Pledge of Allegiance
- III.** Roll Call
 - Chair Chris Robertson
 - Vice Chair Ken Gilbert
 - Member Jennifer A. Paul
 - Member Kolby Urban
 - Member Shawn Fletcher
 - Member Adam Wagner
 - Member Jeff Perry
- IV.** Action Item
 - A. Approval of May 7, 2026, Meeting Minutes
 - B. Discussion regarding Budget Approval
 - C. Discussion regarding Electronic Pedestrian Kiosks
 - D. Discussion regarding Static Pedestrian Kiosks
 - E. Discussion regarding Gateway Signage
 - F. Discussion regarding Entertainment District Signs
 - G. Discussion regarding CRA Stage
 - H. Presentation by OUC
 - I. Resolution No. 2026-118R, a resolution of the St. Cloud Community Redevelopment Agency (CRA), approving and authorizing the CRA Chairman to execute a Development Agreement between the CRA, the City of St. Cloud and Atlantic Housing Partners, L.L.L.C. to provide funding in the amount of \$6,250,000 for the construction of a mixed-use project on 2.83 acres located in the downtown CRA to include a parking garage with public spaces and providing an effective date.

COST: \$6,250,000.00 (CRA contribution \$6,250,000 and city contribution of \$460,000).

This item is to enter into a tri-party agreement between the City of St. Cloud, St. Cloud Community Redevelopment Agency ("CRA") and Atlantic Housing Partners, L.L.L.P. for the initial lease, transfer and development of 2.38 acres for a mixed use project of residential space with commercial space and a parking garage for dedicated city use.

V. Public Comment

VI. Information Section

- Bi-monthly Financials
- Capital Project List

VII. Adjournment

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, such person will need a record of the proceedings and that, for such purpose, such person 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, and which record is not provided by the City of St. Cloud. (FS 286.0105) In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Secretary/Clerk of the Committee/Board (listed below), with a written request at least 48 hours prior to the meeting. (FS 286.26) Henrietta Johnson, 1300 9th Street, St. Cloud, FL. Phone 407-957-7302



Meeting: August 6, 2026

Agenda Item Type: Action Item Approval of
May 7, 2026, Meeting Minutes

Economic Development Agenda Item:
Approval of May 7, 2026, Meeting Minutes

Strategic Key Focus Areas:
High-Performing Government

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:

1. 5.7.2026 CRA Minutes

Community Redevelopment Agency Meeting
Thursday, May 7, 2026
City Hall - Council Chambers
1300 9th Street
3:00 PM
Agenda

- I.** Call to Order
- II.** Pledge of Allegiance
- III.** Roll Call

- Chair Chris Robertson
- Vice Chair Ken Gilbert
- Member Jennifer A. Paul
- Member Kolby Urban
- Member Shawn Fletcher
- Member Adam Wagner
- Member Jeff Perry

All members were present, with the exception of Member Fletcher.

IV. Action Item

- A. Approval of February 5, 2026, Meeting Minutes
Approval of April 2, 2026, Meeting Minutes

Motion to approve minutes by Vice Chair Gilbert. Seconded by Member Paul with no objection...

- B. Presentation of the CRA Financial Audit

Matt Gano, Audit Partner with Purvis Gray and Company, presented the results of the financial audit for the CRA for the fiscal year ending September 30, 2025. He was accompanied by Edward Miller, CPA Senior with the firm.

Matt Gano, Audit Partner with Purvis Gray and Company clarified that the engagement was a financial audit as required by Florida Statutes, distinct from forensic, operational, or fraud audits. He outlined the following key results:
Independent Auditor's Report: The firm issued an unmodified (clean) opinion, representing the highest level of assurance available, indicating the financial statements were fairly presented in all material respects.

The yellow book report on internal controls over financial reporting and compliance was clean, with no significant deficiencies or material weaknesses identified.

Separate examination reports for compliance with Florida Statute 218.415 (investment policy) and Florida Statute 163.3638 (CRA compliance) were both clean, with no issues noted.

Financial Highlights: A five-year trend analysis showed steadily improving fund balances and increasing revenues, primarily driven by rising property values within

the CRA boundaries. Expenditures also increased proportionally, with a notable \$200,000 capital outlay related to the purchase of the CRA stage. The net result for fiscal year 2025 was an increase in fund balance of approximately \$192,000. Mr. Gano noted that the \$1.5 million expenditure spike visible in FY2021 was attributed by staff to Phase 2 of the Pennsylvania Avenue project.

Matt Gano, Audit Partner with Purvis Gray and Company also noted that no significant audit adjustments were required and there were no disagreements with management. He briefed the Board on upcoming accounting pronouncements under GASB that will require minor changes to the Management Discussion and Analysis presentation and capital asset disclosures in the coming fiscal years, noting none are expected to have a significant impact on the CRA.

Vice Chair Gilbert inquired about a previously approved \$300,000 grant to a hotel that was ultimately rescinded, and was advised by Mr. Gano that since those funds were never disbursed, there was no accounting entry to reflect. He also noted the firm's approximately eight years of service to the City of St. Cloud and congratulated Mr. Gano on his recent partnership.

Member Urban reminded the Board that both the county and state-level CRA conference have encouraged CRAs to focus on capital projects rather than events, and raised the question of whether the city should consider purchasing the CRA-owned stage from the CRA at some future point given those state priorities.

Chair Robertson and Vice Chair Gilbert raised the question of whether the city's general fund should reimburse the CRA for use of the stage during city events, in order to properly document the asset's benefit.

City Manager Veronica Miller noted that while the general fund already absorbs staff costs for events, the arrangement and original conditions of the stage purchase would need to be reviewed.

The discussion concluded with direction to the City Manager to clarify the accounting treatment.

Motion to accept the CRA Financial Audit as presented was made by Member Urban Seconded by Member Perry. The motion carried (5-0)

C. P3 Mixed-Use Project Update

a. Presentation by Atlantic Housing Partners

Scott Kolby, Principal with Atlantic Housing Partners, presented a progress update on the P3 mixed-use development project proposed for downtown St. Cloud.

Scott Kolby, Principal with Atlantic Housing Partners recapped the original proposal, which included 168 apartment units, a mixed-income and mixed-use configuration, approximately 17,675 square feet of ground-floor commercial

space, and a parking garage with 542 spaces—250 of which would be reserved for exclusive city use in exchange for a city grant of \$6,250,000. The proposal also included an exemption from city impact fees and a 99-year land lease with an option for fee simple transfer upon lien-free completion.

Following approximately \$150,000 in physical due diligence—including surveying, soil borings, and environmental reports—the design was refined primarily due to stormwater management requirements. The updated plan reflects 150 apartment units (reduced from 168), approximately 17,600 square feet of commercial space (effectively unchanged), and a reconfigured site layout in which stormwater is managed entirely on-site. The area currently used as a garden will be converted to a stormwater pond and passive recreation area accessible to both city employees and residents.

A one-way alley configuration (south to north) is being developed in coordination with city staff to improve pedestrian movement, accommodate loading zones for both the development and City Hall, and manage trash collection more efficiently.

Scott Kolby, Principal with Atlantic Housing Partners presented conceptual elevations showing a four-story building at the corner of Tenth and Massachusetts, with ground-floor commercial and three stories of apartments above, and a similar configuration along Ninth and New York Avenue adjacent to City Hall.

Current Challenges and Cost:

- Public Infrastructure Improvements: Approximately \$1,000,000 in off-site water and sewer line relocations is required, as existing lines beneath the development parcels must be rerouted through public streets to continue serving City Hall and surrounding properties.
- On-Site Cost Increases: Soil conditions requiring cast piles and on-site stormwater management add approximately \$5,000,000 to project costs, which Atlantic Housing Partners acknowledged as their responsibility per the original proposal terms.
- Total Project Cost: Estimated at approximately \$60,000,000 or just over.

Affordable Housing and Tax Credits:

To help fund the infrastructure costs, Atlantic Housing Partners proposes designating 75 of the 150 units as tax credit eligible, with set-asides at 30%, 60%, and 80% AMI levels. The remaining 75 units would be market-rate restricted to no more than 120% AMI. Utilizing the Low-Income Housing Tax Credit (LIHTC) program for these 75 units requires a local government contribution commitment of \$460,000. Mr. Kolby clarified that this contribution is separate from the previously agreed \$6,250,000 parking garage grant and is needed to unlock the tax credit resources. He confirmed that tax credit properties are statutorily excluded from real estate tax exemptions.

Next Steps: Mr. Kolby outlined the following items required to advance to construction documents:

- CRA final master plan approval (a conceptual agreement on elevations, unit counts, and massing—distinct from a PD final master plan).

- Execution of a development agreement incorporating the master plan, the \$460,000 local government contribution, and all previously agreed-upon commitments including impact fee waivers and the \$6,250,000 parking garage payment.
- A 99-year land lease with transfer to fee simple upon lien-free project completion.
- A targeted stormwater analysis for the downtown area to satisfy the St. Johns River Water Management District, separate from the city's broader master watershed study, which is expected to take over a year. Mr. Kolby stressed that no downtown development can proceed without first addressing the identified stormwater deficiency.

Atlantic Housing Partners intends to construct the parking garage first so that it can serve both construction crews and city employees during the apartment building phase, minimizing the disruption to existing parking.

Timeline: Mr. Kolby expressed hope to bring a finalized, executable development agreement—including all exhibits—to both the CRA and City Council at the July meetings, as a 30-day turnaround to the June meeting was not considered feasible given the remaining work on the stormwater analysis and development agreement.

Chair Robertson asked whether a pedestrian catwalk connecting the parking garage to City Hall was still contemplated. Mr. Kolby indicated it had not been included in the current design but agreed to work with staff to evaluate how the two buildings could be linked, noting ADA requirements would need to be addressed.

Member Paul asked about garage entry points and whether events on Massachusetts Avenue could create access conflicts. Mr. Kolby confirmed the primary garage entrance will be on Massachusetts due to grading and stormwater constraints, and that a secondary exit along the one-way alley on the east side of the garage is under discussion for event use only, subject to agreement with the city.

Member Wagner raised the issue of stormwater deficiency in the context of the recent downtown streetscape improvements, questioning why this issue had not been addressed sooner. Mr. Kolby noted the deficiency is a systemic issue requiring a coordinated regional response, not one isolated to this project.

The City Manager confirmed that Phase 3 of the downtown streetscape project had included planned stormwater improvements, and directed that the city's stormwater engineer, Kevin Feldinger, be present at the next meeting for a more detailed briefing.

Member Urban commended the project's direction and suggested that special CRA or Council meetings be held if needed to keep the project moving. Mr. Kolby acknowledged the city staff's cooperative approach and noted that Atlantic Housing Partners has been the cause of delays, not the city.

Vice Chair Gilbert expressed strong enthusiasm for the project and emphasized the Board's desire to be a partner rather than an obstacle. He noted the

importance of the phased approach and asked that the development agreement include appropriate reverter provisions to protect the city's interests if timelines are not met. Mr. Kolby confirmed that standard reverter language returning the property to the city would be included.

Member Perry asked for clarification on the total city financial commitment. Mr. Kolby confirmed it amounts to the \$6,250,000 for parking spaces, the \$460,000 affordable housing contribution, the impact fee waivers, and any costs resulting from the stormwater analysis that fall outside of Atlantic Housing Partners' on-site responsibility.

