



**AGENDA
TOWN OF JUPITER
COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING
COUNCIL CHAMBERS
THURSDAY, SEPTEMBER 4, 2025
6:00 PM**

Call To Order

Roll Call:

Chair Jim Kuretski
Vice-Chair Ron Delaney
Commissioner Phyllis Choy
Commissioner Dan Guisinger
Commissioner Malise Sundstrom
Executive Director Frank Kitzerow
Commission Attorney Thomas J. Baird

If you would like to speak on any item, please submit a Comment Card.

PUBLIC HEARING

1. **Fiscal Year 2026 Operating Budget and FY 2026-2030 Community Investment Program (CIP).**
 - A. **CRA Resolution 5-25**, Approving the Fiscal Year 2026 Operating Budget.
 - B. **CRA Resolution 6-25**, Adopting the Fiscal Years 2026-2030 CIP.

CITIZEN COMMENTS

All Non-agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to state his/her name and address for the record prior to addressing the Commission. **The Commission will not discuss these items this evening. Any issues will be referred to Staff for investigation; a report will be forwarded to the Commission; and citizens will be contacted.**

MINUTES

2. August 21, 2025, CRA Meeting Minutes.

CONSENT AGENDA

All items listed in this portion of the agenda are considered routine by the Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner or citizen so requests; in which event, the item will be removed and considered at the beginning of the regular agenda.

PUBLIC BUSINESS

3. **CRA Resolution 7-25**, Amending the Fiscal Year 2025 Operating and CIP Budget.

REPORTS

COMMISSION ATTORNEY

EXECUTIVE DIRECTOR

COMMISSIONER'S COMMENTS

ADJOURNMENT

Section 2-64; Decorum, disturbing meeting:

While the Town Council is in session, the members thereof and the public present in the Council chambers shall not, by conversation or otherwise, delay or interrupt the proceeding or the peace of the Council. It shall be unlawful for any person to disturb or disrupt a meeting of the Town Council or to refuse to obey the orders of the presiding officer in the conduct of the meeting and such person shall be subject to being summarily ejected from the meeting.

Notices:

*Town Council and CRA Meetings are now webcast in real-time and viewable on your computer or mobile device - www.jupiter.fl.us/Live. Backup materials for the CRA Meetings are available online one (1) week before the regular meetings.

*# means no backup materials are attached - revisions may occur

*Persons are advised that if they wish to appeal any decision made at this meeting, they will need a record of the proceedings and, for such purpose, they 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, per Section 286.0105, F.S.

**Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office at TownClerk@jupiter.fl.us or 561-741-2752 at least 48 hours in advance to request accommodations.*

TOWN OF JUPITER
Approval of the Fiscal Year 2026 Operating Budget and Capital Investment Program for
Fiscal Years 2026 – 2030



DATE	September 4, 2025
TO	Honorable Chair and Commissioners of the Community Redevelopment Agency
THRU	Frank Kitzerow, Executive Director
FROM	Scott Reynolds, Finance Director
SUBJECT	CRA Resolution No. 5-25 - Approval of the Fiscal Year 2025 Operating Budget and CRA Resolution No. 6-25 - Adoption of the Capital Improvement Program for Fiscal Years 2026 through 2030.

EXECUTIVE SUMMARY

Staff seeks Commission approval of Resolution No. CRA 5-25 adopting the Operating Budget for Fiscal Year 2025/2026 and Resolution No. CRA 6-25 adopting the CRA Capital Investment Program Budget for Fiscal Years 2026 – 2030 based on the preliminary budgets prepared and presented.

ANALYSIS

The proposed FY2025/2026 CRA operating and CIP budgets are prepared using the proposed millage rates of 4.5000 for the County and 2.3894 for the Town of Jupiter. The valuation estimate provided by the Property Appraiser’s office for the CRA incremental value is \$555 million for FY2026, which represents a \$39.7 million increase in the CRA incremental value from fiscal year 2025. The current estimate of combined ad valorem revenues generated from the incremental tax base throughout the CRA will be \$3.6 million for the 2026 Fiscal Year.

STRATEGIC PRIORITY

- Fiscal Responsibility
- Strong Local Economy

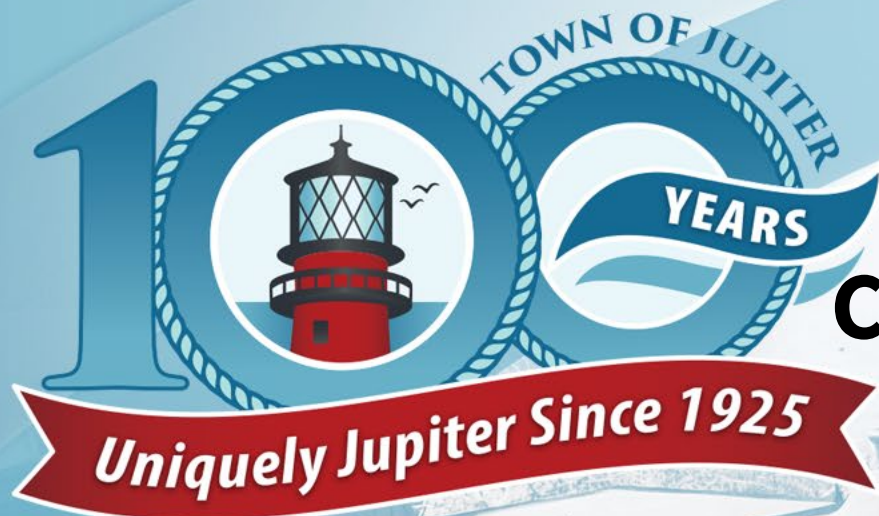
ATTACHMENTS

1. FY2026 CRA Final Reading Presentation
2. Resolution No. 5-25
3. Resolution No. 6-25
4. FY2026 Operating Budget and Community Investment Program

FUNDING SOURCE

FY2026 Operating and Community Investment Program Budget

For more information or copies of the attachments, please contact Scott Reynolds at scottr@jupiter.fl.us and/or 561-741-2327.



Community Redevelopment Agency

Fiscal Year 2026

**Proposed Operating/Community
Investment Plan Budget**

Final Hearing

September 4, 2025

**CENTENNIAL
CELEBRATION**
1925 - 2025

Proposed -Revenue / Expenditures / Project

Revenue Increase/Decrease:

CRA Increment has increased from \$515 million in FY2025 to \$555 million for FY2026.

