



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

<b>Fiscal Years</b>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
<b>Capital Expenditures</b>	_____	_____	_____	_____	_____
<b>Operating Costs</b>	_____	_____	_____	_____	_____
<b>External Revenues</b>	_____	_____	_____	_____	_____
<b>Program Income (County)</b>	_____	_____	_____	_____	_____
<b>In-Kind Match (County)</b>	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	_____	_____	_____	_____	_____

**# ADDITIONAL FTE POSITIONS (Cumulative)**

Is Item Included In Current Budget?                      Yes \_\_\_\_\_      No   X    
 Does this item include the use of Federal Funds?      Yes \_\_\_\_\_      No   X    
 Does this item include the use of State Funds?        Yes \_\_\_\_\_      No   X  

**Budget Account No. Fund \_\_\_\_\_ Department \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_**

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

**C. Departmental Fiscal Review:**

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Dev. and Control Comments:**

<p><i>Lisa M. [Signature]</i>                  _____                  OFMB      <i>JA 4/12 DA 4/11</i></p>	<p>_____ N/A _____                  Contract Dev. and Control</p>
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**B. Legal Sufficiency:**

*[Signature]*  
 \_\_\_\_\_  
 Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_ N/A \_\_\_\_\_  
 Department Director



March 29, 2024

Ms. Verdenia C. Baker  
Palm Beach County Administrator  
301 N. Olive Avenue, 11<sup>th</sup> Floor  
West Palm Beach, FL 33401

via e-mail: [vbaker@pbcgov.org](mailto:vbaker@pbcgov.org)

**JIM KURETSKI**  
MAYOR

Dear Ms. Baker:

**RON DELANEY**  
VICE MAYOR

We are pleased to provide you with a copy of the *2023 Annual Report of the Jupiter Community Redevelopment Agency* for the fiscal year ended September 30, 2023.

The Jupiter Community Redevelopment Agency has met the requirements of Section 163.356(3) (C) of the Florida Statutes. Those requirements are as follows:

**ANDY FORE**  
COUNCILOR

*An agency authorized to transact business and exercise powers under this part shall file with the governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the county or municipality and that the report is available for inspection during business hours in the office of the clerk of the city or county commission and in the office of the agency.*

**CAMERON MAY**  
COUNCILOR

**MALISE SUNDSTROM**  
COUNCILOR

The 2023 CRA Annual Report was filed with the Town of Jupiter CRA on March 26, 2024, and has been posted on the CRA webpage on the Town's website. In addition to the required information, the report also provides information of interest to the residents and businesses.

Respectfully submitted,

Frank J. Kitzerow  
Community Redevelopment Agency  
Executive Director

**FRANK KITZEROW**  
TOWN MANAGER

Attachment: *2023 Annual Report of the Jupiter Community Redevelopment Agency*

Cc: Diane Capria, Fiscal Specialist III, Office of Financial Management and Budget, Palm Beach County





# COMMUNITY REDEVELOPMENT AGENCY

## 2023 ANNUAL REPORT



**FISCAL YEAR ENDING  
SEPTEMBER 30, 2023**

Under Chapter 163.371

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## Letter of Transmittal from Executive Director

March 29, 2024

Message from the Executive Director:

We are pleased to submit the Annual Report of the Jupiter Community Redevelopment Agency for the fiscal year that ended on September 30, 2023. Section 163.371, Florida Statutes, requires each CRA to file with its governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. The report also provides additional information of interest to the residents and businesses.

