

# CITY OF FORT PIERCE

## CITY COMMISSION AGENDA

City Commission Meeting - Monday, August 11, 2025 - 9:00 a.m.

City Hall - Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Approval of Minutes**

- A. Approval of the minutes of the July 14, 2025 Day Meeting.

5. **Proclamations**

6. **Additions or deletions to agenda and approval of the agenda.**

7. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

8. **Miscellaneous Reports and Presentations**

- A. Presentation of the 2025 Legislative Session Final Report by Ryan Matthews, of GrayRobinson.
- B. PULLED AT STAFF REQUEST. Presentation of the 2025 Juneteenth Sponsorship Report and event highlights by Gregory Jones, of Treasure Coast Barbers United.
- C. Main Street Fort Pierce, Inc. program update covering the third quarter of FY2025 (April 1, 2025 to June 30, 2025).

- D. Kings Highway Corridor Update - Economic Development Council of St. Lucie County
- E. Police Department's Response to Center for Public Safety Management's final report.

9. **Consent Agenda**

- A. Approval of PRP Construction Group, LLC Change Order No. 1 in the amount of \$169,546.00 for the Frances Avenue improvement project additional drainage adjustments.
- B. Approval to enter into a Lighting, Maintenance, and Compensation Agreement with FDOT for a term of 7-years in the amount of \$412,538.24 annually for the maintenance of street lights along State roadways within city limits.
- C. Approval of Main Street Fort Pierce Inc.'s Third Quarter Disbursement in the amount of \$12,500 subject to acceptance of the Third Quarter Report.
- D. Approval for the Letter of Support for the Fort Pierce Utilities Authority Website Modernization Project.

10. **City Commission - Resolutions**

- A. PULLED AT THE REQUEST OF STAFF. Resolution 25-R51 Approving an Amendment to the Assigned and Assumed Agreement for the Development of King's Landing (Villas Plat) and Release of the City's Reverter to the Villas Plat Property, only.
- B. Resolution 25-R58 approving the Fort Pierce Utilities Authority FY2026 Annual Budget and FY2025 Amended Budget
- C. Resolution 25-R59 appointing a member to the Fort Pierce Communitywide Council.
- D. Resolution 25-R60 appointing a member to the Fort Pierce Utilities Authority Board.

11. **New Business - City Commission Discussion Items**

- A. Budget Workshop Follow-up

12. **City Commission Boards and Committees Updates**

13. **Adjournment**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

**City Commission Day Meeting 9:00 AM**

**4. A.**

**Meeting Date:** 08/11/2025

**Re:** Approval of the minutes of the July 14, 2025 Day Meeting.

**Submitted For:** Linda Cox, City Clerk, City Clerk

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**SUBJECT:**

Approval of the minutes of the July 14, 2025 Day Meeting.

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**Attachments**

07.14.2025 Day Meeting

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**Form Review**

Form Started By: Latoya Ransom

Started On: 08/04/2025 12:37 PM

Final Approval Date: 08/04/2025

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 9 A.M. ON MONDAY, JULY 14, 2025.

1. **Call to Order**

Mayor Hudson called the July 14, 2025, Day meeting to order at 9:00 A.M.

2. **Pledge of Allegiance**

3. **Roll Call**

Present: Commissioner Michael Broderick; Commissioner Arnold Gaines;  
Commissioner Curtis Johnson, Jr.; Commissioner James Taylor; Mayor  
Linda Hudson

Staff Present: City Manager Richard Chess  
City Attorney Sara Hedges  
City Clerk Linda Cox

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.,  
Mayor Linda Hudson, Commissioner James Taylor

Passed

4. **Approval of Minutes**

A. Approval of the minutes of the June 09, 2025 Day Meeting.

Motion was made by Commissioner Michael Broderick, seconded by  
Commissioner Curtis Johnson, Jr. to approve the minutes of the June 09, 2025  
Day Meeting.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.,  
Mayor Linda Hudson, Commissioner James Taylor

Passed

5. **Additions or deletions to agenda and approval of the agenda.**

Motion was made by Commissioner Michael Broderick, seconded by  
Commissioner Curtis Johnson, Jr. to approve the agenda as set.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.,  
Mayor Linda Hudson, Commissioner James Taylor

Passed

6. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time.  
Please limit your comments to three (3) minutes or less, as directed by the Mayor,  
as this section of the Agenda is limited to thirty minutes. The City Commission will  
not be able to take any official actions under Comments from the Public. Speakers  
will address the Mayor, Commissioners, and the Public with respect. Inappropriate  
language will not be tolerated.

No public comments

**7. Consent Agenda**

- A. Approval of the Arts and Culture Advisory Board's selection of eight Highwaymen paintings for use in creating image impressions of the artists' iconic style, including a seascape, royal poinciana, red sky, orange sky, yellow sky, backcountry, nocturne, and jacaranda, to be featured on four mosaic benches which will be installed at the Highwaymen Museum:
- B. Approval of travel for Mayor Hudson to attend the Florida League of Cities Annual Conference in Orlando, Florida from August 13, 2025 to August 16, 2025 in the amount of \$1674.01.
- C. Approval of travel for Commissioner Broderick to attend the Florida League of Cities Annual Conference in Orlando, Florida from August 13, 2025 to August 16, 2025 in the amount of \$1674.01.
- D. Approval of travel for Commissioner Taylor to attend the Florida League of Cities Annual Conference in Orlando, Florida from August 13, 2025 to August 16, 2025 in the amount of \$1674.01.
- E. Approval of travel for Commissioner Gaines to attend the Florida League of Cities Annual Conference in Orlando, Florida from August 13, 2025 to August 17, 2025 in the amount of \$1863.37.
- F. Approval of travel for Commissioner Johnson to attend the Florida League of Cities Annual Conference in Orlando, Florida from August 13, 2025 to August 17, 2025 in the amount of \$1863.37.
- G. Approval of the construction contract with R.K. Contractors, Inc. for Little Jim Camp Sanitary Improvements, Bid No. 2025-008, in the amount of \$390,648.22.

Commissioner Broderick pulled item 11G.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner James Taylor to approve items 11A-11F of the Consent Agenda.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.,  
Mayor Linda Hudson, Commissioner James Taylor

Passed

As to item 11G

Commissioner Taylor recused himself from this item and filed form 8b as required.

Commissioner Broderick inquired as to why this item was appearing on the agenda again.

City Clerk Linda Cox clarified that the bid had previously been awarded, and this item pertains to the formal approval of the contract.

Motion was made by Commissioner Michael Broderick, to approve item 11G of the Consent Agenda.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.,  
Mayor Linda Hudson

Other: Commissioner James Taylor (ABSTAIN)

Passed

**8. City Commission - Resolutions**

- A. Resolution 25-R52 approving the Grant Agreement 25SRP28 between the City of Fort Pierce and Florida Department of Environmental Protection for the Wastewater Resilience and Adaptation - Phase II project in the amount of \$28,061,358.00 for the grant term of July 1, 2024, through June 30, 2027.

City Clerk, Linda Cox, introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 25-R52

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AUTHORIZING THE EXECUTION OF THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARD GRANT AGREEMENT FOR THE WASTEWATER RESILIENCE AND ADAPTATION – PHASE II PROJECT ; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 25-R52.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.,  
Mayor Linda Hudson, Commissioner James Taylor

Passed

- B. Resolution 25-R53 approving the assignment of Grant Agreement 25SRP28 City of Fort Pierce for the Wastewater Resilience and Adaptation Phase II project to the Fort Pierce Utilities Authority.

City Clerk, Linda Cox, introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 25-R53

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AUTHORIZING THE ASSIGNMENT OF THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARD GRANT AGREEMENT FOR THE WASTEWATER RESILIENCE AND ADAPTATION – PHASE II PROJECT TO THE FORT PIERCE UTILITIES AUTHORITY; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner James Taylor to approve Resolution No. 25- R53.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.,  
Mayor Linda Hudson, Commissioner James Taylor

Passed

Commissioner Broderick commented on the outstanding work by the FPUA to secure the grant.

Commissioner Gaines arrived at 9:06 a.m.

9. **New Business - City Commission Discussion Items**

- A. Annual performance evaluation - Linda Cox, City Clerk

#### Mayor Hudson

I have observed the City Clerk's Office working diligently under challenging circumstances throughout the past year. Despite these challenges, the office continued to function seamlessly, largely due to the leadership of the City Clerk, particularly during her time as Acting City Manager. The position is incredibly important, especially when it comes to maintaining up-to-date public records, which helps safeguard the city from legal complications. Responsibilities such as ensuring the timely publication of agendas, advertising, and managing the commission's schedules are all handled with excellence. The City Clerk often reviews legal items in tandem with the City Attorney, further emphasizing the significance of this role. Historically, this Commission has emphasized the equal standing of all three Charter Officers, each of whom reports directly to us. It's easy to overlook excellence when operations are smooth, but I want to acknowledge that success. Based on the salary schedule presented for the budget workshop, I ask that we consider an increase in the City Clerk's compensation above the standard staff raise.

#### Commissioner Broderick

I wish the entire city government operated as efficiently as the City Clerk's Office. We've had zero issues come out of that department, and I credit the Clerk's leadership for ongoing operational efficiency. I reviewed the salary study and was surprised to find that Ms. Cox ranks near the bottom tenth or twelfth on the pay scale. As all Charter Officers report directly to this body, there is no intermediary; thus, their compensation should reflect that level of responsibility. It is concerning that she is currently paid less than several department heads and senior staff in other departments. I strongly believe her compensation package needs to be reevaluated and increased to a number of \$172,000.

#### Commissioner Taylor

I agree with Commissioner Broderick and the Mayor. The salary list made it glaringly obvious that Ms. Cox is paid less than many department heads, even though she leads a department and is a Charter Officer. I support bringing her salary in line with other department heads. I have no complaints or even constructive criticism—her performance has been exceptional. When I joined the Commission, she was Acting City Manager, and my onboarding was seamless. My calendar has been flawless, and issues brought to her by business owners were resolved efficiently. I appreciate her proactive efforts and her dedication.

#### Commissioner Gaines

I have no worries about the City Clerk's Office. Ms. Cox often goes above and beyond her duties, even handling complaints from other departments. She keeps me organized with appointments and board meetings, and she's always one step ahead. I reviewed the salary data and fully support an appropriate compensation adjustment.

#### Commissioner Johnson

Thank you, Ms. Cox, for the professional standards you and your team uphold. Your office is doing an outstanding job, particularly with appointments and public records requests. That said, I have two key considerations: First, a salary increase of this magnitude must be justified within the context of the budget. Second, I'd like to see comparative data from the Florida League of Cities to understand how our City Clerk's role and compensation align statewide. It's essential we protect and retain top talent, but we must ensure that the adjustment is appropriate, justified, and financially feasible.

City Clerk Linda Cox. I don't have the comparative data readily available. The reporting structure for City Clerks varies. Some report to City Managers, others are Charter Officers. Any salary comparison would need to account for these structural differences.

#### Commissioner Johnson

That's the type of context I'm seeking—to understand what standard we're setting. I'm not opposed to the increase, but I want clarity on where the funds will come from and how the adjustment compares across similar roles statewide. Given our budget constraints, we need thoughtful discussion.

Commissioner Taylor

At a minimum, Ms. Cox should be paid at a level consistent with other department heads. This is a budget workshop—we should be able to determine where to allocate those funds today. There's consensus that a raise is appropriate; we just need to determine the percentage.

Commissioner Gaines

The public and other department heads are watching these discussions. While Ms. Cox deserves the raise, we need to look at the Florida League of Cities data and make this correction as soon as possible.

Mayor Hudson

I believe I'm the only current commissioner who was here when Ms. Cox was hired. The role has evolved significantly since then. Originally, it was a much smaller scope. But today, due to state laws and the complexity of public records, scheduling, and compliance with Sunshine Laws, the role has grown in importance both locally and across municipalities. We'll continue to reflect on this throughout the day and determine a fair and financially responsible compensation adjustment.

B. Annual performance evaluation Sara Hedges, City Attorney

Commissioner Broderick

I had both the duty and the privilege of participating in the hiring process for our new City Attorney. Candidly, it was clear from the outset that whoever was selected would be inheriting a department in significant disarray—marked by severe understaffing, disengaged personnel, and a general state of turmoil, to put it mildly. It was evident that the role would require not only a sharp legal mind, but also a strong and capable manager to begin the work of rebuilding and stabilizing the department.

When Sara was interviewed, I admit I had initial concerns—not about her legal aptitude, which was exceptional—but about her experience in managing such a challenging environment. As someone with many more years behind me professionally, I recognized that our generational difference might shape our perspectives and approaches. I recall discussing my concerns with her directly, specifically regarding her readiness to assume a management role of this magnitude.

However, from the outset, her tenacity stood out to me. It was, in fact, one of the key attributes that convinced me she was the right fit for the position. Her commitment to representing the city's best interests is not only commendable—it's refreshing. She works diligently to keep matters on track, even when that means helping to keep me within the appropriate guardrails, which I know can be no easy task.

Over time, I've had the opportunity to observe the reconstitution of the department under her leadership, and I've been thoroughly impressed. She's tackled what was arguably the most significant challenge of her role head-on—with professionalism, focus, and a results-driven mindset. Her ability to manage complex and often thorny issues, frame sound legal opinions, and seek outside expertise when needed speaks volumes—not just about her legal talent, which was never in question—but about her capabilities as a leader and manager.

Where I once had concerns, I now have full confidence. I find working with Sara to be an absolute pleasure, even in the face of difficult issues that often carry substantial consequences for the city. Her growth in the position has been remarkable. She has demonstrated maturity beyond her years, and I sincerely hope she continues to serve as our City Attorney for many years to come.

Her continued professional and managerial development is evident—and it's a joy to witness. Sara, you have a very bright future ahead of you. I just hope that future remains here, in the City of Fort Pierce. Losing you would be a significant loss. You've done a truly outstanding job.

Commissioner Johnson

Ms. Hedges, thank you once again for the professional standard you have established within your department. It is truly a pleasure to work with you during

our weekly meetings, which provide valuable insight into the city's litigation landscape and help ensure we remain informed and aligned.

I recall being present when you were first hired as the Assistant City Attorney, and later when you made the decision to pursue the role of City Attorney. Since then, I have had the opportunity to witness the steady progression and positive transformation of your office firsthand.

I would echo Commissioner Broderick's sentiments—there are, indeed, many complex and challenging issues currently before us, and undoubtedly more to come. I deeply appreciate the professionalism and diligence you bring to navigating these matters, and I look forward to seeing your continued leadership as we work through them together.

Your recent efforts to strengthen your team, including the thoughtful addition of a new attorney to address specific areas of need, reflect your commitment to both strategic growth and operational excellence. Thank you for being the dedicated and effective leader that you are, and for the vision and integrity you continue to bring to the City Attorney's Office.

#### Commissioner Gaines

Ms. Hedges, I want to sincerely thank you for the professional standards you've brought to the City Attorney's Office. I'm pretty sure I'm the one who gives you the most gray hair up here on the dais—and what the public doesn't always see are the looks I get when I approach the mic. But it is what it is. You've done an excellent job keeping me in line—believe it or not—and I appreciate your guidance.

Behind closed doors, we've had our share of intense discussions, but even when we've disagreed, you've maintained a high level of professionalism, and we've always moved forward with mutual respect. That speaks volumes about your character and your commitment to your role.

I'm well aware of the challenges you inherited in your department and the continued pressures you face. I remember asking early on if everyone fully understood what was going on internally, and I commend you for stepping into that situation with strength and resolve. You've continued to fight for what's best for this city—whether or not everyone agrees with your methods—and I respect that. Your job is to protect the City of Fort Pierce, and that includes its employees, and you've done that with dedication.

I'm also pleased that additional support has been brought into your office.

We have a lot of legal challenges facing the city—some right at our doorstep. I look forward to our ongoing meetings and our open, unfiltered dialogue. As attorneys, we have a duty to stand on principle. Unfortunately, in today's world, I see fewer and fewer doing so. But the oath we took still matters to me.

It may not always be obvious, but the decisions we make here—or fail to make—can land us before regulatory bodies in Tallahassee or Orlando. And if you get called to Tallahassee, let's just say, that's when you know it's serious. So let's continue to stay sharp, stay principled, and continue protecting the City of Fort Pierce and its staff.

#### Commissioner Taylor

When I first began serving on the Commission, my initial introduction to city governance came through regular meetings with Ms. Hedges. From the start, she has been an invaluable resource and sounding board. I've leaned on her insight frequently—through phone calls, meetings, and questions—and I appreciate her willingness to guide me, even when that guidance is often reminding me of what I *can't* do. Her cautious, principled approach is exactly what the City of Fort Pierce needs.

Sara's legal counsel is thoughtful and measured. She doesn't claim to have all the answers and is never afraid to say, "Let me check." That humility, paired with competence, is rare and commendable. She's fiercely protective of the city, operates with integrity, and prioritizes the organization's long-term interests over convenience or popularity.

The role of City Attorney is not an easy one. It's largely behind the scenes, and the public may not always understand the boundaries of the position. Yet Sara has remained accessible and focused, ensuring the City is represented with professionalism and clarity. Compared to previous models where outside counsel lacked consistent presence and accountability, the move to a fully staffed, in-house legal team has significantly improved responsiveness and effectiveness—and Sara has played a major role in shaping that.

I also appreciate her ability to communicate with the Commission—even when correcting us—gracefully and directly. That kind of diplomacy, especially when navigating the inherent tensions among charter officers, is crucial. Tension between the City Attorney and the City Manager is normal and healthy—it helps ensure that decisions are well considered, legally sound, and in the city's best interest. The same goes for the dynamic with the City Clerk.

Ms. Hedges, thank you for your leadership, your steady hand, and for always placing the city first. Now that your office is fully staffed, I'm confident we're well-positioned to move forward. I consider you a trusted advisor and a friend, and I hope to see you continue in this role for many years to come.

#### Mayor Hudson

When I think of Ms. Hedges, the word that comes to mind is "fierce"—particularly in her unwavering protection of the City. She has consistently demonstrated dedication to her role and a strong commitment to serving both the Commission and the broader interests of Fort Pierce. I'm especially pleased to see that her office is now fully staffed. That's a significant accomplishment and a reflection of the progress being made.

This Commission views our charter officers as equal partners in governance, each bringing a vital perspective to the table. While we may occasionally have differing views, that dynamic serves as a necessary system of checks and balances. Ms. Hedges navigates those complexities with professionalism and balance, ensuring the legal interests of the City are always front and center.

The nature of her position is not always visible to the public. It's not a public-facing role in the traditional sense, and at times, that can lead to misunderstandings. Some may not realize that a lack of returned phone calls doesn't reflect a lack of concern—it reflects a clear understanding of her priorities, responsibilities, and the scope of her duties. And for that clarity and focus, I am grateful.

I also want to recognize the importance of having transitioned from outside counsel to an in-house City Attorney. That move was driven by the need for accessibility, accountability, and responsiveness. In the past, legal matters sometimes disappeared into what we jokingly referred to as "the Bermuda Triangle." Under Ms. Hedges' leadership, we've seen a welcome shift toward efficiency, transparency, and timely legal guidance.

I also appreciate her judgment in recognizing when outside counsel is necessary. She doesn't hesitate to seek the right expertise when needed, which speaks volumes about her dedication to doing what's best for the City—not just what's convenient.

One of Ms. Hedges' greatest strengths is her ability to tactfully guide commissioners, even when our ideas might be a bit outside the lines. She has a remarkable way of telling someone they're off track—without making it confrontational—and that's not an easy skill to master.

Finally, I want to acknowledge a reality that all staff and commissioners must understand: there is naturally some tension between the roles of City Attorney, City Manager, and City Clerk. That tension is healthy. It reflects the balance of authority, the push and pull that leads to better decision-making. Each of these charter officers has a distinct duty, and it's through respectful collaboration—and sometimes disagreement—that we achieve the best results for our City.

Ms. Hedges, thank you for your continued dedication, your steady leadership, and your commitment to protecting Fort Pierce. Now that your office is fully staffed, we're truly back in business.

#### Commissioner Broaderick

The City Charter is crystal clear regarding the responsibilities of our charter officers, including to whom they report and how they are to manage and administer their independent offices. I share the sentiment that some level of pushback among the charter officers is inevitable. That dynamic is part of the balance of governance. However, it also reinforces my belief that the City Clerk should be compensated commensurate not only with the operational duties of the office but also with the Clerk's active role in providing senior-level decision-making support to the City Commission. That advisory function is a vital part of the Clerk's responsibilities as a charter officer.

Putting compensation aside—since I know that topic will be addressed separately—I do have concerns about the potential for overreach among the charter officers. It will be incumbent upon the City Attorney, City Clerk, and City

Manager to work collaboratively and remain within their clearly defined areas of authority. The Charter outlines these responsibilities in no uncertain terms. Any efforts to cross those lines or influence another charter officer's department could lead to serious complications.

Let me be direct: any violations of the Charter related to authority or oversight will not end well if brought before the City Commission. I would strongly urge all parties to thoroughly review the Charter, respect its boundaries, and remain focused on their own departmental responsibilities. The Charter serves as the final word on these matters and must be adhered to without exception.

## **10. City Commission Budget Workshop**

### **A. Presentation of Proposed FY 2025-2026 General Fund Budget**

City Manager, Richard Chess, introduced Finance Director, Johnna Morris to present the FY 2026 Operating Budget along with, for the first time, the FY 2026–2030 Capital Improvement Plan. This plan outlines all major projects and will be essential as we pursue additional grant funding.

Ms. Morris presented the proposed FY 2025-2026 General Fund Budget. The City of Fort Pierce has proposed a balanced FY 2025–2026 General Fund budget totaling \$67,537,211, representing a 4.4% increase (\$2.87 million) from the current fiscal year. This increase is primarily driven by a 10.46% rise in taxable property values, generating an additional \$2.78 million in ad valorem revenue, while maintaining the current millage rate of 6.9.

Despite growth in property values, Ms. Morris emphasized a cautious and conservative fiscal approach due to ongoing economic uncertainties. These include potential changes in ad valorem tax policies, inflationary pressures, global trade volatility, a projected 35% chance of recession, and state-level discussions that could reduce municipal revenue streams (e.g., fuel taxes and CRA sunset efforts).

Key budget highlights include:

Eight new positions, including a city engineer and roles in IT, police, and city management.

5% COLA for non-bargaining and sworn personnel; commissioner raises also included (pending approval).

\$600,000 reserved for capital projects in FY 2026.

Police Department budget is \$20.75 million (30.7% of General Fund), showing a slight decrease in personnel costs due to vacancy budgeting at midpoint salaries rather than top-scale. However, total investment, including \$767K in capital, results in a net decrease from the prior year.

Operating expenditures increased by \$1.47 million, largely driven by inflation and increased technology needs.

Capital outlay rose by \$726K to \$1.9 million.

Debt service decreased by \$288K with total general fund debt now at \$13.6 million, positioning the city to be debt-free by 2032.

Healthcare premium increases are minimal (1.5% for health; no increase for dental), with continued strong performance from the city's insurance provider (PRM).

The Commission expressed concerns over state proposals to cap or eliminate ad valorem revenue sources and sunset CRA programs like FPRA, emphasized the need to plan for potential downturns in real estate valuations and to support economic development efforts, and expressed a commitment to long-term sustainability, responsible growth, and fiscal resilience while supporting key City services and strategic capital investments.

### **B. Five (5) Year Financial Projection**

Ms. Morris presented the long-range financial projections, noting a modest 1.4% revenue increase in FY 2027 alongside rising expenditures, especially from capital needs and inflation. Personnel projections include no cost-of-living adjustments through FY 2030, maintaining flexibility during economic downturns. Commissioners discussed contingency plans like vacancy eliminations and capital deferrals to avoid layoffs.

**Key Discussion Points:**

**Utility Tax Revenue:** Concerns were raised about stagnant utility tax growth despite development. Legislative risks include potential loss of utility fund transfers—currently 13% of the operating budget.

**Solid Waste:** A rate increase (residential from \$29.04 to \$34) is proposed to support service improvements, fleet renewal, and new staff.

The Commission urged transparency since rate changes were budgeted before approval.

**FPRA Budget:** Increased to \$6.65M, with funding for community policing and support for 10 grant-funded officers.

FPRA's \$1.9M debt to the General Fund by FY 2027 was broadly supported, pending fiscal caution.

**Enterprise Funds:**

Marina: \$429K increase.

Golf Course: \$162K increase.

Animal Shelter: \$406K decrease.

Sunrise Theatre: \$4.6M budgeted, contingent on the outcome of an active RFP. If privatized, the City's operational burden would cease.

**Police Funding:**

Declining grants and an unreimbursed \$500K federal expense raised concerns.

The Commission emphasized the need for better police compensation, suggesting increases beyond the proposed 5%, potentially up to 15–17%, funded via millage or budget reallocation.

Ms. Morris warned of unsustainable use of one-time revenues for recurring costs.

**CDBG and Grant Administration:**

\$2.3M increase for housing rehab and park infrastructure projects.

Concerns over underutilized funds and outdated allocations are prompting refocused strategies.

Grants management is returning to Finance for tighter integration and strategic alignment with capital planning.

**Public Works:** Notable capital investment aimed at addressing long-standing equipment and maintenance backlogs. Commissioners stressed parity with police raises to avoid a mass exodus due to perceived inequities.

**Risk Management:** Currently housed with the City Attorney but budgeted in HR; discussions continue regarding appropriate departmental alignment. Departments submitted proposals based on historical trends and projected needs. Staff adjusted line items to optimize available funding.

The Commission prioritized public safety, public works, and code enforcement as high-need areas, suggested increased revenue streams (impact fees, millage rate adjustment) and reallocating internal service costs, and emphasized aligning budget allocations with the City's strategic goals, particularly beautification and safety.

C. Five (5) Year Capital Improvement Projects FY 2026 to FY 2030

Ms. Morris presented The total appropriations for this fiscal year amount to \$1,915,918. The funding is allocated as follows:

Facility Maintenance: \$428,408

Streets and Drainage: \$147,000

Fleet Maintenance Projects: \$56,600

Parks and Grounds: \$237,000

Leisure Services: \$30,000

IT Projects: \$199,018

Police Projects: \$767,892

Engineering Projects: \$50,000

Jason Atkinson, Public Works Director, commented that the majority of this year's requests are for equipment rather than traditional projects. The focus is on improving operational efficiency, cleanliness, and overall aesthetics—particularly along the shoreline and in high-traffic areas like downtown, parks, and beaches, working closely with Keep Fort Pierce Beautiful to achieve a pristine beach and public spaces. Initiatives include enhanced pressure washing, landscape maintenance, and deploying service teams across city hotspots such as the Jetty, Causeway Park, and Jaycee Park.

Key equipment items like a grapple truck and productivity-enhancing machinery—will allow crews to clean thoroughly and efficiently. We're exploring solutions to streamline workflow, such as acquiring a self-driving maintenance machine and implementing dispatch technology with two-way radios to reduce overlapping work and improve response times.

This approach blends public service with private-sector efficiency. We emphasize professionalism, visibility, and pride among our Public Works staff, recognizing they represent the city in every interaction. Additional efforts include partnering with FPRA and grants, leveraging the Tree Fund to purchase a water truck for new plantings, and addressing irrigation challenges. We're also exploring long-term environmental solutions, such as installing baffling systems to redirect seaweed buildup caused by seasonal tides—potentially mitigating beach maintenance issues. This budget request supports a clean, responsive, and visibly professional Public Works operation aligned with community expectations and long-term sustainability.

Mayor Hudson thanked Public Works for their continued efforts. Regarding the seaweed issue, it's unclear whether anyone is currently responsible for cleanup. While some residents express concerns about the odor and appearance, it's important to note that seaweed is a natural occurrence and plays a role in preventing beach erosion. Historically, Fort Pierce may have engaged in limited seaweed removal, but it's uncertain if the County currently manages it. Additionally, inquired if the equipment referenced is primarily intended for clearing branches and debris—not for seaweed removal.

DeVoshay Johnson, Deputy City Manager, presented the planned upgrades for Administrative Services.

Chambers Technology Upgrade:

This includes essential hardware improvements—such as cameras, microphones, and ADA-compliant equipment—for this room, which supports our broadcast channel. The upgrade, typically done every five years (now overdue at seven), ensures accessibility for the hearing and visually impaired.

Leisure Services Enhancements:

Critical updates are planned for the River Walk venue, including a new HVAC system and upgraded technology such as sound and lighting. These improvements will support a proposed rate increase for special event rentals by enhancing the overall value of the space.

#### ERP Platform Expansion:

Five new time-entry kiosks will be installed at locations including the Marina, Public Works, and Police Department to support the Tyler system rollout. Public-use kiosks will also be added at City Clerk, Planning, and Building departments to improve customer service and streamline operations. The Police Department is particularly focused on gaining access to advanced scheduling functions.

#### Citywide IT Equipment Refresh:

Due to procurement delays during COVID and prior administrative limitations, the city has fallen behind on its standard three-year equipment refresh cycle. This funding will allow all departments to return to regular IT upgrade schedules, ensuring consistent performance and efficiency. These targeted investments aim to modernize operations, improve public service delivery, and restore citywide equipment standards.

Acting Police Chief, Deputy Chief Robert Ridle, explained that the \$767,000 figure represents the first-year cost of a new contract with Axon, the provider of the Police Department's technology, including Tasers, body-worn cameras, in-car cameras, and evidence management software. The current contract ends soon, with a new five- or ten-year agreement set to begin in October 2026. Axon's technology also includes advanced features such as automated alerts when an officer's Taser is drawn, allowing supervisors to immediately access live footage from body-worn cameras. The contract will also cover upgrades to outdated equipment in the Criminal Investigations Division and includes an improved drone platform already in use by the department. This technology is a national standard in law enforcement, and renewing the contract is vital to maintaining operational efficiency and accountability.

The Commission inquired whether the \$767,000 was a first-year cost and clarified that this is a lease agreement for the equipment, not a direct purchase.

Chief Ridle commented that the contract begins at \$767,000 and increases annually to \$797,000, \$829,000, \$862,000, and \$897,000. While not inexpensive, signing in the first year locks in these rates for the full term. The agreement operates as a lease—equipment is returned at the end, and updated technology is provided as it becomes available. Axon has consistently supported the city and maintained strong service standards.

Mr. Chess noted that the current contract expires next year, and we still need to address the RFP process. Discussions are ongoing with the City Attorney's Office to determine the proper path forward, as issuing a five-year contract may not align with our current procurement code. We must evaluate whether this qualifies as a sole-source procurement or if a formal RFP is required. This item is included in the FY26 capital plan as part of the \$1.9 million allocation.

Mark Zrallack, City Engineer, explained that many of our visible infrastructure improvements are funded through the surtax, a critical revenue source. Since 2020, we've resurfaced 14 miles of roadway, with plans to complete another 8 miles by FY28/29. A map was presented to highlight the tangible impact of this work.

A major upcoming project is the FDOT-funded Sun Trail/Highwaymen Trail Gap—a 1.3-mile, 10–14-foot-wide non-motorized path from Indian Hills to Georgia Avenue, backed by over \$2 million in funding.

To improve how we prioritize roadwork, we're proposing a Pavement Condition Survey, which uses high-definition cameras and a DOT-supported system to assess road quality and assign a Pavement Condition Index (PCI). This data-driven approach will help us preserve roads before major reconstruction is needed, ultimately stretching funds more effectively.

The survey is a project-based initiative, not an equipment or software purchase. It aims to improve long-term planning and maintenance.

Lastly, as the surtax is set to expire around 2026, we must prepare to engage the public on its importance. Without renewal, we risk losing a key funding source that directly supports essential infrastructure improvements. Early polling is positive, but a proactive outreach campaign will be necessary.

The Commission inquired whether the road assessment initiative was equipment or IT-related and if the digital dashboard generated from this data would provide a comprehensive, statistical overview of Fort Pierce road conditions, including failed roads—crucial information for justifying the continuation of the surtax. This data-driven approach will also help distinguish city-maintained roads from county or state roads, enabling faster, more accurate responses to constituent concerns. The shift from photo-based records to quantifiable analytics will enhance transparency and decision-making.

Shyanne Harnage, Community and Economic Development Director, noted that the full project-based budget and Capital Improvement Plan will be reviewed in detail at the upcoming meeting. One highlighted project is the Depot Drive enhancement, initially proposed in 2023 and tied to the potential Brightline station. The FPRA is reviving this concept to improve parking, pedestrian connectivity, and integration with the county garage and Sunrise Theatre. The project also aims to activate the area beneath the Citrus Avenue bridge. While there were past discussions about a 50/50 funding partnership for permanent parking and walkways at Depot Drive, no formal agreement has been confirmed. Staff will revisit those conversations, especially regarding ownership and responsibilities among city, county, and private stakeholders. Additional major initiatives include:

Indian River Drive: A \$2.7M Florida Job Growth Grant, with bidding nearly complete. The FPRA increased its contribution from \$2M to \$3M.

Avenue D Reconstruction: A long-discussed project, with \$1.5M committed by FPRA and ongoing coordination with engineering to improve U.S. 1 to 29th Street.

Harbour Pointe: Under an interlocal agreement with St. Lucie County, the FPRA committed \$2M to waterfront improvements. \$1M has already been allocated, with the potential for \$500K annually over four years, contingent on design timelines.

Overall, the FPRA is taking a strategic, phased approach to multi-year projects, ensuring community input, detailed planning, and minimized change orders. Additional project updates will follow.

The Commission requested clarification on the scope of stormwater projects, particularly how they relate to street and gutter cleanliness. Referencing prior discussions with Mr. Andrews, they emphasized the importance of maintaining clean curbs to prevent debris from entering the stormwater system. They asked for an overview of the specific stormwater projects currently being considered.

Mr. Zrallack explained that this is the second phase of the four-phase Surfside drainage project, covering Clover, Eucalyptus, Cypress, and Sunset Isles, and noted coordination with Public Works to ensure baffle boxes—critical for protecting waterways—are maintained, with current repairs underway.

Mr. Atkinson shared that the City operates two street sweepers—one smaller, more maneuverable unit used for downtown, now scheduled for early morning cleaning four times a week (Monday–Thursday). Staff efforts have been reorganized for better efficiency, separating tasks between general crews and vacuum truck operations. They're also using paper maps to track completed areas, ensuring nothing is missed. He emphasized a more proactive approach to maintaining catch basins and encouraged staff to report issues as they see them in the field.

Dean Kubitschek, Marina Manager, emphasized the urgent need to dredge Moores Creek, as silt buildup has rendered about one-third of the recently funded boat ramp unusable. This dredging effort is essential to maintain navigability and support the marina's operation. He is coordinating with engineering to issue an RFP and hire a consultant—an investment exceeding \$500,000. The consultant will assess both dredging and the marina expansion, as the two projects are interrelated. The city plans to pursue grants to offset costs, including resiliency grants for the internal basin, which often floods during storms, and Wildlife Commission grants for the external basin expansion. Additionally, there are plans to install a pump-out station on the marina's north side, supported by a 75/25 state grant, confirmed efforts are underway to enforce upcoming anchoring limitations. The city now operates a patrol boat and

has applied for federal funding to acquire a second. Two staff members are currently certified as code enforcement officers, and future hiring is budgeted once the ordinance is finalized. The approach aims to strengthen waterway management while minimizing costs through strategic funding and planning.

Paul Thomas, Building Official, commented that the \$630,000 budget primarily funds a new backup generator for the Sunrise Center, which currently has none. Although the building was wired for a portable generator last year, the associated contract costs proved unreasonable. With FPUA support, \$300,000 is now allocated toward a permanent gas-powered generator connection. An additional \$150,000 will go toward computer upgrades due to aging equipment and staffing needs. Other expenses include new vehicles, improved department security (e.g., ballistic drywall, updated card readers), and interior modifications to better support staff use in areas originally designed for public access.

Danny Visconti, Manager, Indian Hills Golf Course, commented on Commissioner Johnson's inquiry of the pickleball courts and clubhouse facility. The pickleball courts have been well-received, with around 40 users last weekend, 17 memberships sold, and strong daily guest participation. Interior windscreens will soon complete the courts. A \$50,000 project fee is allocated for upgrades to the 23-year-old golf course irrigation pump house. This year focuses on replacing outdated internal components—such as relays, surge protection, and the control panel—which no longer interface properly with the newer system. The pumps themselves, still in decent condition, are slated for replacement next year at a cost of \$20,000 and will be kept on site as backups. The next phase of development includes a new clubhouse, cart barn, and paved parking for the southern area. These improvements are part of the five-year plan and will be coordinated to align with nearby changes, including T.D. Bank selling adjacent property, which affects shared parking. The clubhouse project is seen as a future revenue opportunity, addressing both aging infrastructure and community facility needs.

Commissioner Johnson commented on the need to exercise caution and investigate who purchased the property, as the previous owner had a significant presence there. Given its impact on the area and our future plans, it's important to stay informed about developments at that location.

Mr. Visconti commented that the new pickleball courts added approximately 35 parking spaces on the north side. Reconfiguring and repaving the south lot could add about 70 more, which would provide adequate parking overall.

The Commission emphasized the need for realism and teamwork, stressing that all parties—union members, city employees, and taxpayers—must cooperate to find sustainable solutions within the city's limited \$65 million budget.

There was consensus that everyone would have to make sacrifices, as Fort Pierce does not have the financial capacity of larger entities like St. Lucie County. Directors were urged to reexamine budgets and reduce expenses, keeping in mind that the previous 10.5% increase was temporary and won't continue beyond 2027. Future planning may require cost-cutting measures such as department optimization and outsourcing. Commissioners also discussed enhancing revenue through user fees and ensuring all city-owned assets, such as leased properties, generate market-rate returns. The City plans to assess its leases and explore hiring a real estate professional to improve asset management and reduce the need for tax increases. A Special Meeting is scheduled for July 21st at 9 a.m.

## 11. **Adjournment**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Mayor Hudson adjourned the meeting at 1:18 p.m.

ATTEST:

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CITY CLERK

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MAYOR COMMISSIONER

**City Commission Day Meeting 9:00 AM**

**8. A.**

**Meeting Date:** 08/11/2025

**Re:** 2025 Legislative Session Final Report

**Submitted For:** Audria Moore, Special Projects Coordinator, City Manager

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**SUBJECT:**

Presentation of the 2025 Legislative Session Final Report by Ryan Matthews, of GrayRobinson.

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**Attachments**

Presentation

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Richard Chess	07/22/2025 03:26 PM
City Manager	Richard Chess	07/23/2025 11:55 AM
Form Started By: Audria Moore		Started On: 07/18/2025 12:33 PM
Final Approval Date: 07/23/2025		

GRAYROBINSON

2025

Session Wrap-Up

City of Fort Pierce

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AUGUST 11, 2025

GRAY-ROBINSON.COM

# Presenter

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**Ryan Matthews**

Government Affairs and Lobbying Deputy Section Chair  
Shareholder

[ryan.matthews@gray-robinson.com](mailto:ryan.matthews@gray-robinson.com)

Ryan Matthews helps clients address the distinct pain points of Florida's regulatory and legislative landscape with a focus on environmental, land use, and local government issues. A trusted advocate with an insider's point of view, he is a recognized authority in environmental policy related to natural resources, with broadly developed expertise in water future and scarcity concerns. He represents some of the largest electric, water, and wastewater utility companies in Florida, dozens of individual local governments, statewide associations, and top private sector corporations navigating the environmental resource permitting process.