Regarding commercial space, Member Wagner asked about restaurant infrastructure. Mr. Kolby confirmed that mechanical shafts and infrastructure to accommodate restaurant-grade ventilation would be built in, though tenant improvements would remain the responsibility of individual tenants. He emphasized the importance of working closely with city staff and the CRA to curate the right tenant mix consistent with the goals articulated in the original RFQ.

Representative Paula Stark, present in the audience and called up to speak by Chair Robertson, raised the issue of historic preservation. She noted that the development is located within a historic district subject to Secretary of Interior design standards and the city's Certified Local Government (CLG) obligations, and emphasized the need for the forthcoming design guidelines to be in place to ensure the building's design is compatible with the character of the surrounding historic district—not just City Hall, which is not itself a historic structure.

b.

V. Project Update

D. Discussion regarding Static Pedestrian Kiosks Locations

Assistant City Manager Jabari Walker presented the proposed locations for static pedestrian kiosks, which had been discussed at a prior meeting. All five identified locations were confirmed to be within the public right-of-way to maximize visibility, accessibility, and pedestrian engagement. The five proposed locations are:

- Florida Avenue and Tenth Street
- Pennsylvania Avenue and Tenth Street
- Pennsylvania Avenue and Twelfth Street
- Massachusetts Avenue and Eleventh Street
- Veterans Park

The Board discussed the specific placement options for the Pennsylvania Avenue location.

Consensus that the kiosk should be placed on the side of the street with greater pedestrian traffic, in the grass area near the existing Main Street plaque rather than in the Kisselback parking lot area.

Staff clarified that underground utility conflicts would be verified prior to installation.

For Veterans Park, the Board discussed potential placement and reached consensus that locating the kiosk parallel to the bandshell—rather than near the highway entrance, would be more appropriate, given that a gateway sign is planned for the New York Avenue and U.S. 192 intersection. Staff noted that the historic significance of the bandshell, one of the few remaining in Florida, would be taken into account when finalizing placement. Staff confirmed the next step is to advance the project to bid, with all five locations now confirmed.

E. Discussion regarding wayfinding signs

VI. Members Update

VII. Public Comment

VIII. Information Section

- Bi-monthly Financials
- Capital Project List
- CRA Extension Analysis

IX. Adjournment

Respectfully submitted by:

Christian B. Robertson, Chair

Date

Henrietta Johnson, CRA Board Secretary

Date



Meeting: August 6, 2026

Agenda Item Type: Action Item Budget Approval

Economic Development Agenda Item:

Discussion regarding Budget Approval

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:

1. CRA 645 FY 26-27_ Proposed Financial Report 07162026
2. CRA Budget

COMMUNITY REDEVELOPMENT AGENCY (CRA)
2026/2027 Budget to Actual Revenue & Expenditure Report
As of July 16, 2026

Unaudited Financials					0.0% of Year Lapsed	
Account Number	Line Item	2026/2027 Proposed Budget	Actuals	Appropriated	Balance Excess/(Deficit)	% Budget
Revenue and Other Sources						
645-0000-301.00-00	PRIOR YEAR FUND BALANCE	\$ -	\$ -	\$ -	\$ -	0%
645-0000-338.10-00	OSCEOLA COUNTY-BOCC	\$ 1,482,529	\$ -	\$ -	\$ (1,482,529)	0%
645-0000-361.10-00	GENERAL OPEATING INTEREST	\$ 95,644	\$ -	\$ -	\$ (95,644)	0%
645-0000-362.10-00	RENTS & ROYALTIES	\$ -	\$ -	\$ -	#VALUE!	#VALUE!
645-0000-381.00-00	INTERFUND TRANSFER	\$ 992,914	\$ -	\$ -	\$ (992,914)	0%
TOTAL REVENUE AND BALANCE		\$ 2,571,087	\$ -	\$ -	#VALUE!	0%
Account Number	Line Item	2026/2027 Proposed	Actuals	Expenditures	Balance Excess/(Deficit)	% Budget
Expenditures and Other Uses						
645-6450-552.12-00	SALARIES & WAGES	\$ 44,272	\$ -	\$ -	\$ 44,272	0%
645-6450-552.15-00	SPECIAL PAY	\$ 466	\$ -	\$ -	\$ 466	0%
645-6450-552.16-00	TAXABLE EXPENSE REIMB	\$ -	\$ -	\$ -	\$ -	0%
645-6450-552.21-00	EMPLOYER FICA	\$ 3,328	\$ -	\$ -	\$ 3,328	0%
645-6450-552.22-00	PENSION/ICMA	\$ 8,937	\$ -	\$ -	\$ 8,937	0%
645-6450-552.23-01	HEALTH INSURANCE	\$ 9,298	\$ -	\$ -	\$ 9,298	0%
645-6450-552.23-02	DENTAL INSURANCE	\$ 232	\$ -	\$ -	\$ 232	0%
645-6450-552.23-03	LIFE INSURANCE	\$ 97	\$ -	\$ -	\$ 97	0%
645-6450-552.23-04	DISABILITY INSURANCE	\$ 178	\$ -	\$ -	\$ 178	0%
645-6450-552.24-00	WORKERS COMPENSATION INS	\$ 49	\$ -	\$ -	\$ 49	0%
645-6450-552.27-00	FSA CITY CONTRIBUTION	\$ -	\$ -	\$ -	\$ -	0%
SUB TOTAL		\$ 66,857	\$ -	\$ -	\$ 66,857	0%
645-6450-552.31-00	PROFESSIONAL SERVICES	\$ 81,200	\$ -	\$ -	\$ 81,200	0%
645-6450-552.32-00	AUDIT FEES	\$ 7,200	\$ -	\$ -	\$ 7,200	0%
645-6450-552.34-00	OTHER CONTRACTUAL SERVICE	\$ 650,000	\$ -	\$ -	\$ 650,000	0%
645-6450-552.40-00	TRAVEL & PER DIEM	\$ 5,724	\$ -	\$ -	\$ 5,724	0%
645-6450-552.42-00	MAIL & FREIGHT	\$ 250	\$ -	\$ -	\$ 250	0%
645-6450-552.43-00	UTILITY SERVICES	\$ 6,000	\$ -	\$ -	\$ 6,000	0%
645-6450-552.44-00	RENTALS & LEASES	\$ 6,000	\$ -	\$ -	\$ 6,000	0%
645-6450-552.45-00	INSURANCE	\$ 4,560	\$ -	\$ -	\$ 4,560	0%
645-6450-552.46-00	REPAIRS & MAINTENANCE	\$ -	\$ -	\$ -	\$ -	0%
645-6450-552.46-01	MAINTENANCE CONTRACTS	\$ -	\$ -	\$ -	\$ -	0%
645-6450-552.47-00	PRINTING & BINDING	\$ -	\$ -	\$ -	\$ -	#DIV/0!
645-6450-552.48-00	PROMOTIONAL ACTIVITIES	\$ 2,500	\$ -	\$ -	\$ 2,500	0%
645-6450-552.49-00	OTHER CURRENT CHARGES	\$ 800	\$ -	\$ -	\$ 800	0%
645-6450-552.49.69	ALLOCATED ADMIN CHARGES	\$ 105,507	\$ -	\$ -	\$ 105,507	0%
645-6450-552.51-00	OFFICE SUPPLIES	\$ -	\$ -	\$ -	\$ -	#DIV/0!
645-6450-552.52-00	OPERATING SUPPLIES	\$ 600	\$ -	\$ -	\$ 600	0%
645-6450-552.52-02	VEHICLE FUEL	\$ -	\$ -	\$ -	\$ -	0%
645-6450-552.52.15	TAXABLE UNIFORM	\$ -	\$ -	\$ -	\$ -	#DIV/0!
645-6450-552.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$ 1,045	\$ -	\$ -	\$ 1,045	0%
645-6450-552.55-00	TRAINING	\$ 4,325	\$ -	\$ -	\$ 4,325	0%
645-6450-552.61-00	LAND	\$ 328,519	\$ -	\$ -	\$ 328,519	0%
645-6450-552.62-00	BUILDINGS	\$ -	\$ -	\$ -	\$ -	0%
645-6450-552.63-00	OTHER IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	0%
645-6450-552.64-00	C/O EQUIPMENT & MACHINERY	\$ -	\$ -	\$ -	\$ -	0%
SUB TOTAL		\$ 1,204,230	\$ -	\$ -	\$ 1,204,230	\$ -
645-6450-552.82-00	AID TO PRIVATE ORGANIZ.	\$ -	\$ -	\$ -	\$ -	0%
645-6450-552.82-03	BUS/INDUSTRY DEV / SPECIAL EVENT SPONSOR	\$ -	\$ -	\$ -	\$ -	0%
SUB TOTAL		\$ -	\$ -	\$ -	\$ -	#DIV/0!
645-6450-552.99-00	CONTINGENCY	\$ -	\$ -	\$ -	\$ -	0%
645-6450-581.91-30	INTERGOVERNMENTAL TRANSFERS / CAPITAL	\$ 1,300,000	\$ -	\$ -	\$ 1,300,000	\$ -
SUB TOTAL		\$ 1,300,000	\$ -	\$ -	\$ 1,300,000	\$ -
TOTAL EXPENDITURES AND BALANCE		\$ 2,571,087	\$ -	\$ -	\$ 2,571,087	0%
Total EXCESS (DEFICIT) OF REVENUE OVER EXPENDITURES			\$ -	\$ -		

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	CM PROPOSED	
645-0000-338.10-00	COMM REDEVELOPMENT AGENCY OSCEOLA COUNTY-BOCC	1,482,529-	
	LEVEL 975 TEXT BASED ON EXHIBIT D FISCAL YEAR 2027 CONTRIBUTION FROM BOCC		TEXT AMT 1,482,529 1,482,529
645-0000-361.10-00	GENERAL OPERATING INTERST	95,644-	
	LEVEL 975 TEXT INTEREST EARNING ESTIMATE		TEXT AMT 95,644 95,644
645-0000-381.00-00	INTERFUND TRANSFER	992,914-	
	LEVEL 975 TEXT DR420 TIF: CURRENT-BASE TAX=INCREMENTAL VALUE \$352,986,278-148,563,458= \$204,422,820 \$204,422,820/1000*5.1128*0.95		TEXT AMT 992,914 992,914
* REVENUE		----- 2,571,087-	
645-6450-552.12-00	SALARIES & WAGES	44,272	
	LEVEL 975 TEXT 1% MARKET ADJ/2% PAY ADJ		TEXT AMT 3,095 3,095
645-6450-552.15-00	SPECIAL PAY	466	
	LEVEL 975 TEXT HOLIDAY PAYMENT		TEXT AMT 466 466
645-6450-552.21-00	EMPLOYER FICA	3,328	
	LEVEL 975 TEXT 1% MARKET ADJ/2% PAY ADJ		TEXT AMT 237 237
645-6450-552.22-00	PENSION/ICMA	8,937	
	LEVEL 975 TEXT 1% MARKET ADJ/2% PAY ADJ		TEXT AMT 619 619