The CRA saw an increase (13%) in the overall property values within the boundaries during the 2023 fiscal year. Projects currently included in the 5 year CRA capital budget (FY 2023-2027) include:

- Jupiter Beach Road and A1A Intersection Improvements: The A1A/Jupiter Beach Road Roundabout project was awarded on October 20, 2022 for approximately \$1.1 million. The project is currently under construction and the project's tentative completion date is Summer of 2024.
- The Events Plaza Riverwalk Gravity Wall Repair: Design began in late 2022. This work is being performed to repair damage caused to the seawall by a jet ski crash. The preliminary design report was received at the end of 2022 and is currently under review. The work to complete the wall repair will begin as soon as possible. The CRA approved \$100,000 for repairs, as a part of the CIP budget cycle for 2023. The Town has received bids for the repair work. The Contract for the repair work is planned to go to the CRA Commission and Town Council for approval in Spring of 2024.
- Riverwalk Connection: This future pedestrian bridge across the Jupiter Oxbow will connect the Riverwalk from US Highway One at Burt Reynolds Park to the Inlet Village. This remains a carryforward item for future consideration.
- CRA Riverwalk Shoreline Stabilization: Design and permitting of Phase One of the shoreline stabilization plan has been completed.
- Love Street Sidewalk Construction (East side): Conceptual design was completed. Permitting and construction has not been initiated.

Private development projects that are expected to begin construction or are in the advanced stages of development include:


- Cornerstone: This is a 15 dwelling unit mixed-use building with 2,500 square feet of commercial on one acre at the southwest corner of Indiantown Road and US Highway 1. The development includes five on-street public parking spaces near the Riverwalk. Permits for construction were issued on March 15, 2021. Construction is underway with completion anticipated by summer 2024.

- Water Pointe: 35 two-story townhomes on 4.2 acres approximately 850 feet north of the intersection of U.S. Highway 1 and Ocean Way were approved in 2019. Construction began in 2022, and minor architectural and site plan amendments were requested and approved in 2023. Completion is anticipated by summer 2025.
- Kempe Property (northeast corner of A1A and Parkway Street): Phase 2 is a mixed use project that will add office/retail, restaurant, and six residential units to an existing office development (Phase 1). Phase 2, approved in 2014, has received several development order extensions and remains unbuilt.
- Jupiter Oxbow (west side of A1A between Saturn and Parkway Street): A mixed use development on a 0.7 acre property was approved in 2019 and received development order extensions, but remains unbuilt. The project will include seven multi-family residential units and 3,695 square feet of commercial fronting on A1A, and features a publicly accessible archeological/historic plaza and preservation of most of the mature oak trees on the site.

These new projects are expected to continue to create increases in CRA property valuations that will allow the CRA to complete the capital programs it has established in its capital improvement budget and provide the infrastructure required to allow Town residents to gain access to the unique waterfront that the Town of Jupiter has to offer.

Due to the impacts of construction of the nearby Cornerstone project, no Town sponsored events were held during the past year at the Plaza Down Under on the Riverwalk.

Respectfully submitted,



Frank J. Kitzerow  
Executive Director  
Town of Jupiter



## Community Redevelopment Agency (CRA) Principal Officials

The CRA Commission consists of five commissioners who also serve as Members of the Town of Jupiter Council. The terms of office of the commissioners are concurrent with the terms of the Mayor and the members of the Town Council. The Chair and Vice-Chair are designated by majority vote of the Town Council.

The commissioners for the 2022/2023 Fiscal Year are as follows:



**Jim Kuretski**  
Chair



**Ron Delaney**  
Vice-Chair<sup>1</sup>/Commissioner



**Cheryl Schneider**  
Vice-Chair<sup>2</sup>/Commissioner



**Cameron May**  
Commissioner



**Malise Sundstrom**  
Commissioner

<sup>1</sup>Delaney: Vice Chair (Oct. 1, 2022-April 18, 2023; Sept. 5- Sept. 30, 2023)

<sup>2</sup>Schneider: Vice Chair (May 2 – July 25, 2023)



## **Community Redevelopment Agency Staff**

Frank J. Kitzerow  
Town Manager/Executive Director  
561-741-2214  
[frankk@jupiter.fl.us](mailto:frankk@jupiter.fl.us)

Jupiter Community Redevelopment Agency 210 Military Trail Jupiter, FL 33458

### **Mission:**

**The mission of the CRA is to implement the Community Redevelopment Plan as adopted by the Jupiter Town Council pursuant to Chapter 163, Part III of the Florida Statutes, to use Tax Increment Financing (TIF) as a source of funding for capital improvement projects identified in the plan, and to ensure that development within the CRA district meets the quality standards consistent with the community's vision for Jupiter.**