Before joining GrayRobinson, Ryan served as the Secretary of the Florida Department of Environmental Protection (DEP) under the Rick Scott Administration, as well as in the general counsel and legislative affairs offices of the Florida League of Cities.

# The Players

The Florida Legislature is a bicameral body comprising the Florida House of Representatives and the Florida Senate. It convenes annually to pass laws, set the state budget, and shape policies affecting Floridians.

- 120-member House and 40-member Senate.
- Senate: 27 Republicans; 10 Democrats; 1 NPA; 2 Open Seats
- House: 86 Republicans; 33 Democrats; 1 Open Seat

- Both chambers controlled by Republican majorities, typically facilitating the consideration of legislation aligned with conservative priorities.

# Office of the Governor

The Cabinet



Ron DeSantis  
GOVERNOR



TBD  
LIEUTENANT GOVERNOR



Wilton Simpson  
COMMISSIONER OF AGRICULTURE



James Uthmeier  
ATTORNEY GENERAL



Mary Clare  
Hubbard  
LEGISLATIVE AFFAIRS DIRECTOR



Jason Weida  
CHIEF OF STAFF



Leda Kelly  
DIRECTOR, OFFICE OF  
POLICY AND BUDGET



Blaise Ingoglia  
CHIEF FINANCIAL OFFICER

# The Florida House



**Daniel Perez**  
SPEAKER OF THE HOUSE



**Lawrence McClure**  
BUDGET CHAIR



**Tyler Sirois**  
MAJORITY LEADER



**Wyman Duggan**  
SPEAKER *PRO TEMPORE*



**Sam Garrison**  
RULES CHAIR AND  
SPEAKER DESIGNATE



**Fentrice Driskell**  
MINORITY LEADER

# The Florida Senate



Ben Albritton  
SENATE PRESIDENT



Ed Hooper  
BUDGET CHAIR



Jim Boyd  
MAJORITY LEADER



Jason Brodeur  
PRESIDENT *PRO TEMPORE*



Kathleen Passidomo  
RULES CHAIR



Lori Berman  
MINORITY LEADER

# Future Leaders



**Sam Garrison**  
FLORIDA HOUSE  
SPEAKER-DESIGNATE  
2026-2028



**Jennifer Canady**  
FLORIDA HOUSE  
SPEAKER-DESIGNATE  
2028-2030



**Mike Redondo**  
FLORIDA HOUSE  
PRESIDENT-DESIGNATE  
2030-2032



**Jim Boyd**  
FLORIDA SENATE  
PRESIDENT-DESIGNATE  
2026-2028



**Jay Trumbull**  
FLORIDA SENATE  
PRESIDENT-DESIGNATE  
2028-2030

# Special Sessions & Building Tensions

Gov. Ron DeSantis called Special Session 2025-A in mid-January to cover:

- Illegal Immigration
- Condominium Law Reform
- Hurricane Relief
- Election/Petition Initiative Reform

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House and Senate leaders called the special session “unnecessary” and “premature,” convening and – nearly immediately – adjourning.

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Legislature convened its own special session (2025-B) focused only on illegal immigration. There, they passed a bill that the Governor subsequently threatened to veto.

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Following two weeks of deadlock between the Legislature and Governor, consensus was reached and a third special session was called (2025-C) to pass a bill that the governor signed into law shortly after.

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Despite consensus reached on immigration, tension between the Legislature and Executive Office continued on a number of different topics.



# By the Numbers

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A snapshot of activity; key stats from the 2025 Legislative Session.

1959

Total Bills Filed

269

Total Bills Passed

246

Bills Signed by Governor

11

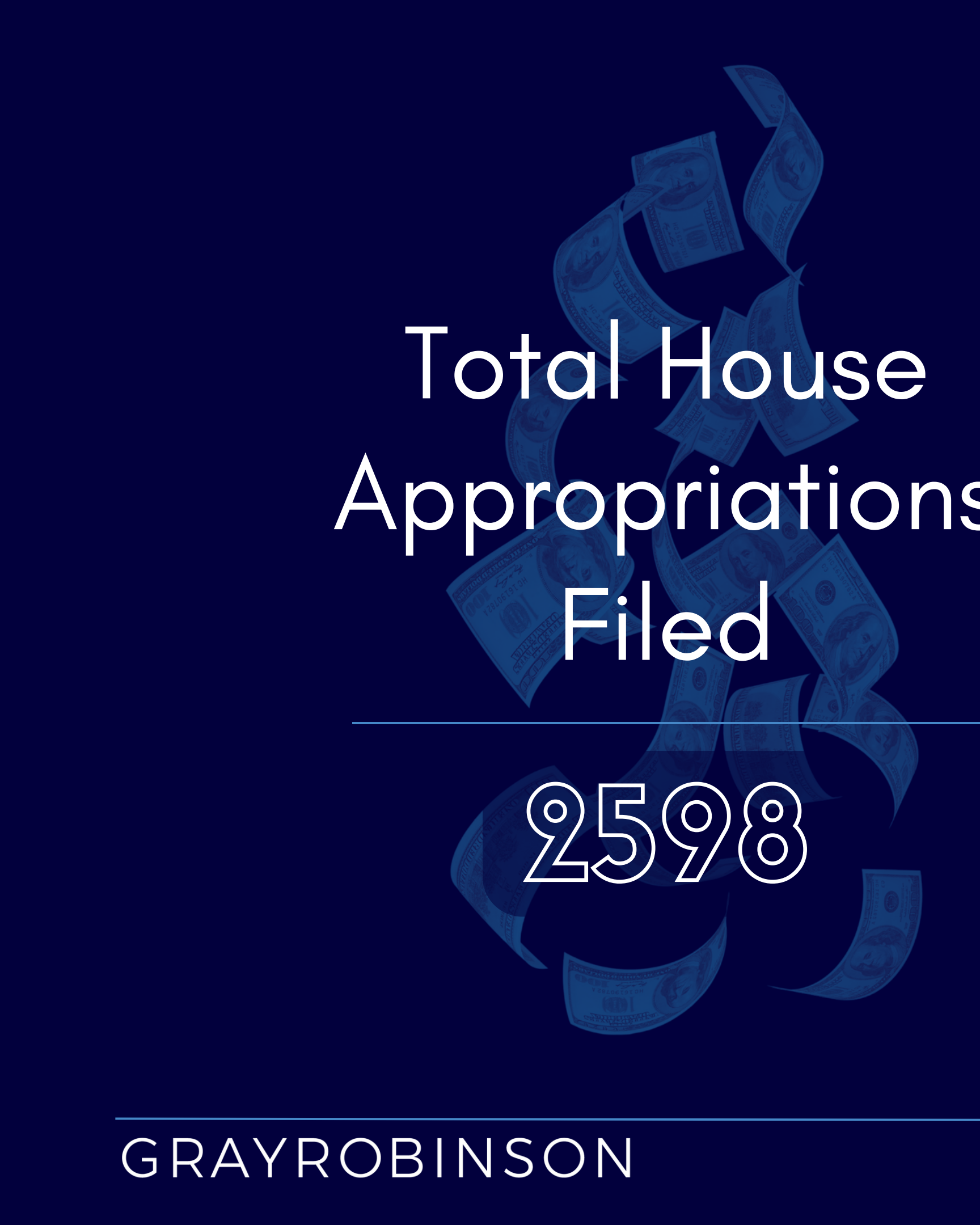
Bills Vetoed by Governor

0

Bills Awaiting Presentation

3

Bills Allowed to Become Law Without Signature



Total House  
Appropriations  
Filed

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2598



Total Senate  
Appropriations  
Filed

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2554

# Priority Issues

The elected leaders' political and policy goals. Typically align with pressing party platforms, fiscal responsibilities, and/or current socio-economic challenges.

- Ensure a sustainable state budget while addressing revenue needs and controlling spending.
- Promoting tax and regulatory reforms to foster business investment and infrastructure projects.

- Advance measures to enhance law enforcement efforts, including stricter immigration policies.
- Invest in education reforms and workforce training to prepare Floridians for future opportunities.



# Ron DeSantis, Florida Governor

## Property Tax Relief

The Governor called for a constitutional amendment to significantly reduce (and potentially eliminate) property taxes in Florida. He also proposed a \$1,000 property tax rebate to all Florida homestead property owners as part of the budget/tax cut plan. The Legislature has not provided either of these.

## State Engagement in Combatting Illegal Immigration

Addressed in special session(s).

## “Continuing to Lead”

The Governor’s State of the State Address, which kicked session off in March, focused heavily on Florida leading the way in policymaking and setting a conservative agenda.

## Cementing (and Defending) Legacy

As session wore on, much of the Governor’s focus turned toward efforts to solidify his base of support around the state and defend his administration from mounting criticism in the legislature.



# Ben Albritton, Senate President

## Rural Renaissance

One of the very first bills passed by the Florida Senate during session, the bill makes substantial policy changes and financial investments into Florida's rural counties. Transportation, broadband, educational, health care, and economic investments were all central to the omnibus bill.

## Florida Citrus

A citrus grower himself, the Senate President made it clear that the decline of the industry would not continue on his watch, and significant investment was proposed to uplift farmers, respond to diseases, plant more trees, and market Florida's product.

## Empowering Members

The President sought to lead a Senate that encouraged members to think and vote freely, allowing for independence of committee process.



# Daniel Perez, House Speaker

## Sales Tax Reduction

The House, early in session, proposed a permanent reduction in the state sales tax – from 6% to 5.25%.

## Spending Cuts

Perez, consistent from his first day as speaker, has called for significant cuts in spending to reduce Florida's state budget. This was reflected in the House's budget proposal, which had \$5 billion less in total spending than that of the Florida Senate.

## Targeted Repeal of Tort Reform

In 2023, the Legislature passed, and the Governor signed into law, major tort reform legislation. The House moved several bills during the 2025 session that, if passed, would have unwound some of these reforms.

# The Budget

Florida's annual budget is a comprehensive financial plan crafted during each legislative session in Tallahassee. It outlines state spending priorities, revenue projections, and funding allocations for critical programs and services for the coming year.

- Florida law mandates expenditures not exceed revenue.
- Includes education, healthcare, transportation, public safety, and environmental initiatives.

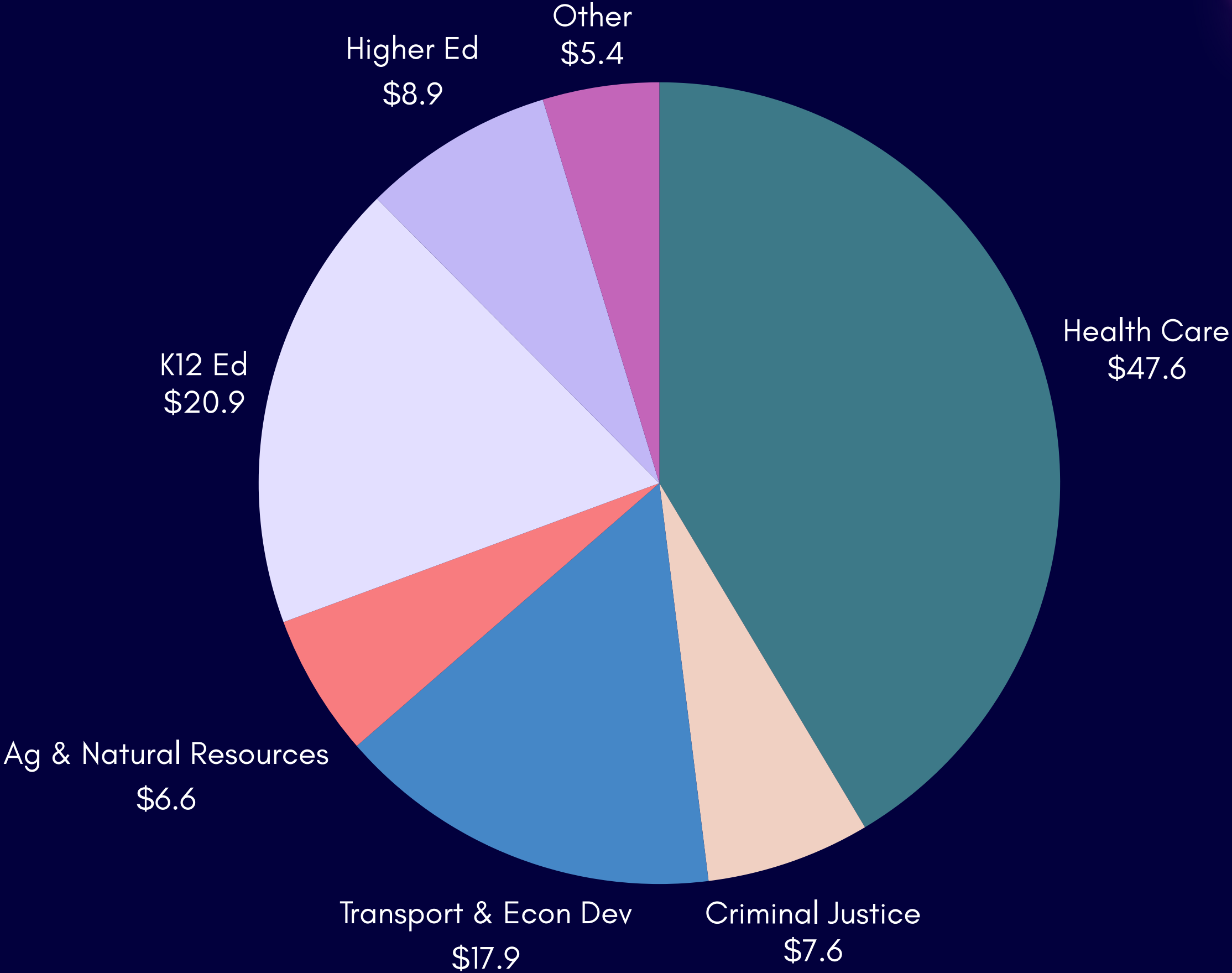
- Lawmakers negotiate allocations and may amend funding levels.
- Governor can approve or use veto power to remove specific appropriations.

# The Budget

LOADING...

Total: \$115.1 billion

\$50.6 BILLION IN GENERAL REVENUE



# Budget Highlights

FEFP per-student spending up 1.59%.

2% across-the-board pay raise for state employees (law enforcement and fire will receive between 8 and 13%).

2,200 vacant state jobs eliminated.

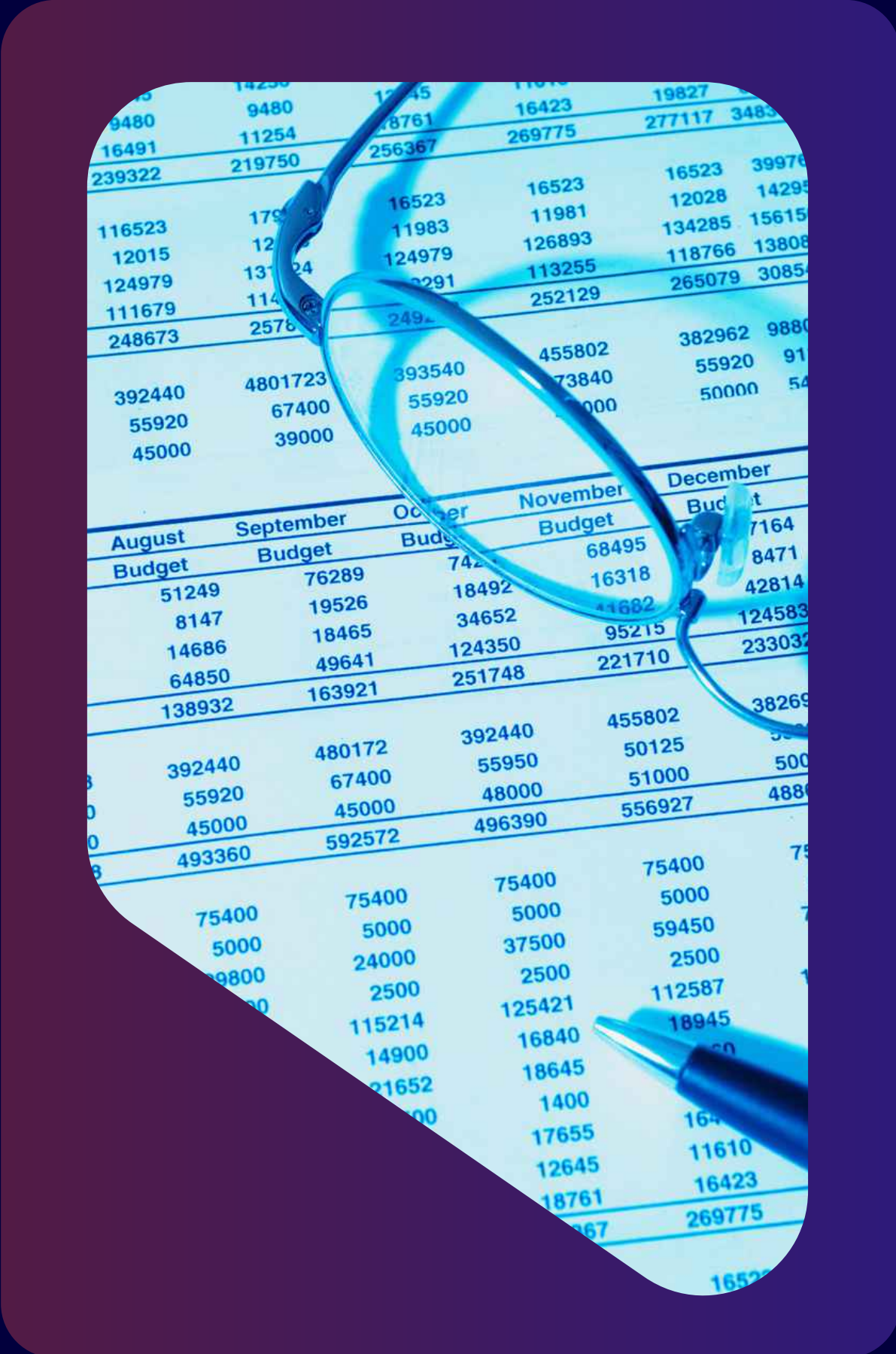
Fully funds FDOT work plan.

Fully funds Sadowski Trust Funds for affordable housing.

- \$163.8 million for SHIP and \$221.2 million for SAIL.

\$800 million for Everglades restoration and related environmental spending.

3.2% (\$3.8 billion) less in total spending than FY 2024-2025.



# Big Ticket Items

\$80 million for Visit Florida.

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\$250 million for Rural and Family Lands Protection Program.

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\$750 million into the Budget Stabilization Fund.

- Forthcoming constitutional amendment on 2026 ballot.
- 

\$580 million to pay down state debt.

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\$50 million for Hometown Heroes downpayment assistance program.



# Tax Package

*Estimated \$2.04 million in tax cuts, including:*

Permanent, full repeal of Florida's Business Rent Tax.

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Permanent, month-long Back-to-School Sales Tax Holiday every August.

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Repeal of Florida's aviation fuel tax.

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Expanded Tourist Development Tax (TDT) uses:

- Fiscally constrained Gulf Coast counties may use TDT to fund infrastructure projects.
  - All coastal counties may use TDT to fund lifeguard services.
- 

Permanent sales tax exemption for disaster prep and outdoor safety items (e.g., sunscreen, insect repellent, bike helmets, life jackets).

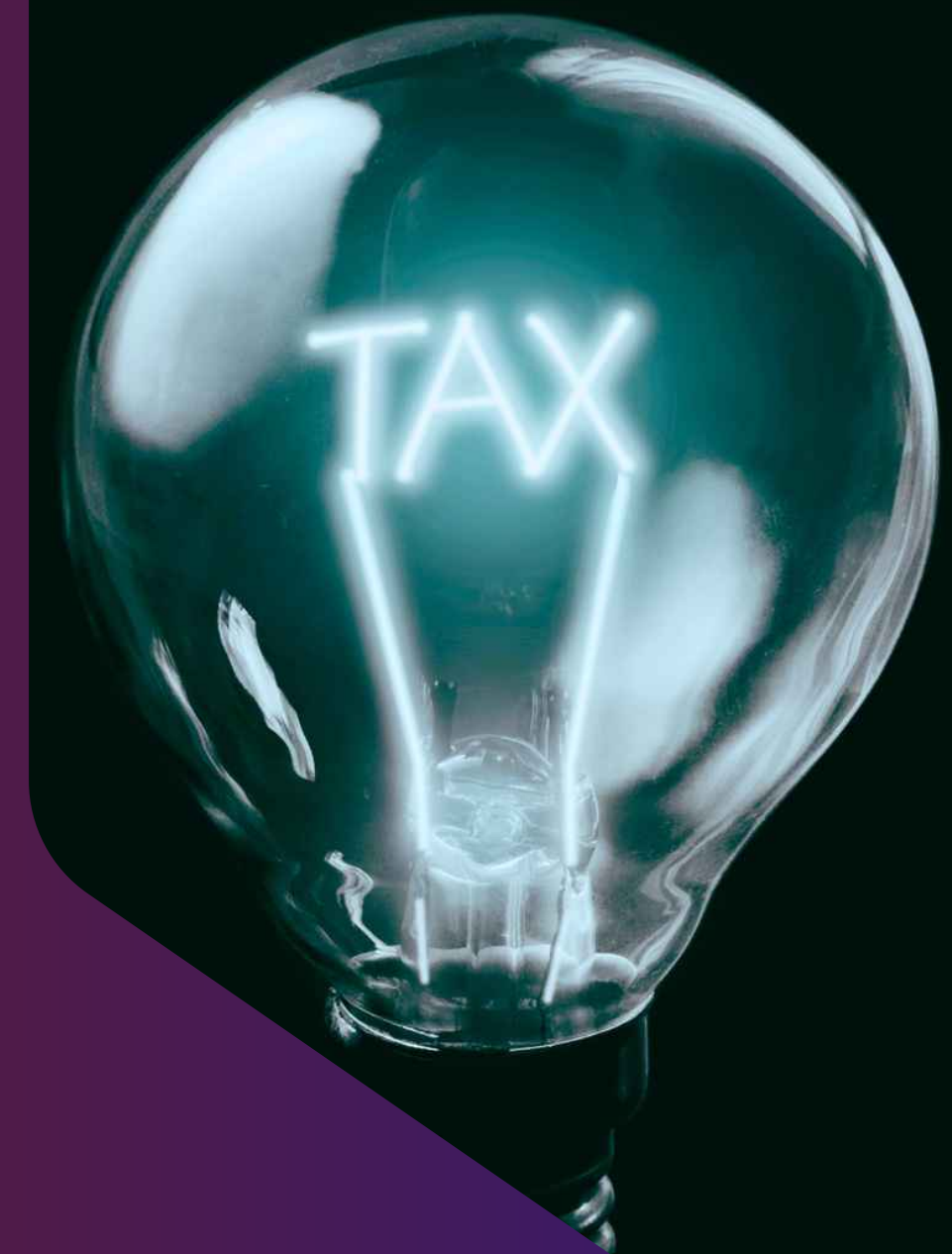
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Creates a sales tax holiday for hunting and fishing supplies.

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Eliminates sales tax on:

- Admission to Florida state parks.
  - Tickets to NASCAR races at Homestead-Miami Speedway.
- 



# Line Item Vetos

Total: \$1.35 billion

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Includes veto of \$750 million for transfer of General Revenue to the Budget Stabilization Fund and roughly \$567 million in line items.

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Final budget (after vetos) is only \$10 million more than the Governor's original recommended budget from January, and less than the FY 24-25 budget.

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# Tort Reform

PIP Repeal – Dead

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Phantom Damages – Dead

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“Free Kill” – Vetoed by governor on May 29

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# Hope Florida

Unexpectedly, but very quickly, became a central theme of the 2025 session.

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The House Health Care Budget Subcommittee, led by Rep. Alex Andrade (R-Pensacola) launched a wide-ranging investigation into the Hope Florida Foundation focused on allegations of potential misuse of state funds for political purposes.

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Involved in the House's inquiry (which we expect to continue in the months ahead) are the Governor, the First Lady, the Attorney General, the Hope Florida Foundation Board, the Agency for Health Care Administration, the Department of Children and Families, the Florida Chamber of Commerce, and others.

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# Department of Management Services

The state agency responsible for state purchasing, facility management, vehicle fleet, and a wide array of other activities also came under significant scrutiny from the Florida House.

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The State Administration Budget Subcommittee, chaired by Rep. Vicki Lopez (R-Miami), raised concerns about agency leadership activity (including taxpayer-funded travel), improper procurement activities, delays in critical state programming implementation, and the “loss” of many hundreds of state vehicles, among others.

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Contentious committee hearings on these topics contributed to the ever-rising political tension this year in Tallahassee and are likely to continue as the committee continues its work.

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# Notable Bills that Passed

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- Constitutional Amendment Reform
- Fluoride Ban
- State Parks
- Condo Law Reform
- School Start Time Repeal
- DOH Package (vaccine bans)
- Brownfields



# Notable Bills that Failed

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- Property Insurance
- Hemp regulation
- E-verify
- College/University Presidential Searches
- Gun law changes
- CRA
- DBPR De-Regulation
- Sovereign Immunity

# House-Senate Dynamics: Impact on Outcomes

Partly due to lost committee weeks and compressed time schedule, many bills moving in the House did not move in the Senate, and many bills moving in the Senate were not moving in the House.

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As a result, the Senate employed a rare strategy of accepting House bills without a moving Senate companion bill. Instead of letting them die due to a lack of companion measures, it referred them to either the Senate Appropriations or Rules Committees for hearings.

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This allowed negotiations between chambers on policy and budget to continue and provided each side with needed leverage as budget allocations and final policy negotiations took place.

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Ultimately, many of the House priorities either died in these Senate committees, or were moved to the Floor for final passage as the end-of-session “horse trading” took place in real time and “in the sunshine.”

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# 2026 Legislative Session



Committee Week 1 – October 6-10

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Committee Week 2 – October 13-17

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Committee Week 3 – November 3-7

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Committee Week 4 – November 17-21

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Committee Week 5 – December 1-5

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Committee Week 6 – December 8-12

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First Day of Session – January 13, 2026

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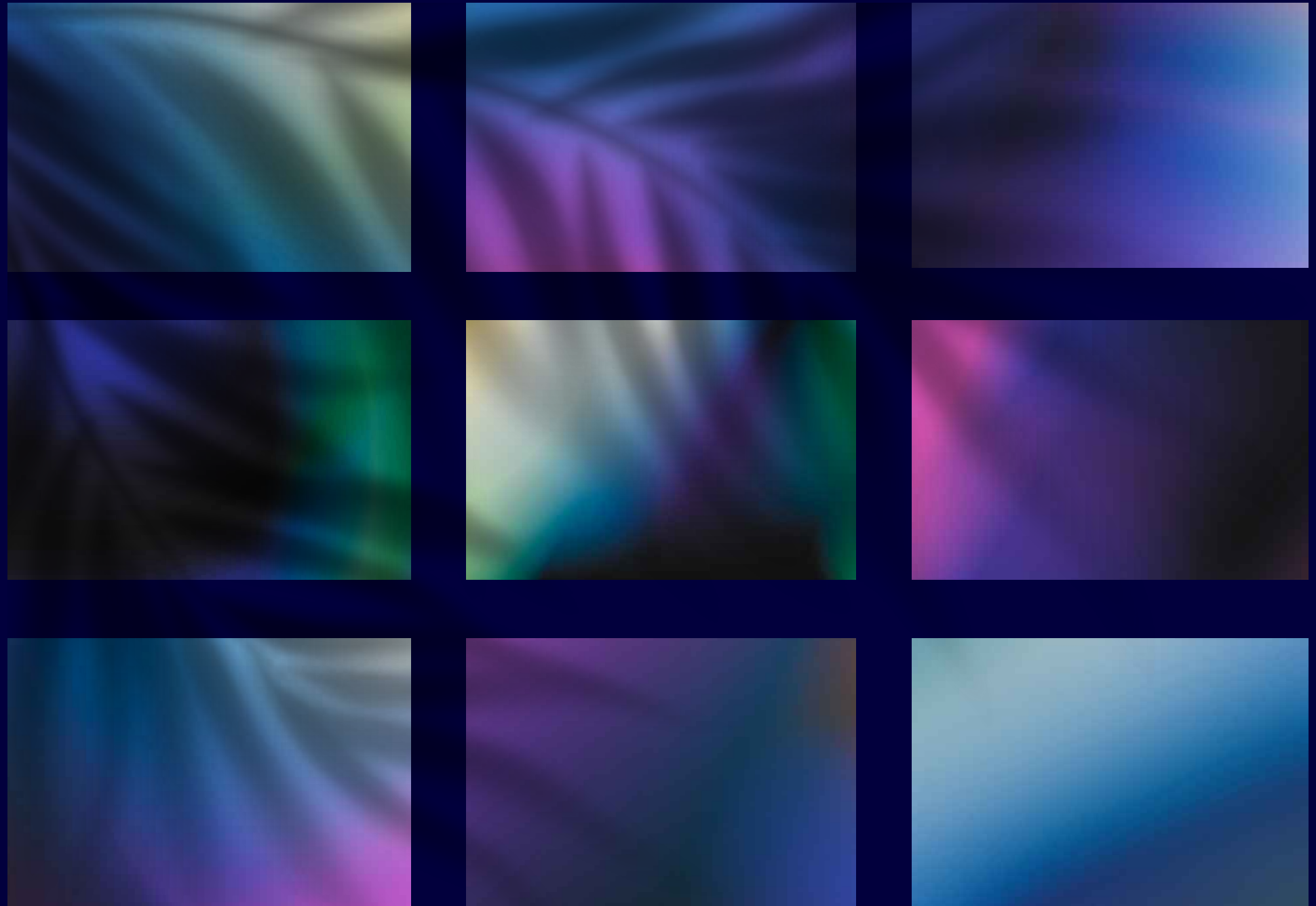


Last Day of Session – March 13, 2026



# Questions

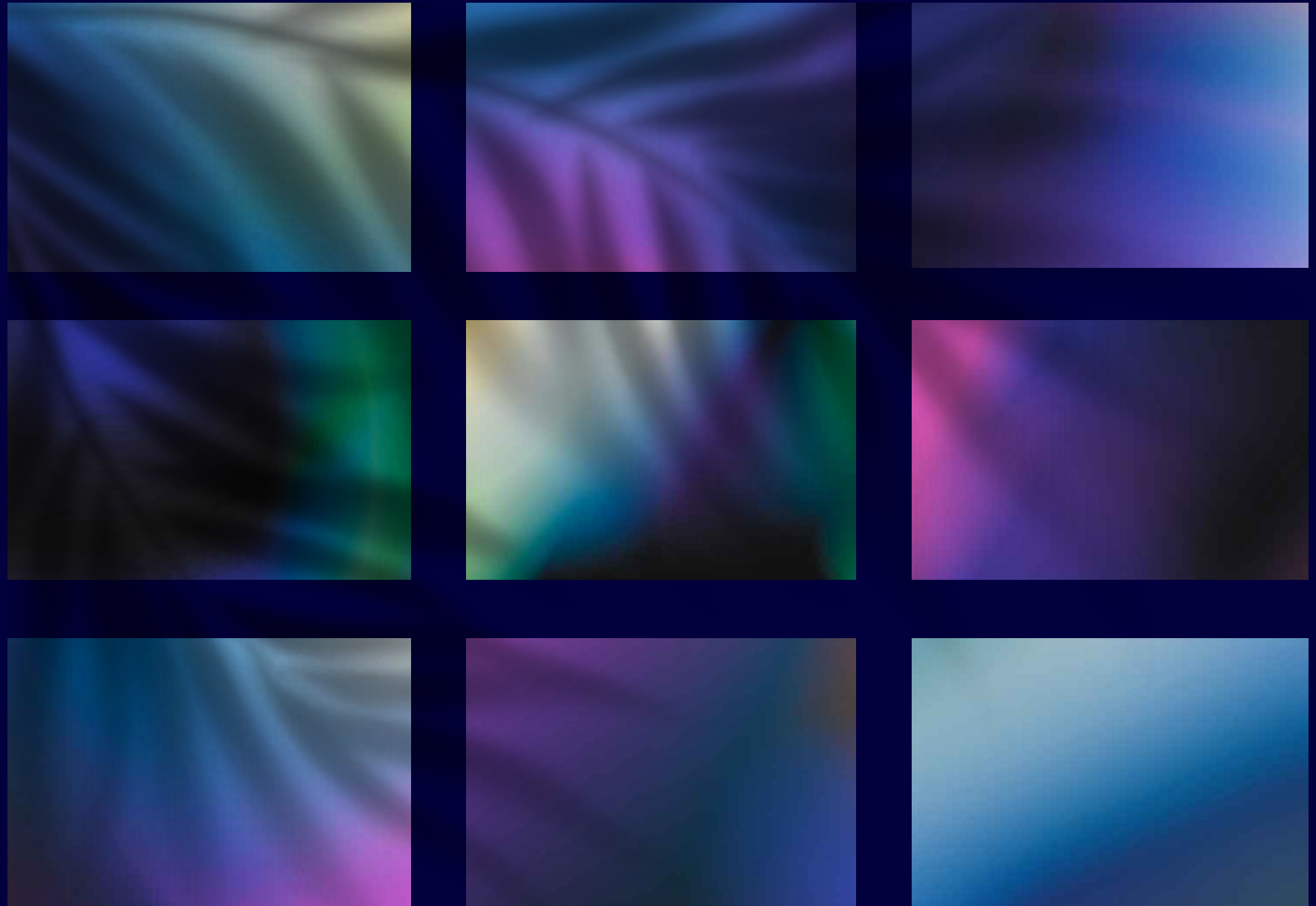
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Thank  
You

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GRAYROBINSON



**City Commission Day Meeting 9:00 AM**

**8. B.**

**Meeting Date:** 08/11/2025

**Re:** 2025 Juneteenth Celebration Sponsorship Report

**Submitted For:** Audria Moore, Special Projects Coordinator, City Manager

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**SUBJECT:**

PULLED AT STAFF REQUEST. Presentation of the 2025 Juneteenth Sponsorship Report and event highlights by Gregory Jones, of Treasure Coast Barbers United.

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**Form Review**

**Inbox**

City Manager

Form Started By: Audria Moore

Final Approval Date: 07/29/2025

**Reviewed By**

Richard Chess

**Date**

07/25/2025 11:51 AM

Started On: 07/23/2025 03:35 PM

**City Commission Day Meeting 9:00 AM**

**8. C.**

**Meeting Date:** 08/11/2025

**Re:** Fort Pierce Main Street, Inc. Program Update

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**SUBJECT:**

Main Street Fort Pierce, Inc. program update covering the third quarter of FY2025 (April 1, 2025 to June 30, 2025).

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**Attachments**

Presentation

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**Form Review**

Form Started By: Linda Cox  
Final Approval Date: 08/05/2025

Started On: 08/05/2025 02:22 PM

City of Fort Pierce Commission  
Update for Q3

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August 11, 2025



#### MISSION

To preserve, promote and build on historic and natural treasures of our downtown waterfront community.

#### VISION

Downtown Fort Pierce, the heart of St. Lucie County, will have an inviting atmosphere, highlighted by historic architecture, unique natural assets and will enhance the civic, cultural and economic viability of the entire community – retail, service, academic, government and industry.

# MSFP Partnerships in Q3

- Fort Pierce Yacht Club provides support and partnership in Coffee with the Mayor and financial support for Stars Over St. Lucie. Fort Pierce Jazz Society plays at CWM and MSFP's Annual Meeting
- FPUA provides site location and live-streaming of Fireworks on 4<sup>th</sup> of July.
- New partnership with UF/IFAS Extension and Garden Club for upcoming beautification project with the support of FPRA.
- Continued collaboration with Downtown Business Alliance
- Fort Pierce Sunrise Kiwanis and FPPD serve as MSFP's primary partners in year-round planning efforts for Sights & Sounds on Second.



# Volunteers

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Volunteer hours for Q3 are **1,417** hours. Per Florida Main Street multiplier value of 31.61, the total volunteer value to the community for this reporting period is **\$44,791.37**





Main Street Focus  
122 AE Becken Ave.  
Fort Pierce, FL 34950



Main Street Focus  
122 AE Becken Ave.  
Fort Pierce, FL 34950



Main Street Focus  
122 AE Becken Ave.  
Fort Pierce, FL 34950



Main Street Focus  
122 AE Becken Ave.  
Fort Pierce, FL 34950

# Community Engagement & Ongoing Programs

The "**Main Street Focus**" newspaper has chronicled downtown revitalization efforts since 2005 and promoted businesses, producing over 240 issues, each 32 pages, and engaging readers online and offline.

Annual circulation of the Focus is over **50,000**

## A Vision for the Future: The Transformation of Marina Square

In November 2022, Fort Pierce took an important step toward revitalizing its heart—the downtown area—by officially accepting the **Downtown Master Plan**. This visionary blueprint was designed to unlock the full potential of Fort Pierce's greatest assets, with a focus on connecting people, places, and experiences in a way that celebrates the city's history, beauty, and future.

One of the most exciting parts of the plan is Phase 1, which focuses on the transformation of Marina Square into a vibrant public space—*Marina Park*. The goal? To create a park that is flexible, adaptable, and welcoming, offering spaces for a wide variety of community events, gatherings, and recreational activities. Whether it's hosting a summer concert, a farmers market, or a place for families to relax, the park will be designed to accommodate the community's needs and aspirations.



The design process is driven by the power of community engagement. The city is eager to hear from everyone—residents, business owners, and visitors—about what they envision for Marina Park. The idea is not just to create a park, but to build a space that reflects the desires of those who will use it most. Flexible green spaces, areas for social events, and an inviting waterfront will all be a part of the transformation.

As plans for *Marina Park* take shape, the city invites everyone to participate in the process. Your thoughts and ideas are

### Fort Pierce Redevelopment Agency Relaunches Commercial Sign Grant Program

The Fort Pierce Redevelopment Agency (FPRA) is excited to announce the relaunch of the Commercial Sign Allowance Program, an initiative designed to improve and beautify the overall look of our community. This program offers the opportunity to engage, enhance, and beautify storefronts with fresh, eye-catching design. Signage not only enhances the appearance but also helps businesses stand out, helping to attract new customers and boost sales. The FPRA is offering a grant of up to \$5,000 per business within the FPRA District to be used to offset costs associated with new signage or to replace old signs with more modern, attractive alternatives. Applications for the program are being accepted on a first-come, first-served basis, and funds will be allocated until all available monies are distributed.

For an application and a complete list of eligibility requirements, please visit: <https://www.fortpiercedevelopment.com/FPRA-Initiatives-Program>.

For more information about the FPRA Commercial Sign Program, please call 772-467-2706 or email [sign@cityoffortpierce.com](mailto:sign@cityoffortpierce.com).

### Community Day Event at Rotary Park

The City of Fort Pierce Public Works Department is excited to invite the Fort Pierce community to the upcoming **Community Day Event at Rotary Park** located at 1901 S. 15th Street in Fort Pierce, on Saturday, May 17, 2025, from 9:00 a.m. to 2:00 p.m.

Whether you are a long-time resident or a newcomer, this event promises a day filled with enjoyment, delicious food, and valuable interactions with various city departments.