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	CM PROPOSED	
645-6450-552.23-01	HEALTH INSURANCE	9,298	
645-6450-552.23-02	DENTAL INSURANCE	232	
645-6450-552.23-03	LIFE INSURANCE	97	
645-6450-552.23-04	DISABILITY INSURANCE	178	
645-6450-552.24-00	WORKERS COMPENSATION INS	49	
645-6450-552.31-00	PROFESSIONAL SERVICES	81,200	
	LEVEL TEXT		TEXT AMT
	975 Property Appraisal Services		1,200
			80,000
			81,200
645-6450-552.32-00	AUDIT FEES	7,200	
	LEVEL TEXT		TEXT AMT
	975 CRA Auditing fees		7,200
			7,200
645-6450-552.34-00	OTHER CONTRACTUAL SERVICE	650,000	
	LEVEL TEXT		TEXT AMT
	975 Gateway Installer		50,000
			200,000
			50,000
			350,000
			650,000
645-6450-552.40-00	TRAVEL & PER DIEM	5,724	
	LEVEL TEXT		TEXT AMT
	975 FRA Annual Conference (1 Staff + 2 CRA board memb		5,724
			5,724
645-6450-552.42-00	MAIL & FREIGHT	250	
	LEVEL TEXT		TEXT AMT
	975 Postage		250
			250
645-6450-552.43-00	UTILITY SERVICES	6,000	
	LEVEL TEXT		TEXT AMT
	975 HISTORICAL DATA		6,000
			6,000
645-6450-552.44-00	RENTALS & LEASES	6,000	
	LEVEL TEXT		TEXT AMT

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	CM PROPOSED	
	975 FUMC Parking Agreement		6,000
			6,000
645-6450-552.45-00	INSURANCE	4,560	
	LEVEL TEXT		TEXT AMT
	975		
	GENERAL LIABILITY		809
	PUBLIC OFFICIAL LIABILITY		763
	PROPERTY LIABILITY		2,512
	INLAND MARINE		459
	CRIME/DISHONESTY		17
			4,560
645-6450-552.48-00	PROMOTIONAL ACTIVITIES	2,500	
	LEVEL TEXT		TEXT AMT
	975 Promotional Items		2,500
			2,500
645-6450-552.49-00	OTHER CURRENT CHARGES	800	
	LEVEL TEXT		TEXT AMT
	975 Legal Advertising		800
	2025 AD VALOREM TAXES		5,000
			5,800
645-6450-552.49-69	ALLOCATED ADMIN CHARGES	105,507	
	LEVEL TEXT		TEXT AMT
	975 ADMIN ALLOCATION SEE: K/ADMIN ALLOCATIONS\FY2627		105,507
			105,507
645-6450-552.52-00	OPERATING SUPPLIES	600	
	LEVEL TEXT		TEXT AMT
	975 Snacks for CRA Board Meeting		600
			600
645-6450-552.54-00	BOOKS,PUBS,SUBS & MEMBSHP	1,045	
	LEVEL TEXT		TEXT AMT
	975 FRA & DEO Memberships		1,045
			1,045
645-6450-552.55-00	TRAINING	4,325	
	LEVEL TEXT		TEXT AMT

ACCOUNT NUMBER		ACCOUNT DESCRIPTION		CM PROPOSED	
	975	FRA Annual Conference, CRA Certification Classes,			4,325
					4,325
645-6450-552.61-00 LAND				328,519	
	LEVEL	TEXT			TEXT AMT
	975	POTENTIAL CRA LAND PURCHASES			328,519
					328,519
645-6450-581.91-30 CAPITAL PROJECTS				1,300,000	
	LEVEL	TEXT			TEXT AMT
	975	PW2402			1,300,000
					1,300,000
* EXPENDITURE				-----	
				2,571,087	
** COMM REDEVELOPMENT AGENCY				-----	
				0	

				0	



Meeting: August 6, 2026

Agenda Item Type: Action Item Discussion
regarding Electronic Pedestrian Kiosks

Economic Development Agenda Item:

Discussion regarding Electronic Pedestrian Kiosks

Strategic Key Focus Areas:

Diverse Innovative and Magnetic Economic Development

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:

1. Electronic pedestrian kiosk quote



The Professional's Source

Government, Education, and Corporate Department

For Pricing Requests, Purchase Orders, and Customer Service:

Phone: 800-947-8003
212-239-7503

Fax: 800-858-5517
212-239-7759

Email: Education: emailbids@bhphoto.com
Corporate: corporatesales@bhphoto.com

Fed Gov: federsales@bhphoto.com
State and Local: biddept@bhphoto.com

420 Ninth Avenue, New York City, NY 10001 • www.bhphotovideo.com

Federal ID#: 13-2768071

Prices Are Valid Until:

06/26/26

Quote No.: 917723540

Reference No.: R250402

Sold To:

City Of Saint Cloud
1300 9Th Street
Building A 3Rd Fl
Attn: Accounts Payable
SAINT CLOUD, FL 34769

Ship To:

City Of Saint Cloud
1300 9Th St
Attn: Information Technology
SAINT CLOUD, FL 34769

Bill Phone: (407)957-7212

Work Phone: (407)891-6754 Ext.:AMANDA

(407)957-7411

Date		Customer Code	Terms	Salesperson	Ship Via	
05/27/26		59574374	N/A	D3E	TRUCK	
Line No	Qty Ord	Item Description	SKU# MFR#	Item Price	Amount	
1	3	PEERLESS DUAL-SIDED KIOSK/55" XTREME HB/SILVER/REG Country of Origin: SOUTH KOREA <i>This Is A Special Order Item, And Is Not Returnable.</i> Special Order. 7-10 Business Days PLEASE NOTE: ----- **** Please reference your quote number on all PO's **** **** ALL PRICES ARE LISTED IN USD ****	PEKO55XHB2S (KOP55XHB2-S)	16,167.60 Retail: 17,425.00 Savings: 1,257.40	48,502.80 Retail: 52,275.00 Savings: 3,772.20	
Payment Type - NO PAYMENT TYPE SELECTED			- Amount	Sub-Total: 48,502.80 Total Savings: 3,772.20 Shipping: 1,158.00 Total: 49,660.80		

Customer Copy

Page 1 of 1

BNH_quote



Meeting: August 6, 2026

Agenda Item Type: Action Item Discussion
regarding Static Pedestrian Kiosks

Economic Development Agenda Item:

Discussion regarding Static Pedestrian Kiosks

Strategic Key Focus Areas:

Diverse Innovative and Magnetic Economic Development

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:

None



Meeting: August 6, 2026

Agenda Item Type: Action Item Discussion
regarding Gateway Signage

Economic Development Agenda Item:

Discussion regarding Gateway Signage

Strategic Key Focus Areas:

Diverse Innovative and Magnetic Economic Development

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:

None



Meeting: August 6, 2026

Agenda Item Type: Action Item Discussion
regarding Entertainment District Signs

Economic Development Agenda Item:

Discussion regarding Entertainment District Signs

Strategic Key Focus Areas:

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:

None



Meeting: August 6, 2026

Agenda Item Type: Action Item Discussion
regarding CRA Stage

Economic Development Agenda Item:
Discussion regarding CRA Stage

Strategic Key Focus Areas:
Diverse Innovative and Magnetic Economic Development

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:

1. City_Stage_Infographic

City of St. Cloud — Community Stage Overview

Asset utilization, staffing costs, and rental fee schedule

KEY FIGURES

Capital Investment \$213,917 Original stage cost	Training Cost \$7,424 Annual staff training *Required to keep insurance	City Events (annual) 3 events 56.5 hours total	Outside Bookings 2 events 16 hours total Only One Paid Event
---	---	---	--

ANNUAL EVENT USAGE & HOURS

Rockin' The Cloud		20.5 hrs
4th On The Lake		18.0 hrs
Paint The Cloud Green		18.0 hrs
Black History Month (2/28/26) <i>Fees Waived Per Main Street Agreement</i>		8.0 hrs
Proud In The Cloud (6/21/25) <i>Only Paid Event</i>		8.0 hrs

■ City events ■ External events

TOTAL REVENUES COLLECTED

Total Revenues Collected \$2,240
Total Expenses (not including purchase) \$29,008

STAFFING COST STRUCTURE

Base rate: \$160/hr Base labor per event: \$960				
5-hour event \$1,760 Base Fee + 5 hrs	8-hour event \$2,240 Base Fee + 8 hrs	10-hour event \$2,560 Base Fee + 10 hrs	12-hour event \$2,880 Base Fee + 12 hrs	18-hour event \$3,840 Base Fee + 18 hrs

EXTERNAL RENTAL RATE (MARKET COMPARISON)

Market rental rate \$3,500 Standard events	Market rental rate (NYE) \$4,000 New Year's Eve premium
Cost for City events if rented \$11,000 Annually	



Meeting: August 6, 2026

Agenda Item Type: Action Item Presentation
by OUC

Economic Development Agenda Item:
Presentation by OUC

Strategic Key Focus Areas:
Diverse Innovative and Magnetic Economic Development

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:

1. OUC 69kV Upgrade Routing Alt - Exhibit for CRA 8_6_26

4-2728 OUC 69kV

Proposed Upgrades Routing
NOT FOR CONSTRUCTION

Legend

-  OUC-69kV Exist OH Transmission to be Removed
-  OUC-69kV Transmission Upgrades Alt Routing
-  OUC-69kV Transmission Upgrades Alt Routing
-  OUC-69kV Transmission Upgrades Alt Routing

East Lake Tohopekaliga

Narcoossee

Sub-28

Lake Center

Nova R

Pine Grove Rd

Lake C

Sub 27

St. Cloud

E 10th St

ASHTON

Google Earth

Image © 2025 Airbus

2 mi



4-2728 OUC 69kV

Proposed Upgrades Routing
NOT FOR CONSTRUCTION

Legend

-  OUC-69kV Exist OH Transmission to be Removed
-  OUC-69kV Transmission Upgrades Alt Routing
-  OUC-69kV Transmission Upgrades Alt Routing
-  OUC-69kV Transmission Upgrades Alt Routing

Sub 27

Missouri Ave

17th St

9th St

Eastern Ave

Google Earth

3000 ft





Meeting: August 6, 2026

Agenda Item Type: Action Item Resolution
2026-118R Atlantic Housing Partners, LLP
Development Agreement

City Manager Agenda Item:

Resolution No. 2026-118R, a resolution of the St. Cloud Community Redevelopment Agency (CRA), approving and authorizing the CRA Chairman to execute a Development Agreement between the CRA, the City of St. Cloud and Atlantic Housing Partners, L.L.C. to provide funding in the amount of \$6,250,000 for the construction of a mixed-use project on 2.83 acres located in the downtown CRA to include a parking garage with public spaces and providing an effective date.

COST: \$6,250,000.00 (CRA contribution \$6,250,000 and city contribution of \$460,000).

This item is to enter into a tri-party agreement between the City of St. Cloud, St. Cloud Community Redevelopment Agency ("CRA") and Atlantic Housing Partners, L.L.P. for the initial lease, transfer and development of 2.38 acres for a mixed use project of residential space with commercial space and a parking garage for dedicated city use.

Strategic Key Focus Areas:

Diverse Innovative and Magnetic Economic Development

Background Information:

RFP 2025-010, Opportunity For Redevelopment as part of a public-private partnership, P3, was awarded to Atlantic Housing by the Community Redevelopment Association ("CRA") following a competitive process.