## Introduction

### **Requirement for an Annual Report**

The Community Redevelopment Agency Commission shall file with the Town of Jupiter and Palm Beach County, on or before March 31 of each year, a report of its activities for the preceding fiscal year and this report shall include a complete financial statement setting forth the CRA's assets, liabilities, income, and operating expenses as of the end of such fiscal year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the Town, a notice to the effect that such report has been filed with the Town and that the report is available for inspection during business hours in the office of the Clerk of the Town. The notice of the filing of the annual report will be placed in the Palm Beach Post on March 26, 2024.

### **CRA Purpose**

Florida State Statute 163 allows a Community Redevelopment Agency to be created for one or more of the following purposes: the elimination and prevention of blight; or the reduction or prevention of crime; or for the provision of affordable housing; or the rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed.

### **History**

The Jupiter Community Redevelopment Agency (Jupiter CRA) was created in fall 2001 by the Jupiter Town Council under Chapter 163, Part III of the Florida Statutes and will sunset in 2034. The Jupiter CRA boundary originally included an area consisting of approximately 397 acres. In 2011, the CRA boundaries were expanded via Resolution No. CRA 3-11, Town of Jupiter Resolution No. 22-11 and Palm Beach County Resolution No. R-2011-1104 to include approximately 0.62 acres from 960 North A1A and approximately 0.91 acres located at 950 North A1A (Guanabanas and the Inlet Village Marina). The total CRA boundaries now consist of approximately 399 acres. The current boundaries of the CRA District are included on the map herein.

The governing body of the Jupiter CRA is the Jupiter Town Council. The Council is comprised of five (5) members. Under the State Statutes and the Town ordinances, the Jupiter CRA has substantial powers and authority within the Jupiter CRA area. These include the power to make and execute contracts, to acquire and dispose property, to approve development plans, to implement a program of voluntary or compulsory rehabilitation of buildings, to mortgage its property, to borrow and invest money, and to apply for and accept grants and contributions.

The Community Redevelopment Plan was formally adopted in 2008, and amended in 2012. The CRA is currently in the process of amending the Community Redevelopment Plan. The CRA is expected to consider adoption of the updated plan during the summer of 2024.

