



**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING
COUNCIL CHAMBERS
THURSDAY, SEPTEMBER 4, 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; Commission Attorney Thomas J. Baird and Board Clerk Merriane
Lahmeur.

PUBLIC HEARING

1. Fiscal Year 2026 Operating Budget and FY 2026-2030 Community Investment Program (CIP).

Mr. Scott Reynolds, Finance Director, provided a presentation on the FY26 Proposed CRA Operating/CIP Budget, which included a recap of the proposed revenue, expenditure highlights, projects, a summary of the budget, a summary of the CRA CIP, an overview of the proposed projects, and the cash flow analysis. He also noted that modifications had been made based off comments from the last meeting.

Commissioner Guisinger asked about the completion date for Love Street. Mr. Reynolds stated that it had been pushed back to the third quarter of fiscal year 2026.

Vice-Chair Delaney asked for an update regarding the right-of-way easements with property owners. Ms. Stephanie Thoburn, Assistant Director of Planning and Zoning, stated that the Town was a little more than halfway complete.

Commissioner Choy asked Ms. Thoburn how many owners staff had been working with. Ms. Thoburn stated seven owners, noting that one of them owned two properties.

A. CRA Resolution 5-25, Approving the Fiscal Year 2026 Operating Budget.

Vice-Chair Delaney moved to approve CRA Resolution 5-25; seconded by Commissioner Sundstrom; motion passed.

Kuretski
Yes

Delaney
Yes

Choy
Yes

Guisinger
Yes

Sundstrom
Yes

B. CRA Resolution 6-25, Adopting the Fiscal Years 2026-2030 CIP.

Vice-Chair Delaney moved to approve CRA Resolution 6-25; seconded by Commissioner Sundstrom; motion passed.

Kuretski	Delaney	Choy	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

MINUTES

2. August 21, 2025, CRA Meeting Minutes.

Vice-Chair Delaney moved to approve the August 21, 2025, CRA Meeting Minutes; seconded by Commissioner Sundstrom; motion passed.

Kuretski	Delaney	Choy	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

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.

Vice-Chair Delaney moved to approve the Consent Agenda; seconded by Commissioner Sundstrom; motion passed.

Kuretski	Delaney	Guisinger	Sundstrom
Yes	Yes	Yes	Yes

PUBLIC BUSINESS

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

REPORTS

COMMISSION ATTORNEY – NONE

EXECUTIVE DIRECTOR – NONE

**COMMISSIONERS' COMMENTS –
VICE-CHAIR DELANEY**

- Staff Appreciation – Vice-Chair Delaney expressed his appreciation for Staff on integrating the living shore, and noted that it was a great ongoing legacy project.

CHAIR KURETSKI

- Finance Department – Chair Kuretski thanked the Finance Department for their hard work.
- Grant Funding - Chair Kuretski expressed the significance of establishing a project hold point on grant funding, and the importance of staff leveraging grants for projects and the Council deciding on a case-by-case basis.

ADJOURNEMENT – 6:13 P.M.

Merriane Lahmeur, Board Clerk