Atlantic Housing's proposal, tentatively named the City Center at St. Cloud, includes 15,000 square feet of commercial space, 120 multifamily residential units with required parking and a parking garage consisting of 250 parking spaces for dedicated city use to be constructed on 2.83 acres of city owned property. Atlantic Housing will be spending in excess of \$50 million on this project. Upon execution of the Agreement the city shall enter into a zero-payment ground lease, and then upon completion of the project and off-site improvements the property shall be conveyed to Atlantic Housing.

Atlantic Housing presented their proposed design to the Historic Preservation Board on June 23, 2026 and received feedback on a number of items that they have incorporated into their design. This Agreement calls for funding by the CRA in the amount of \$6,250,000 with an additional city contribution of \$460,000.

Legal Authority:

Florida Statute 163.387

Budget and Recommendation:

The CRA has \$6,250,000 available for this project.

Staff recommends **APPROVAL** of Resolution 2026-118R

Finance Director's Comments:**Procurement Director's Comments:****City Manager's Comments:**

City Manager recommends approval

City Council Action:**Attachments:**

1. CRA Atlantic Housing Resolution 2026-118R 7_31_26
2. 2026-07-31_City Center St Cloud - CRA - City Council Meeting Exhibits for 8_6_26 meeting

ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY

RESOLUTION NO. 2026-118R

A RESOLUTION OF THE ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE CRA CHAIRMAN TO EXECUTE A DEVELOPMENT AGREEMENT BETWEEN THE CRA, THE CITY OF ST. CLOUD AND ATLANTIC HOUSING PARTNERS, L.L.L.C. TO PROVIDE FUNDING IN THE AMOUNT OF \$6,250,000 FOR THE CONSTRUCTION OF A MIXED-USE PROJECT ON 2.83 ACRES LOCATED IN THE DOWNTOWN CRA TO INCLUDE A PARKING GARAGE WITH PUBLIC SPACES AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the CRA adopted Master Plan establishes, among other things, the goals of stimulating economic development and promoting redevelopment of existing properties and development of new properties in the CRA areas.

WHEREAS, the CRA Board of Commissioners does hereby find that the redevelopment of the real property bounded on the north by 8th Street, on the west by Massachusetts Avenue, on the south by 10th Street, and on the east by City Hall (consisting of 2.83 +/- acres) and owned by the City in accordance with the Development Agreement referred to herein promotes the established redevelopment goals of the CRA; and

WHEREAS, the CRA Board of Commissioners does hereby find that the CRA fund contribution set forth herein will help effectuate the stated goals of the CRA Mater Plan and is in the best interest of the CRA and the citizens of the City of St. Cloud;

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF ST. CLOUD COMMUNITY REDEVELOPMENT AGENCY THAT:

SECTION 1. The above-stated Whereas clauses are adopted herein as findings in support of this Resolution.

SECTION 2. The Board of Commissioners of the St. Cloud Community Redevelopment Agency does hereby approve and authorizes the Chairman to enter into the Development Agreement attached hereto and incorporated herein as Exhibit "A" and further authorizes the funding for the project as stated in the Development Agreement in the amount of \$6,250,000. The Board further authorizes the Chairman to perform all acts necessary and appropriate to complete the transaction.

SECTION 3. The Chairman is specifically authorized to withhold the formal written agreement and completion of the transaction upon his determination of any matter or factor, hereafter coming to his attention which may indicate such action is not in the CRA's best interest, provided that upon such withholding, the Chairman, with reasonable dispatch, shall present the issue to the CRA, in session, for review and direction.

SECTION 4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 6th day of August 2026.

CHRISTIAN B. ROBERTSON,
CHAIRMAN

ATTEST:

HENRIETTA JOHNSON, SECRETARY

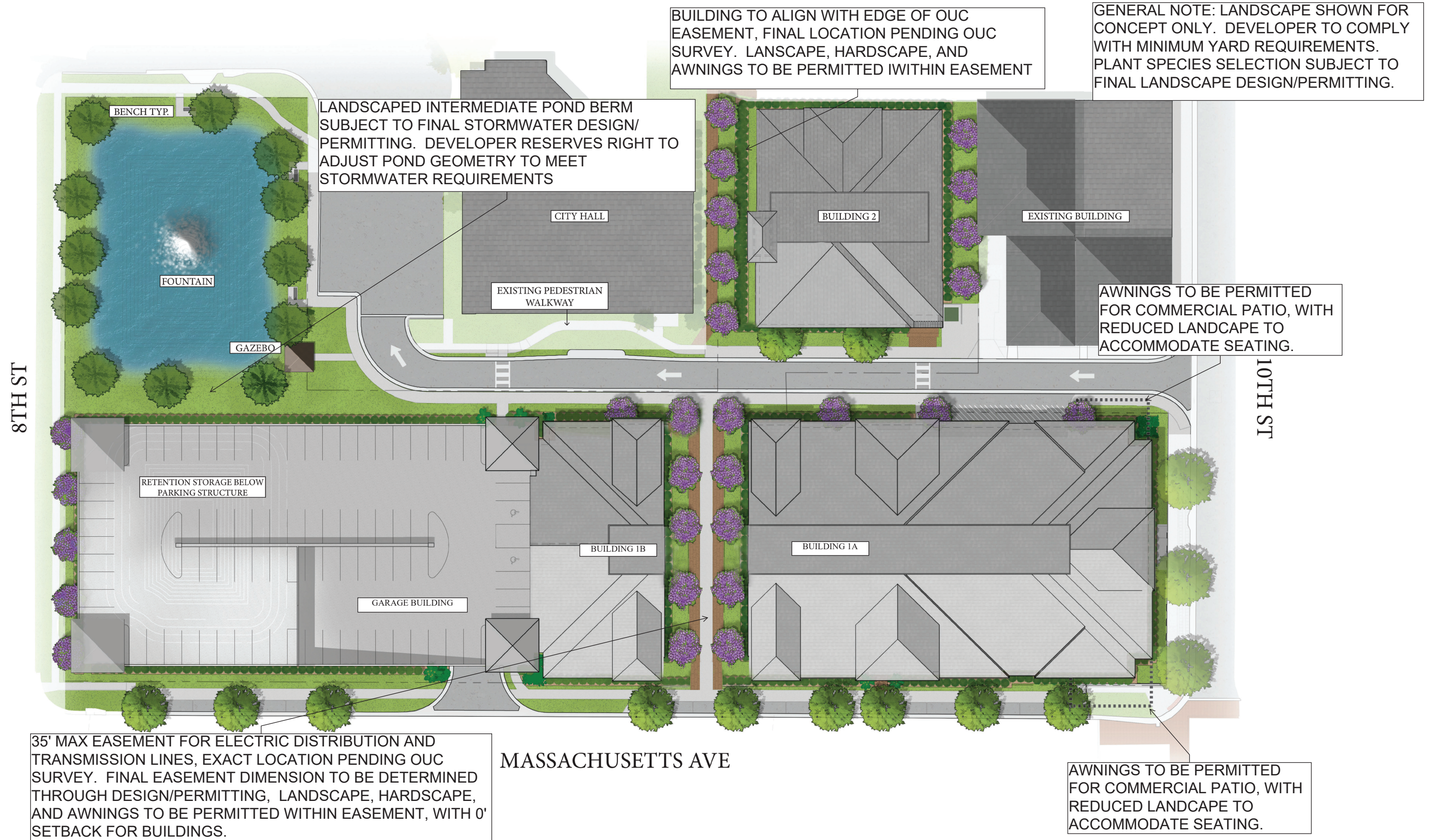
REQUEST FOR PROPOSAL
2025-010

OPPORTUNITY FOR REDEVELOPMENT AS PART OF A PUBLIC/PRIVATE PARTNERSHIP (REBID)



SUBMITTED BY: ATLANTIC HOUSING PARTNERS, L.L.P.