### **Tax Increment Financing (TIF)**

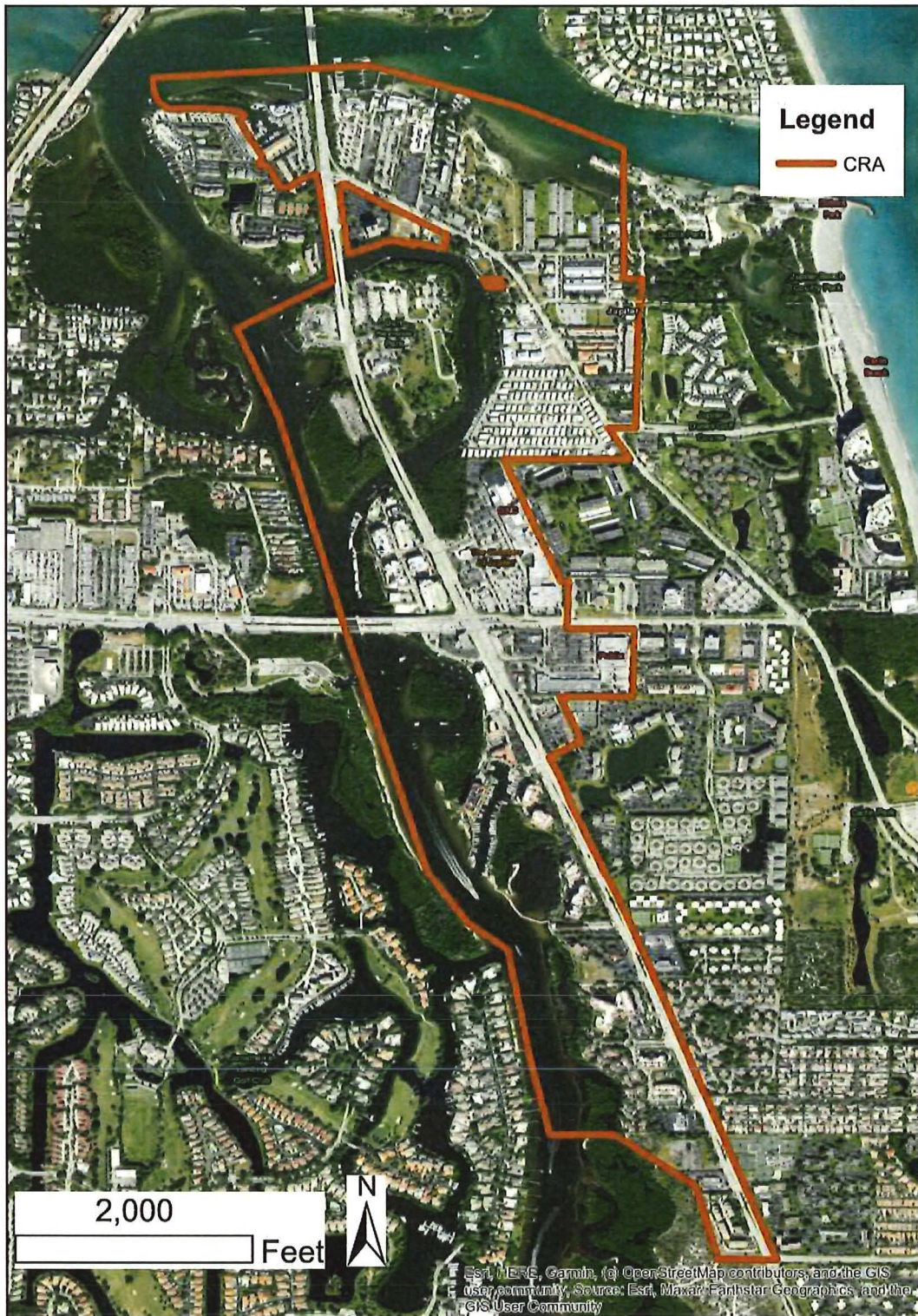
The primary revenue earned by the CRA is Ad Valorem Taxes from Tax Increment Financing. Tax Increment Financing, or TIF, is the amount of tax specifically due to increased property values within the CRA District. The Town established the Redevelopment Trust Fund using 2004 as the base year for tax increment revenues. The Community Redevelopment Agency collects TIF funds only from Palm Beach County and the Town of Jupiter. The CRA land area consists of approximately 399 acres, as amended to include the Guanabanas and Inlet Village Marina parcels in 2011. The 2004 base year value was \$167,553,151 as determined by the Palm Beach County Property Appraisers office.

The FY2023 fiscal year value is \$571,838,669, an increase of \$404,285,518 over the 2004 base year value.



## CRA Boundary Map

CRA Boundary Map as indicated by the brown line. (Amended 2011 to include properties at 950 and 960 North A1A)



## **Fiscal Year 2022/2023 Jupiter CRA Activities**

The Jupiter CRA is treated as a special revenue fund of the Town. An independent financial audit by an external CPA firm has been accomplished annually to comply with Section 163.387(8), Florida Statutes. An annual budget is also adopted by the Jupiter CRA Commission to comply with Section 189.418(3). Major activities and accomplishments of the Jupiter CRA in Fiscal Year 2022/2023 include:

### **Planning and Activity Efforts:**

- Held meetings with potential developers on several development proposals within the CRA. These properties included: KB Carlin (property north of Harbourside and south of Piatt Place, Sperry property), 18011 N. A1A (Addario, Kempe, and Beyel properties), Inlet Village Market (1025 Love Street), 900 S. US Highway One, 1352 S US Hwy 1, and Shoppes of Jupiter.
- In 2022, FDOT began construction on the US1 Bridge replacement. The Town and CRA continue to coordinate with FDOT on the project, and have permitted FDOT use of the town-owned Piatt Place property as a construction laydown area.
- The first phase of the A1A and Jupiter Beach Rd Roundabout construction project to convert the existing T intersection to a roundabout began in 2023 and is nearing completion. To expedite the construction schedule, the contractor is proposing to advance the third phase and complete all drainage structure installations before commencing pavement, median and rotary island construction.
- Coordinated with Town staff and prepared the Annual 2022/2023 CRA Report. Filed with the county within the timeline of the Florida Statutes.
- Responded and corresponded with residents providing information and problem solving.
- Allowed use of the Riverwalk Plaza Down Under for four nonprofit events (not Town sponsored events).
- Oversaw maintenance of Riverwalk and associated amenities.

### **Business Assistance via Staff Support**

- Licensing agreements were approved for Guanabanas and Castaway's peak hour use of the CRA Municipal Parking Lot at Love Street, and with Jupiter Outdoor Center for off-peak hour use.

### **Riverwalk and Inlet Village Promotional Activities**

- The annual Jupiter U program included two tours in the CRA. Both the Riverwalk and the Inlet Village tours were well attended with 31 people registered for the Riverwalk tour and 33 people registered for the Inlet Village tour.

### **CRA budgeted projects and expenditures during 2022/23**

The following table summarizes the projects budgeted during the 2022/23 fiscal year, the actual year-end expenditure, remaining funds and projected in-service dates:

**Town of Jupiter**

**CRA Budgeted Projects and Expenditures  
FY2023**

	<b>Project Description</b>	<b>Budget</b>	<b>Year-End Actual</b>	<b>Remaining Funds</b>	<b>Projected In-Service Date</b>
C1701	Riverwalk Connection Chambers/BRP West	145,000	-	145,000	TBD
C2001	A1A and Jupiter Beach Road Intersection	1,171,548	173,316	998,232	2024
C2201	Love Street Sidewalk Construction	123,000	-	123,000	2024
C2301	Riverwalk Living Shoreline & Stabilization	174,481	100	174,381	2024-2028
C2302	Riverwalk Gravity Wall Repair	102,000	8,100	93,900	2024
	<b>Total</b>	<b>1,716,029</b>	<b>181,516</b>	<b>1,534,513</b>	

**Tax Increment Revenue**

The primary revenue earned by the CRA is Ad Valorem Taxes generated from the Tax Increment valuation increase over the base year of the CRA. This is the amount of tax attributed to increased property values within the CRA District. The year established as the base year for the CRA is 2004 for tax increment revenue purposes. The tax increment revenue is determined annually as 95 percent of the difference between: (a) the current valuation of all levied properties each year within the Jupiter CRA boundary compared to, (b) the base year valuation of the same properties. That increase in valuation is multiplied by the base millage rates of the Town of Jupiter and Palm Beach County to determine the Tax Increment revenue paid to the Jupiter CRA each year.

*These revenues are only collected from Palm Beach County and the Town of Jupiter.*

The following entities are not included in the taxes levied:

- Jupiter Debt (Community Center and Open Space)
- Jupiter Fire/Rescue
- Jupiter Inlet District
- South Florida Water Management District
- Florida Inland Navigation District
- Everglades Construction
- Palm Beach County Debt
- Children’s Services Council
- Library Debt & Library Operating
- School District and associated General Obligation Debt funded by ad valorem taxes