The **Community Day Event** aims to foster community spirit while providing valuable information about city services and initiatives. Highlights include:

- Tree Greening** — Residents can receive a free tree to enhance their homes and neighborhoods, contributing to a greener and healthier environment.
- Demolition** — Engage with city employees as they discuss various aspects of their work, offering insights into the vital services they provide to the community.
- City Services Information** — Learn about the wide services offered by the City of Fort Pierce and the Public Department, empowering residents with knowledge about available resources and assistance.
- Activities for All Ages** — From interactive games to fun activities, there will be something enjoyable for everyone in the family to participate in and enjoy.
- Animal Adoption Center** — Meet adorable pets from Fort Pierce Animal Adoption Center and discover how you can make a positive impact by providing a loving home to a pet in need.

All residents are encouraged to join us for this fun and informative celebration and engagement.

Let's come together, have some fun, and learn what the City of Fort Pierce has to offer. This event is presented by the Public Works Department in collaboration with the Department, Community Relations, and the Fort Pierce Animal Adoption Center.

### Call for Artists: New Mural Project in Downtown Fort Pierce



The Fort Pierce Redevelopment Agency (FPRA) is seeking artists to create a new mural for the back exterior of the historic Sunrise Theatre, a cherished landmark in downtown Fort Pierce. The mural will be highly visible from US1, the selected mural will become a visual feature that enhances the Theatre and contributes to the energy and charm of downtown Fort Pierce. The mural is seeking a design that is bold, beautiful, and timeless—ultimately celebrating the spirit of the Sunrise Theatre.

This project presents a unique opportunity for artists to contribute to the city's creative landscape and celebrate its rich art history. Artists must submit their proposals by Friday, May 17, 2025. Complete project details and submission instructions are available at: <https://choosefortpierce.com/1056/FPRA-Mural>. For more information, contact the Fort Pierce Redevelopment Agency at (772) 467-3025 or email [fpma@cityoffortpierce.com](mailto:fpma@cityoffortpierce.com).

### City of Fort Pierce Announces Extension of Impact Fee Moratorium for New Residential and Commercial Construction in Redevelopment Area

The City of Fort Pierce is pleased to announce an incentive that will reduce development costs for new residential and commercial construction in the redevelopment area. On November 4, 2024, the Fort Pierce City Commission approved an ordinance suspending the collection of City impact fees to stimulate and encourage new development within the *Urban Infill and Redevelopment Area*. The impact fee moratorium is a significant step toward supporting developers, businesses, and residents within the Fort Pierce redevelopment area. By waiving these fees for one year, the City aims to spur investment, attract new development, and boost economic activity in the targeted area, which has seen limited new construction in recent years.

Recognizing the need for sustainable development and urban revitalization, the City of Fort Pierce has taken proactive steps to encourage growth in the redevelopment area

and makes it more economically viable for developers to invest and revitalize the community. By encouraging redevelopment in these areas, the City can effectively renew aging neighborhoods and stimulate economic growth. Urban infill areas present unique redevelopment opportunities, offering existing infrastructure, access to amenities, and the chance to develop sustainably without expanding into undeveloped lands. Since infrastructure is largely already in place, new construction may not place as much strain on public services as it would in greenfield areas requiring substantial infrastructure investments.

The City of Fort Pierce invites developers, businesses, and residents to explore the benefits of this impact fee moratorium as well as other programs offered by the *Fort Pierce Redevelopment Agency*, such as the *Commercial Façade Grant Program*, *Property Refresh Grants for Paints and Signage*, and the *Infill Lot*

### City of Fort Pierce Seeks Applicants for Infrastructure Citizen Oversight Committee

The Fort Pierce City Commission is seeking dedicated individuals to serve on the *Fort Pierce Infrastructure Surtax Citizen Oversight Committee*. As required by the 2018 voter referendum, this committee plays a vital role in ensuring transparency and accountability in the use of Infrastructure Surtax funds.

The *Infrastructure Surtax Citizen Oversight Committee* is responsible for reviewing projects funded by the surtax and issuing reports to the City Commission. This oversight ensures that taxpayer dollars are spent in accordance with voter-approved measures and state laws. The committee operates strictly in an advisory capacity and does not determine or prioritize projects

from the approved list.

To be eligible, applicants must be Fort Pierce residents. Individuals with experience in infrastructure, public finance, or community development are particularly encouraged to apply. The committee meets quarterly, and participants contribute to the responsible management and improvement of the Infrastructure Surtax funds.

The deadline to submit applications is Friday, May 17, 2025. For more information, please contact the City Clerk at (772) 467-2706 or email [cityclerk@cityoffortpierce.com](mailto:cityclerk@cityoffortpierce.com).

# FOCUS PERFORMANCE in Q3

## Q3: April, May, June 2025

9,400 issues printed and distributed

City announcements include:

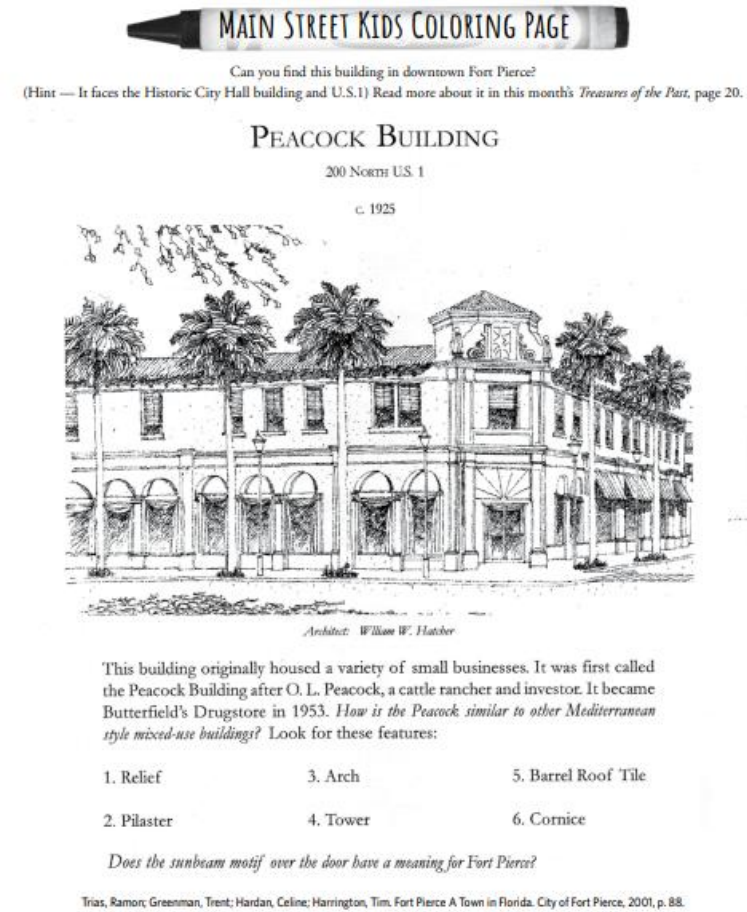
- Infrastructure Surtax Citizen Oversight Committee
- Commercial Façade Grants
- Commercial Sign Grant Program
- Property Refresh Paint Program
- Community Day Event
- Transformation of Marina Square
- Call for Artists for Mural Projects
- Free Community Workshop Series
- Extension of Impact Fee Moratorium
- FPRA Youth Banner Art Showcase
- Fort Pierce Adoption Center Pilot Program

# New FOCUS Feature: KIDS COLORING PAGE

In June, coloring pages were added to the Main Street FOCUS

Each issue includes a different historic building, complete with trivia and architectural facts.

Kids can color pages on their own or at Friday Fest, where children's events have been expanded to include more free activities.



# Friday Fest supports community & local business

- Held on the first Friday of every month. Dates for Q3 included April 4<sup>th</sup>, May 2<sup>nd</sup>, and June 6<sup>th</sup>
- Hosted team for Downtown Marina Square Community Engagement session on May 2<sup>nd</sup>
- Family-friendly fun with live music brings 500-1,000 attendees each month
- Launchpad for new small businesses. Currently 30-50 vendors participate
- Food vendor options expanded
- Non-profit/fundraiser group serves drinks each month for tips. For Q3 volunteers included Operation Cat Snip, Fort Pierce Women's Club, and Downtown Businesses.
- Multiple sponsors & partnerships support the event



# Coffee with the Mayor

- Since 2001, fostering community dialogue and connections
- Held at the Fort Pierce Yacht Club every month September to May
- For the first time since CWM, Main Street Fort Pierce was the sponsor in April 2025. Sponsor and featured speakers in May 2025 were Treasure Coast Youth Sailing Foundation.
- Monthly in-person attendance ranges from approx. 80 to 100
- Broadcast on Facebook Live to expand access
- Open platform at end of meeting to share any positive local news or announcements





# Stars Over St. Lucie



Watch the Fireworks

- Held on 4<sup>th</sup> of July in Marina Square, a partnership with the City of Fort Pierce.
- FPUA provides site location for fireworks display launch on 4<sup>th</sup> of July, as well as bringing the giant American Flag on an FPUA bucket truck.
- FPPD & FDSLCL care for the safety and wellbeing of attendees.
- Multiple COFP departments coordinate for setup and cleanup.
- Fireworks are visible to thousands of people and enjoyed by all ages.
- FPUAnet Communications streams fireworks display live, and coordinates with MSFP ahead to share live link and QR code.

# Business Development

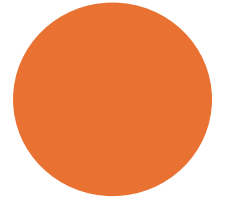
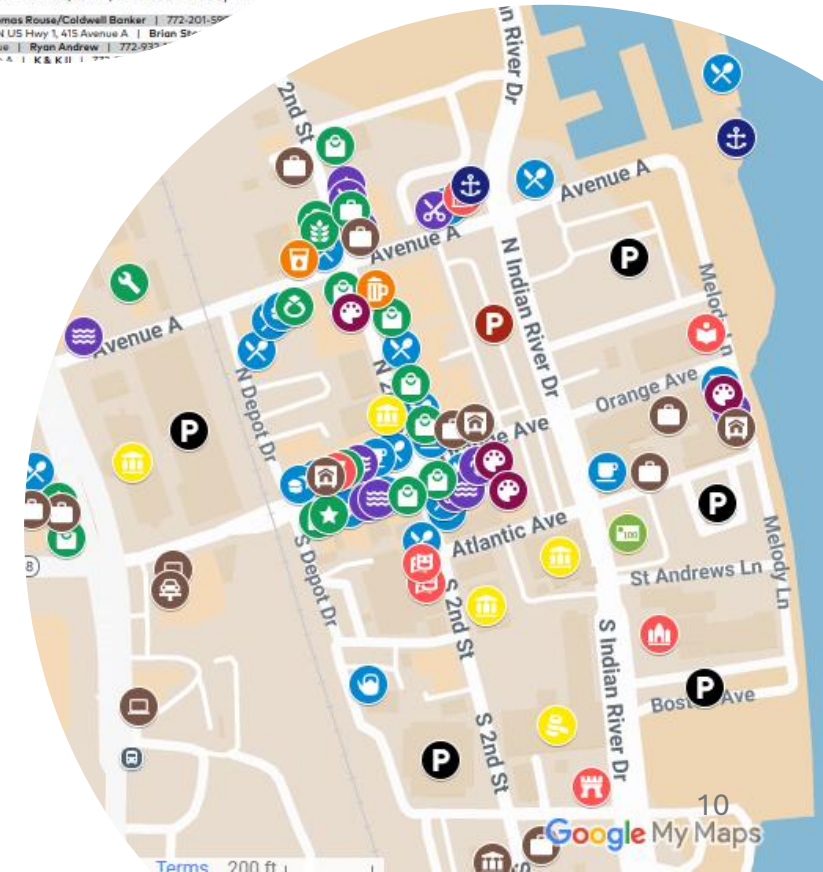
- MSPF began runs a regular article in The Main Street Focus to highlight available commercial property in the Downtown District.
- MSFP maintains a list of vacant and occupied commercial properties
- Met with new and interested businesses groups and individuals
- MSFP created and maintains a digital map of Downtown Fort Pierce and surrounding areas. Includes more than 110 businesses, landmarks, government buildings, activities, entertainment, and free parking locations



If you are looking to open or expand your business,  
**Downtown Fort Pierce is the place to be!**  
Exciting projects continue to make the Downtown area even more inviting for  
visitors. See listings for available office, retail, and restaurant space.

Orange Avenue | Thomas Rouse/Caldwell Banker | 772-201-5900  
301 S 2nd St., 301 N US Hwy 1, 415 Avenue A | Brian St...  
Orange Avenue | Ryan Andrew | 772-93...

SCAN ME



# Support Downtown Business

- Publish stories on new businesses and downtown business sponsored events including Christmas in July in *Main Street Focus Magazine*
- Provide Small Business trainings through America's Small Business Development Center at IRSC (SBDC)
- Provide printing and distribution of marketing materials, including signage and maps.
- Attract thousands of residents and visitors annually to downtown Fort Pierce for events, dining, entertainment, and shopping.

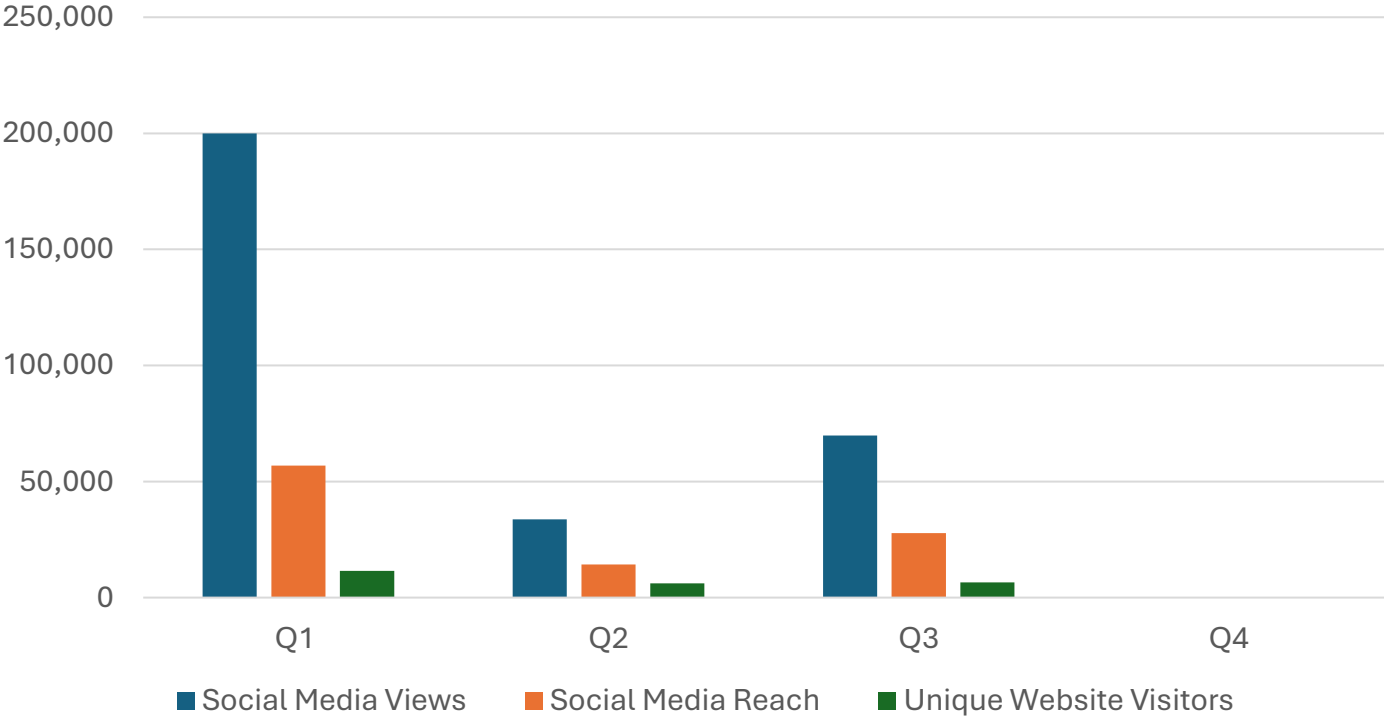


**MAKE A  
BIG IMPACT  
SHOP SMALL**  
SMALL BUSINESS SATURDAY



# Social Media & MSFP Web Traffic

FY 24-25 Performance by Quarterly Period



Website Calendar of Events  
current through June 2026

Q1 unique visitors: 11,253

Q2 unique visitors: 6,073

Q3 unique visitors: 6,593

# Recognition & Accreditation

- MSFP was honored with the National Trust for Historic Preservation's **Great American Main Street Award** (GAMSA) in 2011. GAMSAs are awarded to only 3 programs nationally and the process is extremely competitive.
- In 2014, Downtown Fort Pierce was named one of the **"Most Idyllic and Historic Main Streets in the Nation"** by USA Today.
- Annually, MSFP receives **National Accreditation** from Main Street America and **State Accreditation** from Florida Main Street.



## NATIONAL RECOGNITION

USA Today applauded Fort Pierce's downtown in its Aug. 11, 2014, edition in an article headlined, "Idyllic and historic main streets across the USA." Here is the entry that appeared in the newspaper:

*Fort Pierce, a Treasure Coast "Old Florida" town, cooled by breezes off the Indian River, won the 2011 Best Main Street designation from the National Trust. Swaying palm trees line the sidewalks, and the atmosphere evokes the early 1900's when the city came into its own. Period Spanish architecture punctuates the downtown area, the star of which is the historic Sunrise Theatre. The Saturday Farmer's Market is a must.*



---

# 2025 Accreditation by Main Street America & Florida Main Street



## Main Street Fort Pierce (MSFP): A Legacy of Revitalization and Community

- Established in 1988, Main Street Fort Pierce (MSFP) became a State-accredited Main Street Program and has thrived for 37 years.
- It is one of approximately 50 programs in Florida and over 2,000 across the United States. Guided by the principles of Main Street America—Economic Vitality, Design, Organization, and Promotion—MSFP has played a pivotal role in downtown revitalization.
- By collaborating with businesses, property owners, residents, governmental agencies, and community organizations, MSFP fosters pride and growth in Fort Pierce.





## **Executive Board, 2025-2026**

Donna Sizemore, *President*

Richard Ziarkowski, *Vice President*

David Miller, *Treasurer*

Daniela Monterosso, *Secretary*

## **Board of Directors**

Joanne Blandford

Dana McSweeney

Patti Craft

Kathy Perona

Jeremiah Johnson

Robert Ridle

Charlie Hayek

Sydni Craft

## **Staff**

Doris Tillman, *Executive Director*

Michelle Cavalcanti, *Staff*

**City Commission Day Meeting 9:00 AM**

**8. D.**

**Meeting Date:** 08/11/2025

**Re:** Kings Highway Corridor Update

**Submitted For:** Linda Cox, City Clerk, City Clerk

---

**SUBJECT:**

Kings Highway Corridor Update - Economic Development Council of St. Lucie County

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**Attachments**

Presentation

Draft Report

---

**Form Review**

Form Started By: Linda Cox  
Final Approval Date: 03/27/2025

Started On: 03/27/2025 04:37 PM

# KINGS HIGHWAY JOBS CORRIDOR

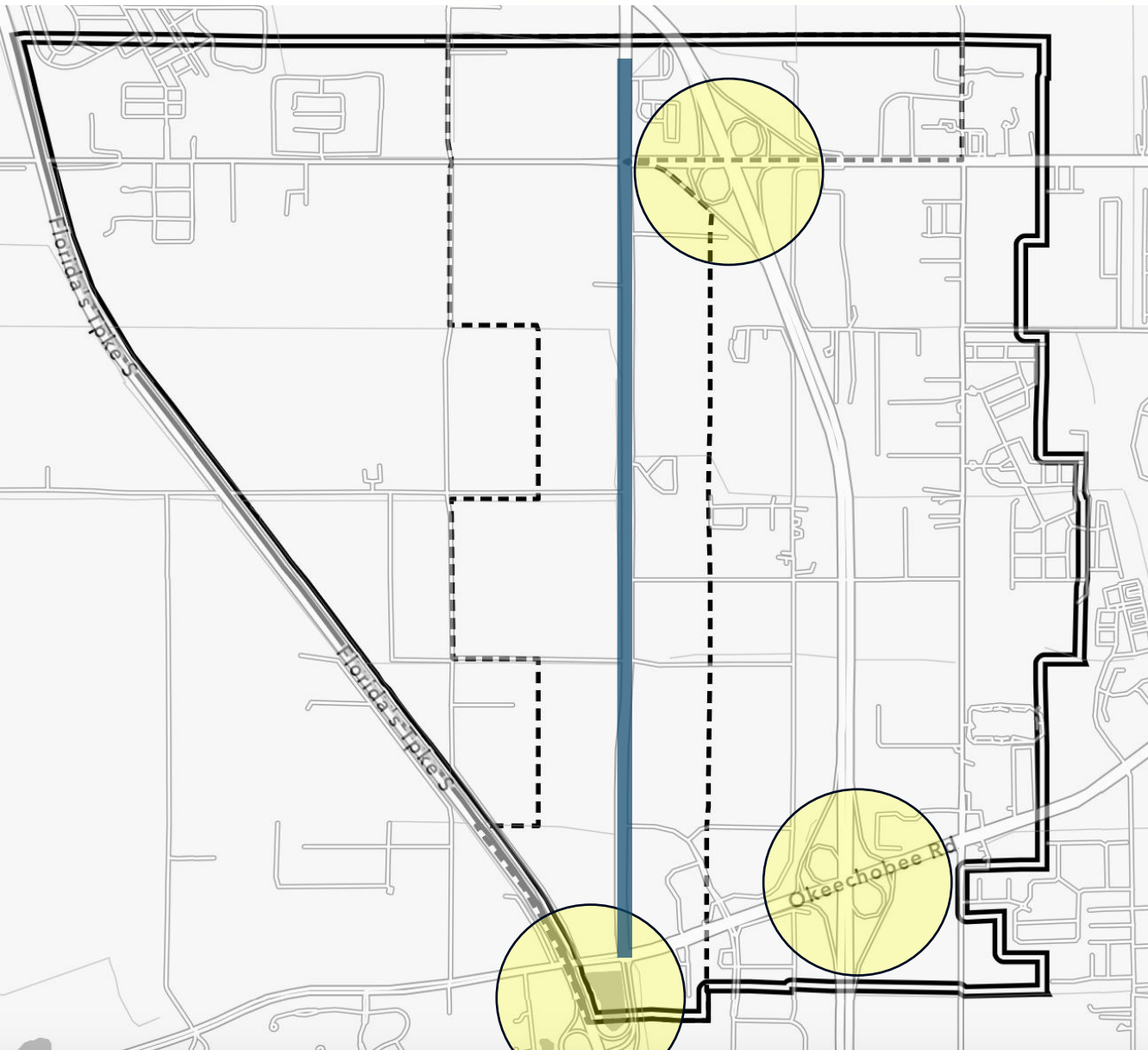
## STUDY & MASTER PLAN

City of Fort Pierce Commission Workshop  
August 11, 2025

**SPONSORED BY**  
**CITY OF FORT PIERCE**  
**FORT PIERCE UTILITIES AUTHORITY**

# The Future of Kings Highway: Industry, Jobs & Services





## Phase I Study Area: Okeechobee Rd to Orange Ave

Phase I Study Area:

- ❖ Primary Area (dotted line): Property fronting Kings Hwy.
- ❖ Broader Area (double line): East of Turnpike, west of Jenkins

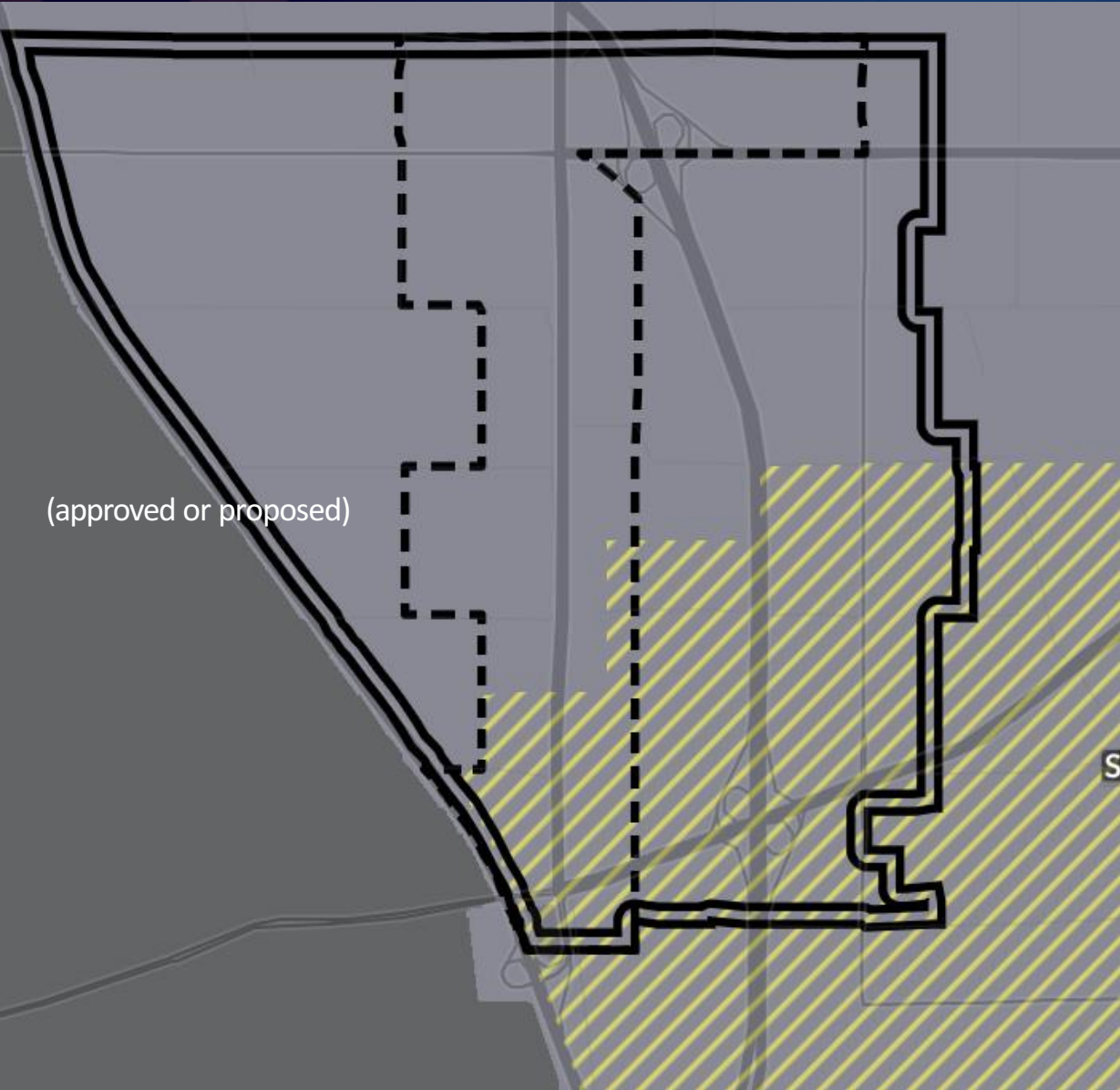
Phase I Activities:

- ❖ Stakeholder Interviews
- ❖ Data Collection and Analysis
- ❖ GIS Mapping and Analysis

# WHY THIS MATTERS



Entire Study Area will be annexed into the City of Fort Pierce once it is developed and connected to FPUA Water/Wastewater

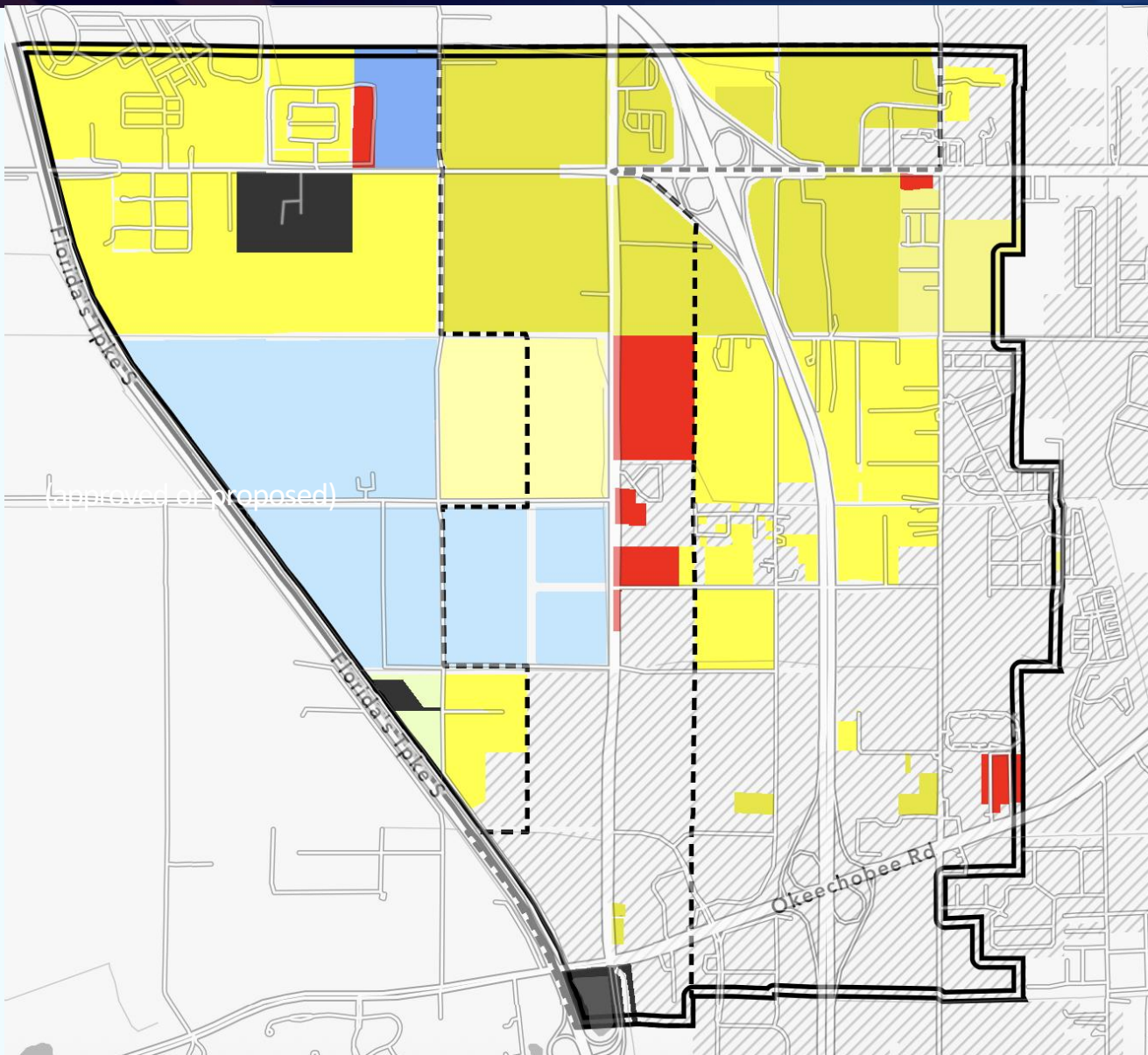
(approved or proposed)



## GIS Analysis: FPUA Service Territory

Legend:

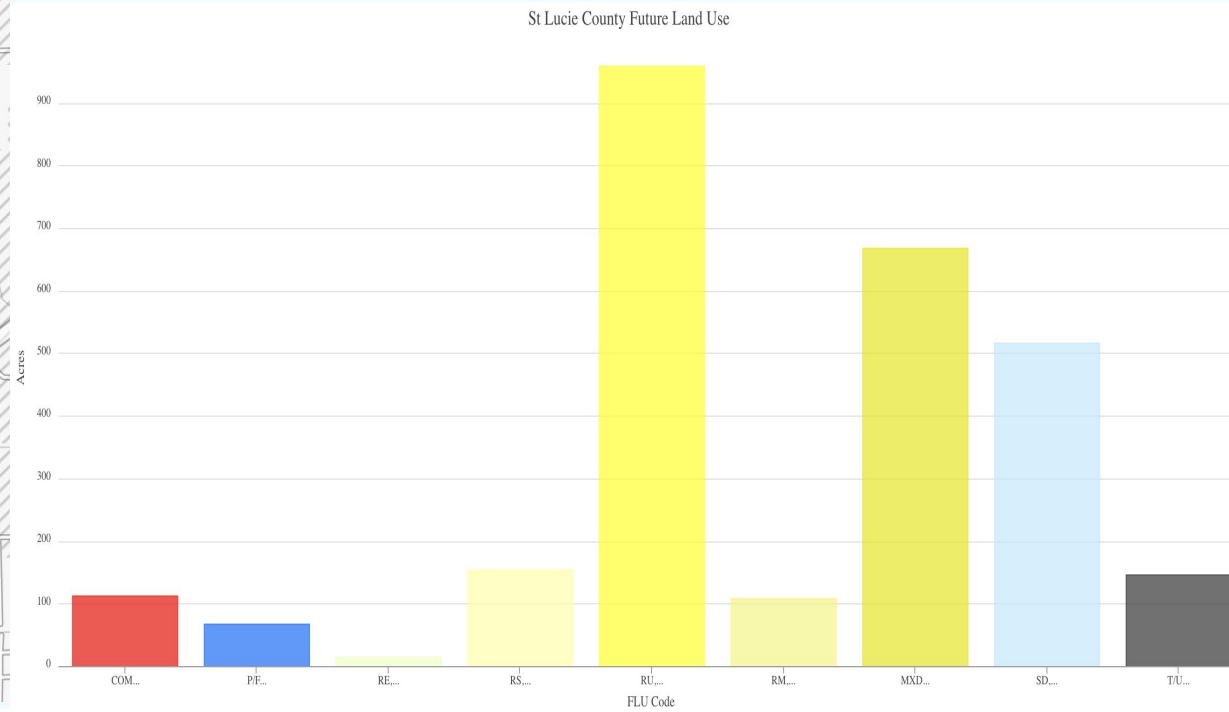
-  Gas, Sewer and Water
-  also Electric

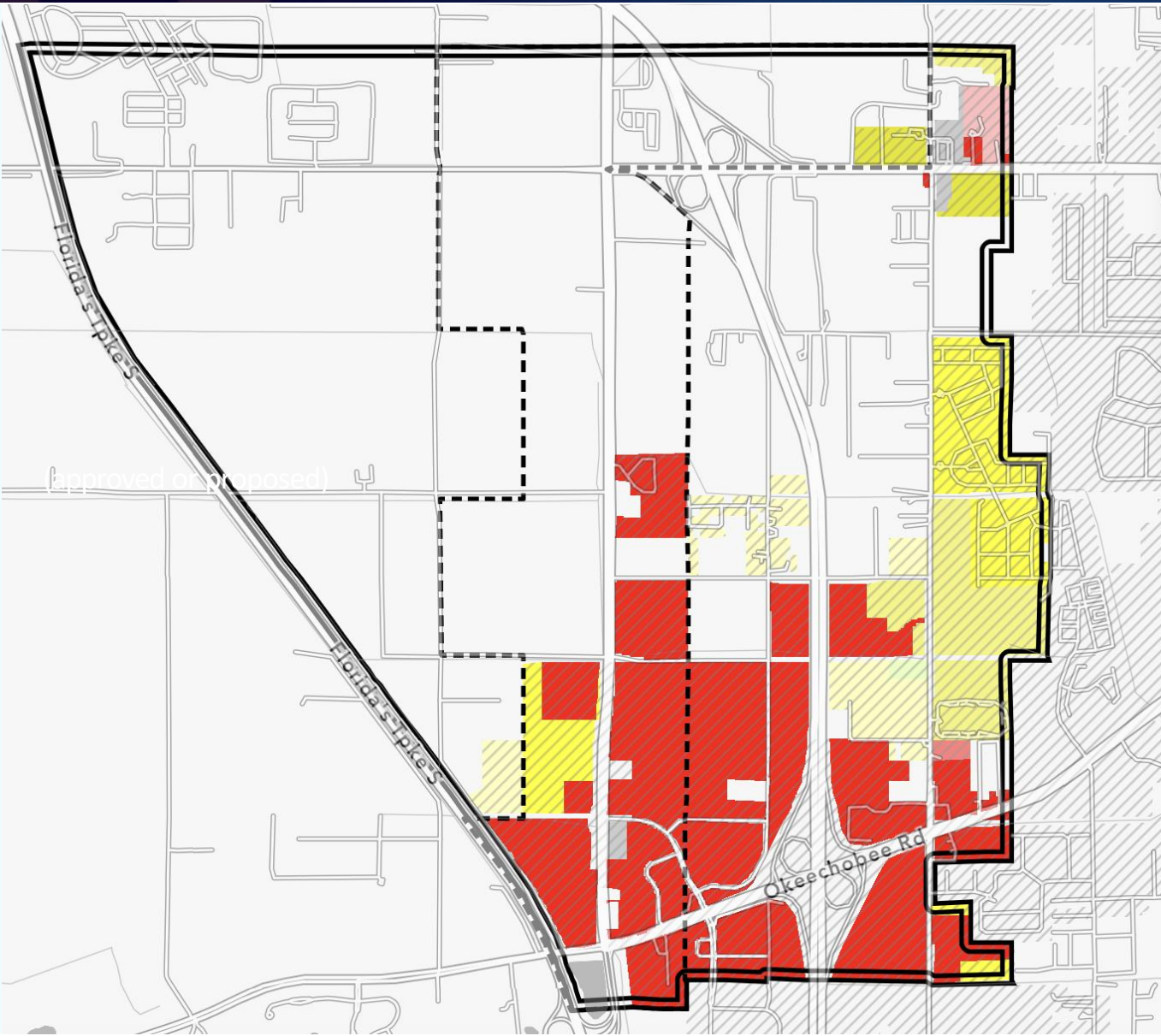


## GIS Analysis: St. Lucie County Future Land Use

- Residential Urban 961.61 acres
- Mixed Use 669.58 acres
- Special District 518.13 acres

