Agenda

Community Redevelopment Agency
Regular Meeting Agenda
Monday, September 8, 2025 at 5:00 PM
Citrus County Welcome Center

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PRESENTATIONS**
   A. Crystal River Main Street Impact Report 2025
4. **UNFINISHED BUSINESS**
5. **PUBLIC INPUT**

   (Three Minute Limit)
6. **APPROVAL OF CONSENT AGENDA**
   A. Motion to approve minutes of the CRA meeting held July 14, 2025
7. **CRA ATTORNEY**
8. **CRA ADMINISTRATOR**
   A. Consideration of CRA Time Extension
   B. Discussion of CRA Board Composition
9. **BOARD MEMBER COMMENTS**

   A. Joe Meek, Chair
   B. Robert Holmes, Vice Chair
   C. Gabrielle Satchell
   D. Cindi Frink
   E. Chris Ensing
10. **PUBLIC INPUT**

    (Five Minute Limit)
11. **ADJOURNMENT**

CRYSTAL RIVER COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: September 8, 2025 **Agenda Item Number: 3.A.**

Requested Motion: Crystal River Main Street Impact Report 2025

CRYSTAL RIVER COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: September 8, 2025 **Agenda Item Number: 6.A.**

Requested Motion: Motion to approve minutes of the CRA meeting held July 14, 2025

ATTACHMENTS:
Description
7.15.25 CRA Minutes.docx

Agenda

Community Redevelopment Agency
Regular Meeting Agenda
Monday, July 14, 2025 at 5:00 PM
Citrus County Welcome Center

1. CALL TO ORDER

Chairman Meek called the meeting to order at 5:00 p.m.

Board members present: Chairman Joe Meek, Vice Chairman Robert Holmes, Board member Chris Ensing, Board member Cindi Frink, Board member Gabrielle Satchell

Staff present: City Manager Audra Curts-Whann, CRA Attorney Robert W. Batsel, Jr. Esq., City Clerk Mia Fink, Growth Management Director Carly Hanson, Assistant City Manager/Public Works Director Troy Slattery, Finance Director Michelle Russell-Maynard, Visitors Services Director Andrea Hullstrung, Human Resources Director Mary Helprin

2. ADOPTION OF AGENDA

Motion to adopt the agenda was made by Board member Frink; seconded by Board member Satchell. Motion carried 5-0.

3. PRESENTATIONS

A. CRA Annual Report

Growth Management Director Carly Hanson presented the report. CRA Attorney Batsel addressed Council questions regarding proposed legislation mandating termination of all existing CRAs (failed). Discussion was held regarding budgeting for existing CRA projects and extending adopted CRA plan.

B. Historic Preservation Update

Growth Management Director Carly Hanson discussed options related to Historic Preservation efforts, including property maintenance code and potential process for demolition, FEMA-related exemptions for historic homes. She addressed questions regarding the Masonic building, and previous CRA oversight, noting recent elimination of vernacular code, due to statute.

4. UNFINISHED BUSINESS

5. PUBLIC INPUT

6. APPROVAL OF CONSENT AGENDA

A. Motion to approve minutes of the CRA meeting held January 13, 2025

Motion to approve the consent agenda was made by Board member Satchell; seconded by Vice Chair Holmes. Motion carried 5-0.

7. CRA ATTORNEY

8. CRA ADMINISTRATOR

9. BOARD MEMBER COMMENTS

A. Joe Meek, Chair discussed CRA Board composition and past citizen membership, with CRA Attorney Batsel to research.
B. Robert Holmes, Vice Chair
C. Gabrielle Satchell
D. Cindi Frink
E. Chris Ensing noted lease in process.

10. PUBLIC INPUT

Denise Lyn, County Attorney- Confirmed previous role as Crystal River CRA Attorney and offered to discuss CRA Board composition with City Attorney Batsel.

11. **ADJOURNMENT** Chairman Meek adjourned the meeting at 5:26 p.m.