**Jupiter CRA Total Property Tax Revenue in Redevelopment Area**

<b>Fiscal Year</b>	<b>Palm Beach County</b>	<b>Town of Jupiter</b>	<b>Total Property Tax Revenue</b>
2005	\$168,479	\$98,073	\$266,552
2006	\$299,630	\$177,605	\$477,235
2007	\$752,596	\$425,903	\$1,178,499
2008	\$747,616	\$439,324	\$1,186,940
2009	\$696,149	\$451,037	\$1,147,186
2010	\$607,448	\$361,891	\$969,339
2011	\$483,799	\$254,992	\$738,791
2012	\$411,075	\$216,662	\$627,737
2013	\$410,805	\$216,519	\$627,324
2014	\$472,323	\$248,355	\$720,678
2015	\$546,413	\$288,240	\$834,653
2016	\$1,012,118	\$526,260	\$1,538,378
2017	\$1,186,693	\$596,611	\$1,783,304
2018	\$1,278,373	\$658,583	\$1,936,956
2019	\$1,399,376	\$720,921	\$2,120,297
2020	\$1,486,546	\$765,860	\$2,252,406
2021	\$1,506,192	\$776,947	\$2,283,139
2022	\$1,539,913	\$788,432	\$2,328,345
2023	\$1,804,805	\$943,736	\$2,748,541

**Grant Funding for projects in the CRA to date**

<b>Project</b>	<b>Grant Amount</b>
Jupiter Inlet Marina	233,970
A1A	700,875
Harbourside	700,000
Harbourside	827,505
A1A	735,000
Inlet Village Marina	199,675
River Plaza	750,000
Water Taxi	100,000
Lagoon Bridge	1,491,964
A1A	456,000
Ocean Way	486,800
Coastal Way	500,000
Coastal Way	246,250
Coastal Way	150,000
Lighthouse Promenade	500,000
<b>Total Grant Funding</b>	<b>\$6,451,203</b>

## **Financial Statements**

The Jupiter CRA is considered a blended component unit of the Town and therefore it is included in the Town's annual financial audit. In order to meet the requirement of Section 163.387(8), Florida Statutes, which requires the CRA to provide for annual audit of the redevelopment trust fund, the Jupiter CRA has been treated as a major fund of the Town. The financial statements included herein are unaudited statements of the Jupiter CRA. Audited statements are included in the Town's Annual Comprehensive Financial Report (ACFR) for the fiscal year ending September 30, 2023 and may be obtained in the Town Clerk's office, 210 Military Trail, Jupiter, Florida or online at [www.jupiter.fl.us](http://www.jupiter.fl.us).

Balance Sheet  
September 30, 2023

	2023	2022
Assets:		
Cash and Investments	4,051,160	3,633,293
Accounts receivables-grants	2,112	(9,760)
Note Receivable	45,287	54,887
Prepaid items	-	495
Total Assets	<u>4,098,559</u>	<u>3,678,915</u>
Liabilities:		
Accounts Payable	162,291	28,315
Accrued Liabilities	-	704,510
Due to Other Funds	3,244,204	3,925,700
Deposits	110,000	110,000
Deferred Revenue	-	-
Total Liabilities	<u>3,516,495</u>	<u>4,768,525</u>
Deferred Inflow of Resources		
Unavailable Revenues	45,287	54,887
Fund Balances:		
Non-Spendable	-	-
Unassigned	536,776	(1,144,497)
Total Fund Balance	<u>536,776</u>	<u>(1,144,497)</u>
Total Liabilities and Fund Balance	<u>4,098,559</u>	<u>3,678,915</u>

Statement of Revenues, Expenditures and Changes in Fund Balance  
September 30, 2023

	2023	2022
Revenues:		
Taxes	\$2,748,541	\$2,328,345
Grant Revenue	-	-
Interest & Misc.	<u>\$ 279,054</u>	<u>\$ 562,970</u>
Total Revenues	\$3,027,595	\$2,891,315
Expenditures:		
Current:		
General Government	1,053,035	910,521
Capital Outlay		
Physical and Economic Environment	181,516	6,661
Debt Service		
Interest and Fiscal Charges	<u>111,771</u>	<u>132,057</u>
Total Expenditures	<u>1,346,322</u>	<u>1,049,239</u>
Revenue Over Expenditures	<u>\$1,681,273</u>	<u>\$1,842,076</u>
Other Financing Uses:		
Transfers Out	-	-
Excess (deficiency) of revenues		
over expenditures and other financing uses	-	-
Fund Balance - Beginning of Year	<u>(1,144,497)</u>	<u>(2,986,573)</u>
Fund Balance - End of Year	<u><u>536,776</u></u>	<u><u>(1,144,497)</u></u>