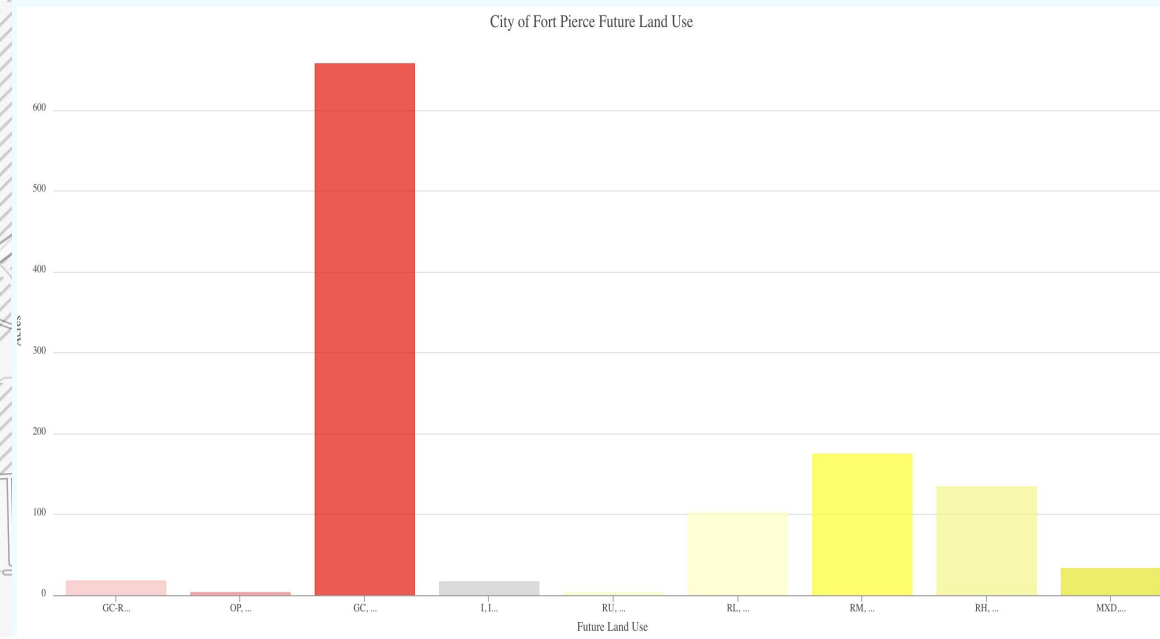
FPUA  
SUBSTATION





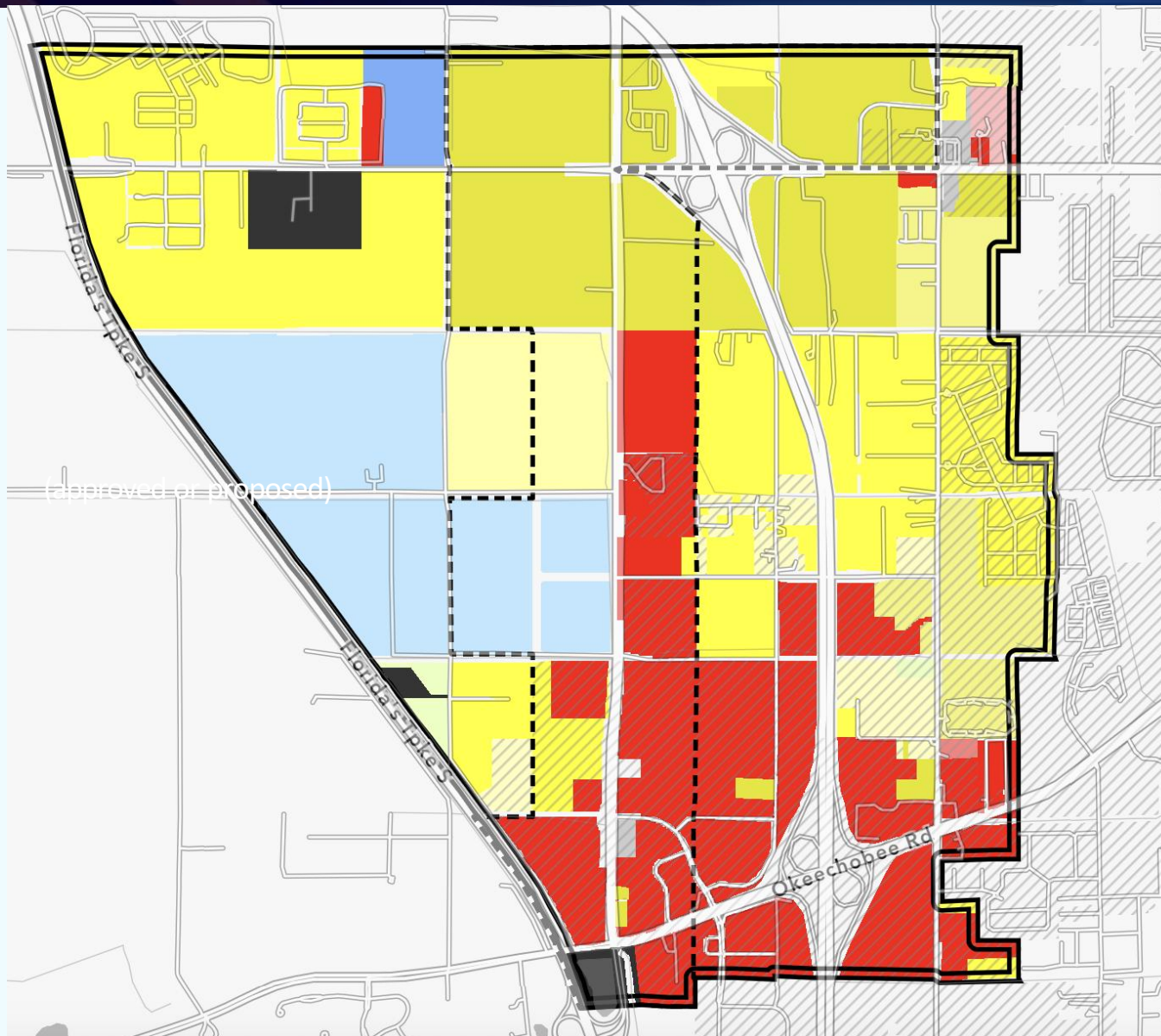
## GIS Analysis City of Fort Pierce Future Land Use

- General Commercial 658.64 acres
- Residential Medium 175.59 acres
- Residential High 135.26 acres



# CHALLENGES

## GIS Analysis: Combined St. Lucie County and City of Fort Pierce Future Land Use



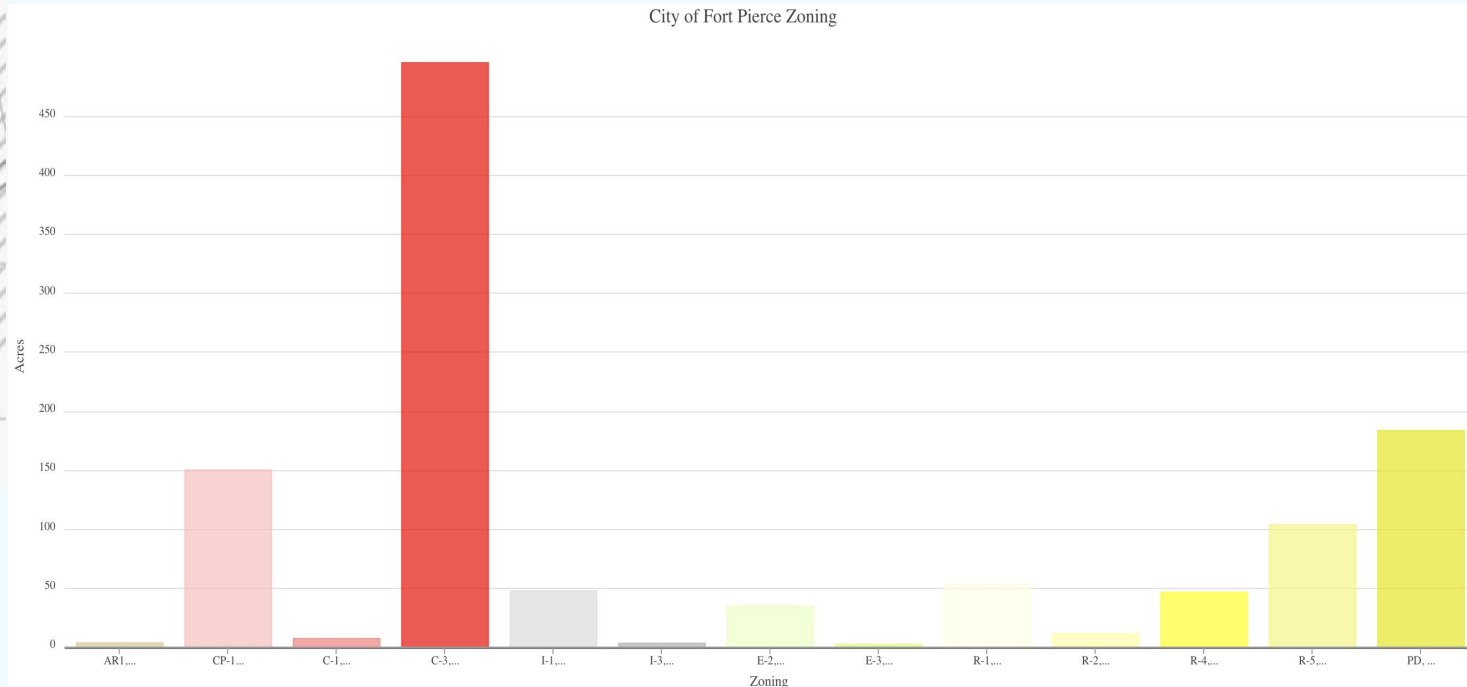
FPUA  
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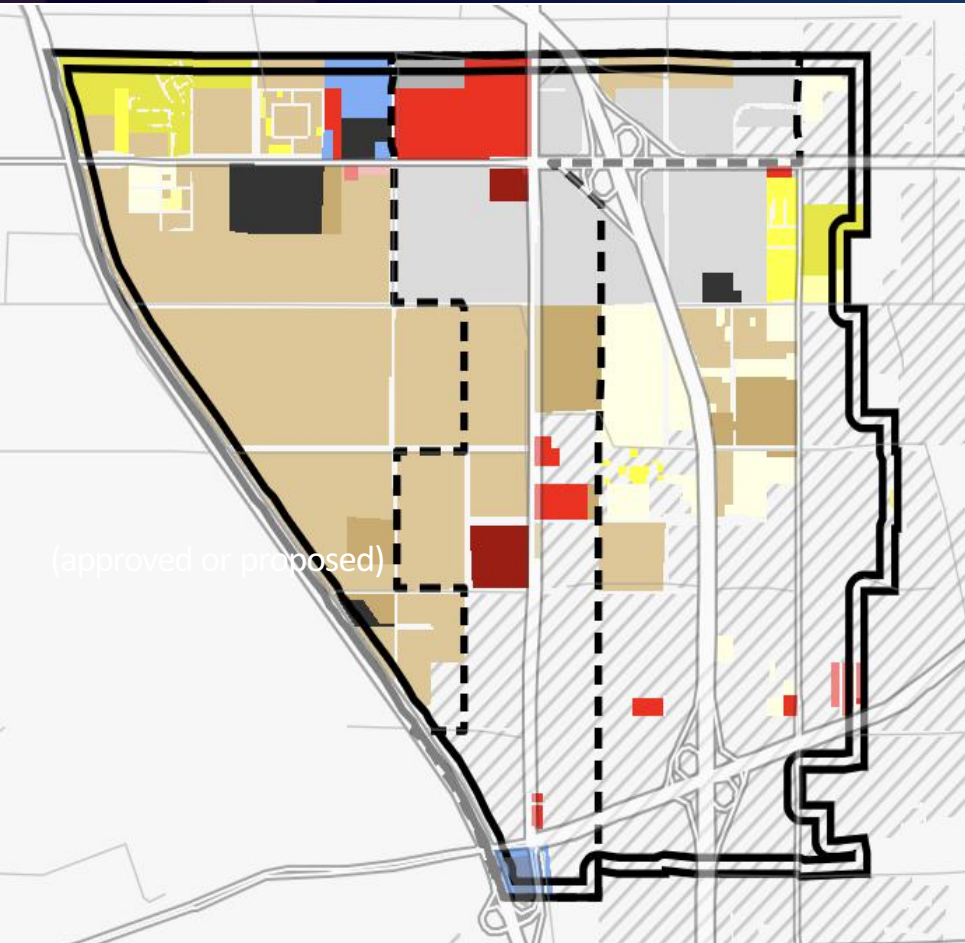


## GIS Analysis: City of Fort Pierce Zoning

- General Commercial: 496.77 acres
- Planned Development: 184.29 acres
- Commercial Pkwy: 151 acres

FPUA  
SUBSTATION



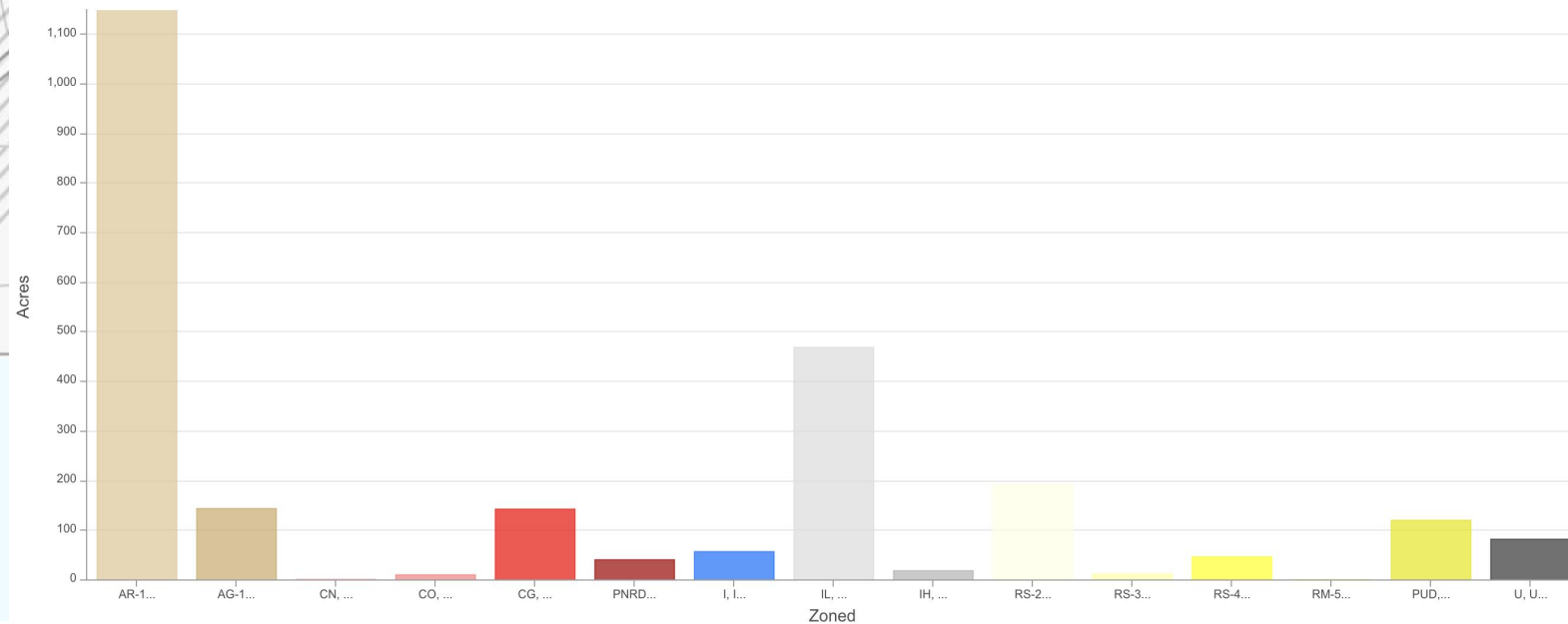


## GIS Analysis: St. Lucie County Zoning

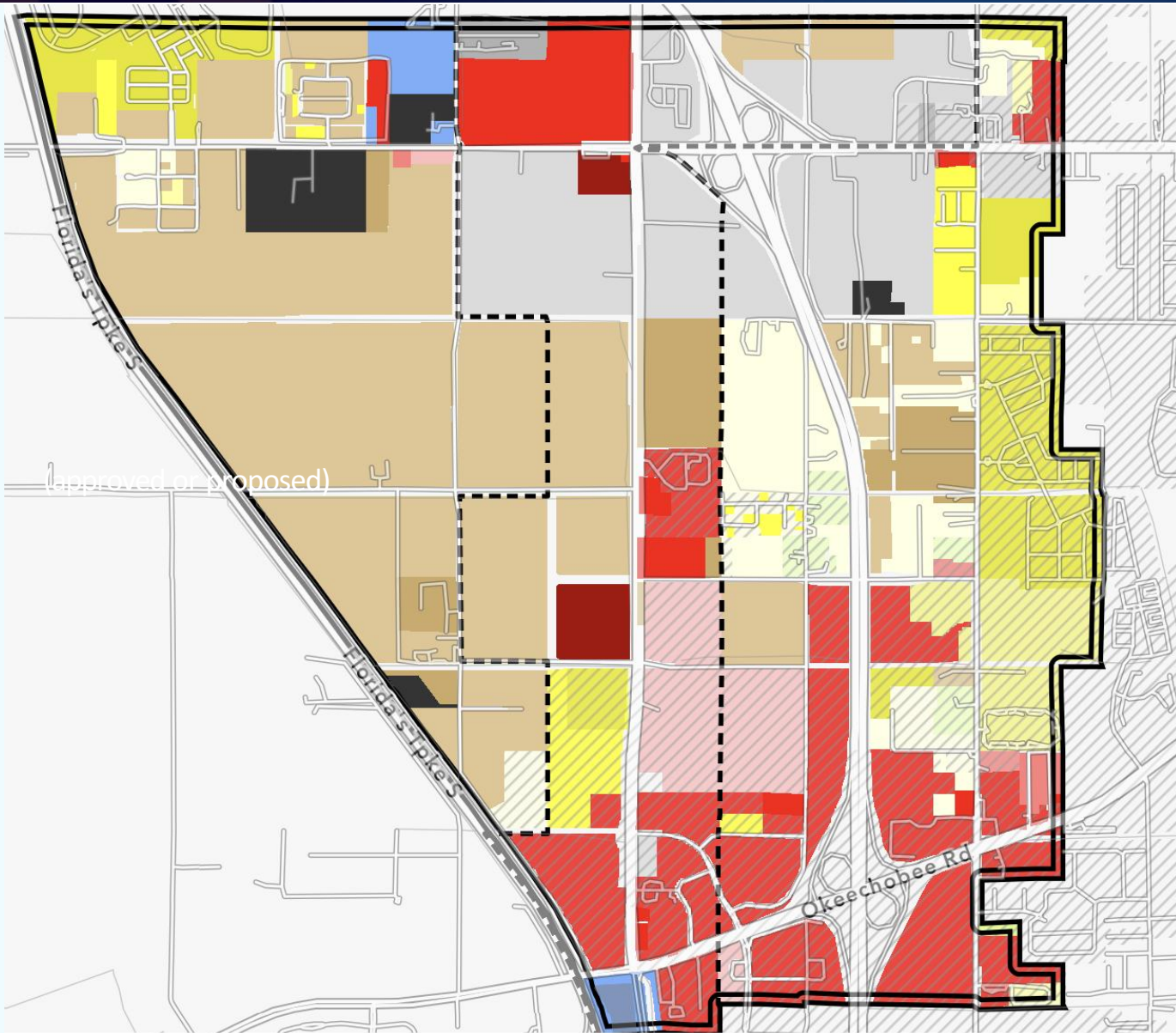
- Agricultural Residential: 1,149,753 acres
- Industrial Light: 470,085 acres
- Commercial General: 143.913 acres

FPUA  
SUBSTATION

St Lucie County Zoning



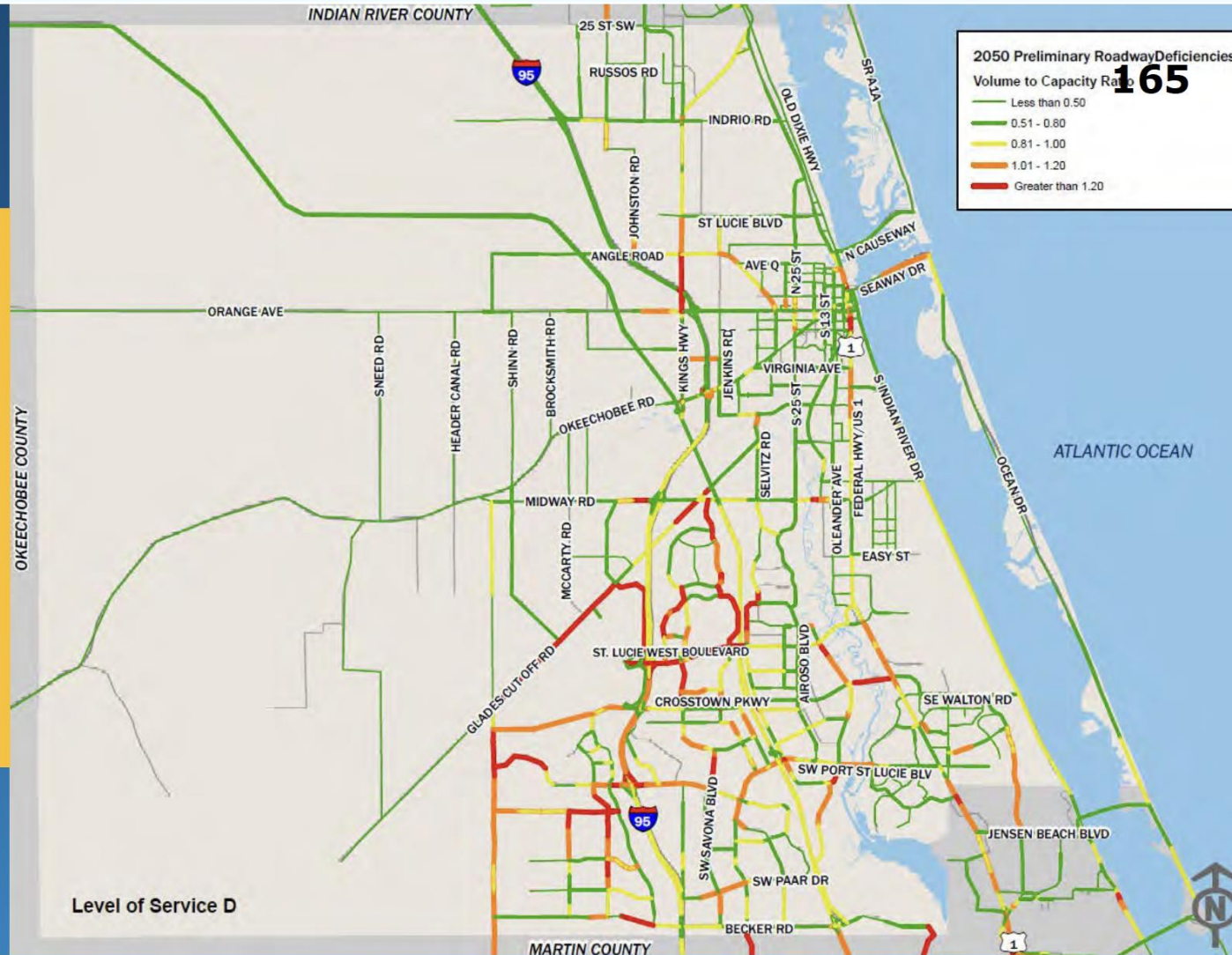
## GIS Analysis: Combined St. Lucie County and City of Fort Pierce Zoning



FPUA  
SUBSTATION

## 2050 Preliminary Roadway Deficiencies

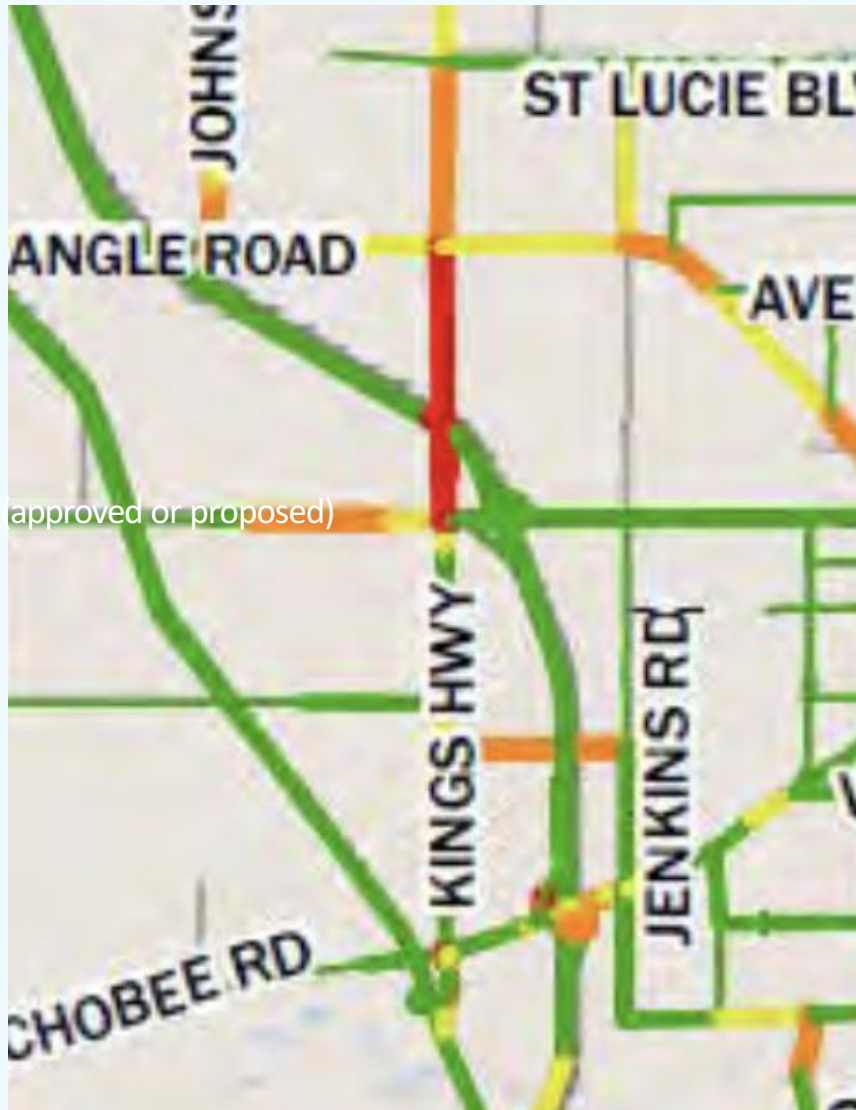
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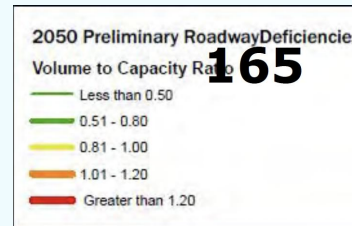
FPUA SUBSTATION



# CHALLENGES



**Legend:**



FPUA  
SUBSTATION

**Findings:**

- Graham Road is over capacity in 2050, and the only intermediate connection to Jenkins in the Study Area
- North of the Study Area, Kings Hwy is failing

## Design Concerns

- Most desired uses to drive economic development on Corridor are aligned with industrial zoning
- Neither the City nor County have design standards for industrial zoning
- This corridor will be the City's new "front door"
- Reasonable Concerns:
  - Architectural Quality
  - Proliferation of Outdoor Storage

## Stakeholders' Feedback: Strong Support

- ❖ Better infrastructure, especially electric power to serve a variety of industrial needs
- ❖ Development approval process is too slow and uncertain
- ❖ Zoning rules are inconsistent across the City and County
- ❖ Need for more affordable housing in the area
- ❖ Better-looking buildings and landscape
- ❖ Desire for better coordination among local governments

## Recommendation #1

### *Develop an Economic Impact Analysis.*

Utilizing an independent economic research firm, conduct a 3rd party economic impact analysis and direct fiscal benefits/resultant tax revenue accruing to the City and County in the phase 1 study area with the development of the Core area with the identified desired uses.

## Recommendation #2

### *Address critical infrastructure.*

1. Work directly with FPL and FPUA to ensure adequate electric capacity to support future growth; and
2. Advocate for needed roadway improvements

## Recommendation #3

### *Create a Unified Overlay Zone.*

Adopt a special regulatory layer that works across both the City and County land development codes, with consistent rules and faster approvals. Incentives can include:

- Keep current zoning in place but allow developers to opt into the overlay.
- Create unified design and a clear list of permitted uses.
- Offer faster staff approval in exchange for better-quality development.

## Recommendation #4

*Launch Overlay Zone as a 3-Year Pilot Program.*

Test the overlay district for three years. If it works, expand or make it permanent. If not, let it lapse.

## Recommendation #5

### *Establish a City of Fort Pierce Economic Development Fund*

Create a fund to set aside recurring funding to provide Economic Development Match Grants for impactful projects to leverage outside funding. Sources include both City funding and developer contributions.

# Next Steps

The project team seeks guidance to finalize recommendations and begin work on implementation tools such as the overlay district framework, infrastructure scenarios, and economic impact modeling as Phase Two of the Kings Highway Jobs Corridor Initiative.

# Questions?

## Contacts:

### St. Lucie EDC

[www.youredc.com](http://www.youredc.com)

772-324-2014

*Peter J. Tesch, President*

*Wes McCurry, Senior VP*

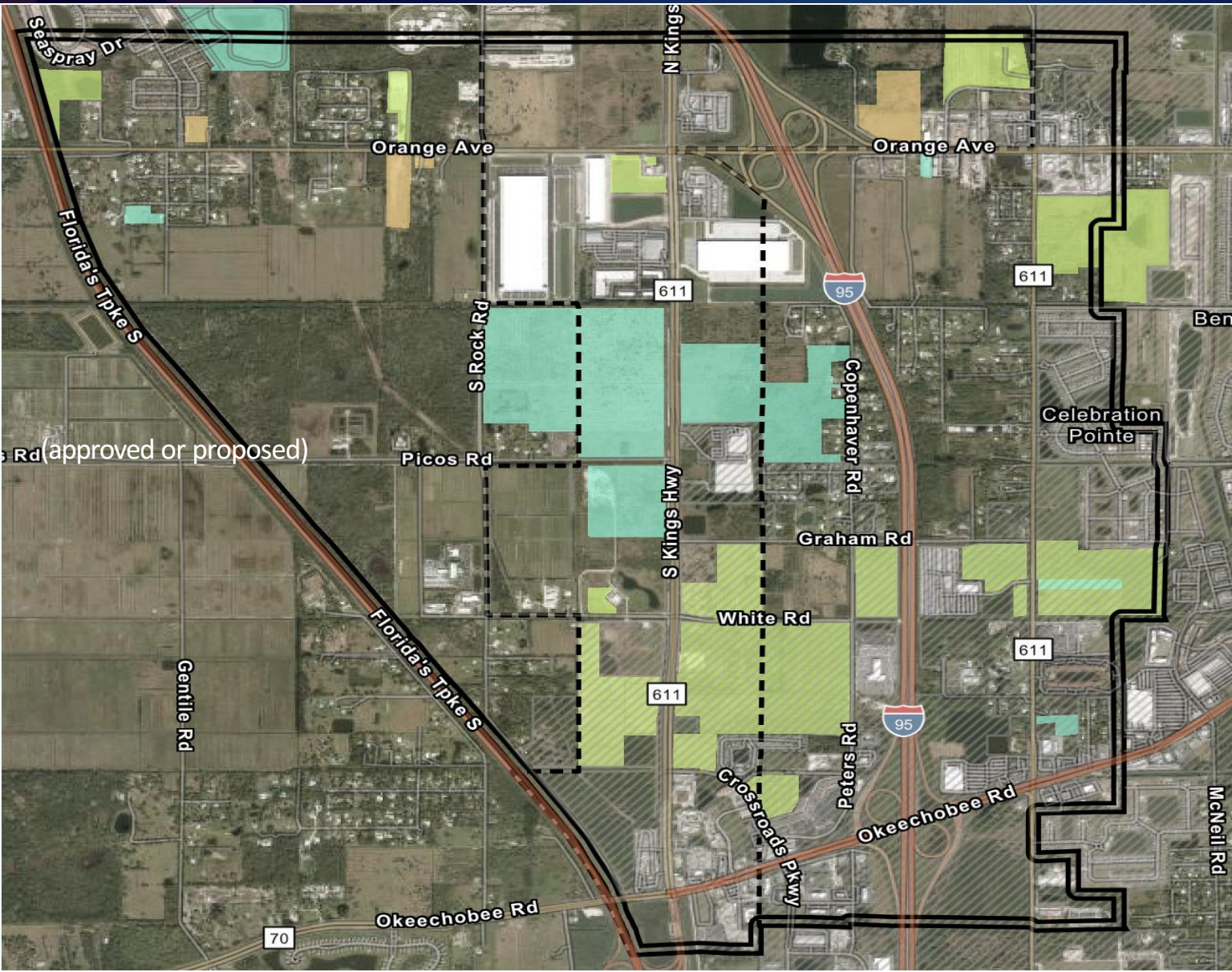
### District Planning Group

[www.districtplanninggroup.com](http://www.districtplanninggroup.com)

772-742-8649

*Leslie Olson, AICP, Principal*




*Kara Wood, M.Arch, Principal*



## GIS Analysis: St. Lucie County/City of Fort Pierce Future Development



### Legend:

#### SLC Future Development

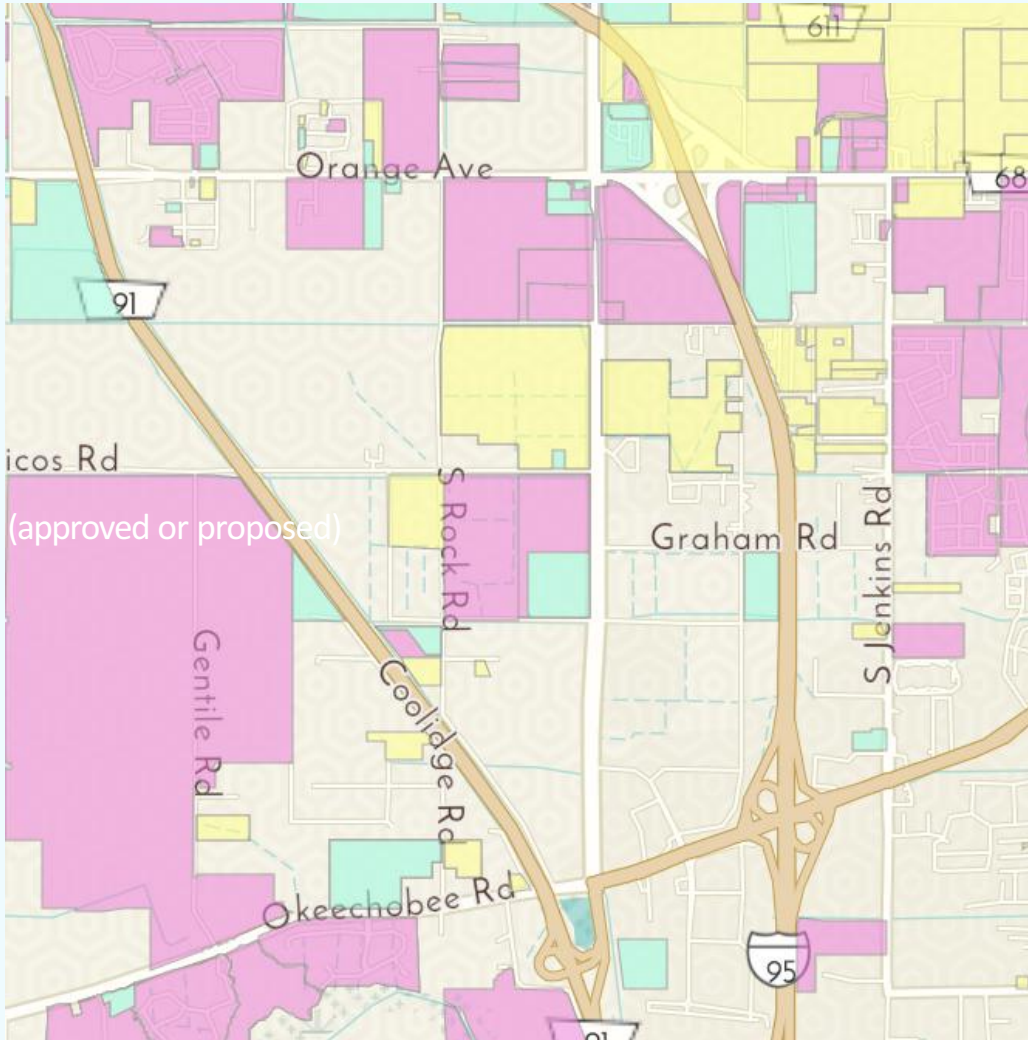
-  Approved
-  Pending
-  Pre Apps

#### COFP Future Development

##### Resolution

-  Approved
-  Pending

FPUA  
SUBSTATION

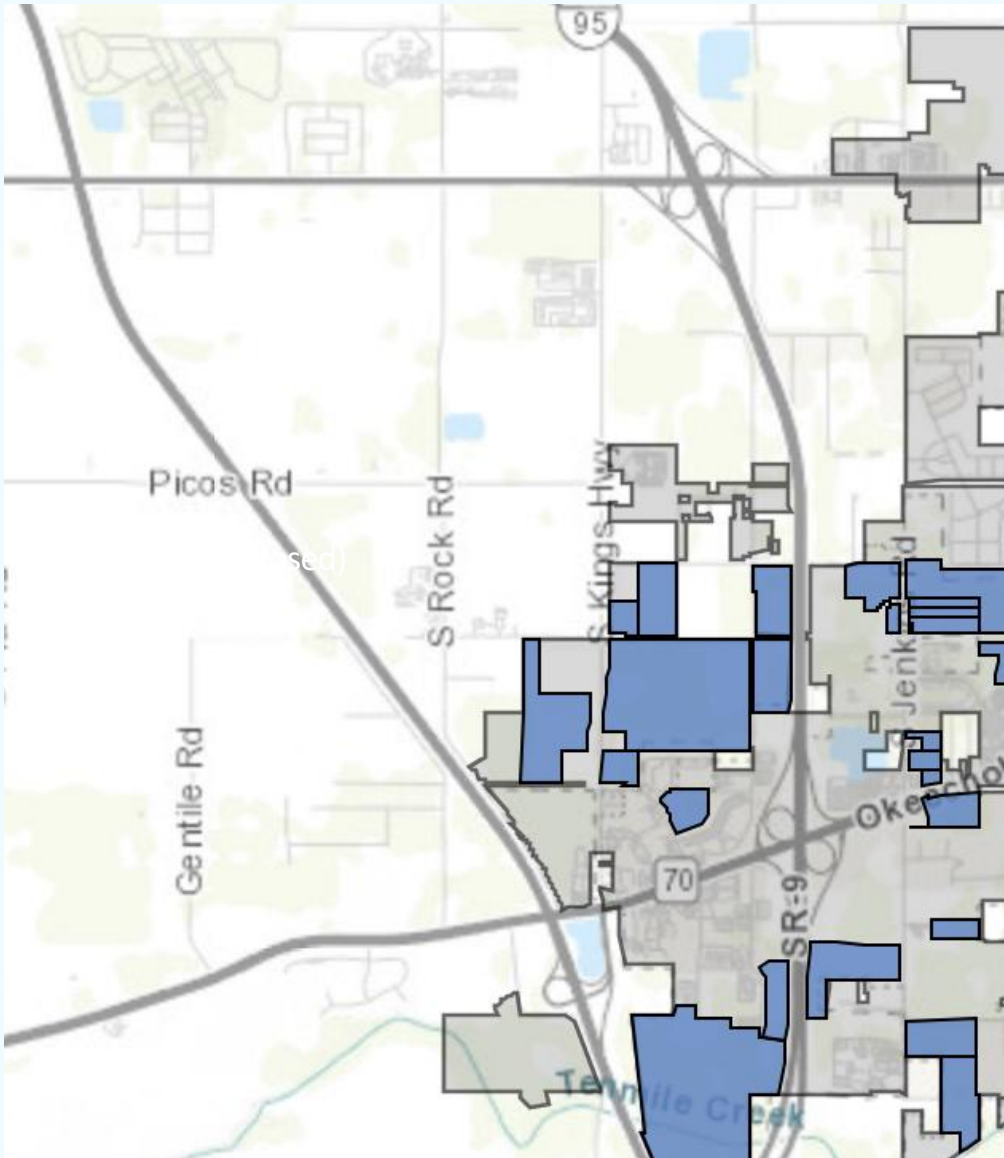


## GIS Analysis: St. Lucie County Approved & Unbuilt Projects

- Industrial: 400,000 sq. ft.
- Residential: 400 units

*\*Does not include projects in review*

FPUA  
SUBSTATION

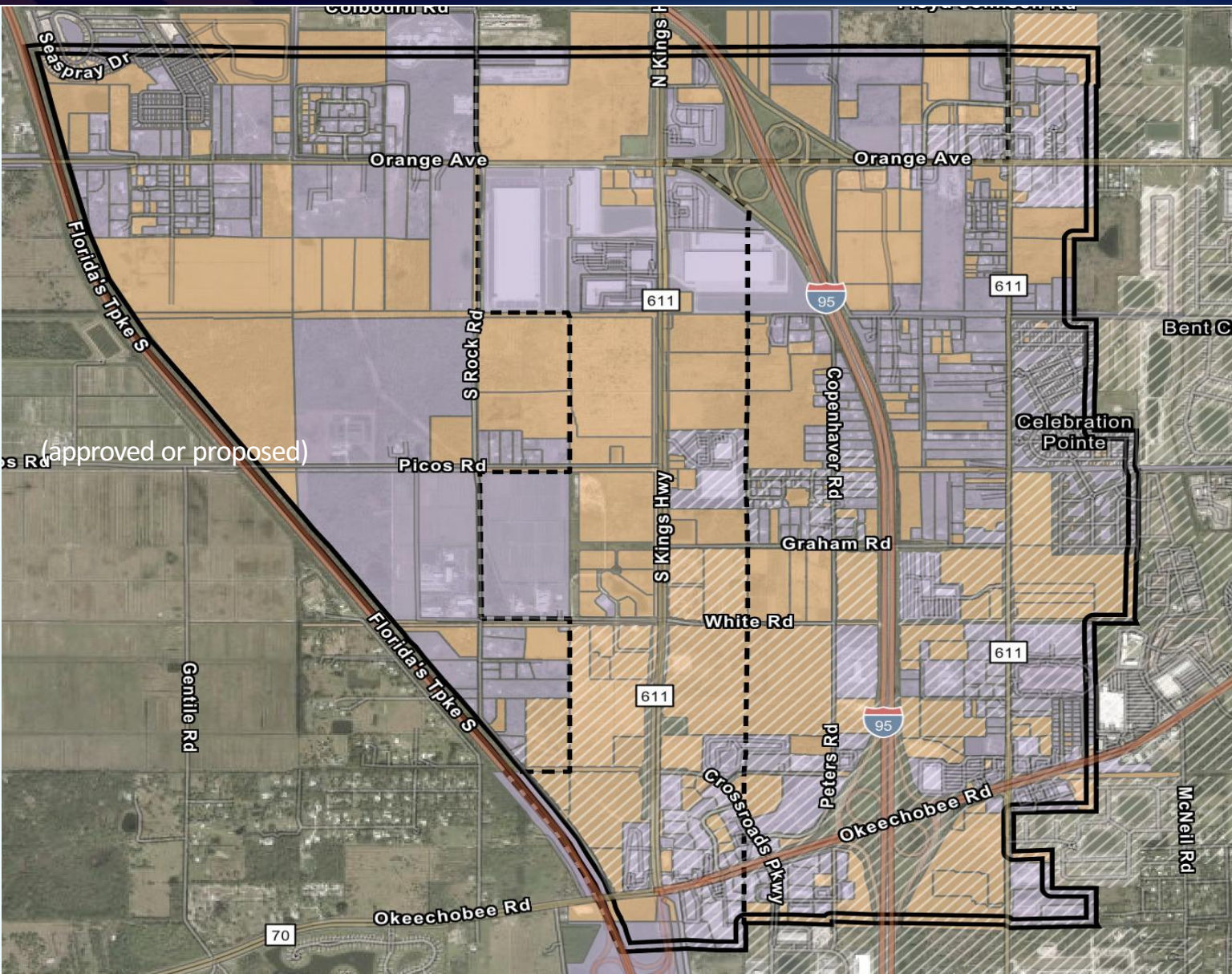


## GIS Analysis: City of Fort Pierce Approved & Unbuilt Projects

- Industrial: 600,000 sq. ft.
- Residential: 1,400 units

*\*Does not include projects in review*

FPUA  
SUBSTATION



## GIS Analysis: Built out vs Vacant

FPUA  
SUBSTATION

### Legend:

#### Parcel Condition

-  Built Out
-  Vacant

# Kings Highway Jobs Corridor Initiative, Phase I DRAFT Report & Recommendations



*Treasure Coast Food Bank under construction, Spring 2025*

**August 14, 2025 draft prepared by:**



DISTRICT  
PLANNING  
GROUP

## Executive Summary

The **Kings Highway Jobs Corridor Initiative** is a collaborative effort led by the Economic Development Council of St. Lucie County (EDC) on behalf of the City of Fort Pierce and Fort Pierce Utilities Authority with strong involvement from local landowners, businesses, and the Kings Highway Corridor Association. Its goal is to chart a path for transforming Kings Highway into a thriving hub for quality jobs, modern industry, and supporting services.