Operational Expenditure Highlights:

- Implement Elements of the CRA plan.
- Holiday Boat Parade fireworks.
- Holiday decorations for inlet village.
- Riverwalk community events.
- Funding for art at the roundabout.
- East coast greenway/trails events.
- CRA grant program.

CIP Updated Projects:

- Riverwalk Gravity Wall-Added future funding for the plaza gravity wall for a long term solution needed in to address migration of blocks within the wall, provide a nature-based strategy that stabilizes and protects the wall.
- Riverwalk Living Shoreline Stabilization –Future funding for the installation of a living shoreline to stabilize, create/restore marine habitat along the Riverwalk.
- Piatt Place Park –New CIP for the construction of a passive park connection of the Riverwalk (50/50 grant dependent for construction in FY2028).



Summary of Proposed FY 2025/2026 Budget

REVENUES:

Taxes - Current Ad Valorem
 FY2026 County (4.5000 mills)
 FY2026 Town (2.3894 mils)

Parking lot license revenue
 Interest on investments
 Other Misc. Revenue
 Utilization of CRA Fund Balance

TOTAL REVENUES

EXPENDITURES:

Operating Expenses
Community Investment Program :
 A1A Jupiter Beach Road - US#1
 Riverwalk Shoreline
 Events Plaza Riverwalk gravity wall repair
 CRA Riverwalk Shoreline Stablization
 Love Street Sidewalk construction (east side)
 Piatt Place
 Contingency
 Loan Repayments GF & CIP (Principal)
 Interest Payments to GF & CIP

TOTAL EXPENDITURES

	Actual 2024	Adopted Budget 2025	Proposed 2026
	\$ 2,023,175	\$ 2,202,985	\$ 2,372,885
	1,073,799	1,169,736	1,259,949
	\$ 3,096,974	\$ 3,372,721	\$ 3,632,834
	107,099	108,159	118,087
	48,791	50,000	40,000
	-	-	-
	-	570,138	-
	\$ 3,252,864	\$ 4,101,018	\$ 3,790,921
	\$ 1,090,801	\$ 1,201,036	\$ 1,465,016
	480,851	-	-
	12,967	-	-
	-	50,000	50,000
	-	200,000	200,000
	16,121	-	160,000
	92,258	125,000	25,000
	-	-	795,822
	-	2,457,264	1,055,816
	91,326	67,718	39,267
	\$ 1,784,324	\$ 4,101,018	\$ 3,790,921

TOTAL FY2026 TAXABLE VALUE 722,613,912
 BASE YEAR TAXABLE VALUE 167,553,151

FY26 INCREMENT VALUE 555,060,761

COUNTY MILLAGE 4.5000
 TOWN MILLAGE 2.3894

FY 2026 COUNTY AD VALOREM 2,372,885
 FY 2026 TOWN AD VALOREM 1,259,949

TOTAL 3,632,834

- Increase of \$260,113 in Ad Valorem Taxes over FY2025 funding based on a County proposed millage of 4.5000 and Town Proposed Millage of 2.3894.



CRA – Proposed Community Investment Plan:

Project Description	In-Service FY/Qtr	Unspent Carryforward	2026	2027	2028	2029	2030	Total
Plaza Down Under- Riverwalk Wall stabilization	27/Q1	72,550	50,000	200,000	-	-	-	250,000
CRA Riverwalk Shoreline Stablization	On-going	436,800	200,000	200,000	200,000	200,000	200,000	1,000,000
Love Street Sidewalk construction (east side)	26/Q1	133,017	160,000	-	-	-	-	160,000
Piatt Place Park (P&Z)	2028/4	115,036	25,000	-	1,200,000	660,000	-	1,885,000
TOTAL		757,403	435,000	400,000	1,400,000	860,000	200,000	3,295,000

Project Funding	Unspent Carryforward	2026	2027	2028	2029	2030	Total
CRA General Revenues	757,403	435,000	400,000	800,000	530,000	200,000	2,365,000
Grant Revenues	-	-	-	600,000	330,000	-	930,000
TOTAL	757,403	435,000	400,000	1,400,000	860,000	200,000	3,295,000



CRA –Community Investment Plan: Events Plaza & marine habitat.

- Project includes:
 - Installation of riprap
 - Protect and prevent damage to the events plaza wall and the Riverwalk in the future.



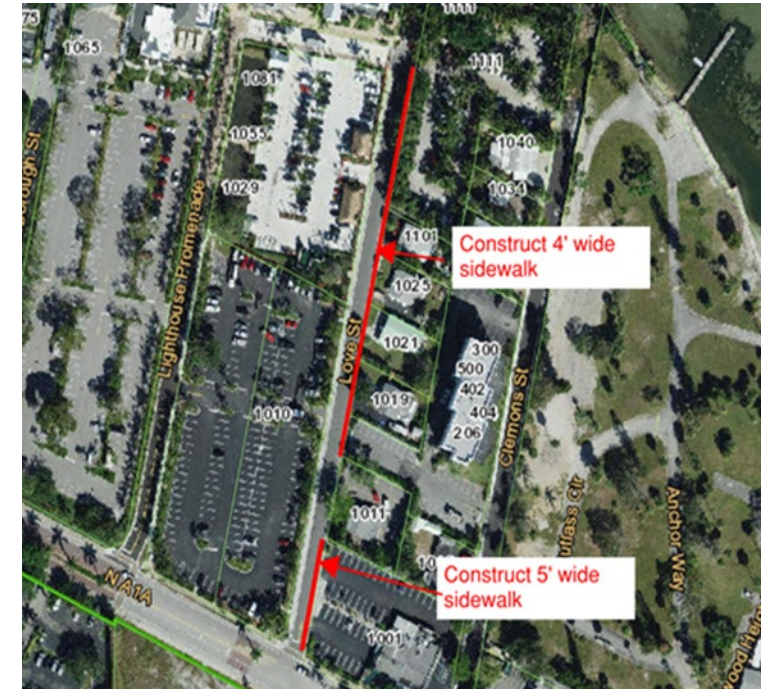
CRA –Community Investment Plan: CRA Riverwalk Living Shoreline & Stabilization

- On going project to stabilize the shoreline abutting the Town-owned section of Riverwalk.