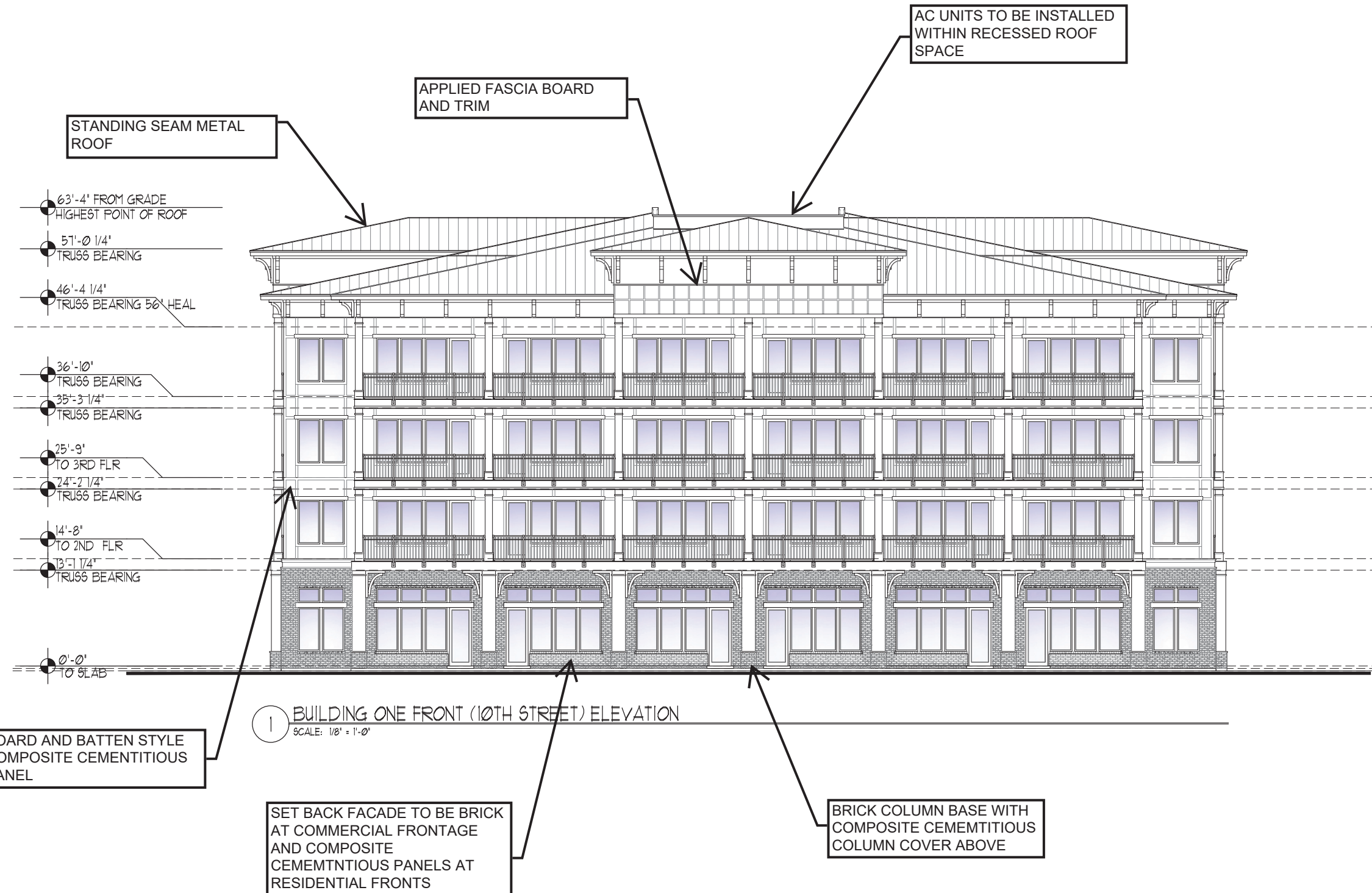






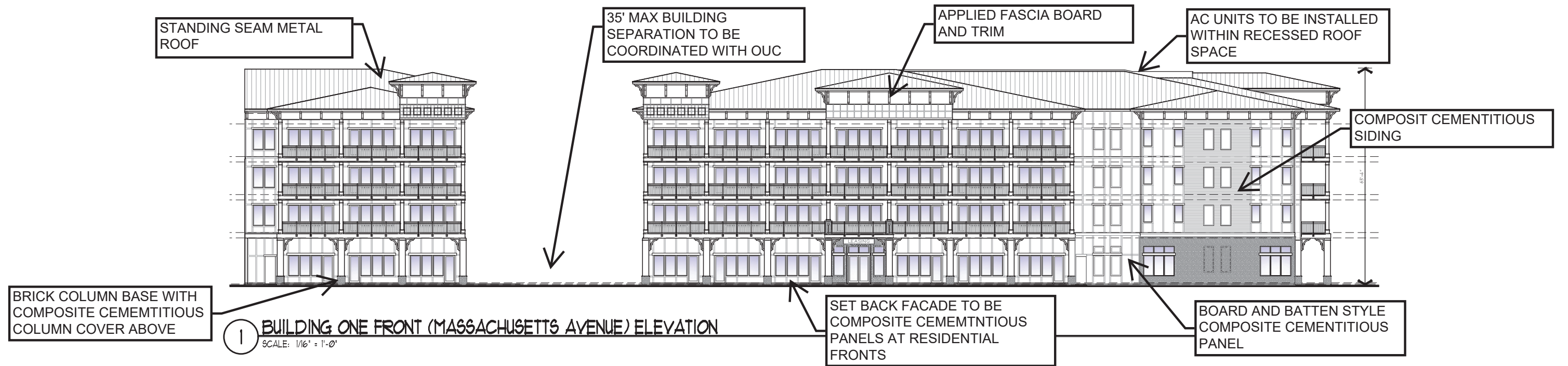
NOTE: COMMERCIAL PATIO AWNING TO BE PERMITTED AT BUILDING CORNERS AND OUC EASEMENT AREA





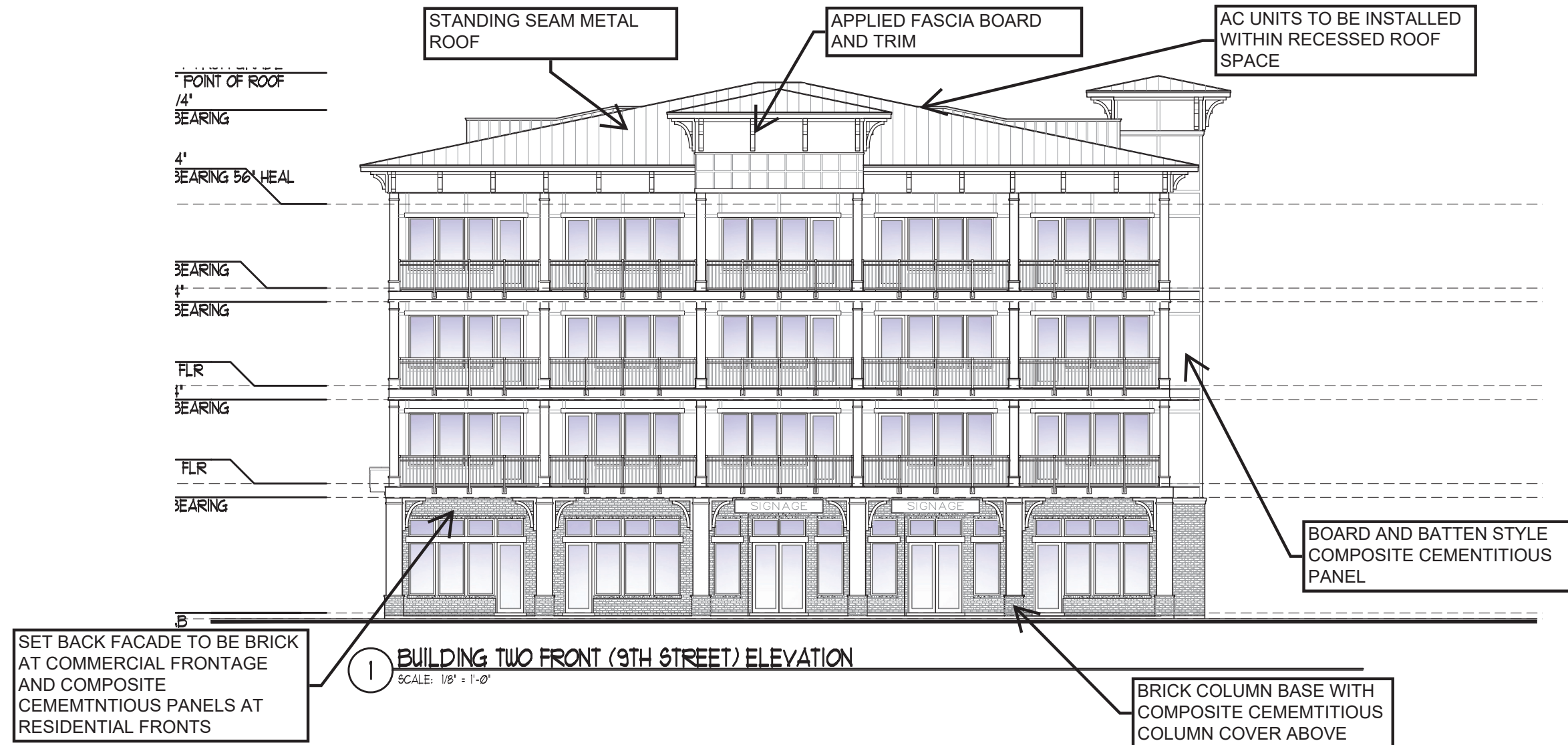
GENERAL NOTE:
MATERIALS ARE IDENTIFIED TO ILLUSTRATE INTENT OF TYPE AND LOCATION.
DEVELOPER TO DETERMINE FINAL SPECIFICATIONS.

COMMERCIAL STOREFRONT ENTRY DOOR QUANTITIES SUBJECT TO REVIEW OF
COMMERCIAL SPACE PLAN.



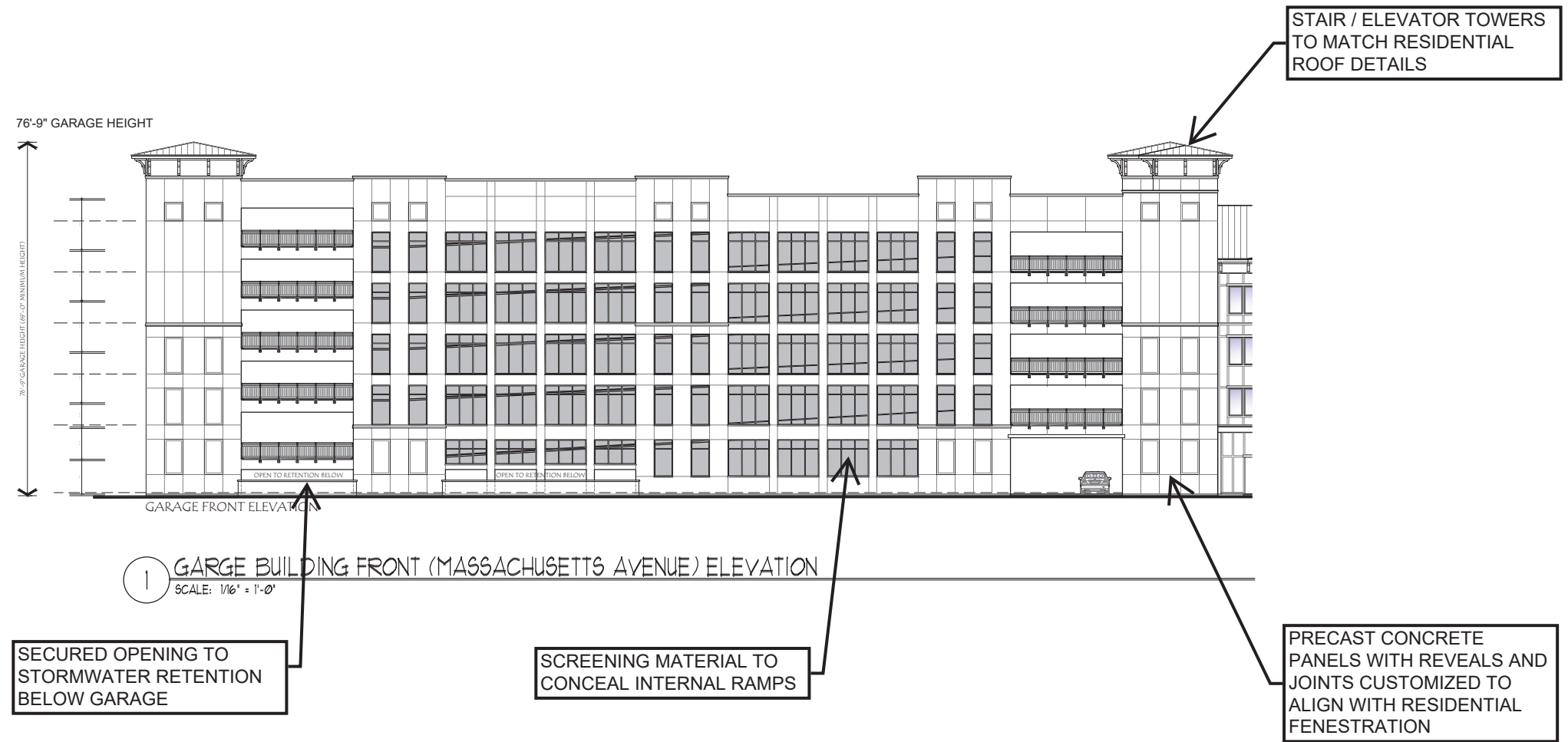
GENERAL NOTE:
MATERIALS ARE IDENTIFIED TO ILLUSTRATE INTENT OF TYPE AND LOCATION.
DEVELOPER TO DETERMINE FINAL SPECIFICATIONS.