### Why This Study Matters:

- **Limited-time opportunity** to transform a key roadway corridor for long-term growth
- Already **5+ million sq. ft.** industrial & logistics space at key intersections
- **Large underdeveloped tracts** = rare chance to shape future development intentionally

### Challenges:

- **Jurisdictional & Regulatory Complexity.** Split across City & County: Different rules + Slower approvals = Development uncertainty.
- **Infrastructure Gaps.** Limited electrical transmission capacity threatens the ability to support new industrial growth.
- **Design Concerns.** Metal boxes, unscreened yards = risk to long-term value & community image.

### Strengths:

- **Strong Stakeholder Support.** Property owners, businesses, utilities & officials are excited for a unified approach.

### Our Key Recommendations

1. **Focus on Jobs, Not Just Buildings:** Target businesses that create a mix of high-paying and entry-level jobs with clear advancement opportunities.
2. **Address Critical Power Needs:** Coordinate with FPL and FPUA to secure adequate electric capacity.
3. **Create a Unified Overlay District:** Adopt a joint overlay zone between the City and County that:
  - a. Allows developers to opt in for streamlined approvals.
  - b. Establishes shared design standards and a clear menu of permitted uses.
  - c. Offers faster, staff-level approvals for large projects that meet quality benchmarks.
  - d. Implements an initial 3-Year Pilot Program to measure its efficacy before a permanent roll-out.
4. **Conduct Economic & Fiscal Analysis:** Use independent experts to quantify the corridor's potential economic impact and benefits to local tax revenues.
5. **Create a City of Fort Pierce Economic Development Fund:** Set aside recurring funding to provide Economic Development Match Grants for impactful attraction/expansion/retention projects to leverage outside funding.

### Next Steps

The project team seeks direction from the Fort Pierce City Commission to finalize the report's recommendations and begin work on detailed implementation tools, including the proposed overlay district framework, infrastructure buildout scenarios, and economic impact modeling.

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## About the Study

The Kings Highway Jobs Corridor is one of the most promising areas in St. Lucie County for new business growth. Local landowners, businesses, and economic development leaders — including the Kings Highway Corridor Association, District Planning Group (DPG), Planning & Economic Strategies Consulting (PES), through the Economic Development Council (EDC) — have come together to create a roadmap for development that benefits everyone.

### Study Method

The project team used a simple, common-sense approach to guide the study:

- Define the focus area and why it matters
- Create maps and collect data on pertinent information, including existing land use, future land use, development proposals, zoning, and utilities
- Review land uses, development patterns, challenges, and opportunities
- Collect stakeholder feedback from local property owners, businesses, government staff and elected officials
- Draft a shared vision for the corridor's future and recommend steps to make that vision a reality

### Area of Focus

The study looks at two connected areas:

1. Primary Study Area: Properties with direct access to Kings Highway, between Okeechobee Rd. (SR 70) and Orange Avenue
2. Expanded Area: The surrounding land that supports development in the corridor, including housing and services, which expands the study area west to the Turnpike and east to include both sides of Jenkins Road.

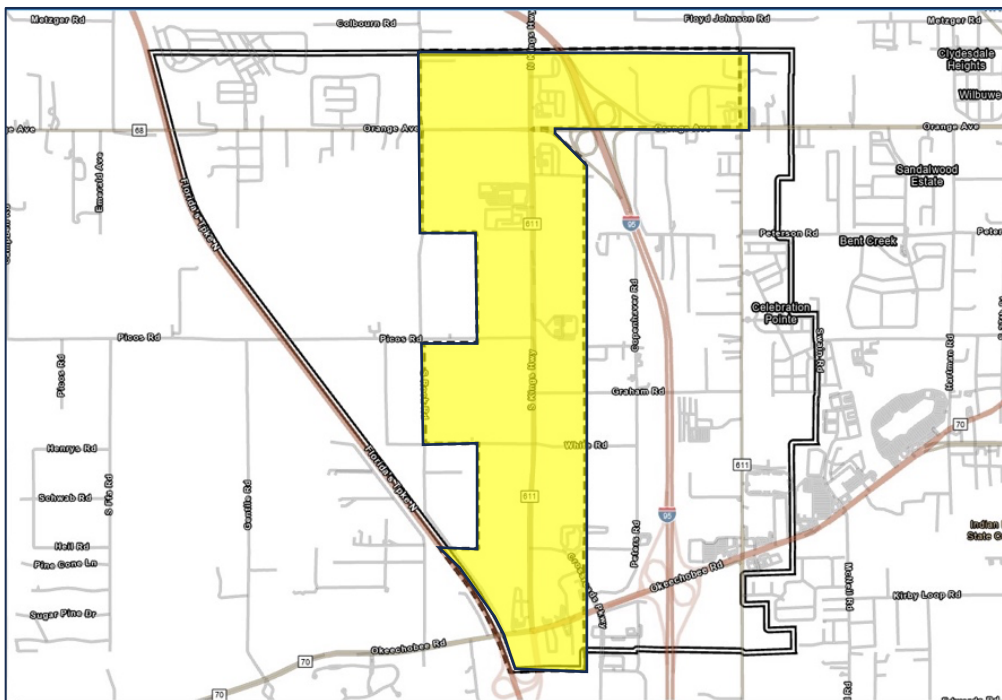


Figure 1: Core Study Area

### Core Study Area -

Shown in yellow within the dashed black line - consists of properties or parcels fronting on Kings Highway from just north of Orange Avenue south to the State Road 70 /Okeechobee Road intersection.

**Expanded Study Area** is within the heavy dark double line and generally is east of the Turnpike, taking in both sides of Jenkins Road, south of the SR 70 (Okeechobee Road) commercial node and including both sides of Orange Avenue to the north.

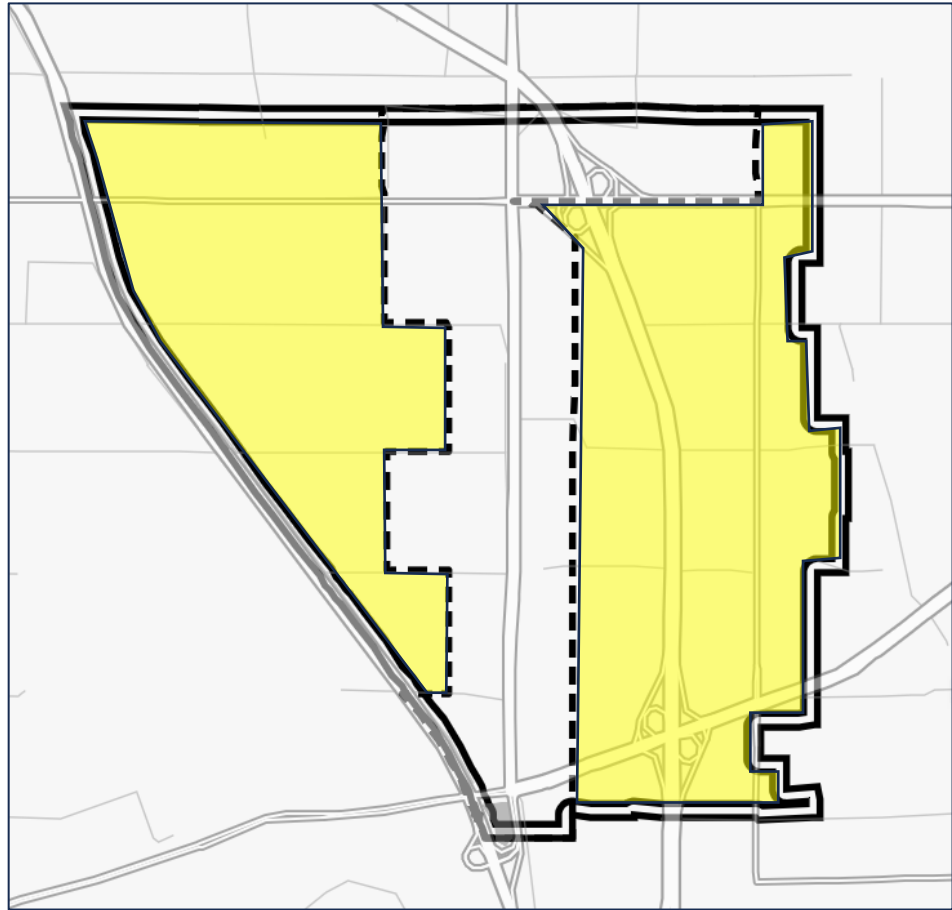


Figure 2: Expanded Study Area

## Existing Conditions: What's There Now

Understanding the existing conditions surrounding the primary study area is an important step in determining the capacity of the area to support a robust Jobs Corridor. This includes an analysis of available and proposed housing, commercial uses like restaurants, services, offices and retail, and support services for incoming businesses. Most development today is clustered around the Okeechobee Rd. and Orange Ave. intersections of Kings Highway. This includes fast food, gas stations, and service plazas alongside new warehouses and logistics centers.

Over 2 million square feet of large industrial buildings have been built recently in the southern section of the corridor, south of Okeechobee Road. Most of the remaining development in this area is older commercial in the process of being redeveloped, or in need of redevelopment. The figure below shows the new industrial development to the south with the older commercial development lining Okeechobee Road between the Turnpike and I-95 intersections. New development includes General RV to the north, and redevelopment includes Florida Nexus Park, which was previously constructed as a furniture outlet mall. This site is now 100% leased.



General RV

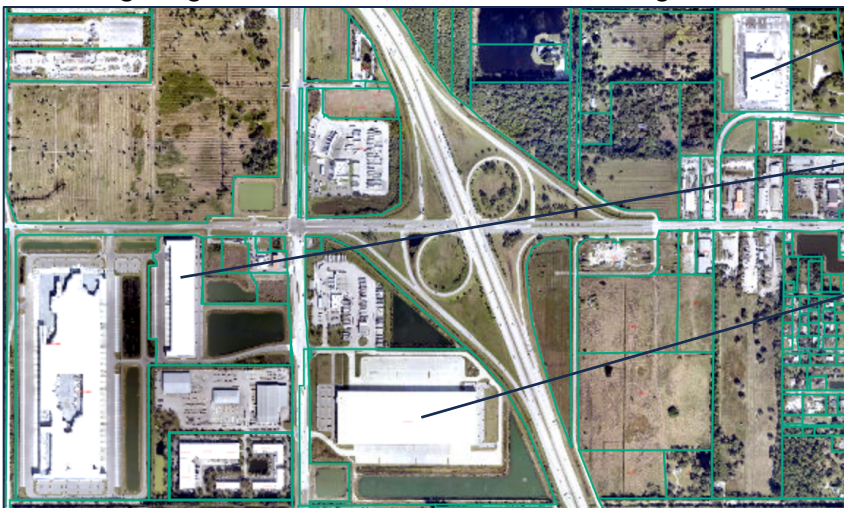
Florida Nexus Park

JBL

Crossroads Business Center

Southern study area: Okeechobee Road

Roughly 3 million square feet of warehouse and logistics centers have been constructed at the north end of the study area at the Orange Avenue and Kings Highway intersection, including the Treasure Coast Food Bank, Kings Logistics Center and the South FL 95 Logistics Center.



Treasure Coast Food Bank

South FL 95 Logistics Center

Kings Logistics Center

Northern study area: Orange Avenue

Between Orange Avenue and Okeechobee Road is largely vacant land, much of it ready for development now that Kings Highway has been expanded. The County and School District recently returned about 100 acres of land in the Treasure Coast Education and Research Park back to private ownership, opening the door for future projects. The street view below shows this undeveloped County land at the central intersection of Graham Road and King’s Highway. While this shows undeveloped land, it is the future site of the Pruitt Commerce Center under development by Ashley Capital. The site is in the entitlement process, with construction expected to begin in late 2026. When fully developed this site will provide an anchor for the area with over 1.5M square feet of small, mid-size and large industrial locations for employers. It’s central location at Graham Road is the only additional east/west connection over I-95 in the study area.



*Central study area: Graham Road and Okeechobee Road*

The expanded study area is currently divided between City of Fort Pierce and St. Lucie County jurisdictions. Land within the City is mostly zoned appropriately for future growth, but in the unincorporated County, the land is still mostly zoned for farming or very low-density housing. Consequently, new projects often need special approvals, adding time and complexity the development approval process.

The Existing Uses in the Core Study area are predominantly agricultural or vacant. Lands classified as "Vacant" make up 40% of the core study area, which does not include the lands within the Treasure Coast Education, Research and Development Authority (TCERDA), most of which are also vacant.

## Characteristics of the area

### Mix of Jurisdictional Authority

The Study area is a mix of jurisdictional authorities and utility service areas. Unincorporated St. Lucie County is shown in the Jurisdictional Map, below in white. City of Fort Pierce jurisdiction is shown in the diagonal hatched area, which covers most of the south east portion of the Study area. Each jurisdiction has its own policies and regulations related to development, and this issue will be discussed further in the report.

### Jurisdictions

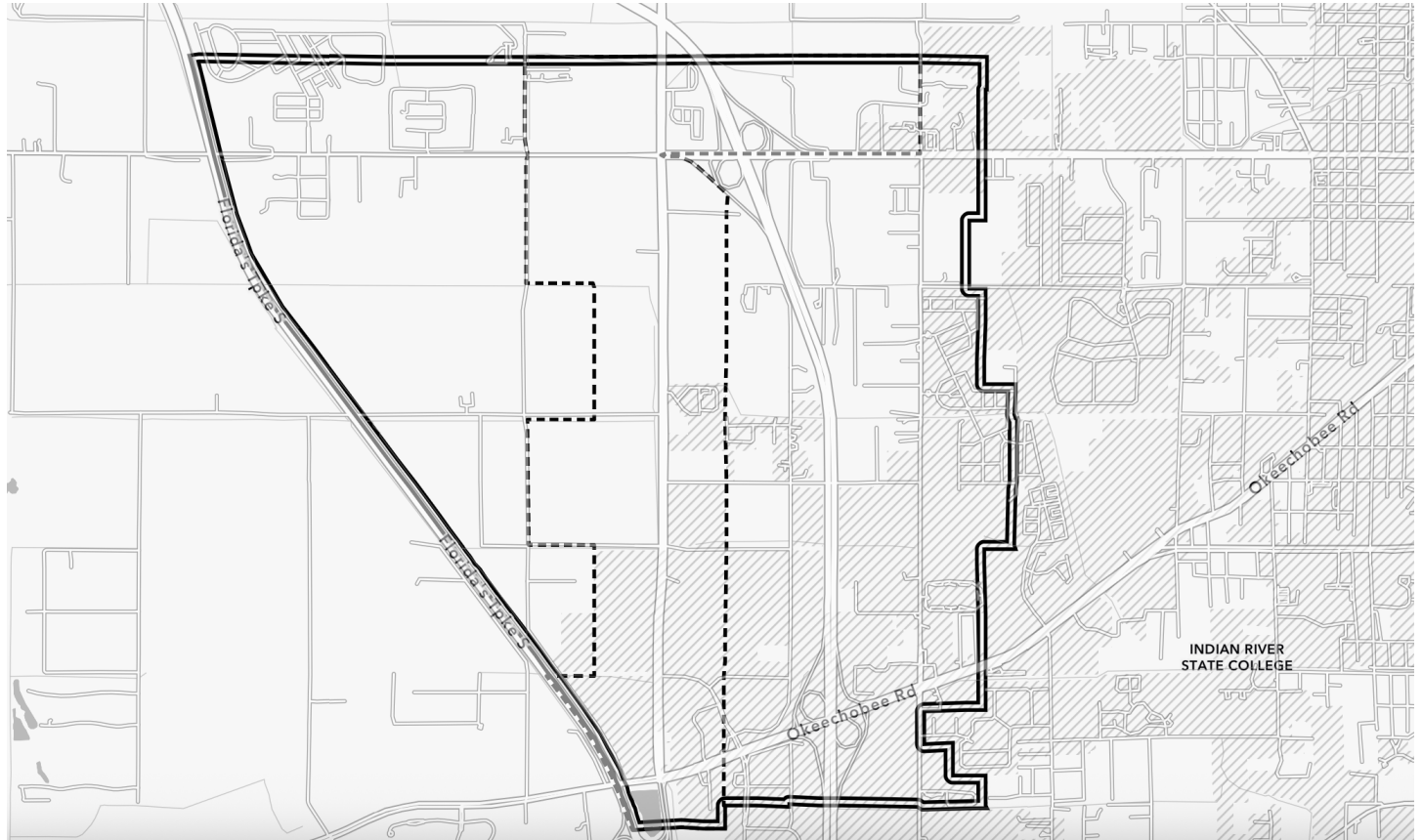


Figure 3: Jurisdictions Map

### Utilities Service Areas

In addition to the jurisdictional mix within the Study area, Utility Service Areas also play an important role in the ultimate development of this area.

### FPUA Water/Wastewater Service Area and City of Fort Pierce Annexation Area

The City of Fort Pierce expands its jurisdictional boundaries through FPUA Water Agreements, signed by property owners when they develop their property and hook up to FPUA utilities. These Agreements make annexation from Unincorporated St. Lucie County into the City of Fort Pierce mandatory when the parcel is developed and becomes contiguous with (touching) the City's boundaries. This means that the future boundaries of the City of Fort Pierce are the same as the FPUA Water Service Territory. This FPUA Water Service map is below, and identifies the future boundaries of the City of Fort Pierce.

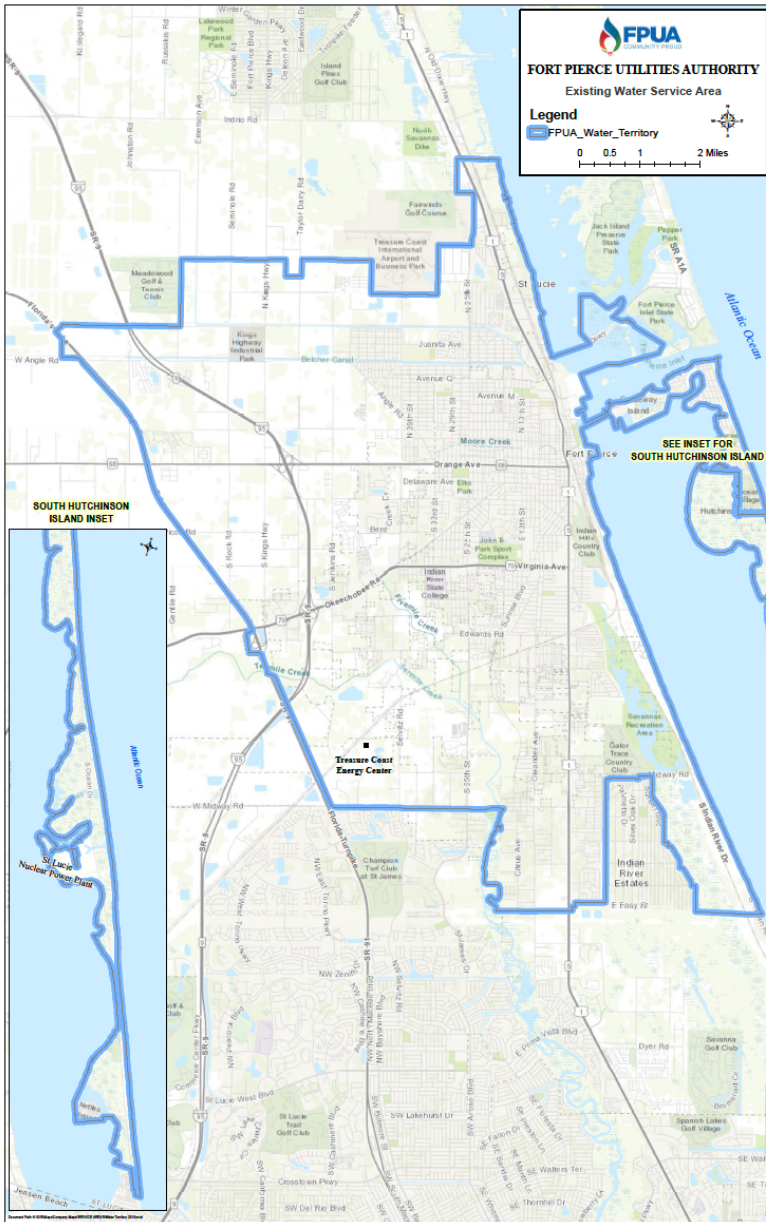


Figure 4: FPUA Water Service Area

The FPUA Water Service Area Map, shown to the left, identifies the planned, future City boundaries, as when these parcels develop and connect to FPUA Utilities, they will be annexed by Agreement into the City of Fort Pierce.

Ultimately, as this area develops, the City will have jurisdiction over the entirety of the Study area.

### Electrical Service Areas

The Study area is served by two electrical utility providers: FPL and FPUA. FPUA Electrical Service Area is depicted in Figure 5 in a yellow hatched overlay. All other areas (both light gray and dark gray) are served by FPL electric. This Figure shows that the majority of the Study area will be served by FPL for their electrical needs.

In interviews with FPL and FPUA staff, both agencies indicated that there is limited transmission availability to serve the remainder of the undeveloped Study area, with FPL at a critically low capacity of 0.5 megawatts (MW) to serve the area. This will limit the capacity of future employers to make the necessary improvements to serve their business' electrical needs.

When capacity is limited, the Utilities require that the Industrial or Commercial users front the cost of improving the necessary infrastructure, even if that user does not need all of electrical capacity created by that improvement. This requirement creates a significant hurdle for the development of an area with limited infrastructure, such as within this Study area.

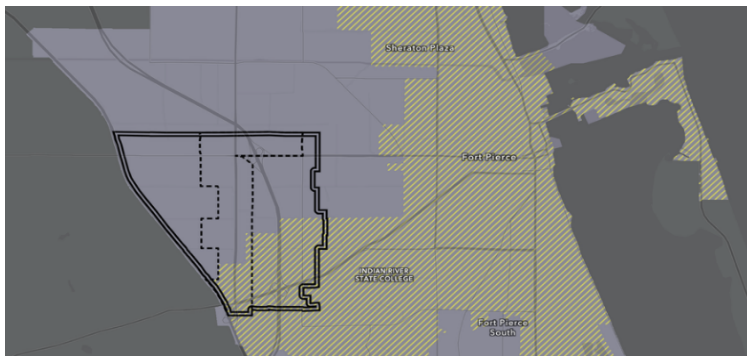


Figure 5: FPUA Electric Service Area

Utilities do not have a mechanism for multiple future users to pay into a fund for the development of electrical infrastructure serving more than one customer. Because of this, the EDC, with their specialized skillset and outside partner status, may be an effective bridge to evaluate and propose a creative local solution that could combine public and private funding strength to address these types of infrastructure deficiencies that stunt economic growth.

Furthermore, we recommend creation of a City of Fort Pierce Economic Development Fund where both City and developer funds could be aggregated to address funding needs for infrastructure to support economic development projects.

#### Existing Jurisdictional Future Land Use and Zoning

One challenge this study addresses is existing deficiencies in the GIS tools necessary for a comprehensive environment scan for the study area. Until now, developers or city/county staff could only do land analysis of areas in either City of Fort Pierce or Unincorporated St. Lucie County. It was not possible to overlay all jurisdictional findings on a single map. Included in this report are interactive GIS maps that combine city and county parcels in the study area, showing Future Land Use, Zoning, Existing Uses, Utilities and Demographics. These interactive map links can be found in Exhibit \_1\_, and will remain available for use for staff, developers and the public.

The Future Land Use and Zoning maps, below, illustrate the disconnect between the current policy direction of developing the King's Highway Corridor with quality job-creating businesses and the existing Future Land Use and Zoning. Much of the City's available land is set up for either commercial or residential development, and much of the County's land is set up for either farming, institutional or very low-density residential development. The new GIS tools developed for this project allow visualization of these issues across jurisdictions.

Future Land Use

Future Land Use Map: Kings Highway Jobs Corridor Plan

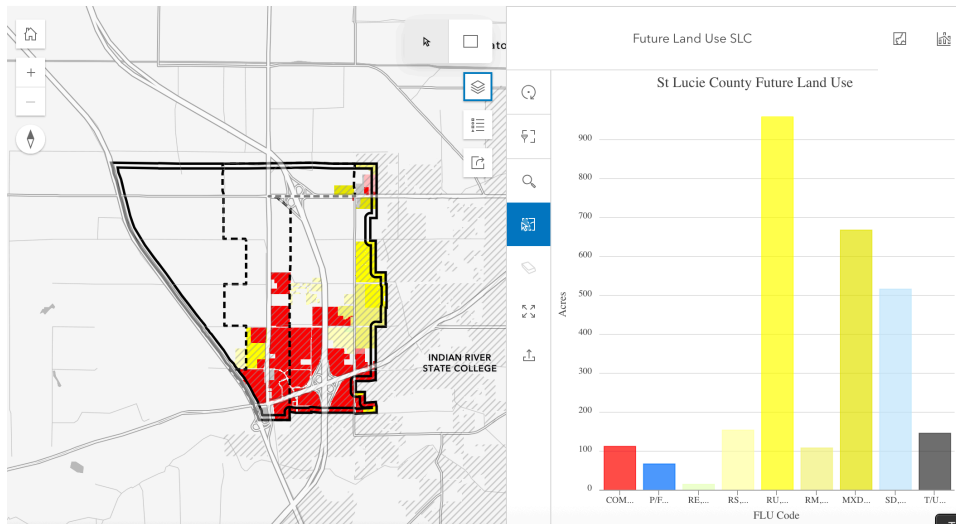


Figure 6: City of Fort Pierce Future Land Use

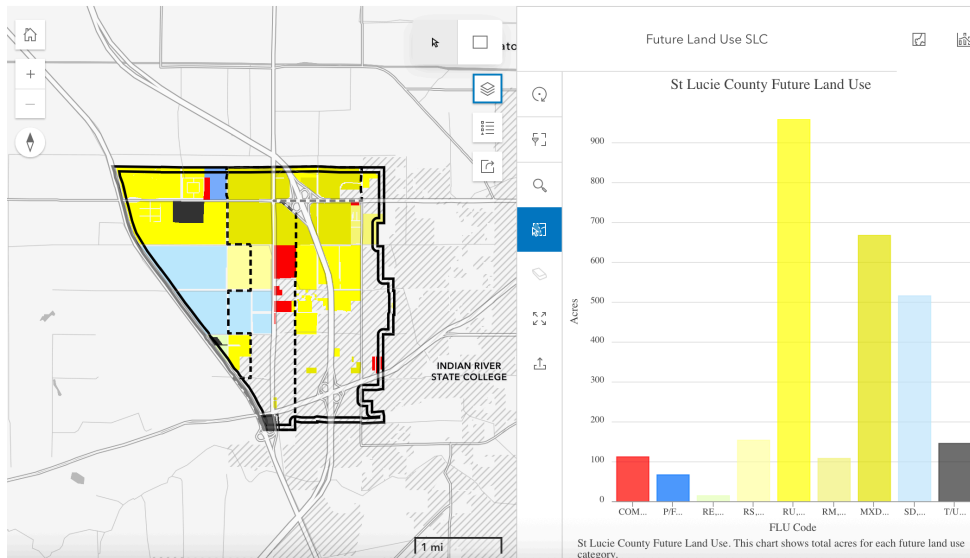


Figure 7: St. Lucie County Future Land Use

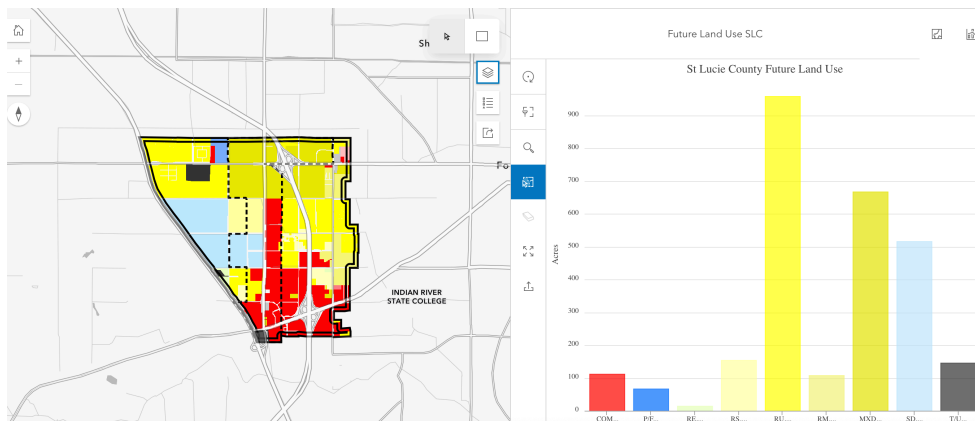


Figure 8: Combined Future Land Use

## Zoning

Zoning Map: Kings Highway Jobs Corridor Plan

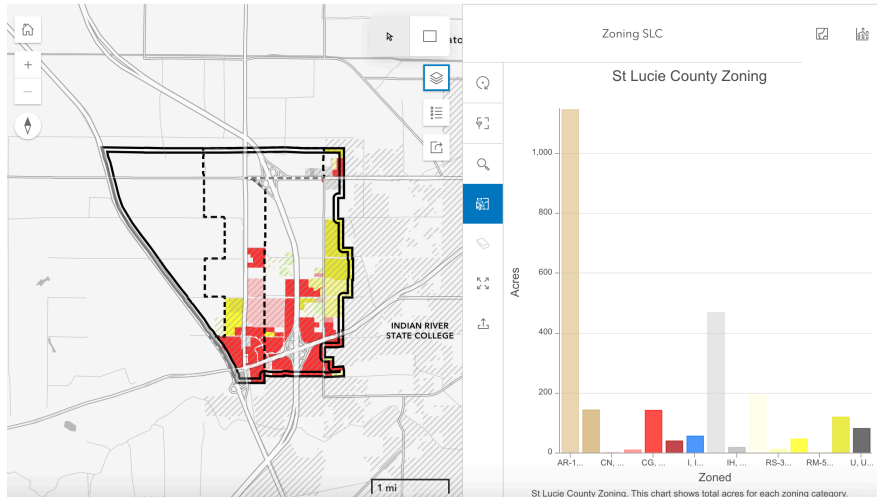


Figure 9: City of Fort Pierce Zoning

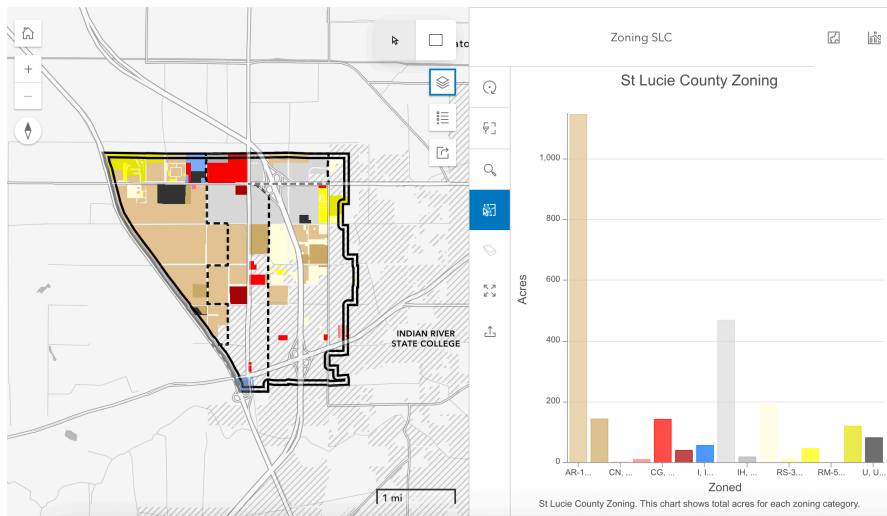


Figure 10: St. Lucie County Zoning

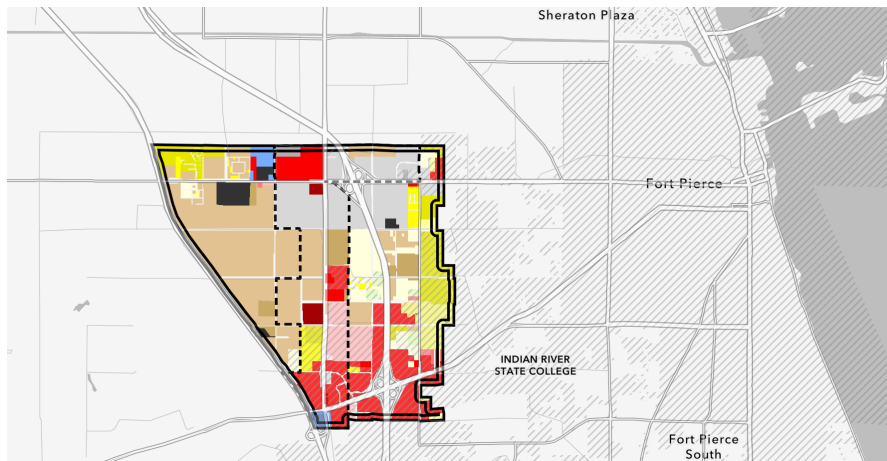


Figure 11: Combined Zoning

What is available: Vacant Land in the Study Area

Summary of Development Potential

There are 1,959 acres of vacant land divided amongst 476 parcels in the study area. These undeveloped parcels have existing land uses that can generally be described as either Residential or Nonresidential. Among Nonresidential land uses, specific use types include: Agricultural, Commercial, Institutional, and Industrial.

Land Use Type	Parcels	Acres	Estimated Capacity
Nonresidential	91	861	9,163,292 sq ft of development
Residential*	383	1,097	Up to 5,455 housing units

*\*At least two of the parcels are undeveloped lots in the approved planned developments of Celebration Point and Morningside.*

Based on GIS analysis, only 1% of the Study area has an existing Land Use Classification of Vacant Industrial, and 7% of the Existing Land Use Classification is Vacant Commercial. The largest single segment of existing Land Use in this area is Grazing/Land Crop at 18% of total land area.