CRA –Community Investment Plan: Love Street Sidewalk construction (east side)

- Construction of approximately 600 linear feet of missing sidewalk should also occur at the corner of Clemons and A1A at the southeast corner of the Schooner’s property.
- Project will improve pedestrians safety in the core of the Inlet Village, especially at night when the areas is highly visited.
- Staff currently working with individual property owners to receive sidewalk and construction easements.



CRA –Community Investment Plan: Piatt Place Park and Environmental Improvements

Strategic Initiative:

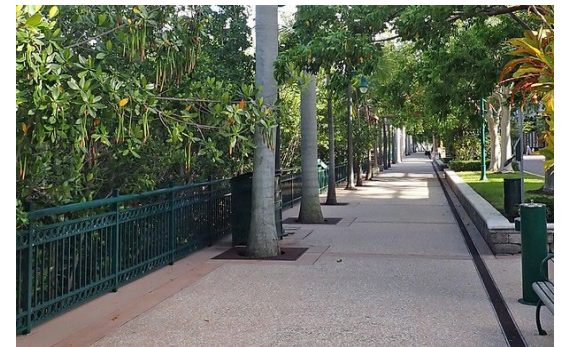
Project Includes:

- Riverwalk overlook
- Shade structures
- Pedestrian amenities
- Additional parking

Environmental improvements

include:

- Mangrove restoration
- Native upland plantings



Staff will be seeking grant funding for construction in 2028 - 2029

**TOWN OF JUPITER
COMMUNITY REDEVELOPMENT AGENCY
CASH FLOW ANALYSIS**

CRA LIFE

FISCAL YEAR END

8/21/2025

	21	22	23	24	25	26	27	28	29	30
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Estimated Beginning Balance	4,757,879	1,128,546	1,924,367	3,665,418	5,046,761	7,089,191	9,917,881	13,078,220	16,375,823	19,816,540
Plus:										
Ad Valorem Revenue	3,372,721	3,632,834	3,778,147	3,929,273	4,086,444	4,249,902	4,419,898	4,596,694	4,780,561	4,971,784
Parking & Other Revenue	158,159	158,087	161,249	164,474	167,763	171,118	174,541	178,032	181,592	185,224
Revenue Subtotal	3,530,880	3,790,921	3,939,396	4,093,747	4,254,207	4,421,020	4,594,439	4,774,725	4,962,154	5,157,008
LESS:										
Operating Costs	2,151,020	1,465,016	1,274,179	1,312,404	1,351,777	1,392,330	1,434,100	1,477,123	1,521,436	1,567,080
Harbourside CDD payment	-	-	-	-	-	-	-	-	-	-
Scheduled Principal Payment to GF	700,000	800,000	508,899	-	-	-	-	-	-	-
Interest Payment to GF	60,267	39,267	15,267	-	-	-	-	-	-	-
Scheduled Principal Payment to CIP	192,549	255,816	-	-	-	-	-	-	-	-
Interest Payment to CIP	7,451	-	-	-	-	-	-	-	-	-
Capital Expenditures	4,048,926	435,000	400,000	1,400,000	860,000	200,000	-	-	-	-
Transfer to CIP (Piatt Place)	-	-	-	-	-	-	-	-	-	-
Prior Year Carryforwards	-	-	-	-	-	-	-	-	-	-
Expense Subtotal	7,160,213	2,995,099	2,198,345	2,712,404	2,211,777	1,592,330	1,434,100	1,477,123	1,521,436	1,567,080
Estimated Ending Balance	1,128,546	1,924,367	3,665,418	5,046,761	7,089,191	9,917,881	13,078,220	16,375,823	19,816,540	23,406,469



Questions



RESOLUTION NO. CRA 5-25

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF JUPITER COMMUNITY REDEVELOPMENT AGENCY ADOPTING AN OPERATING BUDGET AND APPROPRIATING VARIOUS FUNDS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026.

WHEREAS, the Jupiter Town Council created a Community Redevelopment Agency (CRA) as authorized by and consistent with Chapter 163, Part III, Florida Statutes; and

WHEREAS, the Board of Commissioners of the CRA is required to adopt an operating budget for the year beginning October 1, 2025 and ending September 30, 2026 and to appropriate funds necessary to implement the programs to be provided pursuant to that operating budget; and

WHEREAS, the Board of Commissioners is authorized pursuant to §163.358, Florida Statutes to exercise certain powers, including the expenditure of revenues the CRA receives to carry out the provisions of Chapter 163, Part III, Florida Statutes; and

WHEREAS, the Executive Director of the CRA has caused to be prepared an operating budget for the CRA's fiscal year 2025-2026 budget.

NOW THEREFORE, be it resolved by the Board of Commissioners of the CRA; that

Section 1. The operating budget for the CRA is hereby approved and adopted in the sum of \$3,790,921 for fiscal year 2025-2026.

Section 2. Pursuant to the applicable provisions of the Florida Constitution and statutory law, the appropriations provided for herein are hereby fixed, made and appropriated in accordance with the terms, specifications and details contained within the said budget.

Section 3. A copy of the CRA's operating budget shall be maintained and available for inspection during the Town of Jupiter's business hours in the Office of the Town Clerk of the Town of Jupiter, Florida.

Section 4. This Resolution shall take effect upon its execution.

Attachment: Summary of Adopted Operating Budget-Fiscal Year 2025-2026.

RESOLUTION NO. CRA 6-25

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF JUPITER COMMUNITY REDEVELOPMENT AGENCY APPROVING AND APPROPRIATING A CAPITAL BUDGET FOR FISCAL YEAR 2025- 2026; AND PROVIDING FOR A FIVE-YEAR COMMUNITY INVESTMENT PROGRAM.