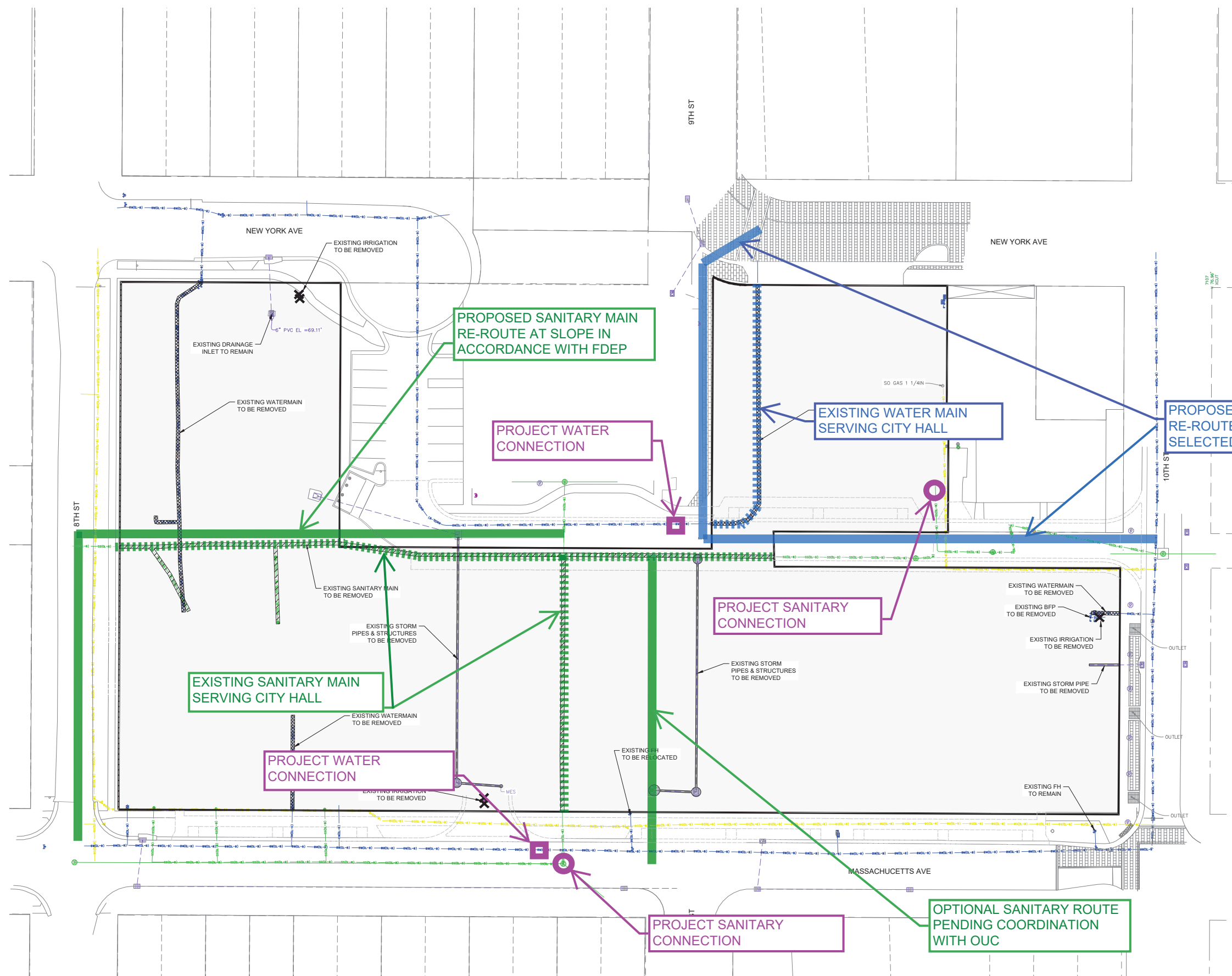
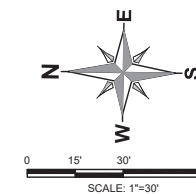
COMMERCIAL STOREFRONT ENTRY DOOR QUANTITIES SUBJECT TO REVIEW OF
COMMERCIAL SPACE PLAN.



GENERAL NOTE:
MATERIALS ARE IDENTIFIED TO ILLUSTRATE INTENT OF TYPE AND LOCATION.
DEVELOPER TO DETERMINE FINAL SPECIFICATIONS.

COMMERCIAL STOREFRONT ENTRY DOOR QUANTITIES SUBJECT TO REVIEW OF
COMMERCIAL SPACE PLAN.





EXISTING CONNECTION TO CITY SERVICE TO BE REROUTED AND RECONSTRUCTED BY CITY

ON SITE DEMOLITION NOTES:

ON-SITE WATER/STORM TO BE REMOVED AND RELOCATED AS NECESSARY BY DEVELOPER

ON-SITE SEWER MAIN SERVICING CITY OF ST. CLOUD TO BE REMOVED AND RELOCATED BY CITY OF ST. CLOUD

OFF SITE DEMOLITION NOTES:

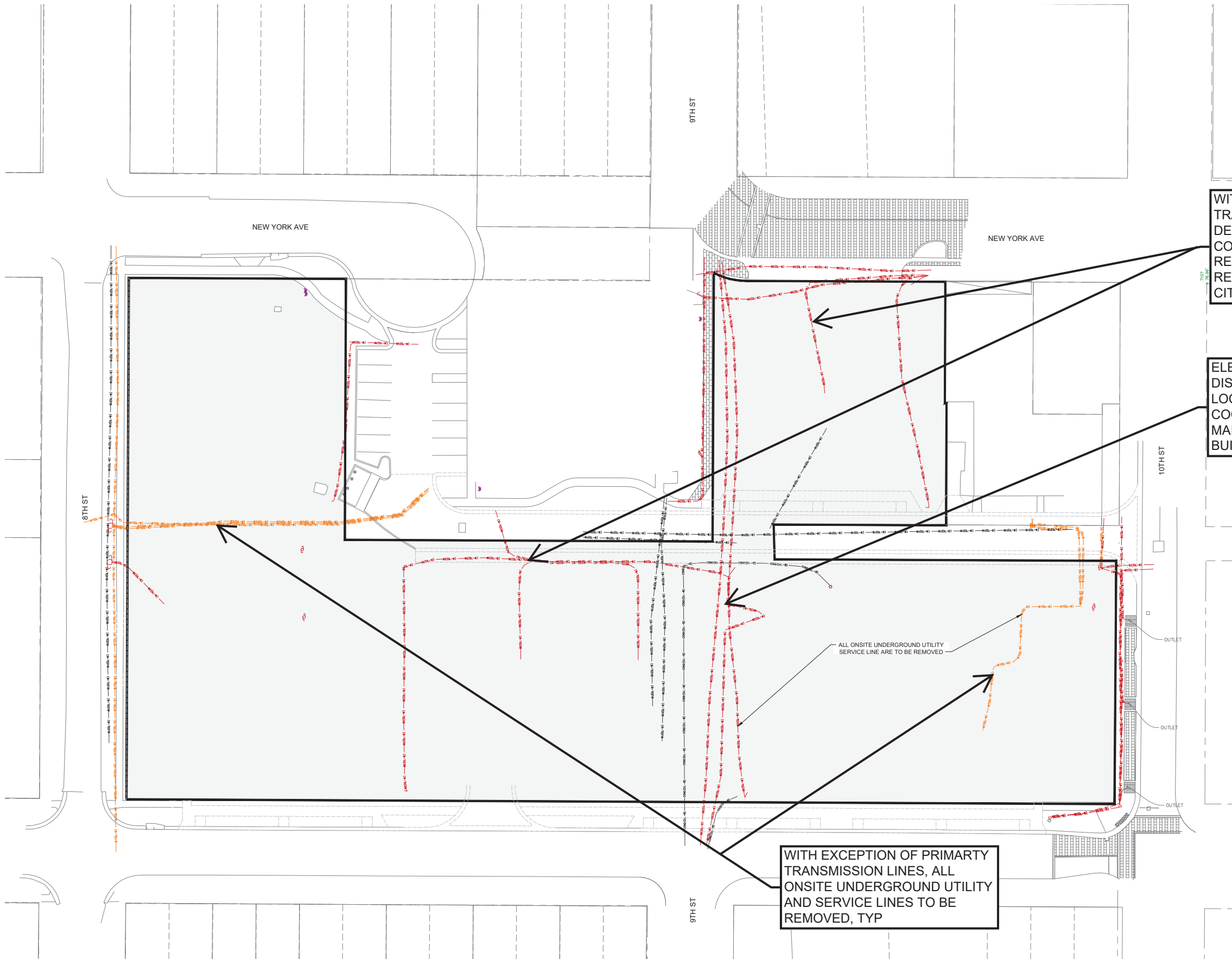
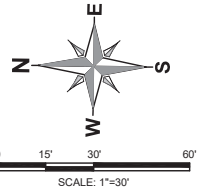
OFF-SITE WATER MAIN IMPROVEMENTS NEEDED TO SERVE PROPOSED PROJECT DUE TO LACK OF SUFFICIENT SIZE MAIN AT PROJECT SITE TO BE PERFORMED BY CITY OF ST. CLOUD

OFF-SITE SEWER MAIN SERVICING CITY OF ST. CLOUD TO BE RE-LOCATED BY CITY OF ST. CLOUD

EASEMENT OR ACCESS AGREEMENT TO BE COORDINATED FOR REMOVALS OUTSIDE OF PROPERTY LINE

EXISTING UTILITIES LEGEND

- BT(C/L - B) — BURIED CABLE TV
- BE(C/L - B) — BURIED ELECTRICAL
- BT(C/L - B) — BURIED TELECOMMUNICATION
- BF(C/L - B) — BURIED FIBER OPTIC CABLE
- BG(C/L - B) — BURIED GAS LINE
- BW(C/L - B) — BURIED WATER LINE
- SS(C/L - B) — BURIED SANITARY SEWER LINE
- COND(C/L - B) — BURIED CONDUIT
- BU(C/L - B) — BURIED UNKNOWN