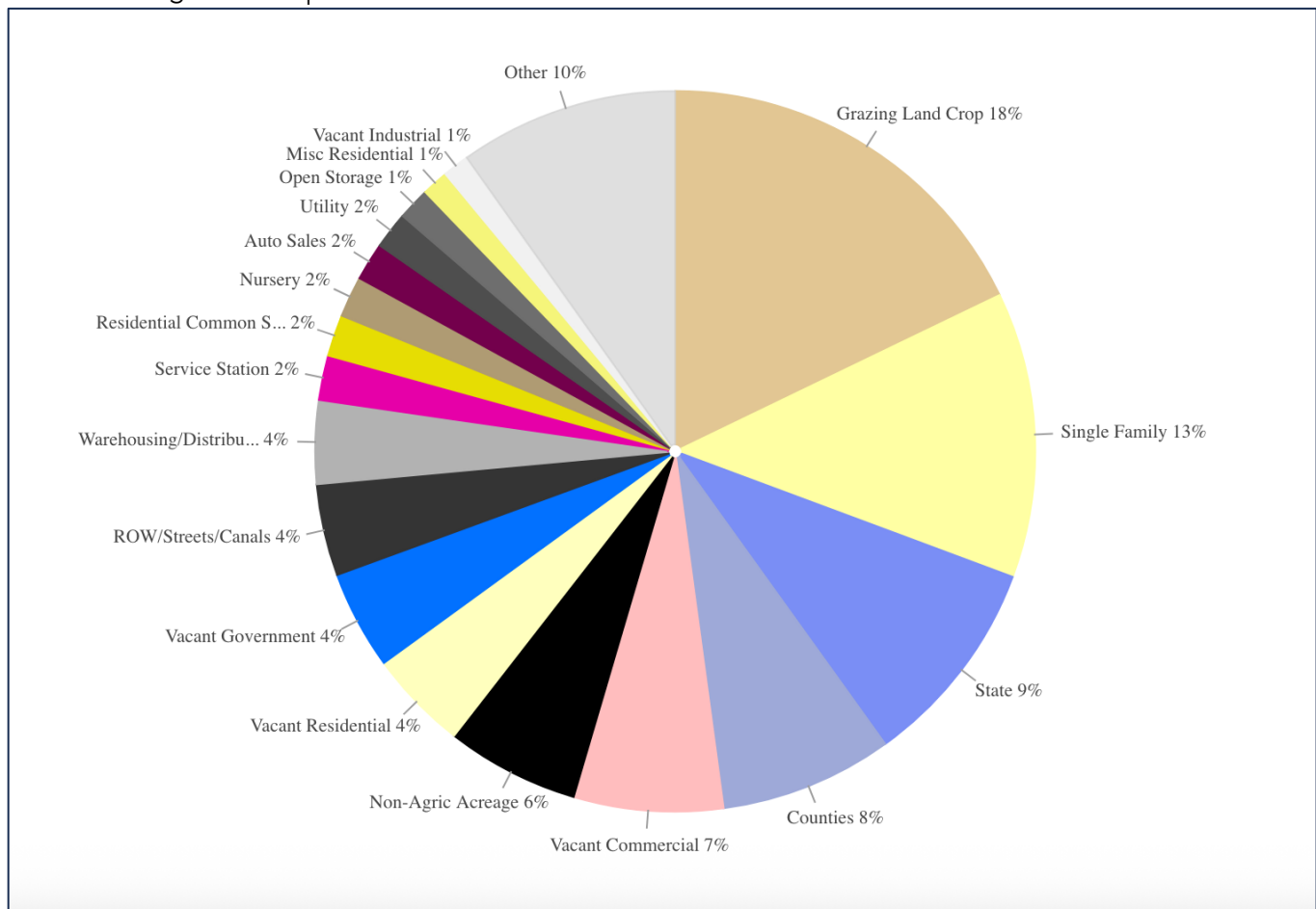


Figure 12: Existing Land Uses Chart

Core Study Area Existing Uses	% of Agreeage
<i>Industrial</i>	6%
<i>Vacant Commercial</i>	7%
<i>Retail</i>	0%
<i>Service</i>	2%
<i>Office</i>	0%
<i>Restaurant</i>	0%
<i>Residential</i>	18%
<i>Agricultural</i>	27%
<i>Institutional</i>	24%
<i>ROW/Water/Common Space</i>	16%

Figure 13: Existing Land Uses Summary Table

This analysis shows there is little land area appropriately entitled for the kinds of uses that will enable or support a Jobs Corridor without significant change to regulatory entitlements.

There are two takeaways from these findings. First, there is very little available, properly zoned land to affect the development of this corridor with Class A Commerce Park development. Second, there is available land to develop if the Future Land Use and Zoning on these parcels is made ready for such development.

## Stakeholder Feedback

District Planning Group interviewed and surveyed a wide range of people — elected officials, City and County staff, utility providers, local landowners, realtors, and business owners — to understand what’s working and what’s not; where there are opportunities and challenges; what stakeholders want to make happen for the future in this area. Key takeaways from those conversations:

- The area needs **better infrastructure**, especially **electric power** to serve a variety of industrial needs
- The development approval **process is too slow and uncertain**, which keeps the community from leveraging market timing and interest
- Zoning rules are **inconsistent** across the City and County
- We need for **more affordable housing** nearby
- People want **better-looking buildings and landscaping**; not metal buildings with unsightly and unscreened outdoor storage
- The Tradition Class A Commerce Park area was mentioned as a local success story and a model for the Kings Highway Jobs Corridor
- Create a mix of **high paying jobs** with entry-level positions and a **clear path toward growth**
- Desire for **better coordination among local governments**

### Kings Highway Corridor Association Feedback

Interviews and surveys were conducted with the Kings Highway Corridor Association members to garner their feedback on the desired development of this corridor. The interview form and individual feedback can be found in Exhibit \_2\_ in this report.

There was significant support for developing this corridor to support the economic development of Fort Pierce through high quality job creation. The project team spoke to a variety of stakeholders who pointed to aspirational descriptors for future uses. The chart below identifies the number of times each use type was

mentioned by a respondent. Industrial uses were followed by housing as the most needed in this general area.

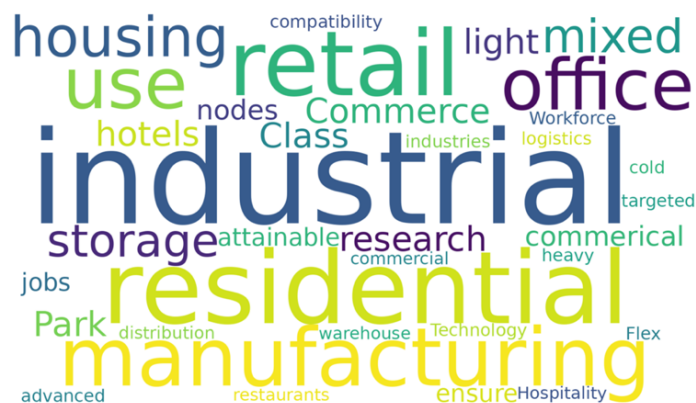


Figure 14: Stakeholder aspirational descriptors

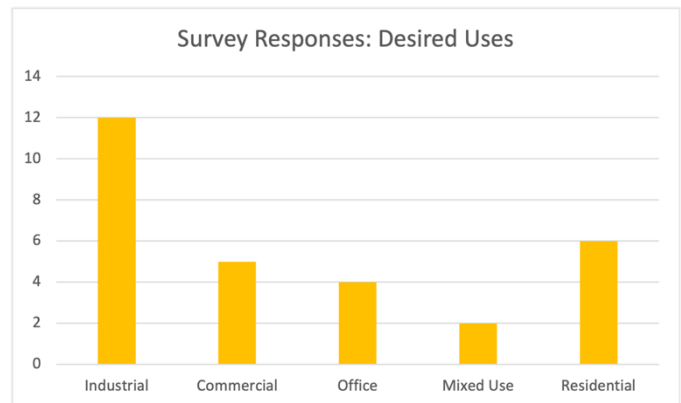


Figure 15: Stakeholder Desired Uses

## Elected Official Feedback

City of Fort Pierce

### Balancing Commercial Growth with Housing and Mobility

Commercial development occurring without sufficient **housing, transit, or bike/pedestrian connectivity**. To support more integrated growth, suggestions included expanding **micro transit**, creating **additional access points across I-95**. Desired commercial amenities included **hotels, restaurants, service businesses, and parking for long-haul trucking**.

### Transportation and Traffic Management

There were multiple concerns about **traffic congestion**, especially on **Jenkins and Graham Roads**, and a **Expanded traffic crisis on North Kings Highway**. A lack of action was noted from the TPO and County on roadway improvements and stressed the importance of addressing these bottlenecks as development continues.

### Design and Aesthetics at Gateway Locations

Recommendations included **larger-scale landscaping** at the entry points off I-95 and the Turnpike to enhance corridor appeal. Advocation for **overlay planning** and **design standards** to ensure consistency in landscaping/materials among industrial users.

### Preferred Commercial Uses and Restrictions

They expressed support for **more restaurants**, including breweries or distilleries, and generally **mixed-use environments** that contribute to vibrancy. They also emphasized avoiding **undesirable uses** such as **scrap yards or heavy industrial operations**.

### Interest in Overlay, Data, and Coordination

Commissioners showed interest in the **overlay district strategy**, as well as in gaining access to **approved or in-process site plans**, and performing a **tax analysis** for the area. This reflects a desire for data-driven decision-making and forward-looking governance.

### St. Lucie County

**Balancing Housing and Employment Uses.** Advocation for land uses that would generate **higher-paying jobs**, such as manufacturing, aviation, boating companies, and large retail anchors to support both existing and future industries.

### Residential Development Location Concerns

There was a strong preference to **avoid placing residential development along Kings Highway**, with recommendations for **light industrial** and **agritourism** uses instead. This reflects a desire for compatibility with existing industrial uses and to preserve the corridor's economic focus.

### Support for Mixed-Use and Diverse Housing

Diverse housing, including apartments and a range of options. They suggested **mixed-use nodes**, especially in areas like **Orange Avenue and Graham Road**, where commercial uses could be integrated with residential (e.g., apartments above retail). This supports both smart growth and community vibrancy.

### Concerns About Rapid Residential Growth

There was concern over the pace of **"cluster residential" development**, particularly when it outpaces supporting infrastructure and services, such as schools and teachers.

### Planning and Mapping Needs

Access to **clear development maps**, showing approved and in-process projects with their densities and intensities.

### State Representative Feedback:

#### Affordable Housing and Skilled Workforce

Need for **affordable housing** and ensuring the availability of **skilled workers** to meet the demands of incoming businesses. Workforce readiness was identified as essential to supporting sustained economic expansion.

#### Commercial and Technology Infrastructure

As part of commercial readiness, he noted the **need for robust data transfer capabilities** to support business operations and future technologies.

#### Trade, Tariffs, and State Support

Consider the role of the **airport and port in supporting import/export activity** and expressed concerns about the **potential impact of tariffs**. Additionally, he advised stakeholders to **engage the state for funding and support opportunities**, highlighting the importance of intergovernmental collaboration.

### Senior Staff Feedback

#### City of Fort Pierce

#### Annexation and Communication Gaps:

Staff highlighted challenges around annexation, specifically the need to **extend municipal services** (such as police and fire) to newly incorporated areas. It was noted that some residents are unaware they are within city boundaries, signaling a **communication gap**.

#### Importance of Transparent Reporting:

Identify **anticipated tax contributions** resulting from development of annexation activities.

**Transportation Funding and Aesthetics:**

A primary concern was how to establish a **funding mechanism** that ensures development contributes proportionately to transportation improvements. Staff noted that **transportation infrastructure influences the type of development** the city can attract and retain. There was also an emphasis on **corridor aesthetics**, including landscaping and beautification of bordering properties and medians along Kings Highway.

**Commercial and Interstate-Oriented Development:**

The conversation also touched on the need for **interstate-oriented services**, such as **nicer hotels, large retail, and commercial amenities** to support both economic activity and traveler needs.

**Community Engagement and Site Activation:**

There was interest in highlighting **active commercial locations** (e.g., Jenkins Road area), especially those where people can observe daily operations. This reflects a community desire for transparency, walkability, and engagement with local businesses and a need for recreational sites.

**St. Lucie County**

**Transit and Micro transit Services:** The corridor is zoned for micro transit, and current services include approximately 350 bus stops weekly (Monday through Saturday). Staff shared details on a forthcoming van pool program launching in July, as well as ART (Area Regional Transit) services. The corridor falls within Micro transit Zone 3, spanning from 25th Street to Kings Highway. While these services are not 24-hour, they represent growing investment in flexible transit options.

**Development Activity:** There are considerations for density and multimodal connections, highlighting coordinated planning efforts in the area due to upcoming residential development.

**Long-Term Planning and Infrastructure:** Staff indicated that the Expanded transportation outlook is still in the early stages. The Transportation Planning Organization (TPO) has initiated new planning work, including future improvements to Graham Road.

**St. Lucie Fire District****Water Capacity/Communication**

The District raised concerns about water capacity and being able to serve the area based on what is coming into the area.

**FPUA****Electric Utility Strain and Underutilized Areas**

Staff noted **electric capacity concerns**, particularly along **Jenkins Road**, where infrastructure is strained by facilities like the **Tesla charging station**. There were also concerns about **underutilized areas north of Orange Avenue**, which have a prevalence of vacant housing but are still fully serviced by FPUA.

**Gas and Water Service Capacity**

Despite concerns about electric load, **gas and water capacities in the Kings Highway Jobs Corridor (KHJC) area are currently sufficient**, and **fiber is not a limiting issue**.

**Parks, Recreation, and Aesthetic Enhancements**

There was an expressed desire to see more **parks and recreation amenities**, similar to what has been developed in Port St. Lucie. Staff also recommended **additional beautification efforts**, especially at corridor **entry points**, to elevate the area's visual appeal.

## Data Requests and Future Planning

FPUA leadership expressed interest in **data related to future development** within the KHJC area, which would support future infrastructure planning and load assessments.

### FPL

FPL indicates they have approximately 0.5 megawatts (MW) of availability left in this area without substantial infrastructure upgrades, which must be paid for by the end industrial or commercial user who needs it first. FPL is aware of the deficiency and is beginning internal conversations about possible long-term solutions. That said, it is unclear what solutions will be available to meet the immediate needs of industrial developers and end users in order to advance this Jobs Corridor development.

FPUA has MW available to serve this general area, and has plans to build a new 35MW substation near Indian River State College in the coming 5 years.

Both utilities also indicated the need to understand the amount of residential development in the pipeline, as this impacts their need to possibly speed up infrastructure development to serve those incoming residential units.

## Analysis

### Utilities Availability

#### Electric

Because residential demand impacts both utilities timeframes for infrastructure development, this report also collates the approved and “in-review” residential site plans approved in this general vicinity, extending up to Indrio Road in order to share this data with both FPL and FPUA for their planning purposes. Based on our review of available online information, there are at least 5,000 units approved or proposed in the study area and the areas adjacent.

Development Name	Units	Jurisdiction	General Location	Core/Anc	Approved/In Review	Provider
Whispering Oaks	372	SLC	N Jenkins Rd	Ancillary	Approved	FPL
<a href="#">Farrell Communities</a>	488	FP	S Kings Hwy	Core	Approved	FPUA/FPL
Eagle Bend	1713	SLC	Jenkins Rd Overlay	Ancillary	Approved	FPL
<a href="#">Pineapple Grove</a>	402	SLC	N Kings	Ancillary (N)	Approved	FPL
Sunnyland Farms	458	SLC	NW Kings	Ancillary (NW)	In Review	FPL
Hillpointe Residential	252	FP	S Jenkins	Ancillary	Approved	FPUA
Waypoint Jenkins	324	FP	S Jenkins	Ancillary	Approved	FPUA
Regatta Apartments	312	FP	S Jenkins	Ancillary	Approved	FPUA
Viva West	222	FP	S Jenkins	Ancillary	Approved	FPUA
Pulte Cornerstone	212	FP	S Jenkins	Ancillary	In Review	FPUA
4540 N Kings Hwy	231	SLC	N Kings	Outside	Approved	FPL
Viva East	206	FP	Edwards	Outside	Approved	FPUA
Sunset Gardens	112	FP	Edwards	Outside	In Review	FPUA
<b>Total Units</b>	<b>5,304</b>					

Figure 16: Residential Development in process

### Water and Wastewater

Water Availability: FPUA serves the entirety of the Core and Expanded Study Area with water. 12" water mains serve King's Highway, Jenkins Road and Rock Road. A variety of smaller supply lines serve Picos Road, Graham Road, Pruitt Research Center Road, Copenhagen Road, Peters Road and other ancillary roads.

Sewer Availability: FPUA serves the entirety of the Core and Expanded Study Area with sewer with a variety of line sizes and types, ranging from a 24" force main on north Jenkins Road to smaller force mains and gravity mains throughout the study area. Line types and sizes can be explored on the Study's FPUA Utilities GIS map at the following link: [FPUA Utilities Map](#)

### Fiber

FPUA Net has fiber services available in this area, but the exact geographical availability is not a part of the existing GIS layers included in the FPUA Utilities Map. This can be added in Phase 2, if desired.

### Gas

FPUA serves the Study Area with 4" Gas lines on King's Highway, Jenkins Road and Pruitt Research Road.

## Transportation

The King's Highway corridor was identified for this study as a prime focus for economic development and job creation in large part due to its excellent transportation facilities. It has recently been widened to a 4-lane divided major arterial, and has three (3) interchanges serving it: one Turnpike interchange, and two I-95 interchanges. There are few areas in our region with this kind of ready access to the State's Intermodal System paired with available land and excellent geographical location.

In addition to these excellent transportation facilities, this Study also addresses how people, goods and services will move within the local area to support these new businesses. A part of this evaluation addresses where employees may live and how they'll get to work.

As seen in the Zoning Maps and in Residential Developments (Figure 16) chart, there is significant residential development along the Jenkins Road corridor that will serve as housing opportunities for future employees of the businesses that locate along King's Highway. Moving people between Jenkins Road and Kings Highway will be an important consideration for future transportation planning of the area. As such, the St. Lucie TPO's initial findings for the 2050 Long Range Transportation Plan is instructive.

TPO 2050 LRTP Data & Map

### 2045 Failing Roads Map

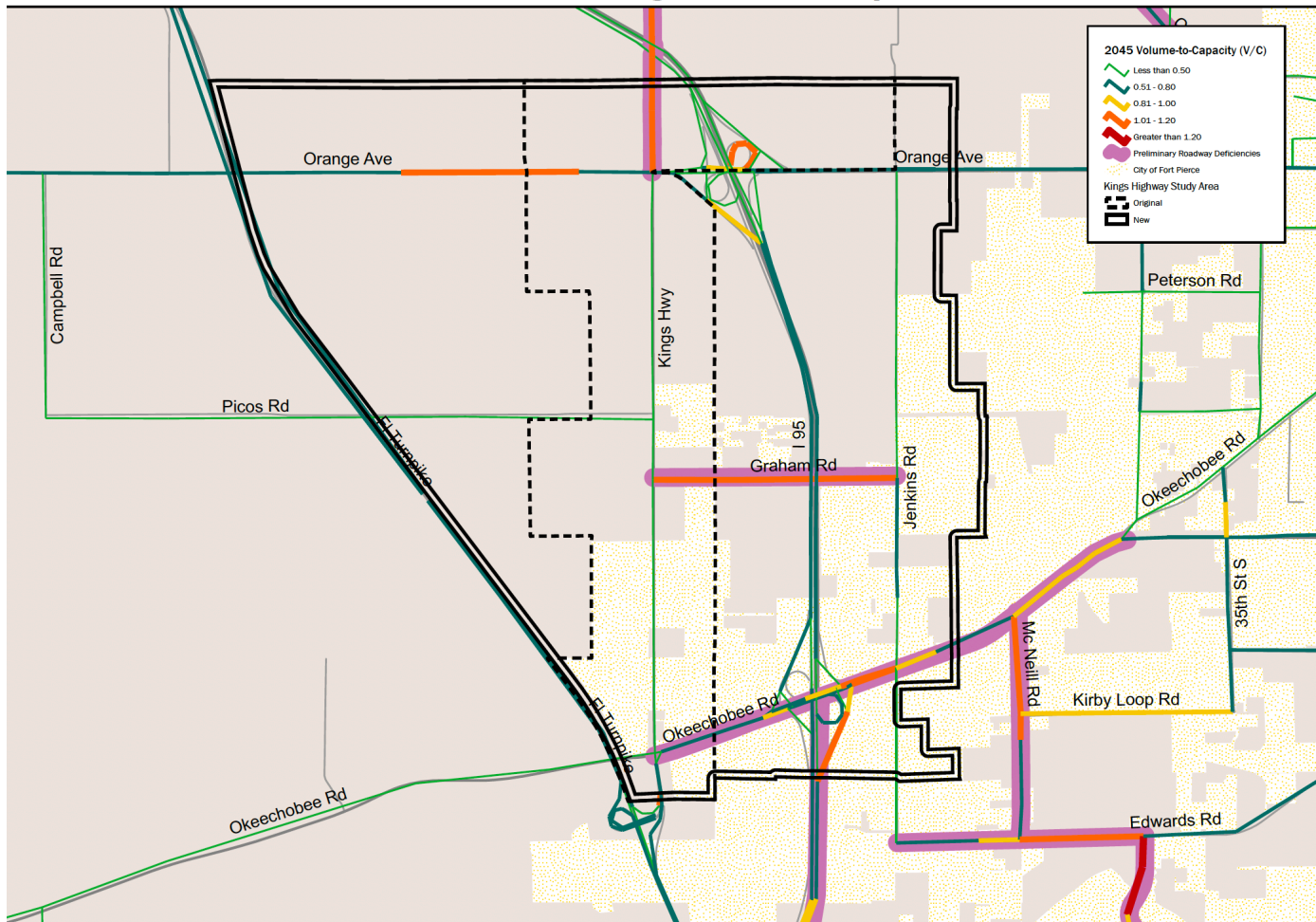


Figure 17: Failing Roads Map for 2050 LRTP

As seen in the above 2045 Failing Roads map developed for the 2050 Reimagine Mobility Long Range Transportation Plan, moving people between Jenkins Road and Kings Highway will become more difficult unless attention and funding is focused on this area. Of primary importance is Graham Road, which is the only connector of Kings Highway and Jenkins Road outside the already congested Okeechobee Road and Orange Avenue corridors.

It is a recommendation of this Study to **advocate in the 2050 LRTP to prioritize the widening of Graham Road**, along with its bridge over I-95, and prioritize multi-purpose sidewalks connections from King’s Highway to and along the entirety of Jenkins Road to provide for multimodal transportation options for employees: walking and bicycling.

#### St. Lucie County Right of Way Protection Map

Graham Road, a County road, is identified on the St. Lucie County Right of Way Protection Map as a future 80’ ROW. This study recommends further evaluating whether this future ROW width is adequate to manage the multimodal traffic this important connector will be required to serve.

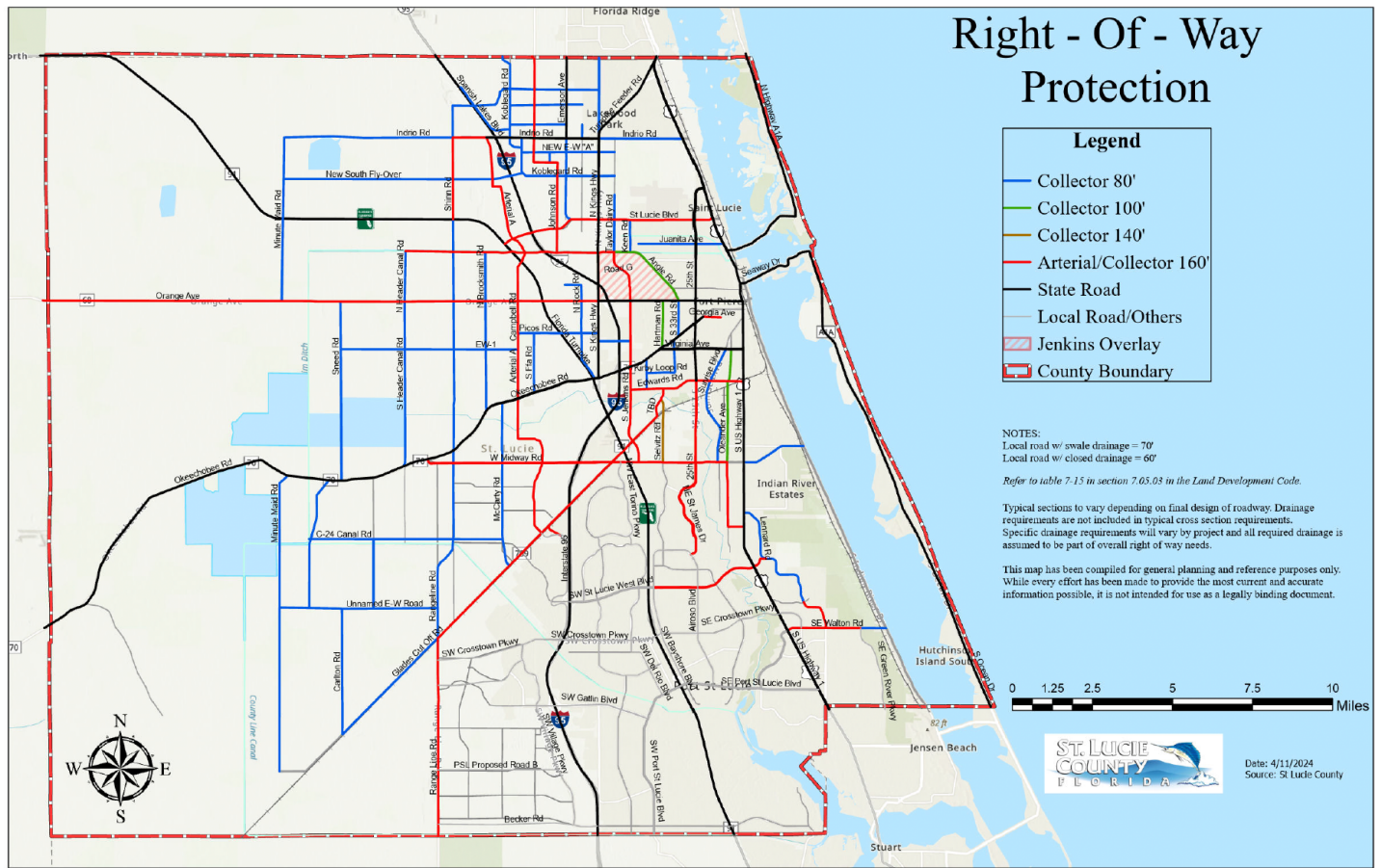


Figure 18: St. Lucie County ROW Protection Map

**Transit**

St. Lucie County ART (Area Regional Transit) serves this area with a free micro transit ride sharing service called ART on Demand. The Study Area is located within Zone 3, and if travelling between any two points within that Zone’s map area, individuals can use the ART app to call for a door-to-door ride. Links to download the app can be found on the [St. Lucie County Art on Demand webpage](#). If travelling between Zones, users must transfer at Meet Up Points, identified on the map on the following page.

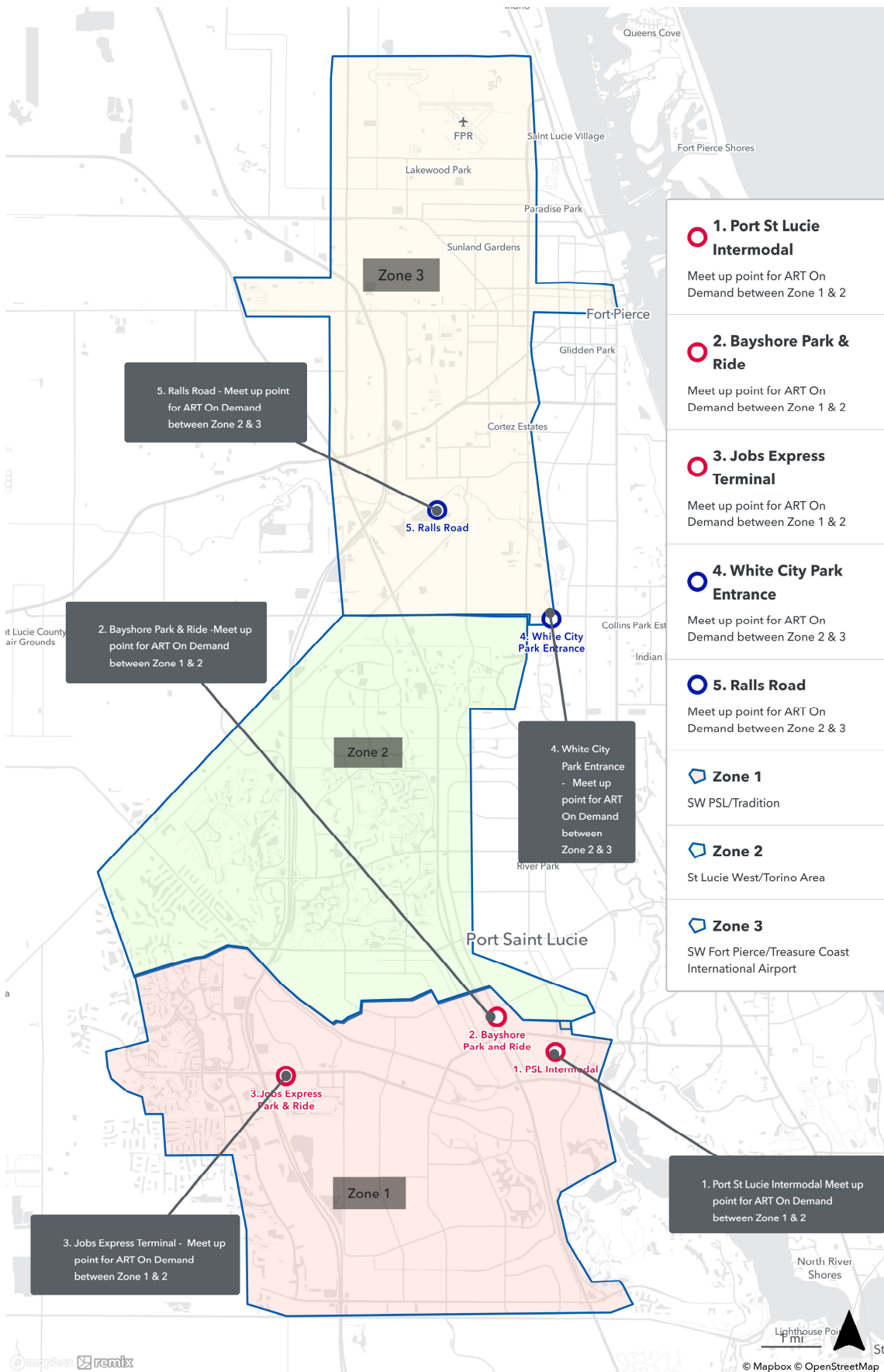


Figure 19: St. Lucie County ART on Demand Map

Based on interviews with senior County staff, there are no current plans to develop a fixed bus route for the Kings Highway corridor in the Study Area, but the Bus Service map, below, does show an existing bus route (Route 3) serving the area along Okeechobee Road.

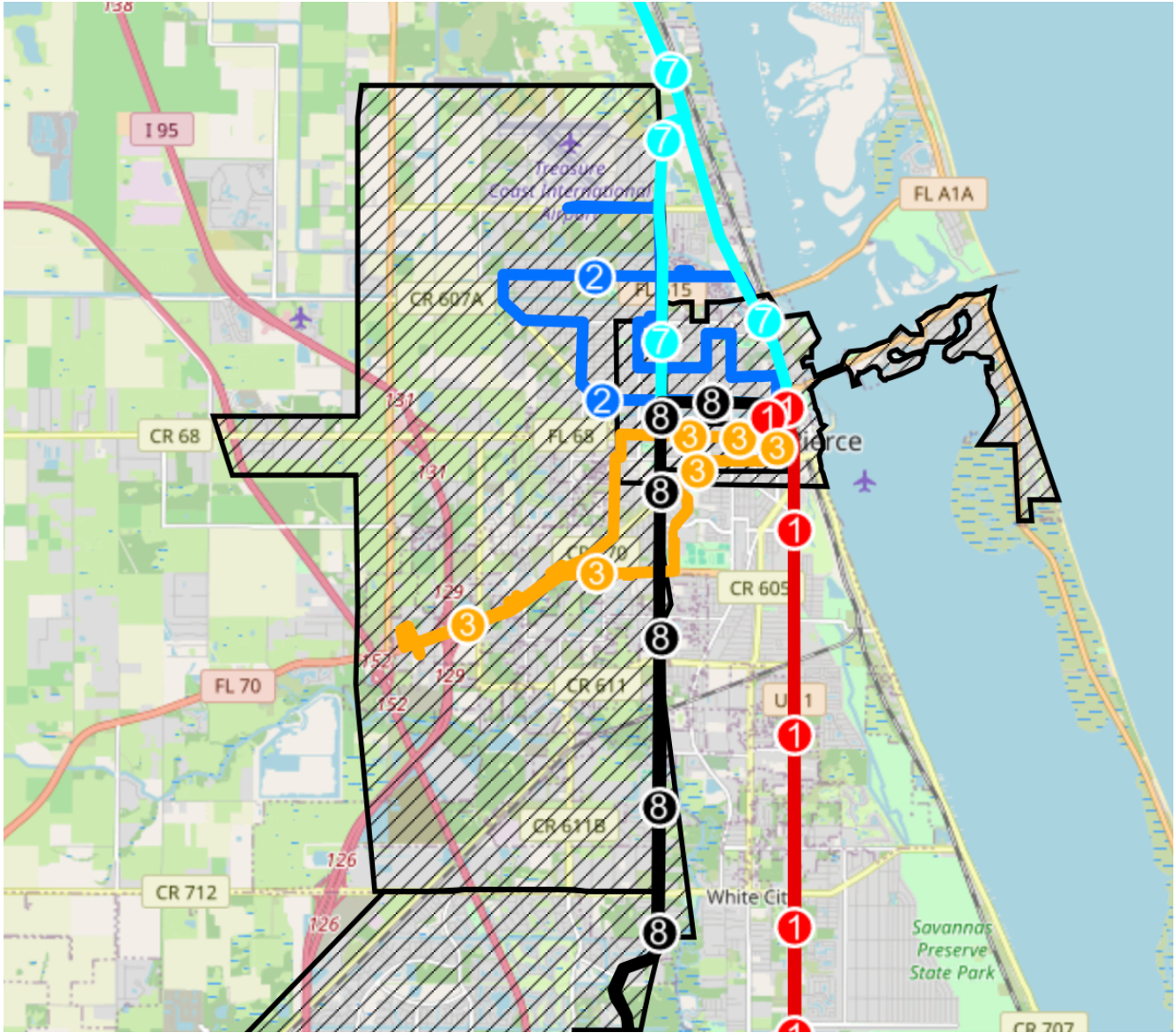


Figure 20: St. Lucie County ART Fixed Route Bus Map

### Airport Connector Recommended Alternative Map

The St. Lucie TPO has also prioritized the development of the North County Connector/Airport Connector future roadways to create new interchanges at the Turnpike and I-95, and connect to St. Lucie Boulevard to create efficient connections for the TCIA Airport. Below is a map of the proposed alignment of the Airport Connector between I-95 and St. Lucie Boulevard. These new roads and interchanges, when constructed, will alleviate congestion near the Study interchanges and provide additional transportation options for businesses that locate on the King's Highway Jobs Corridor.

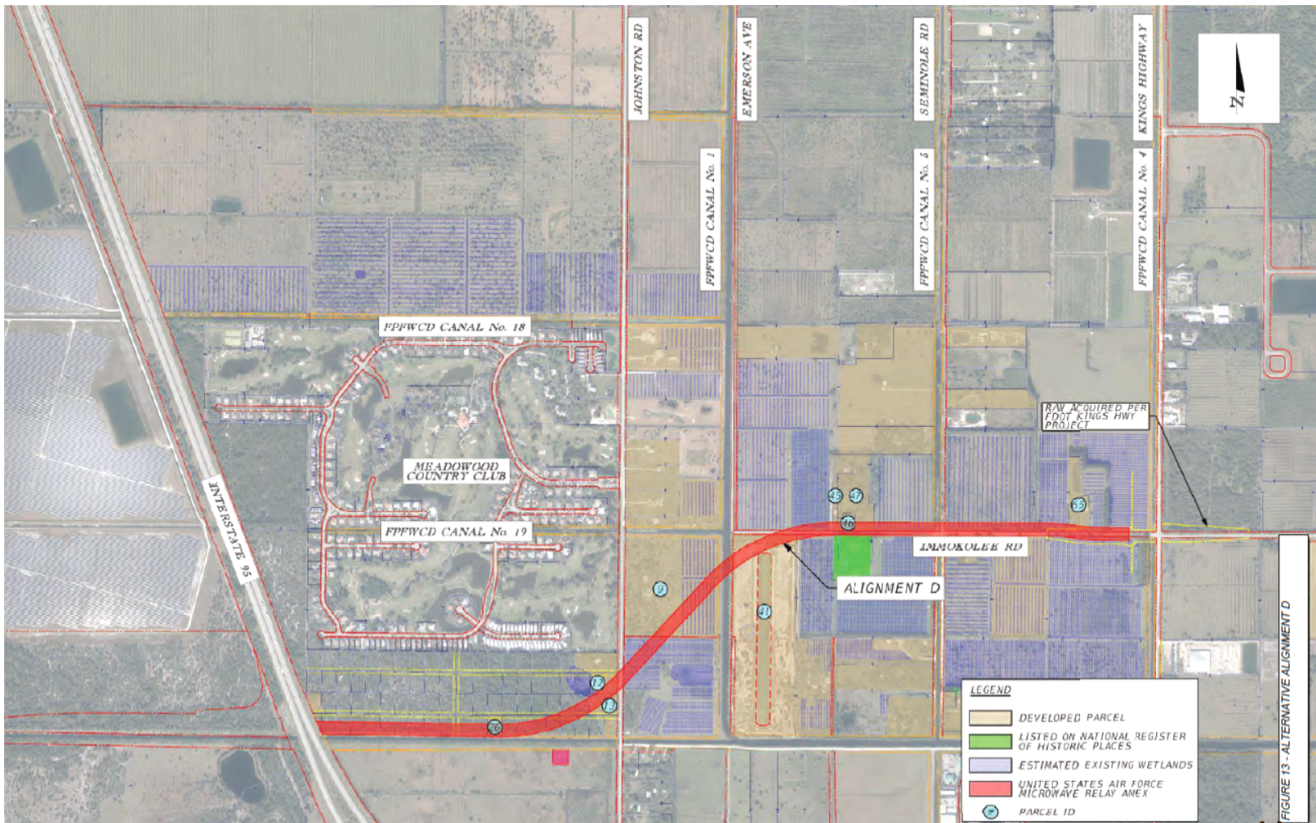


Figure 21: St. Lucie County Airport Connector Proposed Alignment Map

**Vacant Land Opportunities**

**SUMMARY OF DEVELOPMENT POTENTIAL**

<b>Fort Pierce</b>		Estimated, Approved or Maximum Potential Residential Density	Estimated Maximum Non-residential Calculated at 25% of Land Area	
No. of Parcels	Total Acreage			
248	585	2,583	3,986,829	
<b>St Lucie County</b>		Approved or Maximum Density under Current SLC Zoning	*Residential Density Allowed by SLC Future Land Use	Estimated Maximum Non-residential Calculated at 25% of Land Area
No. of Parcels	Total Acreage			
226	1,373	1,157	2,872	5,176,462
<b>Combined City &amp; County</b>		Combined Density SLC & Fort Pierce Current Zoning	*Combined Density With SLC Future Land Use	Estimated Maximum Non-residential Calculated at 25% of Land Area
No. of Parcels	Total Acreage			
474	1,958	3,740	5,455	9,163,292

\* The St Lucie County Zoning and Future Land Use do not align on a number of parcels this column reflects the potential density increase allowed under the Future Land Use.