WHEREAS, the Town Council of the Town of Jupiter created a Community Redevelopment Agency (the CRA) pursuant to Chapter 163, Part III, Florida Statutes; and

WHEREAS, the CRA has the responsibility to budget and appropriate funds for the capital improvement projects it proposes to implement within its boundaries; and

WHEREAS, good financial planning necessitates the promulgation of a comprehensive five-year Community Investment Program for capital projects within the CRA's boundaries; and

WHEREAS, the Board of Commissioners as the governing authority of the CRA has conducted one or more public hearings to consider a budget and to appropriate funds for capital projects within the CRA's boundaries and has set forth a five-year Community Investment Program to implement same.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF JUPITER COMMUNITY REDEVELOPMENT AGENCY

Section 1. The Board of Commissioners as the governing body of the CRA hereby adopts its Fiscal Year 2026 - 2030 capital budget setting forth a five-year Community Investment Program for projects within the CRA's boundaries.

Section 2. This Resolution shall take effect immediately upon execution.

**JUPITER COMMUNITY REDEVELOPMENT AGENCY
PROPOSED OPERATING & CIP BUDGET**

2025 - 2026

JIM KURETSKI
Chairperson

RON DELANEY
Vice - Chair

MALISE SUNDSTROM
Commissioner

PHYLLIS CHOY
Commissioner

DAN GUISINGER
Commissioner

FRANK KITZEROW
Executive Director

**JUPITER COMMUNITY REDEVELOPMENT AGENCY
SUMMARY OF PROPOSED BUDGET
FISCAL YEAR 2025 - 2026**

		Actual 2024	Adopted Budget 2025	Proposed 2026
REVENUES:				
Taxes - Current Ad Valorem				
FY2026	County (4.5000 mills)	\$ 2,023,175	\$ 2,202,985	\$ 2,372,885
FY2026	Town (2.3894 mils)	1,073,799	1,169,736	1,259,949
		\$ 3,096,974	\$ 3,372,721	\$ 3,632,834
Parking lot license revenue		107,099	108,159	118,087
Interest on investments		48,791	50,000	40,000
Other Misc. Revenue		-	-	-
Utilization of CRA Fund Balance		-	570,138	-
TOTAL REVENUES		\$ 3,252,864	\$ 4,101,018	\$ 3,790,921
EXPENDITURES:				
Operating Expenses		\$ 1,090,801	\$ 1,201,036	\$ 1,465,016
Community Investment Program :				
A1A Jupiter Beach Road - US#1		480,851	-	-
Riverwalk Shoreline		12,967	-	-
Events Plaza Riverwalk gravity wall repair		-	50,000	50,000
CRA Riverwalk Shoreline Stablization		-	200,000	200,000
Love Street Sidewalk construction (east side)		16,121	-	160,000
Piatt Place		92,258	125,000	25,000
Contingency		-	-	795,822
Loan Repayments GF & CIP (Principal)		-	2,457,264	1,055,816
Interest Payments to GF & CIP		91,326	67,718	39,267
TOTAL EXPENDITURES		\$ 1,784,324	\$ 4,101,018	\$ 3,790,921

**JUPITER COMMUNITY REDEVELOPMENT AGENCY
BUDGET INFORMATION - EXPENDITURES
FISCAL YEAR 2025 - 2026**

A/C No.	Description	Actual FY 2024	Original FY 2025	Proposed FY 2026
531000	Professional Services	56,754	110,000	110,000
531003	Town Attorney	75,199	50,000	50,000
534000	Other Contractual Service	18,689	80,000	80,000
540000	Travel & Per Diem	812	2,000	2,000
542000	Postage & Freight	-	100	100
543000	Utility Services	8,976	10,000	10,000
545000	Insurance	7,413	11,828	15,021
546000	Repairs & Maintenance	18,918	42,000	42,000
546003	Grounds R&M	115,198	135,000	-
546015	R&M-Safety Improvements	-	-	135,000
548000	Promotional Activities	22,261	70,500	60,500
549001	Legal Advertising	-	300	300
551000	Office Supplies	-	400	400
552000	Operating Supplies	-	200	200
554000	Books Dues Pubs Etc	670	1,825	1,825
564000	M&E-A1A Roundabout Statue	-	-	150,000
582190	Aid-CRA Grants	-	-	50,000
	Subtotal	324,890	514,153	707,346
	C-I-P Projects	602,197	375,000	435,000
	Subtotal	602,197	375,000	435,000
572001	Int on Town Loan to CRA	91,326	67,718	39,267
	Subtotal	91,326	67,718	39,267
591001	Principal Pyts on Loans	-	2,457,264	1,055,816
599001	Contingency	-	-	795,822
599099	Tfr To-General Fund	765,911	686,883	757,670
	Subtotal	765,911	3,144,147	2,609,308
	TOTAL	1,784,324	4,101,018	3,790,921

**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
CRA
2026 - 2030**

Project Description	In-Service FY/Qtr	Unspent Carryforward	2026	2027	2028	2029	2030	Total
Plaza Down Under- Riverwalk Wall stabilization	27/Q1	72,550	50,000	200,000	-	-	-	250,000
CRA Riverwalk Shoreline Stabilization	On-going	436,800	200,000	200,000	200,000	200,000	200,000	1,000,000
Love Street Sidewalk construction (east side)	26/Q1	133,017	160,000	-	-	-	-	160,000
Piatt Place Park (P&Z)	2028/4	115,036	25,000	-	1,200,000	660,000	-	1,885,000
TOTAL		757,403	435,000	400,000	1,400,000	860,000	200,000	3,295,000

Project Funding	Unspent Carryforward	2026	2027	2028	2029	2030	Total
CRA General Revenues	757,403	435,000	400,000	800,000	530,000	200,000	2,365,000
Grant Revenues	-	-	-	600,000	330,000	-	930,000
TOTAL	757,403	435,000	400,000	1,400,000	860,000	200,000	3,295,000

Project Description	Unspent Carryforward	Encumbrances	Available Balance	In-Service FY/Qtr	FY Last in CIP	Notes
Piatt Place Park (Demo/Design/Retaining Wall)	1,099,626	1,074,090	25,536	-	-	
TOTAL	1,099,626	1,074,090	25,536			

Project Funding	Unspent Carryforward	Encumbrances
CRA General Revenues	1,099,626	1,074,090
TOTAL	1,099,626	1,074,090

**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2026 - 2030**

Project Name: Plaza Down Under- Riverwalk Wall stabilization	Department: PZ & Engineering	
Link to Strategic Plan/Strategic Result: Green, Blue and Open Spaces	Project #: C2302	Projected In-Service Date: 2027/Q1

Project Description and Justification:
The project was to initially repair damaged section of wall along the Riverwalk at the Plaza Down Under. The next phase includes stabilizing the seawall with marine habitat. To protect and prevent damage to the wall and the Riverwalk in the future, stabilization is needed to address minor migration of blocks within the wall and to provide a stabilization strategy that would prevent future boat damage. The project includes the installation of riprap, oyster pods and/or artificial reef modules that provides marine habitat (oyster recruitment) and stabilizes the structure either at the edge of the wall for protection which will also protect the Riverwalk above from wave action and erosion that consistently occurs at the location. Long term shoreline stabilization that also promotes marine habitat is needed to protect the public investment of the plaza, Riverwalk and bridge. Staff will submit for additional grant funding from Florida Resilient grant or others still available.