## Updates on Work Plan for 2022/2023

- Inlet Village Parking Management Plan - Continue to work on parking management coordinating with development proposals in the Inlet Village. Planning and Zoning staff continues to work with developers through the application process to ensure adequate parking is provided to accommodate the parking needs of private developments and to provide parking for use by the general public.
  - 175 spaces designated for public use:
    - Love Street CRA-owned Parking Lot
      - 175 spaces maintained.
    - Parkway Street Parking Lot – privately-owned with designated spaces open to the public (see details below).
  - Private developments approved, under construction, or partially completed.
    - Love Street Development Project (aka: Charlie and Joe's)
      - Parking required: 196 spaces
      - Parking provided: 101 on-site; 95 provided off-site at Parkway Street Parking Lot.
      - Development status: Phase 1 (two restaurants), completed and opened since 2021; Phase 2 (retail/office), no permits applied for.
    - Parkway Street Parking Lot
      - Parking provided: 300 spaces approved with 173 in Phase 1, which includes 95 spaces that are to remain open to the public consistent with a condition of the development approval. In addition, over 50 percent of the spaces must remain publicly accessible at all time.
      - Development status: Phase 1 parking lot open to the public since 2021; Phase 2 (127 spaces), no permits applied for.
    - Jupiter Oxbow (mixed use project: 3,695 square feet retail and 7 residential units)
      - Parking required: 29 spaces
      - Parking provided: 15 on-site; 14 spaces provided by shared/off-site parking on Kempe East.
      - Development status: Project approved; engineering permits have been applied for.
    - Kempe East (mixed use project: 4,742 square feet retail/office, 2,018 square feet of restaurant, and 6 residential units)
      - Parking required: 143 spaces without shared parking; 111 with shared parking
      - Parking provided: 119 on-site
      - Site Plan amended to reconfigure the parking lot and shared parking plan.
    - Pink House (1011 Love St.) – use change approval
      - Parking required: 5 spaces by code
      - Parking provided: 6 spaces
      - Development status: Renovation complete.
  - US 1 Corridor projects located along the Riverwalk:
    - 150 Coastal Way (Cornerstone Project) Ground floor office/retail (2,500 square feet), and 15 residential dwelling units above the first floor received development permits in March 2021.
      - Parking required: 43 spaces
      - Parking provided: 49 spaces (5 of which are public on-street spaces).
      - Development status: Construction is nearing completion.
  - Day to day management and maintenance of Riverwalk corridor
    - Ongoing.
  - GIS mapping of Riverwalk corridor
    - No work has been undertaken on interactive digital map.
  - CRA Plan Amendment
    - In February 2023, the CRA kicked off its effort to amend the CRA Plan. The re-evaluation will include a review of the CRA Plan, including status update of listed CIP projects, alignment of the plan with Town strategic priorities, and a series of stakeholder workshops and interviews and public hearings before the CRA Commission. Public hearing to consider adoption of the amended CRA plan is anticipated by summer 2024.



## Updates on Prospective Projects from 2023/2024 CRA CIP

- Jupiter Beach Road and A1A Intersection Improvement – The A1A/Jupiter Beach Road Roundabout project was awarded on October 20, 2022 for approximately \$1.1 million. The project is currently under construction and the project's tentative completion date is Summer of 2024.
- The Events Plaza Riverwalk Gravity Wall Repair – Design began in late 2022. This work is being performed to repair damage caused to the seawall by a jet ski crash. The preliminary design report was received at the end of 2022 and is currently under review. The work to complete the wall repair will begin as soon as possible. The CRA approved \$100,000 for repairs, as a part of the CIP budget cycle for 2023. The Town has received bids for the repair work. The Contract for the repair work is planned to go to the CRA Commission and Town Council for approval in Spring of 2024.
- CRA Riverwalk Shoreline Stabilization – Design and permitting of Phase One of the shoreline stabilization plan has been completed.
- Love Street Sidewalk Construction (East side) – Conceptual design was completed. Permitting and construction has not been initiated.