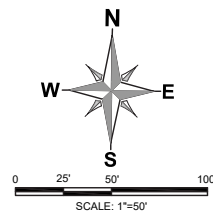
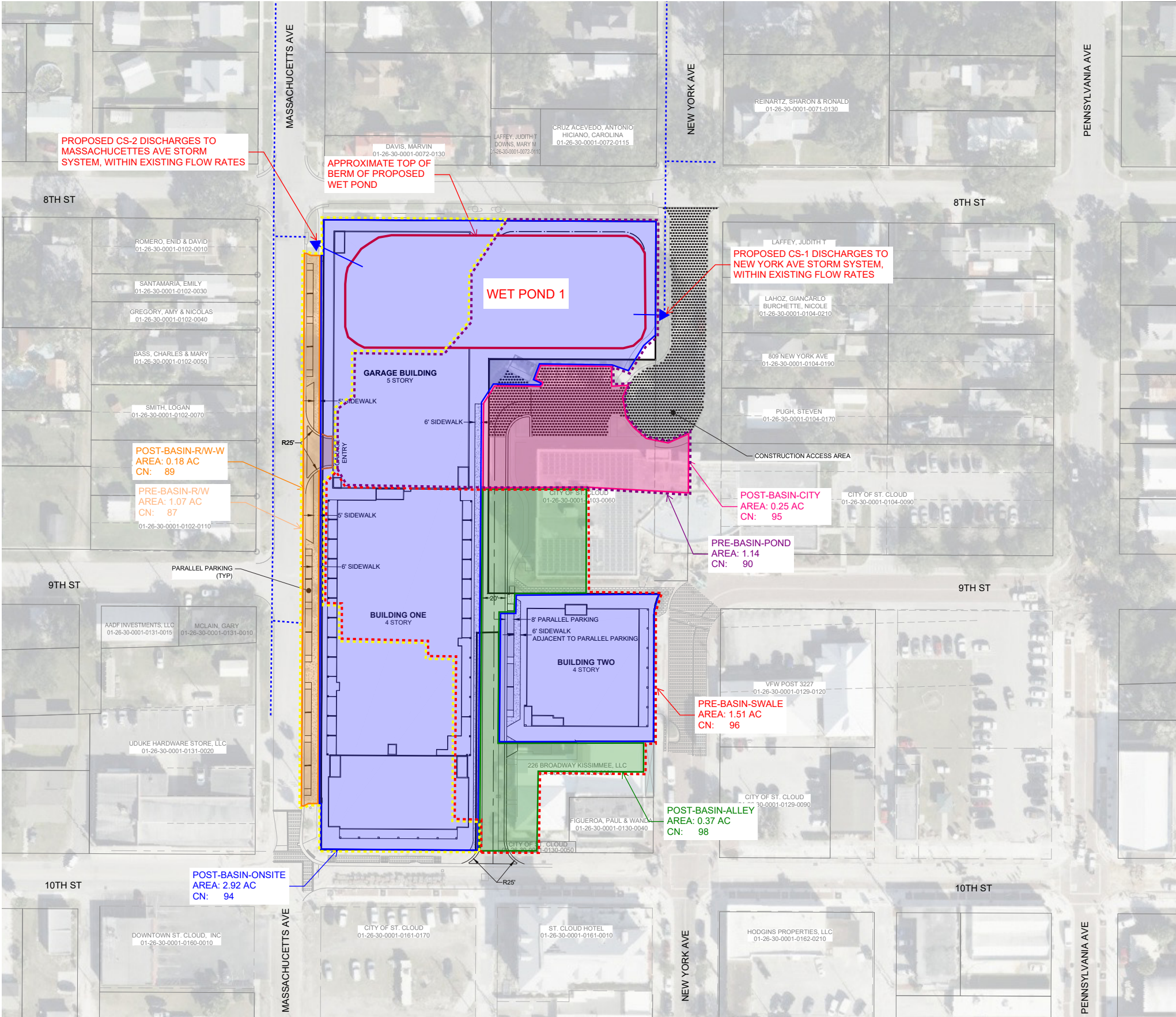


WITH EXCEPTION OF PRIMARY TRANSMISSION LINES, PRIOR TO DEMOLITION, CITY TO REQUEST UTILITY COMPANY TO VACATE PROPERTY AND RELOCATE AND DISCONNECT UTILITIES REQUIRED TO MAINTAIN CONNECTION TO CITY HALL AND ADJACENT BUILDINGS.

ELECTRICAL TRANSMISSION LINES AND DISTRIBUTION DUCTS IN THIS AREA, EXACT LOCATION TBD. DEVELOPER TO COORDINATE WITH OUC TO LOCATE TO MAINTAIN A 35' MAX CLEARANCE BETWEEN BUILDINGS.

- DEFINITIONS:
- SERVICE LINE - ANY LINE THAT SERVICES PROJECT AREA ONLY
 - TRANSMISSION LINE - ANY LINE THAT CROSSES PROJECT AERA TO SERVE ANOTHER PROPERTY
- ON SITE DEMOLITION NOTES:
- ON-SITE SERVICE LINES TO BE REMOVED AND RELOCATED BY DEVELOPER, ANY ON-SITE TRANSMISSION LINES TO BE REMOVED AND RE-ROUTED BY CITY OF ST. CLOUD
- OFF SITE DEMOLITION NOTES:
- OFF-SITE SERVICE LINES SERVING OTHER PROPERTIES ADJACENT TO DEVELOPMENT TO BE REMOVED AND RE-ROUTED BY CITY OF ST. CLOUD. ALL OFF-SITE TRANSMISSION LINES TO BE REMOVED AND RELOCATED BY CITY OF ST. CLOUD

- EXISTING UTILITIES LEGEND
- | | |
|-----------|----------------------------|
| BT(Q)-B | BURIED CABLE TV |
| BE(Q)-B | BURIED ELECTRICAL |
| BT(Q)-B | BURIED TELECOMMUNICATION |
| BFO(Q)-B | BURIED FIBER OPTIC CABLE |
| BGL(Q)-B | BURIED GAS LINE |
| BWGL(Q)-B | BURIED WATER LINE |
| SS(Q)-B | BURIED SANITARY SEWER LINE |
| COND(Q)-B | BURIED CONDUIT |
| BU(Q)-B | BURIED UNKNOWN |



DRAINAGE ANALYSIS CONSIDERATIONS:

EXISTING 12" PIPES ON NEW YORK AVE STORM SYSTEM NEED SLOPES TO BE INVESTIGATED TO DETERMINE IF IMPROVEMENTS ARE REQUIRED

EXISTING 15" PIPES ON MASSACHUSETTS AVE STORM SYSTEM NEED SLOPES TO BE INVESTIGATED TO DETERMINE IF IMPROVEMENTS ARE REQUIRED

CITY HALL ROOF DRAINS LOCATED ON 9TH ST MAY REDUCE BASIN AREA TO EX-POND-1 & PROPOSED POND 1 IF ALL RUNOFF IS GUIDED THROUGH THE TIE INS.

BUILDINGS LOCATED AT NEW YORK AVE & 10TH ST SHOULD BE INVESTIGATED TO DETERMINE DRAINAGE PATTERNS AND POSSIBLE ROOF DRAIN CONNECTIONS

DRAINAGE ANALYSIS

MASS. AVE PRE-DEVELOPMENT 10 YEAR 72 HOUR PEAK FLOW: 3.57 CFS TOTAL VOLUME: 0.57 AC-FT 25 YEAR 72 HOUR PEAK FLOW: 4.54 CFS TOTAL VOLUME: 0.75 AC-FT	MASS. AVE POST-DEVELOPMENT 10 YEAR 72 HOUR PEAK FLOW: 2.08 CFS TOTAL VOLUME: 0.83 AC-FT 25 YEAR 72 HOUR PEAK FLOW: 4.14 CFS TOTAL VOLUME: 1.21 AC-FT
NY AVE PRE-DEVELOPMENT 10 YEAR 72 HOUR PEAK FLOW: 2.29 CFS TOTAL VOLUME: 1.59 AC-FT 25 YEAR 72 HOUR PEAK FLOW: 4.52 CFS TOTAL VOLUME: 2.02 AC-FT	NY AVE POST-DEVELOPMENT 10 YEAR 72 HOUR PEAK FLOW: 2.20 CFS TOTAL VOLUME: 1.45 AC-FT 25 YEAR 72 HOUR PEAK FLOW: 4.46 CFS TOTAL VOLUME: 1.68 AC-FT

COMMUNITY REDEVELOPMENT AGENCY (CRA)
2025/2026 Budget to Actual Revenue & Expenditure Report

As of July 16, 2026

Unaudited Financials						79.2% of Year Lapsed		
Account Number		Line Item	2025/2026 Budget	Oct 1-July 16 Actuals (YTD)	Appropriated	Balance Excess/(Deficit)	% Budget	
Revenue and Other Sources								
645-0000-301.00-00		PRIOR YEAR FUND BALANCE	\$ 1,391,582	\$ -	\$ -	\$ -	0%	
645-0000-338.10-00		OSCEOLA COUNTY-BOCC	\$ 1,370,554	\$ 1,370,554	\$ 1,370,554	\$ -	100%	
645-0000-361.10-00		GENERAL OPEATING INTEREST	\$ 95,644	\$ 107,759	\$ 107,759	\$ 12,115	113%	
645-0000-362.10-00		RENTS & ROYALTIES	\$ 18,000	\$ -	\$ -	\$ (18,000)	0%	
645-0000-381.00-00		INTERFUND TRANSFER	\$ 821,105	\$ 660,263	\$ 660,263	\$ (160,843)	80%	
TOTAL REVENUE AND BALANCE			\$ 3,696,885	\$ 2,138,575	\$ 2,138,575	\$ (166,728)	58%	
Account Number		Line Item	2025/2026 Budget	Oct 1-July 16 Actuals (YTD)	Expenditures	Balance Excess/(Deficit)	% Budget	
Expenditures and Other Uses								
645-6450-552.12-00	Personnel	SALARIES & WAGES	\$ 103,931	\$ 52,631	\$ 52,631	\$ 51,300	51%	
645-6450-552.15-00		SPECIAL PAY	\$ 466	\$ 422	\$ 422	\$ 44	90%	
645-6450-552.16-00		TAXABLE EXPENSE REIMB	\$ -	\$ -	\$ -	\$ -	0%	
645-6450-552.21-00		EMPLOYER FICA	\$ 7,645	\$ 3,941	\$ 3,941	\$ 3,704	52%	
645-6450-552.22-00		PENSION/ICMA	\$ 18,963	\$ 9,511	\$ 9,511	\$ 9,452	50%	
645-6450-552.23-01		HEALTH INSURANCE	\$ 25,542	\$ 11,607	\$ 11,607	\$ 13,935	45%	
645-6450-552.23-02		DENTAL INSURANCE	\$ 467	\$ 290	\$ 290	\$ 177	62%	
645-6450-552.23-03		LIFE INSURANCE	\$ 226	\$ 124	\$ 124	\$ 102	55%	
645-6450-552.23-04		DISABILITY INSURANCE	\$ 416	\$ 228	\$ 228	\$ 188	55%	
645-6450-552.24-00		WORKERS COMPENSATION INS	\$ 115	\$ 63	\$ 63	\$ 52	55%	
645-6450-552.27-00		FSA CITY CONTRIBUTION	\$ 11	\$ 5	\$ 5	\$ 6		
SUB TOTAL			\$ 157,782	\$ 78,823	\$ 78,823	\$ 78,959	50%	
645-6450-552.31-00	Operating/Capital	PROFESSIONAL SERVICES	\$ 250,640	\$ 68,207	\$ 68,207	\$ 182,433	27%	
645-6450-552.32-00		AUDIT FEES	\$ 7,200	\$ 6,500	\$ 6,500	\$ 700	90%	
645-6450-552.34-00		OTHER CONTRACTUAL SERVICE	\$ 412,376	\$ 152,283	\$ 152,283	\$ 260,093	37%	
645-6450-552.40-00		TRAVEL & PER DIEM	\$ 4,000	\$ 1,612	\$ 1,612	\$ 2,388	40%	
645-6450-552.42-00		MAIL & FREIGHT	\$ 250	\$ -	\$ -	\$ 250	0%	
645-6450-552.43-00		UTILITY SERVICES	\$ 10,000	\$ 2,882	\$ 2,882	\$ 7,118	0%	
645-6450-552.44-00		RENTALS & LEASES	\$ 7,000	\$ 6,000	\$ 6,000	\$ 1,000	86%	
645-6450-552.45-00		INSURANCE	\$ 7,422	\$ 7,608	\$ 7,608	\$ (186)	103%	
645-6450-552.46-00		REPAIRS & MAINTENANCE	\$ -	\$ -	\$ -	\$ -	0%	
645-6450-552.46-01		MAINTENANCE CONTRACTS	\$ 23,545	\$ 20,464	\$ 20,464	\$ 3,081	0%	
645-6450-552.47-00		PRINTING & BINDING	\$ 4,000	\$ -	\$ -	\$ 4,000	0%	
645-6450-552.48-00		PROMOTIONAL ACTIVITIES	\$ 2,500	\$ -	\$ -	\$ 2,500	0%	
645-6450-552.49-00		OTHER CURRENT CHARGES	\$ 6,400	\$ 4,028	\$ 4,028	\$ 2,372	63%	
645-6450-552.49.69		ALLOCATED ADMIN CHARGES	\$ 122,784	\$ 92,088	\$ 92,088	\$ 30,696	75%	
645-6450-552.51-00		OFFICE SUPPLIES	\$ 2,500	\$ 86	\$ 86	\$ 2,414	3%	
645-6450-552.52-00		OPERATING SUPPLIES	\$ 1,500	\$ 83	\$ 83	\$ 1,417	6%	
645-6450-552.52-02		VEHICLE FUEL	\$ 200	\$ -	\$ -	\$ 200	0%	
645-6450-552.52-15		TAXABLE UNIFORM	\$ 250	\$ -	\$ -	\$ 250	0%	
645-6450-552.54-00		BOOKS,PUBS,SUBS & MEMBSHP	\$ 1,295	\$ 175	\$ 175	\$ 1,120	14%	
645-6450-552.55-00		TRAINING	\$ 6,975	\$ 2,870	\$ 2,870	\$ 4,105	41%	
645-6450-552.61-00			LAND	\$ 400,000	\$ -	\$ -	\$ 400,000	0%
645-6450-552.62-00			BUILDINGS	\$ -	\$ -	\$ -	\$ -	
645-6450-552.63-00			OTHER IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
645-6450-552.64-00			C/O EQUIPMENT & MACHINERY	\$ -	\$ -	\$ -	\$ -	0%
SUB TOTAL			\$ 1,270,837	\$ 364,886	\$ 364,886	\$ 905,951	\$ 0	
645-6450-552.82-00	Grants & Aids	AID TO PRIVATE ORGANIZ.	\$ -	\$ -	\$ -	\$ -	0%	
645-6450-552.82-03		BUS/INDUSTRY DEV / SPECIAL EVENT SPONSOR	\$ -	\$ -	\$ -	\$ -	0%	
SUB TOTAL			\$ -	\$ -	\$ -	\$ -	#DIV/0!	
645-6450-552.99-00	Capital Out	CONTINGENCY	\$ -	\$ -	\$ -	\$ -	0%	
645-6450-581.91-30		INTERGOVERNMENTAL TRANSFERS / CAPITAL	\$ 2,268,266	\$ 2,268,266	\$ 2,268,266	\$ -	\$ -	
SUB TOTAL			\$ 2,268,266	\$ 2,268,266	\$ 2,268,266	\$ -	\$ -	
TOTAL EXPENDITURES AND BALANCE			\$ 3,696,885	\$ 2,711,976	\$ 2,711,976	\$ 984,909	73%	
Total EXCESS (DEFICIT) OF REVENUE OVER EXPENDITURES				\$ (573,401)	\$ (573,401)			