The summary data reflects an approximated estimate of maximum development potential based upon existing zoning and comprehensive land use designations. Actual development likely be less intense than permitted under the zoning and land use designations. Many factors reduce actual development potential of land; including rights-of-way, driveways, easements, open space, setbacks, parking lots, stormwater, along with landscape, conservation and buffering requirements.

The maximum intensity analysis makes sense because it provides the upper threshold of development for which the Fort Pierce Utility Authority may plan in the area. Knowing that that the max threshold is unlikely, but possible, current and projected capacity demand can be better planned.

The City's zoning and future land use are aligned for the most part. As such, the County's vacant land analysis includes development potential under current zoning and then the Future Land Use, while the City analysis includes development potential under existing Zoning.

Future non-residential square foot development is calculated on a 25% maximum land usage scenario. We looked at 8 relatively recent non-residential developments in the general vicinity of the study area as a predictor of site development potential. The building footprint foot print ranged from approximately 7 to 35%, with most being in the 20-25% usage range. The smallest square footage was at the Wawa at Kings and Orange and the largest was in the Crossroads Commerce Park.

### **Future Land Use and Zoning Consistency**

While stakeholder engagement identified a desire for the Kings Highway study area to be developed with Class A Commerce Centers, the existing Future Land Uses and Zoning designations are in conflict with that goal. The existing development pattern at the major intersections of SR 70 and Orange Avenue is highway-oriented commercial of fast food, gas stations and motels. The other major uses are truck-oriented service plazas and newly constructed large warehouse, distribution and logistics facilities.

Between the two major intersections, the land is mostly undeveloped. St Lucie County and the St Lucie School District are in the process of divesting about 200 acres of property that was part of the Treasure Coast Educational and Research Park back to private ownership.

Within the Expanded study area, jurisdiction is about equally split between City of Fort Pierce and unincorporated St Lucie County. Much of the land within the City generally has zoning and land use appropriate for the current and future uses. Conversely, the lands outside of the Kings Highway and Orange Avenue intersection in the unincorporated County has agriculture, low density residential or special district land use and zoning.

#### **St Lucie County**

As a result of the County's existing future land use and zoning of the undeveloped parcels, each new industrial or commercial proposal within the County will likely require future land use amendment and rezoning petition, which adds uncertainty, time and cost to each economic development project.

The county had addressed the demand for large scale development at the Orange/Kings intersection and along Orange Avenue with MXD-Mixed Use, CG-Commercial General, IL-Industrial Light, or Planned Nonresidential Development (PNRD) zonings.

The recently developed, large-scale warehouse facilities near the Kings and Orange intersection have an industrial light zoning.

For the remaining large undeveloped parcels, the legacy underlying low density agricultural-oriented zoning has remained in place and/or has been overlaid with Special District Planned Development zoning at the Treasure Coast Research Park. The overlay was intended to accommodate the basic research-oriented development there and not more general light industrial, commercial or logistics-type development into which the corridor has begun to develop. The county had been offloading some of that land purchased to support the Research Park and development of that land will require use amendments.

Other undeveloped parcels in the primary corridor have a residential and commercial land use - the desired development on Kings isn't supported by these designations and will require land use amendments and rezonings.

The county's desired path for non-residential development is to support a change of Future Land Use to MXD. The MXD Future Land Use Element then requires a planned development zoning for most rezonings. The county prefers this path because it allows flexibility in application of development standards - but also tends to add time and cost to a development because the process encourages staff and the policy makers to negotiate site development items that the developer wouldn't necessarily do under a straight zoning development. This path has been adopted in order to require a higher quality development than what is required in Industrial zoning, which has no architectural requirements and can lead to unsightly developments over time with metal buildings and burgeoning outdoor storage. The County uses the tools it has to avoid this potential outcome: Planned Development. This approach to development entitlements could create inconsistent design outcomes for the Corridor, as each Planned Development's site and architectural design is negotiated for each application.

As an example, for the requested development flexibility in a PNRD, the County may request (require) other concessions for things such additional traffic improvements, open space set-asides or conservation areas, enhanced landscaping or other site improvements not required for a straight site plan approval.

This Study recommends the development of a King's Highway Jobs Corridor Overlay which could be adopted by both the County and City to provide for more straightforward entitlement processes in return for higher quality development standards.

#### City of Fort Pierce

The City's Future Land Use designation in the Core Study Area is nearly all General Commercial with one parcel having an RL designation. Many of the parcels are already developed with an existing commercial use.

The larger undeveloped parcels have a CP-1 Commercial Parkway zoning designation *"which is established for the purpose of providing space for large lot development along principal vehicular approaches into the city. This is a mixed-use district which should provide for certain types of office, commercial, and industrial operations which are typically characterized by a business park setting. This district may function as a transition zone between commercial/light industrial activities and uses which may be sensitive to nuisance such as residential land uses."* The CP-1 zoning allows for a wide range of permitted and conditional uses with offices, clinics, schools, limited vehicle repair, light industrial, warehouse and freight and wholesale uses as permitted – while other land uses such as vehicle sales, animal care, retail sales, grocery, and heavy equipment sales are conditional uses.

All major site plans for development require going through the process as outlined in Section 125-313 of the City Land Development Code, Major and Minor Site Plans. All major site plans must go through Technical Review Committee and the Design Review Board, and proceed to public hearings before the Planning Board and the City Commission.

Conditional Uses must also comply with Sections 125-235 through 247. The process for achieving approval for a conditional use is similar to the site plan process, but entails a higher level of scrutiny and focuses on mitigating potential negative impacts on existing, neighboring development.

The City of Fort Pierce also appears to prefer applications be made in the form of Planned Developments. Like St. Lucie County, the City's Light Industrial zoning district does not apply Design Review requirements, and therefore discourages that type of "straight zoning" to this Corridor in order to reduce risk of unsightly industrial development. The City has stated a desire to improve the type and quality of development and uses the planned development process to leverage a negotiated site design. The approval process is similar to that of a major site plan, and the City

will process a preliminary and final planned development together. However, a planned development requires a planned development agreement which adds review time and negotiations with the City Attorney's office.

In order to attain a higher quality development outcome while making the process more streamlined and predictable, this Study recommends the development of a King's Highway Jobs Corridor Overlay which could be adopted by both the County and City to provide for more straightforward entitlement processes in return for higher quality development standards.

The intent of such an overlay is to provide regulatory predictability in the process while outlining clear expectations of developers. An overlay will allow developers to forecast costs and schedules, which is difficult under the current County and City preferences of Planned Development. This type of predictability makes development more attractive to job creators who put a high value on development time savings and regulatory predictability.

### **Design Requirements for Industrial Zoning**

In both the City of Fort Pierce and in unincorporated St. Lucie County, neither jurisdiction applies design requirements to Industrial zoning. As a result, a rezoning to an Industrial zoning category means the site can be developed with metal buildings and visible outdoor storage. One of the primary areas of feedback we have received from stakeholders, including landowners and elected officials, is that it is vital for the economic vitality of this area as a Jobs Corridor for the quality of development to be of a Class A Commerce Park quality.

St. Lucie County generally addresses this issue by recommending Planned Developments within the Study area. Recommending Planned Development allows the jurisdiction to require a higher quality development through the negotiated Planned Development process. While this advances the desired policy of high-quality design, it also adds uncertainty, longer development review time periods and higher costs to the entitlement process. This makes dampens market interest in developing the corridor for job creators. What if there were a process by which the City could support the policy direction of Class A Commerce Park design with the certainty and predictability of by-right zoning?

DPG recommends the development of an Overlay District that could be adopted for the Study area that blends the goals of high-quality site design with predictability. If possible, this Overlay could be:

- Adopted by both the City of Fort Pierce and St. Lucie County,
- Applicable to the Core Study area,
- Adopted as a pilot program that will sunset within 3-years unless extended by each jurisdiction,
- Applicable on a parcel-by-parcel basis as an option, not a requirement.

## Summary: Outcomes and Recommendations

### Conclusion

This report assembles an array of data and analyses on the **Kings Highway Jobs Corridor** for the purpose of planning the future of one of the most promising new business growth areas in St. Lucie County. To restate the options for moving forward with the next phase of this planning exercise, our key recommendations are:

1. **Focus on Jobs, Not Just Buildings:** Target businesses that create a mix of high-paying and entry-level jobs with clear advancement opportunities.
2. **Address Critical Power Needs:** Coordinate with FPL and FPUA to secure adequate electric capacity.
3. **Create a Unified Overlay District:** Adopt a joint overlay zone between the City and County that:
  - a. Allows developers to opt in for streamlined approvals.
  - b. Establishes shared design standards and a clear menu of permitted uses.
  - c. Offers faster, staff-level approvals for large projects that meet quality benchmarks.
  - d. Implements an initial 3-Year Pilot Program to measure its efficacy before a permanent roll-out.
4. **Conduct Economic & Fiscal Analysis:** Use independent experts to quantify the corridor's potential economic impact and benefits to local tax revenues.
5. **Create a City of Fort Pierce Economic Development Fund:** Set aside recurring funding to provide Economic Development Match Grants for impactful attraction/expansion/retention projects to leverage outside funding.

### Next Steps

The project team seeks direction to finalize the report's recommendations and begin work on detailed implementation tools, including the proposed overlay district framework, infrastructure buildout scenarios, and economic impact modeling. Public and private sector partners remain poised for collaborating on effective solutions for ensuring thriving development with a cohesive placemaking experience for a hub for quality jobs, modern industry, and supporting services. The EDC and District Planning Group look forward to continuing our efforts for the City of Fort Pierce and Fort Pierce Utilities Authority on implementing shared goals for the continued transformation of this area.

## Exhibits

### **Exhibit 1: Kings Hwy Jobs Corridor GIS Map Links**

[Zoning Map: Kings Hwy Jobs Corridor Plan](#)

[Future Land Use Map: Kings Hwy Jobs Corridor Study](#)

[Land Use Map: Kings Hwy Jobs Corridor Study](#)

[FPUA Utilities Map](#)

[Future Development Map: Kings Hwy Jobs Corridor Plan](#)

[Built Out vs Vacant Map: Kings Hwy Jobs Corridor Plan](#)

[Kings Hwy - Demographics](#)

### **Exhibit 2: Stakeholder Survey and Individual Feedback**

*Survey Form:*

## Kings Highway Corridor Study Stakeholder Survey

1. Do you live in St Lucie County? Yes / No
2. What is your primary interest in the Kings Highway Corridor Study area? (Property Owner / Business Owner / Developer / Realtor / Other)
3. Do you own or lease property in the Kings Highway Corridor Study Area? (Owner / Lessor)
4. Do you own developed or undeveloped land? (Developed / Undeveloped)
5. If you own land, how many Acres? \_\_\_\_\_ Acres
6. How long have you owned the land? \_\_\_\_\_ Years
7. Do you own building(s) that you lease or occupy? Yes / No
8. If you own buildings, how many square feet in each building? Bldg 1: \_\_\_\_\_ Bldg 2: \_\_\_\_\_ Bldg 3: \_\_\_\_\_
9. If you own developed property, when was your property developed, and did you develop it? (Developed / Undeveloped)
10. What type of tenants do you have in your building(s)? \_\_\_\_\_
11. What is the average per square foot rent you charge? \$ \_\_\_\_\_
12. Do you know the zoning and land use designation on your property(s)? Fort Pierce LU: \_\_\_\_\_ Zoning: \_\_\_\_\_ | St Lucie County LU: \_\_\_\_\_  
Zoning: \_\_\_\_\_
13. What is/are the biggest challenges facing the corridor? \_\_\_\_\_
14. If your property is undeveloped, what is/are the most significant challenge to proceeding with development?  
\_\_\_\_\_
15. Have you developed other properties in St Lucie County, Fort Pierce or Port St Lucie?
16. In your opinion, what improvements can be made to the development process in the City of Fort Pierce?
17. Why do you think the corridor has remained underdeveloped for so long given its access to the State's Strategic Intermodal System - I-95, Turnpike, Airport, etc.?
18. What land uses would you like to see locate within the corridor study area?
19. What would you like for the future appearance of the corridor to be?
20. Are you a member of the Economic Development Council of St Lucie County? Yes / No

*Stakeholder Feedback:*

## Stakeholder Questions:

What is/are the biggest challenges facing the corridor?

1. Electric Capacity, housing, Transit, Lengthy approvals
2. Getting approvals quickly would be very beneficial
3. Cohesive master plan and coordination with SLC and CoffP
4. Power
5. Access to east/west arterial roadways
6. Power and utilities - Transportation for employees
7. Attracting more industrial user to the corridor
8. FPL Lacks capacity to serve the corridor. A 1-megawatt substation is needed.
9. Disjointed ownerships and interests - infrastructure
10. Lack of speculative development of buildings under 200,000 square feet with available spaces under 30,000 square feet.
11. If your property is outside the USB in SLC, we face limited access to public utilities and slower emergency services. Land use and zoning restrictions could limit development options and increase permitting challenges. We also risk the need to cover infrastructure costs, like road maintenance and utility connections, out of pocket

## 12. Traffic and housing

### **If your property is undeveloped, what is/are the most significant challenge(s) to proceeding with development?**

1. Development Approval time
2. Speed of Approval Process
3. Lack of utilities and time it takes to get ready for development
4. This is not specific to City or FPUA but a general statement to always move the needle forward on business-friendly policies. Exhausting processes for review and permitting and inadequate infrastructure are the most significant challenges in development. Power is a major challenge currently on the corridor
5. Getting power to the site and working with the County to get a PNRD
6. Lack of electric power
7. Financing and constructions costs
8. The most significant challenge to developing underdeveloped property outside the USB is the lack of access to public utilities. Installing private systems (like well and septic) can be costly and may face regulatory hurdles. Additionally, zoning and land use restrictions could limit the type and scale of development allowed
9. We have 1.4 acres undeveloped - the challenge is securing a retail build to suit.

### **In your opinion, what improvements can be made to the development process in the City of Fort Pierce?**

1. Create overlay
2. Transportation for future residents
3. Better communication between city and county
4. More capacity for water, sewer, fiber, cable and wider roadways
5. To make sure the process is effective and efficient for all parties involved. Delays or roadblocks are reviewed and addressed so that developers, business owners, everyone involved has a clear understanding of the process and not that it's this way because it always has been. How do we gain accountability in the process? Like any service organization (which the cities and county are service organizations) have realistic deadlines. Collaboration between the city and county with overlay zones would be impactful to helping with the right level of development.
6. It will be key for City Commissioners to be aligned with the new City Manager
7. Better coordination between the Planning Dept, Engineering and the legal department. Lack of coordination leads to missteps and delays.
8. More expertise - can't all be done "in-house"
9. Have a reliable calendar, once a submittal is determined complete (the "in" date), then the final approval date (the "out" date) should be certain.
10. Strategic development to be permitted along the I-95 and Turnpike corridor to maximize the benefits of its prime logistical location
11. Speed in permitting

### **Why do you think the Corridor has remained undeveloped for so long?**

1. Lack of demand
2. Timing/TCERDA lease
3. Time it takes to get approvals
4. No demand
5. The focus has been on development in PSL
6. Time, cost and process for land use and rezoning: Infrastructure expansion costs and lack of infrastructure; Demand and need for the right size product in the marketplace
7. St Lucie County was overlooked by significant developers and or owner users outside of some industrial users or farm related activities because it has historically been seen as a bedroom community for more metro areas to the north and south. The community lacked infrastructure, access to workforce (skilled labor), and synergies with other like kind companies.
8. Tax millage rate is higher in Fort Pierce; transportation; Employment base
9. In the past, developers walked away from large down payments because it took years to get site plan approval. No cooperation from the County.
10. Issues with Kings Highway expansion and the costs and uncertainty that it created for developers.
11. Disjointed messaging - no "catalyst" project
12. There wasn't much activity
13. It had to wait its turn. It was out positioned by PSL Tradition Jobs Corridor, so that developed first
14. Viewed as a truck stop and not a business corridor. Demand is growing though.

### **What land use uses would you like to see locate within the corridor study area?**

1. Industrial
2. Allow Residential
3. Uniform Class A - similar to Tradition - Eliminate the TVC
4. Residential
5. Primarily a mixed use designation that combines industrial, office, retail, hotels, residential, etc
6. The north county corridor study area, sited within a mile of I-95 and Florida's Turnpike is one of the fastest growing and regional areas. The road network, interstate access and location lends itself to light industrial activities that can include both office and research components. Also, ancillary commercial nodes along the corridor and attainable housing options off the main corridor are important to serve the corridor intended as a jobs corridor, restrict heavy industrial uses within the corridor to ensure compatibility and quality of place.
7. Believe the land use aligns with heavy industrial, manufacturing (including advanced manufacturing), storage type facilities (cold storage), and or other logistical type companies needing to move goods up and down the main thoroughfare of I-95 and the turnpike or even the port in Fort Pierce.
8. Industrial
9. Workforce housing developed in the area off either side of Kings Highway
10. Manufacturing and targeted industries
11. Flex/Tech Office/industrial - retail, hospitality
12. Industrial, warehouse, restaurants, retail, mixed use with residential

13. Primarily industrial distribution and manufacturing uses
14. Industrial due to the area's logistical advantages because of the close proximity to 2 major highways, commercial and residential to support employees for any business that would exist along the corridor.
15. More retail and housing

**What would you like for the future appearance of the corridor to be?**

1. Ashley Capital type
2. Uniform Class A - Similar to Tradition Jobs Corridor
3. Similar to PSL
4. A cohesive land use plan that can create value on a mixed-use project like those listed in §18
5. There should be minimum design standards along the main corridor to ensure a quality business scape. Recommend exploring the addition of credit for specific non-native plants that can add beautification and at the same time be environmentally conscious in water conservation. Recommend a developer roundtable to identify current code items that are impacts to structures, impervious area etc. from experience and utilize that feedback as a platform for potential enhancements to design standards in the code.
6. The appearance needs to be one of a professional corridor and not just big boxes with just an industrial feel.
7. A booming Class A industrial commerce park with other amenities including gas stations, truck stops, restaurants, hotels, etc.
8. Industrial/warehouse, but attractive buildings
9. High tech
10. A mixed use that offers essential housing, live/work opportunities, and a corridor that promotes day/night activity
11. Architectural styles or building siting are not critical factors
12. The I-95/Turnpike corridors offer a strategic location and significant advantage for businesses involved in delivery of goods. The location reduces transit costs and improves supply chain efficiency. Attractive for distribution, manufacturing and commercial. Future development should focus on attracting these uses, enhancing infrastructure to support high-volume freight and create a business-friendly environment that encourages growth and innovation - while also providing housing options.
13. Kings Highway 4 laned into Vero. Standardized and pre-approved development rules, signs

**Additional Comments**

1. Transit, more food choices and more predictable development process
2. Having a master plan to fall back on for the Tradition project helped make the Tradition Project successful, because there was a predictable timeline that purchasers and developers alike could count on
3. Thank you!
4. As a long-time resident of The Treasure Coast, and Regional Market President of Seacoast Bank (with this geography directly in my leadership) as well as the Incoming Chair for the EDC of St Lucie County

this corridor is vitally important to the overall character and prudent/strategic economic growth of the region.

5. Thank you for all that you are doing
6. I've been working with the TPO and many bus lines can be expanded in the area.
7. We own approximately 890 acres west of the Turnpike, about half of which is inside the USB. It's a prime location to accommodate a mix of residential, commercial, and industrial projects. The property is well-positioned to support a range of development like housing, retail, and industrial facilities. This type of development can provide a significant boost to continue diversification of the local economy.
8. Pre-approved development rules will move the development process faster. See Arvida Park of Commerce in Boca Raton or the other master planned parks. This will minimize government involvement as many developments will be predetermined.

**City Commission Day Meeting 9:00 AM**

**8. E.**

**Meeting Date:** 08/11/2025

**Re:** Police Response

**Submitted For:** Richard Chess, City Manager, City Manager

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**SUBJECT:**

Police Department's Response to Center for Public Safety Management's final report.

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**Attachments**

Presentation

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**Form Review**

**Inbox**

City Manager

Form Started By: Jennifer Robinson

Final Approval Date: 07/23/2025

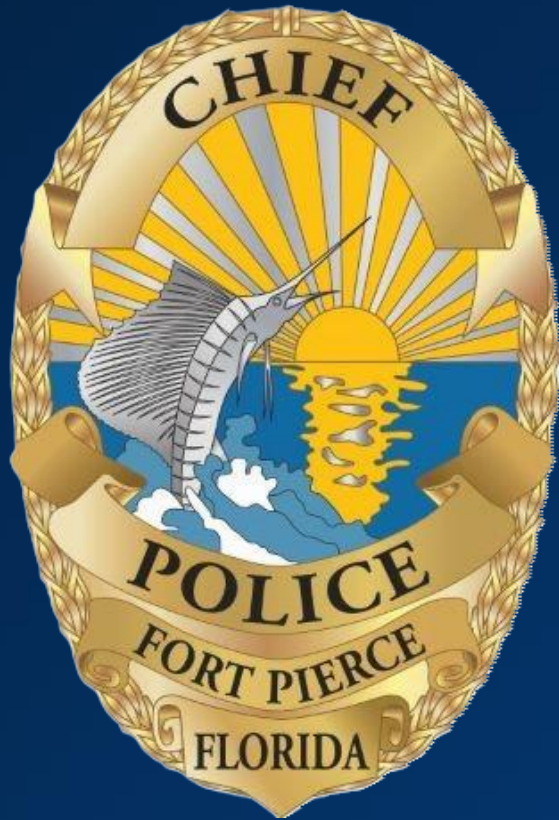
**Reviewed By**

Richard Chess

**Date**

07/23/2025 12:04 PM

Started On: 07/21/2025 03:32 PM



# FORT PIERCE POLICE DEPARTMENT

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Staffing Study was conducted by the  
Center For Public Safety Management  
(CPSM)



### **Recommendation 1:**

CPSM recommends that the department should continue to update its strategic plan.

### **Management Response:**

Management concurs with this recommendation.

### **Implemented:**

Partially implemented. The Police Department's strategic plan is interwoven with the City's strategic plan. The action items and due dates are as follows:

- SWAT Team proposal (submitted)– July 2025
- Gang Task force – Implemented – January 2025
- Gun Violence Reduction plan – Implemented – January 2025
- Drug Task Force – January 2025



## **Recommendation 2:**

It is recommended that the department move forward with developing a detailed succession plan.

## **Management Response:**

Management concurs with the recommendation. The Captains positions were created in 2025 but are now vacant due to retirements. Filling those positions will create movement through the ranks of sergeant and lieutenant. Additionally, retirements are anticipated at the rank of Deputy Chief creating promotions in 2025 and 2026. Established positions and structure are in place for succession.

## **Implemented:**

Partially implemented. Projected implementation date of January 1, 2026.



### **Recommendation 3:**

CPSM recommends a complete comprehensive review of all department policies or give consideration to again purchasing an already written and legally vetted policies from one of several private companies.

### **Management Response:**

Management concurs with the recommendation. Currently, one half of the department's one hundred and seventy policies have been updated.

### **Implemented:**

Partially implemented. Projected full implementation date using an internal or external source will be January 1, 2026.



### **Recommendation 4:**

The department should consider applying for and receiving accreditation from Commission on Accreditation for Law Enforcement Agencies (CALEA).

### **Management Response:**

This recommendation was considered and comes at a substantially higher cost than that of the Commission for Florida Accreditation (CFA). CALEA is recognized on an international level whereas CFA is recognized by the State of Florida, is a component of the FDLE and is best practices within the police industry unique to the State of Florida. The department will be evaluated under CFA in November of 2025.

### **Implemented:**

Not implemented. CALEA accreditation and budgetary requirements can be evaluated after the current accreditation process is completed in November. Possible implementation by October 1, 2026.



**Recommendation 5:**

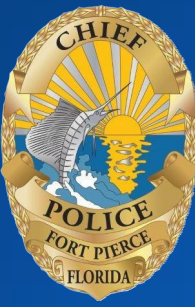
CPSM recommends that the two Majors be elevated to Deputy Chief positions to maintain consistency in the rank structure.

**Management Response:**

Management does not concur with the recommendation. This recommendation was based on the rank of Major answering directly to the Police Chief. Four Deputy Chiefs would create a top-heavy organization with unequal spans of control. Consistency of rank structure would be better achieved by the rank of Major answering to a Deputy Chief.

**Implemented:**

Not implemented.



### **Recommendation 6:**

FPPD must begin developing, teaching, and mentoring its personnel to become the next leaders of the organization by providing them with the knowledge and experience so they can become good decision makers, and by pushing decision-making in the organization down to the ranks where the authority to make decisions is commensurate with their responsibility.

### **Management Response:**

Management concurs with the recommendation. Currently we have a lieutenant, sergeant, detective, and an officer assigned to acting ranks above that are above their present rank. These persons are being mentored and trained for future promotion. Additionally, assignments such as field training officer and criminal investigations build responsibility, decision making, and competency for future promotion.

### **Implemented:**

Implemented effective January 1, 2025.



**Recommendation 7:**

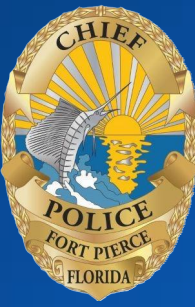
It is recommended that the department begin sending sergeants to supervisory training, and lieutenants and captains to leadership and management training.

**Management Response:**

Management concurs with the recommendation. Sergeants and lieutenants are currently enrolled or will enroll in training at Indian River State College-Public Safety Institute and/or FBI- Law Enforcement Executive Development Association. Classes include first line supervision, middle management, and command leadership. Future captains will be encouraged to attend FDLE's Florida Criminal Justice Executive Institute.

**Implemented:**

Implemented effective April 1, 2025.



**Recommendation 8:**

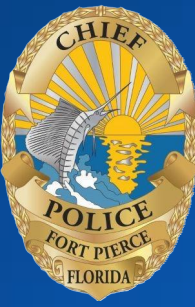
CPSM recommends increasing the number of detectives assigned to paid-on-call schedules.

**Management Response:**

Management concurs with this recommendation. Unable to implement at this time. The timeline for implementation of this recommendation depends on having adequate department-wide staffing.

**Implemented:**

Not implemented.



**Recommendation 9:**

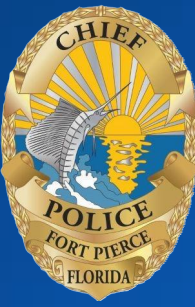
CPSM recommends that FPPD add one civilian investigator to obtain and analyze digital evidence and directly support criminal investigations.

**Management Response:**

Management does not concur with this recommendation. A civilian investigator position does not exist in the police department structure. The types of cases that require the acquisition of digital evidence typically require a sworn position to view and analyze the data.

**Implemented:**

Not implemented.



**Recommendation 10:**

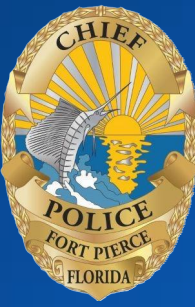
CPSM recommends the department dedicate the resources necessary to maintain the technology required to access modern cellular telephones and computers.

**Management Response:**

Management concurs with this recommendation. The department recently obtained resources to obtain and analyze digital evidence. However, advanced software is required for full implementation. That software has been requested in the FY 2026 budget.

**Implemented:**

This recommendation is 25% implemented. Projected full implementation date of January 1, 2026.



**Recommendation 11:**

CPSM recommends the department consider moving one or more crime analysts to the detective unit (CID) to directly support investigations through digital forensics, data analysis, and other significant case support.

**Management Response:**

Management concurs with this recommendation that a crime analyst would be beneficial to CID in support of investigations and data analysis. This recommendation has not yet been implemented. The timeline for implementation of this recommendation depends on having adequate staffing.

**Implemented:**

Not implemented.



**Recommendation 12:**

In addition to moving an analyst and adding a civilian investigator for digital forensics, CPSM recommends that FPPD add a combination of two to three additional sworn or non-sworn investigators/detectives into the Criminal Investigations Unit.

**Management Response:**

Management concurs with this recommendation to add at least 3 additional sworn personnel to the Criminal Investigations Division. The timeline for implementation of this recommendation depends on having adequate department-wide staffing.

**Implemented:**

Not implemented.



**Recommendation 13:**

CPSM recommends that FPPD establish a sufficient annual training budget and allocate the necessary time for detectives to receive training in basic and advanced criminal investigations.

**Management Response:**

Management concurs with the recommendation. Pending approval of FY 2026 budget.

**Implemented:**

Not implemented. Projected implementation date of October 1, 2026



**Recommendation 14:**

CPSM recommends the department review possible reasons for low clearance rates in those specific areas and design an aggressive improvement plan focused on increasing the percentage of cases solved by the agency in those areas.

**Management Response:**

Management concurs with the recommendation. Detective supervisors routinely review all cases to determine the best course of action to obtain a clearance rate. There was an initial error by CPSM on the clearance rates. The discrepancy was identified and found that the correct clearance rates are in line with other agencies. CPSM agreed and corrected Tables 3-3 and 3-4.

**Implemented:**

Implemented



**Recommendation 15:**

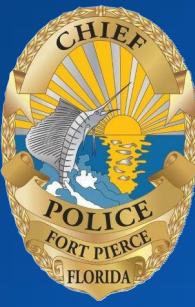
CPSM recommends that the FPPD develop a systematic way to dedicate at least a few resources and time to working on cold cases.

**Management Response:**

Management concurs with the recommendation. The timeline for implementation of this recommendation depends on having adequate department-wide staffing.

**Implemented:**

Not implemented.



**Recommendation 16:**

We recommend transitioning the sworn police officer position out of the Property and Evidence function and creating a civilian supervisory position for Property and Evidence.

**Management Response:**

Management concurs with this recommendation. Implementation will require addition of civilian positions which were requested but not funded in the FY 2026 budget.

**Implemented:**

Not implemented.



### **Recommendation 17:**

CPSM recommends a full outside review of the Property and Evidence function. A comprehensive review by a team of property and evidence subject matter experts should include determining best practices for:

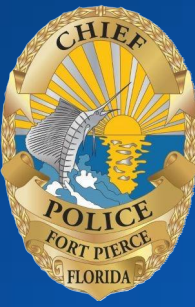
- Developing a robust property purge process
- A new inventory control system utilizing modern software and tools to maximize organization, efficiency, and purging of property no longer necessary to store
- Reorganization of current space, using modern systems to gain additional storage capacity in existing space
- Physical and procedural security

### **Management Response:**

Management concurs with this recommendation. We will need to initiate a Request for Proposal process.

### **Implemented:**

Not implemented. Projected implementation date of September 1, 2026.



**Recommendation 18:**

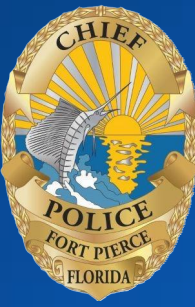
CPSM recommends that FPPD evaluate the possibility of reallocating a victim advocate position to a civilian investigator or similar position to more directly support criminal investigations.

**Management Response:**

Management does not concur with this recommendation. The victim advocates provide a much-needed service to bridge the gap between the Department and the community.

**Implemented:**

Not implemented.



**Recommendation 19:**

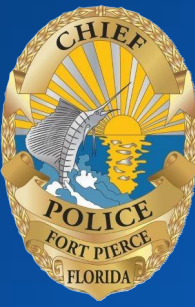
CPSM recommends that FPPD evaluate the efficacy of the Crime Suppression Unit (CSU) in context with the department resources available for patrol and investigations. If the department chooses to continue CSU in its current form, CPSM recommends that the department dedicate additional resources for ongoing training and equipment for the CSU.

**Management Response:**

Management concurs with this recommendation. Management has evaluated the efficacy of CSU and finds that they are an essential part of the Investigative Services Bureau. Members of CSU have recently attended advanced tactical response training along with purchasing tactical safety equipment. CSU operations complement both Road Patrol and CID with their proactive approach to address problem areas of the City.

**Implemented:**

Partially implemented. Projected full implementation date of July 1, 2026.



**Recommendation 20:**

CPSM recommends that FPPD streamline its supervisor and management review process in the Community Policing Bureau.

**Management Response:**

Management does not concur with this recommendation. We have a system of checks and balances that incorporates a review process filtered from the officer to the sergeant and then to the lieutenant for final review. The lieutenant ensures that the final report covers the basis of legality, accountability, and liability.

**Implemented:**

Not implemented.



## **Recommendation 21:**

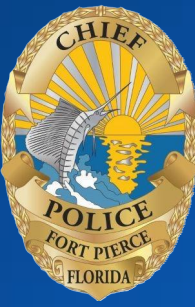
CPSM recommends that FPPD reevaluate the need for a second upper management position (Captain) in the Community Policing Bureau.

## **Management Response:**

Management concurs with this recommendation. Management reevaluated the captain's position and found it has been instrumental in ensuring that the largest bureau with the most employees maintains a timely administrative process, from inspections, daily requests from officers and civilians, the completion of reviewing evaluations, citizen complaints, reports, and processing daily blue-teams (which consist reviewing BWC, police reports, all use of forces). The captain also ensures that officers are following department policies and maintaining department expectations and compliance.

## **Implemented:**

Implemented May 1, 2025.



**Recommendation 22:**

CPSM recommends that FPPD establish minimum staffing numbers for daily patrol deployment.

**Management Response:**

In “Recommendation 30”, CPSM recommends that FPPD establish minimum staffing levels of 15 sworn employees per shift, which includes officers, one K-9s, and two sergeants. Current shifts are staffed at or below these levels now. Shift staffing is augmented by officers working over-time or specialized units contributing officers. Full implementation of this recommendation depends on having adequate department-wide staffing.

**Implemented:**

Not implemented.



**Recommendation 23:**

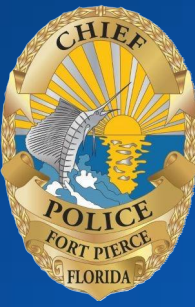
CPSM recommends that Beat 150 be merged into either Beat 120 or 130.

**Management Response:**

Management does not concur with this recommendation. Although this recommendation appears plausible, it does not conclude the real possibility of annexations in Zone 150. This has been a topic of discussion in previous commission meetings, and it appears to be a real possibility of expansion to the west and north of Zone 150. Ideally, each zone would have an officer assigned (110, 120, 130, and 150). With the current officers assigned to each zone, the Zone 150 officer can assist officers in neighboring zones with enforcing gang activity, narcotic violations, and other related matters.

**Implemented:**

Not implemented.



### **Recommendation 24:**

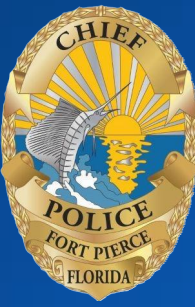
CPSM recommends that FPPD accurately records all work activity, including report writing, in the Computer Aided Dispatch (CAD) system.

### **Management Response:**

Management concurs with the recommendation. Management met with 911 communications management and developed a “Signal 100” designation for uncategorized work activity. As the CAD system is shared between four agencies, this new designation will have to be adopted county wide.

### **Implemented:**

Partially implemented. Projected implementation date of October 1, 2025.



**Recommendation 25:**

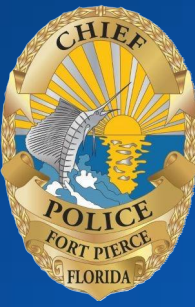
CPSM recommends that FPPD take steps to define ‘busy activity’ in the CAD system clearly.

**Management Response:**

Management concurs with the recommendation. Management met with 911 communications management and developed a “Signal 100” designation for uncategorized work activity. As the CAD system is shared between four agencies, this new designation will have to be adopted county wide.

**Implemented:**

Partially implemented. Projected implementation by October 1, 2025.



### **Recommendation 26:**

CPSM recommends that FPPD work with county dispatch partners to isolate unit designators to delineate patrol versus non-patrol units signed into the CAD system.

### **Management Response:**

Management concurs with the recommendation. Management met with 911 communications management and developed separate mnemonic designators for units that are in service. As the CAD system is shared between four agencies, this new designation will have to be adopted county wide.

### **Implemented:**

Partially implemented. Projected implementation date of October 1, 2025.



**Recommendation 27:**

CPSM recommends that FPPD leadership engage the county dispatch center to realign the call priority system to ensure that the highest priority calls are coded as such and not diluted by lower priority calls for service.

**Management Response:**

Management concurs with the recommendation. Management met with 911 communications management to ensure calls are prioritized correctly and dispatched as such. Patrol supervisors will also monitor holding calls to ensure priority calls are answered before lower tier calls for service.

**Implemented:**

Implemented effective July 1, 2025.



**Recommendation 28:**

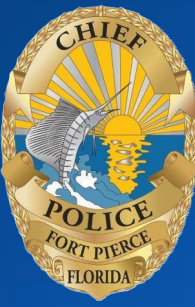
CPSM recommends that FPPD communicate expectations to supervisors for them to proactively manage police response times.

**Management Response:**

Management concurs with the recommendation. Management met with all patrol supervisors and discussed actively participating in monitoring active calls for service and holding calls for service to ensure the fastest response times.

**Implemented:**

Implemented effective April 15, 2025.



**Recommendation 29:**

CPSM recommends that FPPD review its existing canine policy to ensure it is accurate and up to date, based on current best practices and departmental structure.

**Management Response:**

Management concurs with the recommendation.

**Implemented:**

Implemented. The policy was revised and approved on May 27, 2025.



**Recommendation 30:**

CPSM recommends that FPPD establish minimum staffing levels of 15 sworn employees per shift, which includes officers, K-9s, and sergeants.

**Management Response:**

Management partially concurs. Management does not concur with the inclusion of K-9s and sergeants in total sworn staffing as they have specialized rolls and unique responsibilities. This staffing recommendation does not address vacation time, sick time, or training. Each shift would optimally have an additional two to three officers. The timeline for implementation of this recommendation depends on having adequate department-wide staffing.

**Implemented:**

Not implemented.



**Recommendation 31:**

CPSM recommends that FPPD increase authorized staffing in Community Policing (Patrol) by two FTE police officers when the department is fully staffed.

**Management Response:**

Management concurs with the recommendation. The timeline for implementation of this recommendation depends on having adequate department-wide staffing.

**Implemented:**

Not implemented.



**Recommendation 32:**

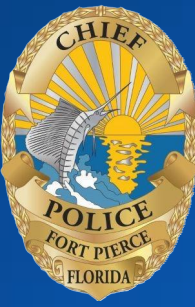
If FPPD does not adopt a policy subscription service, CPSM recommends that all policies related to patrol operations should be reviewed and updated.

**Management Response:**

Management concurs with the recommendation. Currently, 80% of the department's patrol policies have been updated.

**Implemented:**

Partially implemented. Projected full implementation date will be November 1, 2025.



**Recommendation 33:**

CPSM recommends that FPPD should continue to make it a priority on filling the accreditation manager position.

**Management Response:**

Management concurs with the recommendation.

**Implemented:**

Not implemented. Due to the recruiting process and detailed background screening, the anticipated date of filling the position is December 1, 2025.