Location(s) and Program Schedule		In-Service	
Fiscal Yr	Scope	FY/Qtr	Budget
2026	Design of shoreline stabilization at the base of the Riverwalk at the Plaza Down Under	26/Q1	\$50,000
2027	Construction of shoreline stabilization	27/Q1	\$200,000
2028			
2029			
2030			



**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
FINANCIAL INFORMATION
2026 - 2030**

Project Name: Plaza Down Under- Riverwalk Wall stabilization	Department: PZ & Engineering
Link to Strategic Plan/Strategic Result: Green, Blue and Open Spaces	Project #: C2302

Project Budget:	Prior to 2026	2026	2027	2028	2029	2030	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$100,000	\$50,000	\$0	\$0	\$0	\$0	\$150,000
Construction	\$111,890	\$0	\$200,000	\$0	\$0	\$0	\$311,890
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$211,890	\$50,000	\$200,000	\$0	\$0	\$0	\$461,890

Funding Sources:	Prior to 2026	2026	2027	2028	2029	2030	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CRA funding	\$211,890	\$50,000	\$200,000	\$0	\$0	\$0	\$461,890
Surtax proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open space	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Police impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreation impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Road impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Escrow/Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant revenues							
CDBG	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FEMA Hazard Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LRPI	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant (TBD)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater R&R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water R & R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loan proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$211,890	\$50,000	\$200,000	\$0	\$0	\$0	\$461,890

Previous Years:	Prior to FY 2021	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
Amount Budgeted	\$0	\$0	\$50,000	\$52,000	\$59,890	\$50,000	\$211,890
Amount Expended	\$0	\$0	\$0	\$8,100	\$0	\$131,240	\$139,340
Current Encumbrances							\$22,550
Remaining Available E							\$50,000

**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2026 - 2030**

Project Name: CRA Riverwalk Living Shoreline & Stabilization	Department: Planning & Zoning	
Link to Strategic Plan/Strategic Result: Green, Blue and Open Spaces	Project #: C2301	Projected In-Service Date: On-going

Project Description and Justification:
The project will stabilize & install living shoreline abutting the Riverwalk and in Inlet Village. Along various locations waterward of the Riverwalk, the shoreline is eroding. The erosion is caused by boat wake and heavy storms along the Intracoastal Waterway that scour the upland close to the Town's Riverwalk. The worst erosion on the Riverwalk behind Mangrove Bay was stabilized in 2025 diverting structural damage. Future phases will continue to enhance the shoreline below the waterline and on the upland by a variety of nature based strategies that create reduce wave energy, stabilize the shoreline and create/restore marine habitat. The next phase will continue where needed along the length of the existing Riverwalk including areas along Jupiter Yacht Club, Best Western, the lagoon bridge, etc. Subsequent phases will include the public docks at Harbourside, the fixed bridges along US1 and ultimately in Inlet Village. The living shoreline and stabilization efforts will include a variety of methods including but not limited to rip rap, artificial reef modules, piling attachments, mangroves & transitional native upland plant material. The intent is to use nature-based strategies to create a more resilient shoreline that protects the Riverwalk infrastructure while also restoring the intertidal zone & marine habitat.

Location(s) and Program Schedule		In-Service	
Fiscal Yr	Scope	FY/Qtr	Budget
2026	Design and permitting of living shoreline and breakwater along Riverwalk abutting Jupiter Yacht Club, the lagoon bridge and the Best Western Hotel	26/Q1	\$200,000
2027	Living shoreline, breakwater and stabilization along Riverwalk abutting Jupiter Yacht Club, the lagoon bridge and the Best Western Hotel for \$300,000 with \$100,000 from previous years	27/Q1	\$300,000
2028	Design and permitting of living shoreline, breakwater and stabilization along Riverwalk abutting public docks at Harbourside and across along State lands, under both US1 fixed bridge crossings north and south of Burt Reynolds Park	28/Q1	\$200,000
2029	Living shoreline and breakwater and stabilization along Riverwalk abutting public docks at Harbourside, across Harbourside along State lands, under both US1 fixed bridge crossings north and south of Burt Reynolds Park	29/Q1	\$200,000
2030	Design and permitting of living shoreline, breakwater and stabilization along Riverwalk in the Inlet Village	30/Q1	\$200,000



FINANCIAL INFORMATION
2026 - 2030

Project Name: CRA Riverwalk Living Shoreline & Stabilization	Department: Planning & Zoning
Link to Strategic Plan/Strategic Result: Green, Blue and Open Spaces	Project #: C2301

Project Budget:	Prior to 2026	2026	2027	2028	2029	2030	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$90,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$340,000
Construction	\$504,481	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$1,254,481
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$594,481	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,594,481

Funding Sources:	Prior to 2026	2026	2027	2028	2029	2030	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CRA funding	\$594,481	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,594,481
Surtax proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open space	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Police impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreation impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Road impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Escrow/Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant revenues							
CDBG	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FEMA Hazard Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LRPI	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant (TBD)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater R&R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water R & R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loan proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$594,481	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,594,481

Previous Years:	Prior to 2021	2021	2022	2023	2024	2025	Total
Amount Budgeted	\$0	\$0	\$0	\$174,481	\$220,000	\$200,000	\$594,481
Amount Expended	\$0	\$0	\$0	\$100	\$12,967	\$144,614	\$157,681
Current Encumbrances							\$67,307
Remaining Available Budget							\$369,493

Footnote: Expenditures anticipated to continue after 5-year planning window.