Capital Project List Status Updates

as of August 2026

Project No., if applicable	Project Name	Description	Budget	Percent Complete	Comments
	P3 Mixed Use Project w Public parking	Sale/lease conversion of city- owned property for commercial mixed-use project including public parking to be located west of city hall			Budget allocation approved and RFP drafted. 2 parcels where community garden is located were removed from RFP. Pending Board direction on the composition of proposed commercial development. 3 city-owned houses were approved as surplus property at 5/9/24 CC meeting and planned for demolition. Demo permits have been drafted. On 6/20/2024, Board direction was to develop a mix-used space. 11/18/2024- RFP closed on 10/31/2024. RFP are currently being reviewed. City owned homes at 803, 807 and 811 Massachusetts Ave were demolished on 11/6/2024 as developer incentive. 1/10/2025 - CRA Board directed staff to reissue RFP. 1/28/2025- RFP is live and the closing date is on 3/27/2025. 4/8/2025- RFP closed on 3/27/2025. The evaluation committee has reviewed and ranked responses. Item is scheduled for April 24, 2025 CRA agenda. 7/14/2025- On April 29, 2025, representatives from the top three ranked companies presented their proposals to the CRA Board. A second special meeting was held on May 13, 2025, during which Atlantic Housing Partners was selected as the top-ranked company for the project, followed by G3 as the second-ranked proposer. 11/24/2025- Staff has been meeting with the proposer on a weekly basis. During the last meeting it was agreed that Atlantic Housing will provide a new schedule. 1/22/2025- Received the latest schedule from Atlantic Housing on January 2. The developer expects to submit final documents by January 30, with anticipated placement on the April 9 City Council agenda for final approvals and execution of the Development Agreement. 3/17/2026- The developer submitted a preliminary review to Community Development and no major issues were observed. 7/21/2026 - Deputy City Manager Scott Davidoff will deliver a presentation during the Special City Council Meeting on August 6, 2026.
CR2401	Alleyway Improvements	Redevelopment of public alleyways into a walkable and vibrant area by enhancing pedestrian and bicycle connectivity, fostering more engaging interactions with pedestrians, and creating formal and informal gathering spaces within alleys.	\$ 500,000.00	On Hold	Phase I study (data collection, assessment and case studies) completed and presented to CRA Board on 4/18/24. Task authorization was provided by the consultant during the month of July. Staff is working on getting estimates for geotech services. 2/3/2025- Staff met with Wright Pierce for the engineering form for the installation of bollards. 3/31/2025 - Task authorization was requested for Wright Pierce to do the engineering designs. 4/9/2025 - PO issued for Wright Pierce to do the engineering designs. 7/14/2025- Staff has been in ongoing communication with the engineering consultant regarding the design and installation of the bollards. The engineering firm, Wright-Pierce, has determined that the proposed retractable bollards would conflict with existing underground utilities. As a result, they have recommended an alternative type of bollard for consideration. This recommendation is currently under review, with discussions taking place between the consultant and the Chief of Police. 8/17/2025- Project on hold due to budget.

Project No., if applicable	Project Name	Description	Budget	Percent Complete	Comments
	Gateway signage	Development of a comprehensive wayfinding and gateway signage plan.			3/19/2025- PO issued for Gateway design. 8/7/2025- During the board meeting direction was given to have the signs across from each other. One on Kisselback and the other on Veterans Park. Make it work with the current size. Staff is currently working with GAI on this. 9/4/2025- GAI consultants provided The Design Intent Document (DID). City staff will initiate conversations with Kisselback. 1/22/2026- City Attorney to draft a proposed agreement for submission to the landowners. 3/24/2026- The City Attorney provided a draft agreement to staff. Pending signature from Kisselback. 7/14/2026 – Kisselback easement signed. Next steps: Coordinate with Procurement to proceed with the bidding process.
	Wayfinding Signage	Development of a comprehensive wayfinding and gateway signage plan.	\$ 50,000.00		Consultant presented proposed wayfinding. In July, staff received direction to hold on implementing the wayfinding for the archway. 2/6/2025- CRA board directed staff to move forward with this project. 2/12/2025- GAI Consultants provided Design Intent Document (with the sign specs and details). 3/4/2024 - Intake and requisition were submitted. 4/8/2025- Procurement is researching available contractors for creating and installation of wayfinding signs. 7/14/2025- Procurement has identified a fabricator based in South Florida with extensive experience producing wayfinding signage for various agencies. Procurement is currently working with them through their continuing contract with another Florida municipality. for land acquisition. 1/22/2026- The invitation to bid for the wayfinding sign fabrication and installation services has been officially posted. Once the bids are received, we will move into the evaluation phase, ensuring that all submissions meet our project requirements and budget. The due date of the bid is on 2/19/2026. 3/24/2026- Staff is currently working with procurement to to issue requests for quotes for sign types B, C and D. 4/2/2026 - During the CRA meeting on April 2, 2026, staff presented cost estimates for Signs B, C, and D. The CRA Board directed staff to proceed with the lowest bidder. Also, During the CRA Board meeting, staff presented potential locations for electronic pedestrian kiosks. The Board also proposed locations for static pedestrian kiosks. 7/14/2026 – Fabricator submitted color samples. Corrections were incorporated, and revised artwork was provided by the fabricator on 7/14/2026.

Project No., if applicable	Project Name	Description	Budget	Percent Complete	Comments
	CRA Extension	Extension of county contribution to CRA for additional 10 years (2041)			Proposed extension and financing plan presented and approved for transmittal to County at 4/18/24 Board meeting. On 5/16/2024 staff sent the information to the County. On 6/10/2024 the County provided comments. Staff is working to address those comments. 11/18/2024- Staff met with Osceola County administration; additional comments were provided requesting: Reduction in Funding for Community Policing, Detailed Scope of Work and Timelines for Projects, Updated Gant Chart for All Projects, and Additional Funding Allocations towards projects. Updated extension analysis document has been provided and pending review. 4/8/2025- City Council and County Commission met on 3/20/2025 to discuss extension. County provided comments including wanting larger projects and projects tied to existing or planned County projects. Staff is updating request. 10/3/2025- The County requested some additional information. Staff is currently working to obtain the information. 3/17/2026 – Staff is continuing to review and update the extension analysis to reflect the current budget and active projects. 4/28/2026 - Final changes to the extension analysis were done to be presented to the CRA board on 5/7/2026. Additionally, a meeting is schedule with the County on May 4, 2026. 7/14/2026 – Meeting held with Osceola County on 5/4/2026.
	Public Arts	Entertainment District Signs			At the October 2, 2025 CRA Board meeting, board members directed staff to explore a signage option. Staff is currently working with procurement in this project. 1/22/2026- Received a proposal from GAI for the design and development of a mock-up. The project is planned in two phases, with schematic design targeted for completion in April 2026, followed by detailed design and implementation with a target completion of June 2026. 2/5/2026- Consensus was to pause moving forward with GAI at this time and request that staff bring options demonstrating what can be produced in-house, including mockups, for review at an upcoming special meeting. The CRA emphasized prioritizing a cost-effective, timely solution while maintaining consistency with City branding. - 3/17/2026- Public Works is working with procurement to purchase the equipment needed to fabricate the signs. 7/27/2026 – Mock-up provided by public works.
		Utility Boxes	\$20,000	40%	The CRA is in the beginning stages of its utility boxes wrap project. There were over 15 utility boxes identified within the US1-92 CRA corridor, and after obtaining instructions from the Florida Department of Transportation. 1/17/2025- the CRA is analyzing possible collaborations to identify artists that will be participating in the design of the project, and preparing the guideliness for this program. 4/7/2025- Staff is currently finishing the program guidelines. 7/14/2025- The program is scheduled to begin with the start of the new school year. 8/21/2025- Recreation advisory committee committee, unanimously agreed to participate in this project. They will be the committee selcting the artwork. 11/18/2025- Staff is currently working in obtaining accurate costs for this project as well as analyzing the lifespan of the materials. 11/25/2025- The Florida Department of Transportation (FDOT) has been reviewing policies related to decorative crosswalks and other similar treatments including signal cabinet wraps. As a result, the program is currently on hold due to a temporary moratorium placed by the FDOT.