CRYSTAL RIVER COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: September 8, 2025 **Agenda Item Number: 8.A.**

Requested Motion: Consideration of CRA Time Extension

Staff Recommendation:
Consideration of CRA Time Extension

ATTACHMENTS:
Description
Consideration of CRA Time Extension.docx

Department of Growth Management
123 NW Highway 19
Crystal River, FL 34428
352-795-4216 P
development@crystalriverfl.org
www.crystalriverfl.org

Consideration of CRA Time Extension

During the 2025 Florida Legislative Session, two bills were filed that would have significantly impacted Community Redevelopment Agencies (CRAs) – House Bill 991 and Senate Bill 1242. Although neither bill passed, these considerations demonstrate an interest in eliminating CRAs and prompt Cities to critically evaluate their CRA plans, project lists, funding sources, boundaries, and operational timeframes prior to any potential State preemption.

At the end of 2023, the City began working with Kimley Horn to evaluate the boundary of the Crystal River Community Redevelopment Area. This project identified South Highway 19 and Highway 44 as potential areas for CRA expansion. Prior to completion, however, this evaluation was placed on hold while the City considered the implications of restricting the majority of the City's commercial taxable revenue. It was at this time that the City began following State legislation regarding the future of CRAs.

The bills proposed to require the termination of CRAs either at the expiration of the charter or by September 30, 2045, whichever occurs first. Currently, our CRA is set to terminate on September 30, 2039, pursuant to Section 163.3755(1), Florida Statutes, so this portion of the bill would not currently impact the City. However, it does highlight that it may be beneficial for the City to extend the CRA termination date. The City Council may approve by a majority vote to extend the termination date of the CRA, pursuant to Section 163.3755(1), Florida Statutes. The current CRA Plan provided for a time certain of 2043 for completing all redevelopment financed by increment revenues; however, in accordance with Section 163.361, the City Council may amend such plan if it becomes necessary or desirable.

Additionally, the bills proposed placing a prohibition on CRAs initiating new projects or issuing new debts. If this component is reintroduced, the City must have a thorough and complete project list prepared with identified funding through the termination date. Since the last CRA Plan was conducted in 2015 and legislation is considering limiting additions, it is now time-sensitive to review our existing documents to ensure the plan, project list, and funding are appropriate for complete execution of the goals of the CRA.

City Staff feels it is appropriate to proceed with updating the City's CRA Plan and Project List while extending the termination date to September 30, 2055, to promote projects that improve infrastructure, attract private investment, and support the businesses that choose to be within our CRA.

CRYSTAL RIVER COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: September 8, 2025 **Agenda Item Number: 8.B.**

Requested Motion: Discussion of CRA Board Composition

ATTACHMENTS:
Description
Discussion of Board Composition.docx

Department of Growth Management
123 NW Highway 19
Crystal River, FL 34428
352-795-4216 P
development@crystalriverfl.org
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Discussion of CRA Board Composition

At the July 14, 2025, Community Redevelopment Agency (CRA) meeting, Councilmember Ensing introduced the potential of appointing additional members to the CRA Board. While the City of Crystal River's CRA District has its own meetings and agenda, a 2010 Resolution (10-R-43) placed the responsibility of CRA administration with the City Council.

Because the CRA Board is under the administration of the City Council, Section 163.357, Florida Statutes, allows the City Council to appoint two (2) additional persons to act as members of the CRA. The additional members shall hold terms of 4 years, except for the first person appointed, who shall initially serve for a term of 2 years.

If additional members are desired, they may be appointed if they reside or engage in business (owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged) within the Community Redevelopment Area. There is also a provision that, by interlocal agreement, a representative of a taxing authority may be a member of the board. This could be a member of the County Commission, Transportation Trust, Health Department, Library, Mosquito Control, Southwest Florida Water Management District, or the School Board.

The intention of this item is to consider if the City Council would like to revise the CRA Board administrative structure to include up to two (2) additional members, consistent with the requirements of Florida Statutes.