**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2026 - 2030**

Project Name: Love Street Sidewalk construction (east side)	Department: PZ/Engineering	
Link to Strategic Plan/Strategic Result: Mobility	Project #: C2201	Projected In-Service Date: 2026/Q1

Project Description and Justification:
 The project is to construct a Love Street sidewalk on the east side of right-of-way. Sidewalks do not exist on the east side of the roadway from the intersection of A1A, abutting Schooners, north to Square Grouper. The project includes cost for design, mobilization, demolition, disposal, Maintenance of Traffic, construction of the new sidewalk, driveway turnouts, and related ancillary signage, striping, landscaping, and restoration work. Construction of approximately 600 linear feet of missing sidewalk should also occur at the corner of Clemons and A1A at the southeast corner of the Schooner's property. The project will improve pedestrians safety in the core of the Inlet Village, especially at night when the areas is highly visited. While there is a sidewalk on the west side of Love Street, it is still common for pedestrians to walk in the street. Finalizing temporary construction easements and sidewalk easements with private property owners has extended the life of this project.

Location(s) and Program Schedule		In-Service	
Fiscal Yr	Scope	FY/Qtr	Budget
2026	Complete construction of Love Street sidewalk	26/Q1	\$160,000
2027			
2028			
2029			
2030			

Project Photo(s) / Map of Location



**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
FINANCIAL INFORMATION
2026 - 2030**

Project Name: Love Street Sidewalk construction (east side)	Department: PZ/Engineering
Link to Strategic Plan/Strategic Result: Mobility	Project #: C2201

Project Budget:	Prior to 2026	2026	2027	2028	2029	2030	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$65,000	\$0	\$0	\$0	\$0	\$0	\$65,000
Construction	\$108,000	\$160,000	\$0	\$0	\$0	\$0	\$268,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$173,000	\$160,000	\$0	\$0	\$0	\$0	\$333,000

Funding Sources:	Prior to 2026	2026	2027	2028	2029	2030	Total
General revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CRA funding	\$166,657	\$160,000	\$0	\$0	\$0	\$0	\$326,657
Surtax proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open space	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Police impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreation impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Road impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Escrow/Contribution	\$6,343	\$0	\$0	\$0	\$0	\$0	\$6,343
Grant revenues							
CDBG	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FEMA Hazard Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LRPI	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant (TBD)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater R&R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water R & R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loan proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$173,000	\$160,000	\$0	\$0	\$0	\$0	\$333,000

Previous Years:	Prior to FY 2021	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
Amount Budgeted	\$0	\$0	\$35,000	\$88,000	\$50,000	\$0	\$173,000
Amount Expended	\$0	\$0	\$0	\$0	\$16,121	\$23,861	\$39,983
Current Encumbrances							
Remaining Available Budget							\$133,017

**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
2026 - 2030**

Project Name: Piatt Place Park and Environmental Improvements	Department: Planning & Zoning	
Link to Strategic Plan/Strategic Result: Green, Blue and Open Spaces	Project #: C2402	Projected In-Service Date: 2029/Q4

Project Description and Justification:
This project is for passive park improvements that include public access and environmental restoration (upland and marine) to a portion of the 4.8 acre site. Specific improvements to the property include a segment of the Riverwalk, shade structure, pedestrian amenities, landscaping and additional parking. Environmental improvements include mangrove restoration, native upland plantings, bioretention area and marine habitat restoration. Staff submitted for a Florida Inland Navigation District (FIND) grant for 50% of the design and permitting costs of the overall park. The project is reliant on grants to provide a 50% match either through FIND for the construction of the waterfront park, Florida Recreational Trail Program (trail and amenities) or Florida Recreational Development Assistance Program (pedestrian amenities/shade structure).

Location(s) and Program Schedule		In-Service	
Fiscal Yr	Scope	FY/Qtr	Budget
2026	Complete construction design & permitting of overall park plan w/ prior monies & FIND grant	2026/4	\$25,000
2027			
2028	Construction of park amenities & upland Riverwalk: including parking, shade structure, pedestrian amenities, landscaping & bioretention	2028/4	\$1,200,000
2029	Construction of Riverwalk	2029/4	\$660,000
2030			

Project Photo(s) / Map of Location



**TOWN OF JUPITER
COMMUNITY INVESTMENT PROGRAM
FINANCIAL INFORMATION
2026 - 2030**

Project Name: Piatt Place Park and Environmental Improvements	Department: Planning & Zoning
Link to Strategic Plan/Strategic Result: Green, Blue and Open Spaces	Project #: C2402

Project Budget:	Prior to 2026	2026	2027	2028	2029	2030	Total
Land acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning / Design	\$50,000	\$0	\$0	\$0	\$0	\$0	\$50,000
Engineering	\$75,000	\$25,000	\$0	\$0	\$0	\$0	\$100,000
Construction	\$0	\$0	\$0	\$1,200,000	\$660,000	\$0	\$1,860,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget	\$125,000	\$25,000	\$0	\$1,200,000	\$660,000	\$0	\$2,010,000

Funding Sources:	Prior to 2026	2026	2027	2028	2029	2030	Total
General revenues				\$0	\$0	\$0	\$0
CRA funding	\$125,000	\$25,000	\$0	\$600,000	\$330,000	\$0	\$1,080,000
Surtax proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open space	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Police impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreation impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Road impact fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Escrow/Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant revenues							
CDBG	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FEMA Hazard Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LRPI	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant (TBD) / FIND	\$0	\$0	\$0	\$600,000	\$330,000	\$0	\$930,000
Stormwater revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater R&R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water R & R funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loan proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$125,000	\$25,000	\$0	\$1,200,000	\$660,000	\$0	\$2,010,000

Previous Years:	Prior to FY 2021	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
Amount Budgeted	\$0	\$0	\$0	\$0	\$0	\$125,000	\$125,000
Amount Expended	\$0	\$0	\$0	\$0	\$0	\$9,964	\$9,964
Current Encumbrances							\$0
Remaining Available E							\$115,036

**TOWN OF JUPITER
COMMUNITY REDEVELOPMENT AGENCY
CASH FLOW ANALYSIS**

CRA LIFE FISCAL YEAR END	21 2025	22 2026	23 2027	24 2028	25 2029	26 2030	27 2031	28 2032	29 2033	30 2034
Estimated Beginning Balance	4,757,879	1,128,546	1,924,367	3,665,418	5,046,761	7,089,191	9,917,881	13,078,220	16,375,823	19,816,540
Plus:										
Ad Valorem Revenue	3,372,721	3,632,834	3,778,147	3,929,273	4,086,444	4,249,902	4,419,898	4,596,694	4,780,561	4,971,784
Parking & Other Revenue	158,159	158,087	161,249	164,474	167,763	171,118	174,541	178,032	181,592	185,224
Revenue Subtotal	3,530,880	3,790,921	3,939,396	4,093,747	4,254,207	4,421,020	4,594,439	4,774,725	4,962,154	5,157,008
LESS:										
Operating Costs	2,151,020	1,465,016	1,274,179	1,312,404	1,351,777	1,392,330	1,434,100	1,477,123	1,521,436	1,567,080
Harbourside CDD payment	-	-	-	-	-	-	-	-	-	-
Scheduled Principal Payment to GF	700,000	800,000	508,899	-	-	-	-	-	-	-
Interest Payment to GF	60,267	39,267	15,267	-	-	-	-	-	-	-
Scheduled Principal Payment to CIP	192,549	255,816	-	-	-	-	-	-	-	-
Interest Payment to CIP	7,451	-	-	-	-	-	-	-	-	-
Capital Expenditures	4,048,926	435,000	400,000	1,400,000	860,000	200,000	-	-	-	-
Transfer to CIP (Piatt Place)	-	-	-	-	-	-	-	-	-	-
Prior Year Carryforwards	-	-	-	-	-	-	-	-	-	-
Expense Subtotal	7,160,213	2,995,099	2,198,345	2,712,404	2,211,777	1,592,330	1,434,100	1,477,123	1,521,436	1,567,080
Estimated Ending Balance	1,128,546	1,924,367	3,665,418	5,046,761	7,089,191	9,917,881	13,078,220	16,375,823	19,816,540	23,406,469



**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING
COUNCIL CHAMBERS
THURSDAY, AUGUST 21, 2025**

Chair Jim Kuretski called the meeting to order at 6:00 P.M.

Roll Call: Chair Jim Kuretski; Vice-Chair Ron Delaney; Commissioner Phyllis Choy; Commissioner Dan Guisinger; Commissioner Malise Sundstrom; Executive Director Frank Kitzerow; Assistant Commission Attorney Brett Lashley and Board Clerk Merriane Lahmeur.

MINUTES

1. April 15, 2025, CRA Meeting Minutes.

Vice-Chair Delaney moved to approve the April 15, 2025, CRA Meeting Minutes; seconded by Commissioner Sundstrom; motion passed.

Kuretski	Delaney	Choy	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

REGULAR AGENDA

PUBLIC BUSINESS

2. Presentation - CRA Fiscal Year 2026 Operating Budget/Community Investment Program.

Mr. Scott Reynolds, Director of Finance, provided a presentation that included Proposed Revenue, Expenditures, and a summary of the proposed Fiscal Year 2025/2026 Operating Budget. He then presented an overview of the Proposed CRA Community Investment Plan (CIP), which included the following CRA CIP Projects: the Riverwalk Living Shoreline and Stabilization, Love Street Sidewalk Construction, Piatt Place Park and Environmental Improvements. He additionally provided an overview of the CRA cash flow analysis.

Commissioner Sundstrom asked about the status of securing easements for the Love Street Project. Ms. Stephanie Thoburn, Assistant Director of Planning and Zoning, stated the Town had obtained four of the seven easements, with three more to finalize, and explained the process was lengthy.

Commissioner Choy asked if the kayak launches under Piatt Place had been removed and whether they would be replaced. Ms. Thoburn responded that a new site plan would be brought forward by the end of the year.

Commissioner Choy also asked for clarification on parking and other revenues under cash flow. Mr. Reynolds stated that those revenues were interest earnings.

Vice-Chair Delaney asked whether the Love Street Sidewalk would be constructed of pavers or concrete. Ms. Thoburn stated it would be concrete.

Chair Kuretski asked if the intention for the Living Shoreline was to complete the work in phases each year. Ms. Thoburn explained that the project was phased due to erosion issues. Chair Kuretski clarified that in 2026 work would be completed, funding would be consumed and we would keep moving along. Ms. Thoburn stated the permitting process would take about a year, and staff sought to combine projects under a single bid invitation to achieve cost savings. Chair Kuretski asked if Ms. Thoburn was the project manager for the project and if she would be the one putting the contracts together, and Ms. Thoburn confirmed she was but that she would also be working with Engineering and the Town Attorney on the contracts.

Chair Kuretski noted that a major CRA Plan update had been completed prior to the current members' service, which included the Piatt Place Park Project. He asked for proposed policy guidance in terms of planning for grants, including rolling projects to the next year if grant funding was not received. He suggested the policy practice should be to set a number for the grant that would be pursued and reduce the CRA funding accordingly. He noted that the Piatt Place Project could proceed with permitting, but it may need to be pushed back another year for funding.

Commissioner Sundstrom asked what was expected in terms of the policy for grant funding, and specifically what was expected for grants for the Piatt Place Project. Ms. Thoburn stated that Phase One was submitted for a fifty percent FIND grant, and once through permitting, the Town would submit for a Phase Two grant for implementation. She explained that environmental permitting could take up to a year.

Commissioner Sundstrom noted that some projects maybe be able to move forward regardless of grant funding, while others may wait for grant funding, and asked the Chair if they should distinguish between those. Chair Kuretski noted it is always the Commission's decision whether to proceed with or without a grant. As a practice, it would be helpful to know if a grant is possible, and if not received, the Commission could then decide whether to proceed.

Commissioner Sundstrom asked what that would mean for Staff when not all projects depend on grants. Mr. Reynolds noted that staff brings forward projects that are considered part of the Strategic Initiative (SI) that the Commission would like to see, and grants are not considered at that point but later when feasible. Mr. Reynolds noted that the grant funding could be noted, but then the question would be was the project reliant upon the grant or the SI of the Town.

Chair Kuretski emphasized that while SI projects are important, they may still be contingent upon grants. He asked that budget sheets reflect anticipated grants as to be determined (TBD), with Staff bringing items back to the Commission if no grant is awarded. Mr. Reynolds confirmed that Staff would identify potential grant funding as part of the funding plan and return to the Commission if funding was not secured.

Mr. Kitzerow, Executive Director, noted that SI projects come from Commission direction. He asked for confirmation that the Commission would provide a Strategic Initiative, and it would be classified that if you find a grant, the Commission would like to pursue, however, it does not reach the same level as the other Strategic Priorities that don't require a grant. He suggested the Commission prioritize among the fifty projects, and note which ones they would like to do contingent upon a grant. Chair Kuretski stressed the importance of exhausting all funding options.

Commissioner Sundstrom noted more grant information would be helpful. She was not prepared to support a blanket policy due to many variables. She noted Piatt Place appeared more grant dependent and agreed it was appropriate to delay that project by a year. Vice-Chair Delaney agreed in delaying this project, stating the project was not a high priority, but he opposed a blanket policy. Chair Kuretski clarified that the project would return to the Commission before a second grant application. Commissioner Sundstrom asked if this meant the project would be delayed a year. Chair Kuretski confirmed, stating it would be delayed one year, with grant funding listed as TBD, thereby reducing the general revenue requirement.

Commissioner Sundstrom noted the Commission retains flexibility to change their direction on initiatives.

Mr. Kitzerow clarified that project funds would be available only up to a certain level, and once those are expended, the project would stop and come back to the Commission once grant funding was secured to be able to utilize the grant. Chair Kuretski stated that is not necessarily the case, as amendments can be made during the current cycle and revisited in a year.

Commissioners Sundstrom and Choy expressed agreement.

Commissioner Guisinger asked if this approach would serve as a policy moving forward and whether a threshold dollar amount should be established. Chair Kuretski noted that he didn't know why the possible grant amounts wouldn't be included as TBD in the standard line items, so that it would at least come back so that a decision could be made whether to defer or put more money towards the project. He also noted he would not support approving a CIP that relies on General Funds while expecting grant funding. He emphasized it could be looked at case-by-case.

REPORTS

COMMISSION ATTORNEY – NONE

EXECUTIVE DIRECTOR – NONE

COMMISSIONER'S COMMENTS – NONE

ADJOURNEMENT – 6:37 P.M.

Merriane Lahmeur, Board Clerk

TOWN OF JUPITER

Amendment of the FY2025 Operating and Community Investment Program (CIP) Budget



DATE	September 4, 2025
TO	Honorable Chair and Commissioners of the Community Redevelopment Agency
THRU	Frank Kitzerow, Executive Director
FROM	Scott Reynolds, Finance Director
SUBJECT	CRA Resolution No. 7-25 , Amendment of the FY2025 Operating and Community Investment Program (CIP) Budget

EXECUTIVE SUMMARY

Staff seeks Commission approval of Resolution No. 7-25 providing for an amendment to the fiscal year ending September 30, 2025 Operating and Community Investment Program (CIP) budget. The amendment includes budget transfers recorded from April 1, 2025 through September 4, 2025 as detailed in the attached budget transfer summary.

ANALYSIS

The primary purpose of the amendment is to establish fiscal year 2024/2025 funding for the CRA portion of the retaining wall and site and signalization at Piatt Place as well as amend the Operating and CRA Community Investment Plan budget.

STRATEGIC PRIORITY

- Fiscal Responsibility
- Strong Local Economy

ATTACHMENTS

1. CRA Resolution 7-25
2. Budget Transfer Summary

FUNDING SOURCE

Amount of this Request	\$ N/A	
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For more information or copies of the attachments, please contact Scott Reynolds at scottr@jupiter.fl.us or 561-741-2327.

CRA RESOLUTION NO. 7-25

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF JUPITER COMMUNITY REDEVELOPMENT AGENCY, AMENDING RESOLUTION 3-24, TO AMEND THE AGENCIES OPERATING AND COMMUNITY INVESTMENT PROGRAM BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Jupiter Town Council created a Community Redevelopment Agency (CRA) as authorized by and consistent with Chapter 163, Part III, Florida Statutes; and

WHEREAS, the Board of Commissioners of the CRA has adopted its Fiscal Year 2024-2025 Operating and Community Investment Program Budget pursuant to CRA Resolution 3-24 on September 3, 2024; and

WHEREAS, the Board of Commissioners is authorized pursuant to §163.358, Fla. Stat., to exercise certain powers, as authorized by Chapter 163, Part III, Fla. Stat., including the expenditure of revenues received by the CRA to carry out these powers; and

WHEREAS, the Executive Director recognizes that periodic modifications to the CRA's adopted budget for the fiscal year may be necessary for fiscal management purposes and to implement those changes appropriated by the Commissioners during the Fiscal Year 2024 - 2025 Budget; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF JUPITER COMMUNITY REDEVELOPMENT AGENCY:

SECTION 1. The Commission hereby amends Resolution 3-24, the CRA's Operating and Community Investment Program Budget for Fiscal Year 2024 - 2025 to provide for certain adjustments and amendments to the Commission's fiscal policy which it has made during the course of the fiscal year.

SECTION 2. The Commission hereby adopts those budget transfers recorded through September 4, 2025 which are attached hereto and incorporated herein.

SECTION 3. To the extent not amended herein, all other provisions of the Annual Budget for Fiscal Year Ending September 30, 2025 remain in full force and effect.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Resolution.

SECTION 5. This Resolution shall become effective immediately upon execution.

9/4/2025

**JUPITER COMMUNITY REDEVELOPMENT AGENCY
BUDGET TRANSFERS
APPROPRIATING FUND BALANCE / RETAINED EARNINGS
April 1, 2025 - September 30, 2025**

	Increase	Decrease
JUPITER COMMUNITY REDEVELOPMENT AGENCY:		
Piatt Place Park-Phase II Construction	635,088	
Designated From Fund Balance	(635,088)	
To appropriate fund balance funds for the Supplemental Agreement No. 2 for the site and signalization at Piatt Place Park as approved by Town Council on 3/18/25 by Resolution 40-25.		
Jupiter Beach Road Roundabout		84,776
Riverwalk Connection at Burt Reynolds Park		145,000
Designated From Fund Balance		(229,776)
To unappropriate to fund balance for completed projects.		