**Recommendation 34:**

CPSM recommends that FPPD seek accreditation from the Commission on Accreditation for Law Enforcement Agencies (CALEA), since many of the requirements for national accreditation are the same as the requirements for the state accreditation it already possesses.

**Management Response:**

This recommendation was considered and comes at a substantially higher cost than that of the Commission for Florida Accreditation (CFA). CALEA is recognized on an international level whereas CFA is recognized by the State of Florida, is a component of the FDLE and is best practices within the police industry unique to the State of Florida. The department will be evaluated under CFA in November of 2025.

**Implemented:**

Not implemented. CALEA accreditation and budgetary requirements can be evaluated after the current accreditation process is completed in November. Possible implementation by October 1, 2026.



**Recommendation 35:**

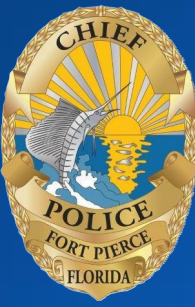
CPSM recommends the department consider purchasing from Lexipol a policy manual or purchase one from a similar company offering the same service.

**Management Response:**

Management concurs with this recommendation. This recommendation is currently being reviewed for cost analysis. A Request for Proposal process will be initiated if a decision is made to move forward.

**Implemented:**

Not implemented.



### **Recommendation 36:**

CPSM recommends that the department continue retraining officers and sergeants in the necessary information required on reports and ensure sergeants are reviewing that information when approving reports.

### **Management Response:**

Management concurs with the recommendation.

#### **ACTION PLAN**

- Re-train personnel on data entry through training bulletins that highlight the areas/fields/reports needing improvement in the quality of data input.
- Create a guide for supervisors outlining the key fields needed for basic analysis to ensure proper review of data entry

### **Implemented:**

Implemented effective June 1, 2026.



**Recommendation 37:**

As important as life/work balance is to employees these days, some consideration could be given to allowing Crime Analysis Unit (CAU) employees to work a schedule of four 10-hour days in lieu of the current five-day, 8-hours schedule, which would provide members with an extra day off each week.

**Management Response:**

Management concurs with the recommendation.

**Implemented:**

Implemented May 31, 2025.



**Recommendation 38:**

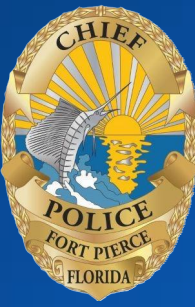
Members of CAU should attend some additional advanced professional training classes or conferences in the field of crime analysis to remain current on trends and platforms that are occurring in the industry.

**Management Response:**

Management concurs with the recommendation. CAU has implemented a training block every Thursday. Additionally, members will be attending advanced training in October 2025.

**Implemented:**

Implemented effective June 1, 2025.



**Recommendation 39:**

CPSM recommends that if the department continues to use the Stratified Policing Model, the department should invest in the Smart Force system to assist the unit with providing information that benefits the department's mission.

**Management Response:**

Management concurs with the recommendation. This recommendation is currently being reviewed for cost analysis. A Request for Proposal process will be initiated if a decision is made to move forward.

**Implemented:**

Not implemented.



### **Recommendation 40:**

CPSM recommends the crime analysis function and workload be reviewed so the analysts have the capacity to perform more analysis of gang crime to have an impact on crime trends.

### **Management Response:**

Management concurs with the recommendation. Analysts spend a large portion of their time cleaning (vetting) data. Some of the functions currently being conducted manually may be able to be automated.

### **Implemented:**

Implemented effective February 1, 2025. The number of non-analytical functions/events in which analysts participate have significantly been reduced and reassigned.



**Recommendation 41:**

CPSM recommends the department invest in training and software programs that could make the CAU more efficient in providing information to officers and detectives.

**Management Response:**

Management concurs with the recommendation. In previous years, many of the software programs used to effectively run CAU became obsolete or too expensive to maintain due to budgetary constraints. Requested in FY 2026 budget.

**Implemented:**

Not implemented. Projected implementation date of November 1, 2025.



**Recommendation 42:**

It is recommended that the complaint policy be reviewed annually and be revised when necessary.

**Management Response:**

Management concurs with the recommendation. The Personnel Complaint Policy and the Administrative Investigation Policy have been updated.

**Implemented:**

Implemented effective July 1, 2025



**Recommendation 43:**

CPSM recommends the department fill the vacancy in the Office of Professional Standards (OPS) as soon as it is practicable and should consider making it a priority.

**Management Response:**

Management concurs with the recommendation. Full implementation of this recommendation depends on having adequate department-wide staffing.

**Implemented:**

Not implemented.



**Recommendation 44:**

When the department is faced with an employee's discipline that rises to anything that results in monetary loss, Education Based Discipline (EBD) could be considered.

**Management Response:**

Management concurs with the recommendation. Education and additional training are often components of disciplinary action issued by Command Staff. We are currently considering making intense and case specific training a mandatory element in lieu of disciplinary action. This requires policy revision, legal review and training. Education Based Discipline is dependent upon availability and training and travel funding.

**Implemented:**

Not implemented. Projected implementation date of June 1, 2026.



### **Recommendation 45:**

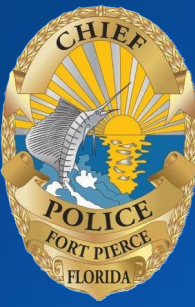
It is recommended the department consider using a standardized progressive discipline matrix when applying discipline to employees.

### **Management Response:**

Management concurs with the recommendation. The implementation of a discipline matrix has been in discussion, and efforts are currently underway to develop one. The implementation requires policy revision, legal review and training. The estimated time frame for full implementation would require approximately 6 months. A discipline matrix is a key tool that promotes fairness, consistency, and transparency by providing clear guidelines for addressing misconduct and ensuring proportional, standardized responses.

### **Implemented:**

Not yet implemented. Projected implementation date of March 1, 2026.



**Recommendation 46:**

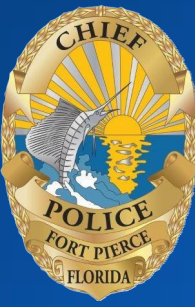
CPSM recommends that all supervisors conducting internal investigations attend some type of Internal Affairs (I/A) training.

**Management Response:**

Management concurs with the recommendation. Employees that conduct Internal Affairs investigations have attended the Federal Bureau of Investigation's Law Enforcement Executive Development Association (FBI LEEDA) school for Internal Affairs Investigation and Management training, as well as supplemental training. We are committed to providing ongoing professional development opportunities in this critical area. We are working to identify specific skills and implement the training by the end of the year.

**Implemented:**

Not yet implemented. Projected implementation date of January 1, 2025.



**Recommendation 47:**

CPSM recommends that no member of the Office of Professional Standards remain in the unit for longer than three years before rotating out of the assignment.

**Management Response:**

Management concurs with the recommendation. This is industry standard and is currently being reviewed for implementation. This allows for personnel development and aid in preventing burn-out. All options to reduce burn out and increase efficiency include working remotely and adjusting hours to promote a balanced work/personal life. Implementation reliant upon staffing

**Implemented:**

Not implemented.



**Recommendation 48:**

CPSM recommends that all interviews during investigations conducted by field supervisors should be recorded.

**Management Response:**

Management concurs with this recommendation. However, it is important to note that interactions involving supervisors and subordinates do not always amount to discipline and many times involve counseling or training. Field supervisors are not tasked with conducting formal interviews of officers. Formal interviews, which are always recorded, are conducted by the Office of Professional Standards.

**Implemented:**

Not implemented.



**Recommendation 49:**

CPSM recommends that some assistance be provided to OPS until such time as the vacant position can be filled to ensure the audits are completed.

**Management Response:**

Management concurs with the recommendation. This recommendation is currently under review and requires additional staffing with enhanced training and strict confidentiality pursuant to the Florida State Statutes regulating Administrative Investigations.

**Implemented:**

Not yet implemented. Projected implementation date of November 1, 2025.



**Recommendation 50:**

CPSM recommends that when an FPPD employee is suspected of having committed a criminal act, an outside law enforcement agency be requested to conduct the investigation.

**Management Response:**

All incidents referred to Professional Standards undergo a criminal investigation/review before the administrative investigation begins, due to there being no 5th Amendment protection in said investigations. By Policy, and by practice, FDLE and the State Attorney's Office are contacted to conduct a review/investigation of all allegations of criminal acts alleged against Agency employees.

**Implemented:**

Implemented prior to CPSM Study.



**Recommendation 51:**

CPSM recommends that a shooting review board be convened on each officer-involved shooting involving a FPPD employee.

**Management Response:**

Management does not concur with this recommendation. This recommendation requires extensive legal review, collaboration, and potential city ordinance change. Officer-involved shootings involving FPPD officers are investigated by the Florida Department of Law Enforcement in conjunction with the State Attorney's Office. The State Attorney's Office then presents evidence from that investigation to a grand jury, made up of citizens, to determine if the use of force was within the law. Additionally, all officer-involved shootings are investigated by the Office of Professional Standards for adherence to department policy.

**Implemented:**

Not implemented.



**Recommendation 52:**

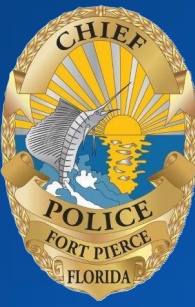
The use of force policy should be reviewed annually for any changes in law or altering any way that force is used.

**Management Response:**

Management concurs with the recommendation. The use of force policy is reviewed annually, and changes are made with any new legislation or changes in case law.

**Implemented:**

Implemented prior to CPMS study.



**Recommendation 53:**

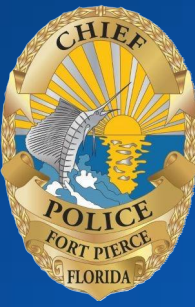
CPSM recommends the city consider offering a separate hiring bonus to candidates in addition to the state's incentive.

**Management Response:**

Management concurs with the recommendation. Although the city currently provides a \$250 monthly housing allowance for up to 10 years, it does not offer a hiring bonus. In today's competitive job market, this puts us at a disadvantage compared to neighboring agencies that do provide such incentives. To attract top-tier talent, a hiring bonus is not just beneficial, it's essential. Offering a \$5,000 bonus to 10 new officers each year would cost the city \$50,000 annually, a modest investment considering the high cost of vacancies and recruitment delays. This bonus would not only make our offers more competitive, but also help new hires manage relocation expenses, removing a key barrier to accepting the position and helping us build a stronger, more committed police force.

**Implemented:**

Not implemented. Implementation requires budgetary review and approval.



**Recommendation 54:**

CPSM recommends the recruitment effort should focus more attention upon websites such as Indeed, ZipRecruiter, CareerBuilder, and other sites that will reach the specific desired demographics.

**Management Response:**

Management concurs with the recommendation. Recruitment efforts must be expanded to reach the widest possible demographic. To achieve this, the Police Department will collaborate with the City's Human Resources Department to advertise across multiple recruiting platforms, including those previously mentioned. Human Resources currently utilizes various channels, such as local and state government job boards, targeted association websites, local resources, and area colleges. Additional advertising funds have been requested in the FY 2026 Human Resources budget to support this initiative.

**Implemented:**

Partially implemented.



**Recommendation 55:**

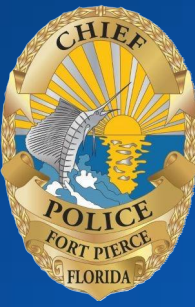
CPSM recommends that consideration be given to the outsourcing of some hiring background investigations to a private investigation company that specializes in completing pre-employment background investigations.

**Management Response:**

Management concurs with the recommendation however it is cost prohibitive currently. Currently under review for cost impact analysis.

**Implemented:**

Not implemented.



**Recommendation 56:**

CPSM recommends that the City of Fort Pierce give consideration to offering salary, benefits, and incentives that are commensurate with agencies in the region in order to retain its employees.

**Management Response:**

Management concurs with the recommendation. A competitive salary is crucial to retain officers. The average starting salary for one-year officers in Saint Lucie County is approximately 15% higher than that of the Fort Pierce Police Department. The disparity is highlighted even more when comparing the salaries and the workload between the Fort Pierce Police Department and the surrounding agencies.

**Implemented:**

Not implemented. Requires City/Union contract negotiations



**Recommendation 57:**

CPSM recommends the department consider implementing a dedicated recruitment team.

**Management Response:**

Management concurs with the recommendation. The recruitment team consists of one full-time background investigator/recruiter and the training unit will assist when possible and needed. Implementing a dedicated recruitment team as a strategy while outsourcing our background investigation can result in more workflow efficiency and increased prospects. This requires policy and legal reviews, financial support and training. Implementation of this recommendation depends on having adequate department-wide staffing

**Implemented:**

Not implemented.



**Recommendation 58:**

The department should target recruitment efforts towards female candidates and hire more females to fulfill the 30X30 initiative's goal and make the department more representative of the population it polices.

**Management Response:**

Management concurs with recommendation. 20% of the department's sworn personnel are females. Most of our applicants are males. Historically, the law enforcement profession has attracted more male applicants than females. Recruiting efforts and strategies are consistently adjusted to attract and retain the most qualified and diverse applicants.

**Implemented:**

Implemented.



**Recommendation 59:**

CPSM recommends the department also focus its recruitment efforts on the African American demographic.

**Management Response:**

Management concurs with recommendation. 23.4% of the department sworn personnel are African Americans. Recruiting efforts and strategies are consistently adjusted to attract and retain the most qualified and diverse applicants.

**Implemented:**

Implemented.



**Recommendation 60:**

CPSM recommends the department consider purchasing a laptop for the officer for use at recruitment events.

**Management Response:**

Management concurs with the recommendation. A laptop computer has been assigned to the recruiter as of February 1, 2025.

**Implemented:**

Implemented.



**Recommendation 61:**

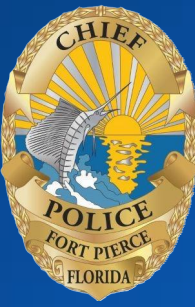
It is recommended that the department continue to provide opportunities such as the Master Public Information Officer (PIO) certification for the Public Affairs Manager to receive advanced professional training.

**Management Response:**

Management concurs with the recommendation. Advanced training in Public Information and Media Relations is essential to ensure the Public Affairs Manager is equipped to effectively manage communications during critical incidents, maintain public trust, and uphold the department's reputation.

**Implemented:**

Not implemented. Projected implementation date of November 1, 2025.



**Recommendation 62:**

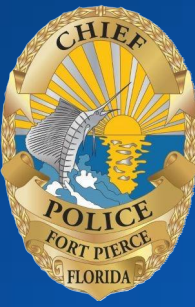
CPSM Recommendation: Review the department's training policy annually to ensure it aligns with contemporary standards.

**Management Response:**

Management concurs with the recommendation. The training policy has been revised and pending approval.

**Implemented:**

Projected implementation date of September 1, 2025.



**Recommendation 63:**

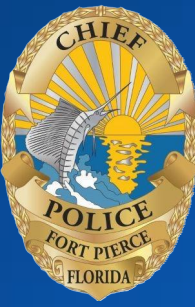
CPSM recommends the department consider purchasing a training software program to enable the electronic tracking of training requests and approvals.

**Management Response:**

Management concurs with the recommendation. Transitioning to a software-based training program offers several key benefits to include increased efficiency, improved accuracy and accountability, faster approvals, centralized access and tracking, cost savings and sustainability and enhanced data security and compliance. Requested in FY 2026 budget.

**Implemented:**

Not implemented. Projected implementation date of January 1, 2026.



**Recommendation 64:**

CPSM Recommendation: Continue recruitment efforts to maintain twelve active Field Training Officers (FTOs).

**Management Response:**

Management concurs with the recommendation. Four FTOs have been added bringing our total number to twelve.

**Implemented:**

Implemented effective April 1, 2025.



**Recommendation 65:**

It is recommended the department develop and implement a mechanism with which to capture training information that is provided in roll call briefings.

**Management Response:**

Management concurs with the recommendation. (See Recommendation 63)  
This would allow for proper sourcing and creation of training programs specifically designed for rollcalls. This will significantly enhance accountability and efficiency. Requested in FY 2026 budget.

**Implemented:**

Not implemented. Projected implementation date of January 1, 2026.



**Recommendation 66:**

CPSM Recommendation: The department should begin holding regular quarterly FTO meetings.

**Management Response:**

Management concurs with the recommendation.

**Implemented:**

Implemented effective March 1, 2025.



**Recommendation 67:**

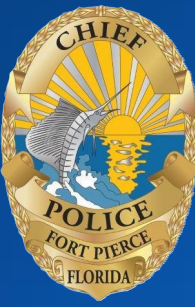
Create a structured two-week training program for newly promoted sergeants, modeled after the Mini-Academy for Officer-In-Training.

**Management Response:**

Management concurs with the recommendation. The Bureau has developed the First Line Supervisor Training and Resource Guide, the two-week Sergeant Training Program foundation.

**Implemented:**

Not implemented. Projected implementation date of October 1, 2025.



**Recommendation 68:**

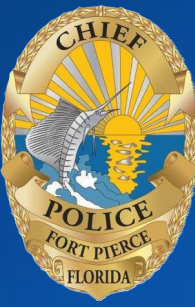
CPSM encourages the department to make attendance mandatory for their command level personnel at one of the executive level training schools.

**Management Response:**

Management concurs with the recommendation. Most executive leaders possess command-level training and continue to enhance their capabilities. Having a structured training format for developing new command level officers is beneficial for the agency and is currently being developed. Current command level personnel possess executive level training. Mandatory attendance of executive level training schools will be required for new captains.

**Implemented:**

Not implemented.



**Recommendation 69:**

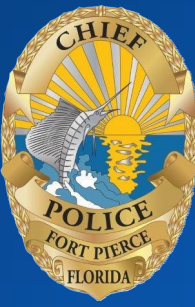
CPSM would recommend the department consider rotating their lieutenants every two years.

**Management Response:**

Management partially concurs with this recommendation. Management concurs with supervisor rotation to improve overall department effectiveness by exposing leaders to diverse operational aspects. However, we believe a three-to-five-year rotation allows for stronger leadership development.

**Implemented:**

Not implemented. Projected full implementation date of August 1, 2026.



**Recommendation 70:**

CPSM recommends that FPPD establish a full-time specialist position and one part time position responsible for working at the front desk, referred to as the “bubble,” full-time, and for serving subpoenas within the agency.

**Management Response:**

Management concurs with the recommendation. An additional Community Service Officer and Records Specialist positions were requested as part of the Police Department’s FY2026 budget proposal. Those positions were not approved.

**Implemented:**

Not implemented.



**Recommendation 71:**

CPSM recommends a comprehensive, thorough review of all Records policies and procedures to reflect current legal requirements and operational practices.

**Management Response:**

Management concurs with the recommendation.

**Implemented:**

Partially implemented. 50% completed at this time. Projected full implementation date of October 1, 2025.



**Recommendation 72:**

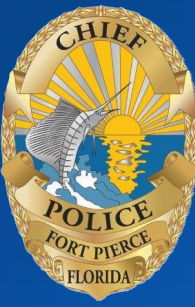
To ensure adequate and consistent funding availability for future replacement of police vehicles, the department should work with the city to establish a fleet replacement fund. Budget appropriations would match projected costs for a replacement vehicle(s), factoring in the replacement cycle, as reported, and would be deposited into the fund monthly during the projected life of the vehicle. As vehicles must be replaced, adequate funding would exist to fund the replacement, thus no additional budget appropriation would be required.

**Management Response:**

Management partially concurs with the recommendation. Though the City does not have a fleet replacement fund, we do have a funded fleet replacement plan. To address the aging fleet for all fleet and pursuit vehicles, in 2018, the City implemented a Fleet Leasing Plan with Enterprise Fleet Management. In addition to the Enterprise Leasing Plan, the police department utilizes Ford Motor Credit to replace aging vehicles.

**Implemented:**

Implemented.



**Recommendation 73:**

Consideration should be given to centralizing vehicle maintenance and eliminating reliance on the Enterprise lease's fleet management portion since anything other than oil changes must be handled at the city maintenance facility. Streamlining the process will save time and costs.

**Management Response:**

Management concurs with this recommendation. Only a small part of our fleet is on this maintenance plan and those vehicles will cycle out as their leases ends. Recently acquired fleet vehicles and future vehicles will not be included on this plan.

**Implemented:**

Implemented



**Recommendation 74:**

Vehicles, marine vessels, and other items listed on the master fleet list should be repaired to prevent further deterioration.

**Management Response:**

Management concurs with the recommendation. One marine vessel that was donated to the Police Department was recently sold at auction. New engines for our primary marine vessel have been requested in the FY2026 budget. Other vehicles and items identified by CPSM as needing repair were dead-lined and have been moved to the garage for disposal.

**Implemented:**

Partially implemented. Projected implementation date of November 1, 2025.



**Recommendation 75:**

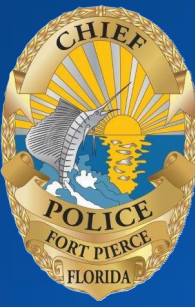
Vehicles that have reached the end of their life cycle should be auctioned or otherwise sold.

**Management Response:**

Management concurs with the recommendation. The police department is currently working with fleet maintenance to dispose of assets that have met their useful lifespan.

**Implemented:**

Implemented effective January 1, 2025.



**Recommendation 76:**

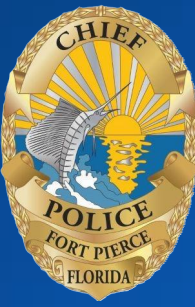
CPSM recommends that the City commission a spatial needs study to adequately assess current and future needs based on current population trends.

**Management Response:**

Management partially concurs with the recommendation. The police department will need additional space based on population growth; however, the city is meeting internally to assess space needs and possible solutions.

**Implemented:**

Not implemented.



**Recommendation 77:**

CPSM recommends that the department continue to review the shared configuration with other entities for effectiveness and reliability.

**Management Response:**

Management concurs with this recommendation. The Fort Pierce Police Department shares a Computer Aided Dispatch (CAD) and Report Management System (RMS) with Saint Lucie County, the Port Saint Lucie Police Department, the Saint Lucie County Sheriff's Office, and the Saint Lucie County Fire District. This configuration provides a cost savings and efficiency for all of the involved entities. The productivity of this relationship is reviewed annually along with alternatives. We find this shared configuration to be optimal.

**Implemented:**

Implemented



**Recommendation 78:**

CPSM recommends that the sworn member of IT be replaced with a civilian employee and the sworn member position then be reallocated to another area of the agency.

**Management Response:**

Management does not concur with this recommendation. The sworn employee presently in the position has expertise specifically related to multiple software and hardware systems that are integral to law enforcement operations county wide.

**Implemented:**

Not implemented.



**Recommendation 79:**

The IT Unit should develop a replacement plan for all IT equipment in the department.

**Management Response:**

Management concurs with the recommendation and further attests that the City maintains a formal IT Hardware Replacement Program governing all departments, including the Police Department, with defined lifecycle standards, centralized asset tracking, and annual review. This process is fully adopted and implemented organization-wide through administrative policy, correcting any previous outliers.

**Implemented:**

Implemented.



**Recommendation 80:**

Consideration should be given to creating a rotational schedule for the School Resource Officer (SRO) assignment. CPSM recommends a four-year assignment with a staggered schedule to prevent a void in experience. This would allow for a rotational opportunity into this assignment every two years.

**Management Response:**

Management concurs with the recommendation. However, the police department has experienced difficulty filling our SRO positions due to lack of interest.

**Implemented:**

Not implemented.



**Recommendation 81:**

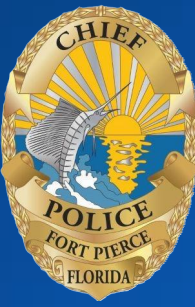
CPSM recommends a review and update of the department policy pertaining to the SRO program.

**Management Response:**

Management concurs with the recommendation.

**Implemented:**

Not implemented. Projected implementation date of September 1, 2025.



**Recommendation 82:**

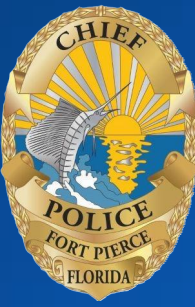
Examine grants awarded and equipment purchased to ensure grant funds are utilized as specified.

**Management Response:**

Management concurs with the recommendation. All awarded grants are reviewed prior to expenditure, through the reporting process, and during the grant life cycle of the equipment to ensure all expenditures comply with grant requirements.

**Implemented:**

Implemented



**Recommendation 83:**

Consider additional training for SROs (CRASE, etc.)

**Management Response:**

Management concurs with the recommendation. Our SROs attend additional training annually including “Code Red” which deals with active assailants in schools. Civilian Response to Active Shooter Events (CRASE) is also training for active assailants. The Saint Lucie County School Board, Saint Lucie County Sheriff’s Office, Port Saint Lucie Police Department, and the Fort Pierce Police Department have all adopted “Code Red” as a training standard for students, faculty, and law enforcement response.

**Implemented:**

Implemented prior to study.



**Recommendation 84:**

Improve communication within the agency to explain that community resources such as mini cars and other items are purchased with special use funds that do not impact the overall budget. This will reduce resentment within the agency.

**Management Response:**

Management concurs with the recommendation. Management met with employees and explained the funding sources for those purchases. Management will continue to strive for improved communication and transparency with employees.

**Implemented:**

Implemented effective May 29, 2025.

**City Commission Day Meeting 9:00 AM**

**9. A.**

**Meeting Date:** 08/11/2025

**Re:** Approval of PRP Construction Change Order No. 1 - Bid No. 2024-020 Frances Avenue Roadway Improvements

**Submitted For:** Mark Zrallack, City Engineer , Engineering

---

**SUBJECT:**

Approval of PRP Construction Group, LLC Change Order No. 1 in the amount of \$169,546.00 for the Frances Avenue improvement project additional drainage adjustments.

**SUMMARY:**

The Frances Avenue Roadway Improvement project extends between Fernandina Ave and Thumb Point Drive. The project includes drainage improvements, water main installation, utility adjustments and roadway restoration. The project was awarded to PRP Construction at the July 1, 2024, City Commission meeting. Existing drainage pipes that were proposed to remain were found to be in need of replacement due to incorrect material type, damaged or collapsing in some areas. Changes pertain to additional drainage repairs to include additional drainage adjustments, new structures, pipe lining and utility adjustments.

**RECOMMENDATION:**

Staff recommends approval.

**ALTERNATIVES:**

N/A

**RESPONSIBLE STAFF:**

Engineering

**COORDINATED WITH:**

PRP Construction Group, LLC

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**Fiscal Impact**

**Budgeted Y/N:** N/A  
**Fiscal Year:** FY 24/25  
**Account:** 403-4300-563200  
**Amount:** \$169,546.00

**FISCAL IMPACT:**

The additional \$169,546.00 shall be encumbered from SMU Capital Account No. 403-4300-563200 with \$22,950.00 reimbursed by FPUA.

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**Attachments**

Change Order No. 1  
City Attorney Memo

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**Form Review**

**Inbox**

Finance Department  
City Manager  
Form Started By: Venetia Barnes  
Final Approval Date: 08/05/2025

**Reviewed By**

Johnna Morris  
Richard Chess

**Date**

08/05/2025 12:56 PM  
08/05/2025 05:18 PM  
Started On: 07/29/2025 03:48 PM

# CHANGE ORDER NO. 1

## FRANCES AVENUE ROADWAY IMPROVEMENTS

**Bid No. 2024-020**

**Date:** August 11, 2025

**Contractor:** PRP Construction Group, LLC

**Owner:** City of Fort Pierce

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ORIGINAL CONTRACT AMOUNT	:	\$ 402,650.60
CURRENT CONTRACT AMOUNT INCLUDING PREVIOUS CHANGE ORDERS	:	\$ 402,650.60
NET CONTRACT AMOUNT <b>INCREASE</b> RESULTING FROM THIS CHANGE ORDER	:	<b>\$ 169,546.00</b>
PROPOSED CONTRACT AMOUNT INCLUDING THIS CHANGE ORDER	:	<b>\$ 572,196.60</b>
CURRENT CONTRACT EXPIRATION DATE	:	July 9, 2025
PROPOSED CONTRACT EXPIRATION DATE	:	October 7, 2025

## CHANGES ORDERED:

### I. GENERAL:

This Change Order includes compensation for additional work on the Frances Avenue Roadway Improvements project. Changes pertain to additional drainage repairs to include additional drainage adjustments, new structures and pipe lining. Additional watermain and water meter service adjustments are needed due to drainage conflicts. Utility adjustments will be reimbursed by FPUA.

All CONDITIONS, SUPPLEMENTARY CONDITIONS, SPECIFICATIONS, and all parts of the Project Manual listed in Article 1, Definitions of the GENERAL CONDITIONS, apply to and govern all the Work under this Change Order.

### II. REQUIRED CHANGES/COST ADJUSTMENTS:

<i>Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Amount</i>
1. Material Testing	LS	1	\$1,200.00	\$1,200.00
2. Construction Layout/Record Drawings	LS	1	\$1,600.00	\$1,600.00
3. Clearing and Grubbing (Removal of existing pipe and structures)	LS	1	\$7,500.00	\$7,500.00
4. Regular Embankment	CY	180	\$34.00	\$6,120.00
5. Ditch Bottom Inlet, Type C	EA	3	\$5,225.00	\$15,675.00
6. Valley Gutter Inlet, Type V	EA	1	\$6,150.00	\$6,150.00
7. Pipe Liner (CIP) 15"	LF	207	\$282.00	\$58,374.00
8. PVC Watermain (4") (F&I)	LF	75	\$220.00	\$16,500.00
9. Water Meter/Service Adjust	LF	30	\$215.00	\$6,450.00
10. Storm Manhole	EA	1	\$8,150.00	\$8,150.00
11. Pipe Culvert, 12"x18" ERCP	LF	104	\$144.85	\$15,064.40
12. Mitered End Section, 12"x18"	EA	1	\$2,150.00	\$2,150.00

13. Modify Exist Drainage Structure	EA	3	\$1,975.00	\$5,925.00
14. Pipe Culvert, 12" HDPE	LF	43	\$45.00	\$1,935.00
15. Pipe Culvert, Plug & Grout	CY	7	\$415.00	\$2,905.00
16. Increase original pipe liner from 15" to 18"	LF	134	\$56.40	\$7,557.60
17. TV/VIDEO Inspection & Report	LS	1	\$6,290.00	\$6,290.00
<b>NET INCREASE GENERATED BY THIS CHANGE ORDER</b>				<b>\$ 169,546.00</b>

### III. JUSTIFICATION:

During the initial drainage installations, existing drainage pipes proposed to remain were found during visual inspection in need of replacement due to incorrect material type, damaged or collapsing in some areas. Further tv/video inspection was done on the existing drainage system and drainage revisions were required to the proposed design. The redesign included lining the existing 15" RCP main trunk line that new structures would tie in to. Additionally, removing collapsed or damaged sections, plug, grouting, and grading the area so that drainage run-off is mitigated to the roadway's valley gutter. Additional utility adjustments were found during drainage installations that conflicted with the existing watermain. Utility adjustments will be reimbursed by FPUA.

### IV. PAYMENT:


Funding the additional \$169,546.00 shall be encumbered from SMU Capital Account, Account No. 403-4300-563200 with \$22,950.00 reimbursed by FPUA.

### V. APPROVAL AND CHANGE AUTHORIZATION:

Acknowledgments: The aforementioned change, and work affected thereby, is subject to all provisions of the original contract not specifically changed by this Change Order; and it is expressly understood and agreed that the approval of the Change Order shall have no effect on the original Contract other than the matters expressly provided herein.

**RECOMMENDED BY:**

Mark Zrallack, P.E  
City Engineer

By:   
Signature

Date: 7/24/25

**APPROVED AS TO FORM AND CORRECTNESS:**

Sara Hedges  
City Attorney

By: \_\_\_\_\_  
Signature

Date: \_\_\_\_\_

**APPROVED BY:**

Mayor Linda Hudson  
City of Fort Pierce

By: \_\_\_\_\_  
Signature

Date: \_\_\_\_\_

**ACCEPTED BY:**

Peggy Sheltra, President  
PRP Construction Group, LLC

By:   
Signature

Date: 7/24/25



TO: VENETIA BARNES, STORMWATER ENGINEER MANAGER, ENGINEERING

FROM: SARA HEDGES, CITY ATTORNEY *SH*

RE: PRP CONSTRUCTION GROUP, LLC - BID No. 2024-020 CHANGE ORDER No.1

CAO RLS FILE: RLS 25-206

DATE: JULY 18, 2025

---

I have reviewed the above Request for Legal Services (RLS) related to a Change Order for the Agreement with PRP Construction Group, LLC. The date at the top of the Change Order will need to be changed to the date submitted to the City Commission for approval. The Change Order is otherwise approved as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.  
SH

**City Commission Day Meeting 9:00 AM**

**9. B.**

**Meeting Date:** 08/11/2025

**Re:** Execution of Street Lighting and Maintenance Agreement between the City of Fort Pierce and FDOT

**Submitted For:** Mark Zrallack, City Engineer , Engineering

---

**SUBJECT:**

Approval to enter into a Lighting, Maintenance, and Compensation Agreement with FDOT for a term of 7-years in the amount of \$412,538.24 annually for the maintenance of street lights along State roadways within city limits.

**SUMMARY:**

The City of Fort Pierce initially entered into an agreement with FDOT in 2005. According to the terms of this agreement, the City maintains street lights along State roadways located within the boundaries of the city limits. Annual compensation for this maintenance work is provided to the City by the State with a FY 25/26 compensation of \$412,538.24. The State of Florida is now requesting updates to the agreement in order to provide conformity throughout the State.

**RECOMMENDATION:**

Staff recommends approval.

**ALTERNATIVES:**

Don't approve and revert maintenance back to the State with a two-year notice.

**RESPONSIBLE STAFF:**

Engineering

**COORDINATED WITH:**

Public Works

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**Fiscal Impact**

**Budgeted Y/N:** N/A

**Fiscal Year:** N/A

**Account:** N/A

**Amount:** N/A

**OTHER INFORMATION:**

The City of Fort Pierce will receive compensation in the amount of \$412,538.24 in FY 25/26.

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**Attachments**

RLS

RLS Request

Email Request from FDOT

FDOT Contract

Original Agreement 2005

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**Form Review**

**Inbox**

City Manager  
Form Started By: Mark Zrallack  
Final Approval Date: 07/30/2025

**Reviewed By**

Richard Chess

**Date**

07/30/2025 12:19 PM  
Started On: 07/30/2025 07:36 AM



TO: MARK ZRALLACK, CITY ENGINEER , ENGINEERING

FROM: FELICIA HOLLOMAN, ASSISTANT CITY ATTORNEY **FH**

THROUGH: SARA HEDGES, CITY ATTORNEY *SH*

RE: FDOT STATE HIGHWAY LIGHTING, MAINTENANCE, AND COMPENSATION AGREEMENT

CAO RLS FILE: 25-171

DATE: JUNE 24, 2025

---

I have reviewed the above Request for Legal Services (RLS) related to a lighting maintenance agreement with FDOT. The agreement is approved as to form and correctness.

Please be aware of the following provisions, some of which are atypical and not favorable to the City, or provide strict timelines for the City to comply:

- The term for this Agreement is *seven (7) years*. Either party may terminate this Agreement by a notice of termination. The notice of termination must be in writing. *Should the MAINTAINING AGENCY choose to terminate the Agreement, the MAINTAINING AGENCY shall provide a minimum notice period of two (2) fiscal years prior to the effective date of termination* and the notice shall be endorsed by the elected body (County Commission, City Council, or local agency governing body) under which the Agency operates.
- Prior to the beginning of each fiscal year, *the MAINTAINING AGENCY shall submit an amended Exhibit A or a certification of no change* to Exhibit A and FDOT and the MAINTAINING AGENCY shall agree on the amount and percentage of lighting to be paid for the coming fiscal year.
- The MAINTAINING AGENCY shall keep records of all activities and report all maintenance performed and replacement components and parts installed pursuant to this Agreement. The records shall be kept in an electronic format approved by FDOT. *Records shall be maintained and made available upon request to FDOT during the period of this Agreement and for three (3) years after final payment for the work pursuant to this Agreement is made.*
- *The MAINTAINING AGENCY shall invoice FDOT annually* in a format acceptable to the FDOT. *Invoices must be submitted no earlier than May 1 and no later than June 15* of the fiscal year in which the services were provided in order to be processed for payment by June 30.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.

**AI-25982**

**25. 171.**

**Request for Legal Services**

Meeting Date: 12/31/2050

Request Name: \*RLS 25-171\* FDOT State Highway Lighting, Maintenance, and Compensation Agreement

Submitted For: Mark Zrallack, City Engineer , Engineering

Submitted By: Mark Zrallack, City Engineer , Engineering

Department: Engineering

Service Selected: Review Documents

Desired Date Due: 06/17/25

Brief statement of nature of request or problem.

\*RLS 25-171\*

Staff is requesting a review of the contract agreement "State Highway Lighting, Maintenance, And Compensation Agreement".

Significance of time considerations and due date selected.

The document is supposed to be executed prior to July 1.

Factual Background and attached document description (word format)

The contract is a new agreement to replace the current existing agreement. A similar agreement was reviewed back in 2021 but was never fully executed by FDOT. I will include a copy of the previously executed (but not finalized by FDOT) from 2021 that was reviewed by our Legal Department. I reviewed the previously not fully executed and new contracts and didn't see any changes (other than compensation amount) between the two documents.

Are City/FPRA funds required? If Yes, attach Purchasing approval or explanation.

N/A

List of persons who have approved business terms.

Mark Zrallack

Insurance requirements

N/A

Any other relevant information

**Form Review**

Inbox	Reviewed By	Date
City Manager	Richard Chess	06/10/2025 02:39 PM
City Manager	Richard Chess	06/24/2025 06:14 PM
Form Started By: Mark Zrallack		Started On: 06/10/2025 08:36 AM

**From:** [Chanel, Christopher](#)  
**To:** [Tracy Telle](#); [John Andrews](#); [Jennifer Robinson](#); [Audria Moore](#); [Linda Cox](#)  
**Cc:** [Morris, Dean](#); [French, Karen](#)  
**Subject:** RE: Notice of Agreement Update – State Highway Lighting Maintenance and Compensation Agreement (ASM74)  
**Date:** Monday, June 9, 2025 9:01:34 AM  
**Attachments:** [ASM74- City of Ft. Pierce.pdf](#)

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Some people who received this message don't often get email from [christopher.chanel@dot.state.fl.us](mailto:christopher.chanel@dot.state.fl.us). [Learn why this is important](#)

**SECURITY WARNING:** This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Good morning,

The Department has not yet received a response regarding the updated State Highway Lighting Maintenance and Compensation Agreement. I'm following up on the message below to inquire about the status of your agency's review and whether a formal Resolution will be provided.

To help the Department prepare for the next fiscal year, we kindly request confirmation of the position your municipality will be taking regarding the agreement.

Thank you, and please don't hesitate to reach out if you have any questions.

Best regards,

**Christopher Chanel, CPM, FCCM**

**District Maintenance Systems Administrator**

Florida Department of Transportation – District 4

3400 West Commercial Blvd | Fort Lauderdale, FL 33309

Direct Line: 954-777-4203 | Mobile: 954-892-2331

Email: [christopher.chanel@dot.state.fl.us](mailto:christopher.chanel@dot.state.fl.us)



---

**From:** Chanel, Christopher

**Sent:** Monday, April 14, 2025 12:48 PM

**To:** Tracy Telle <ttelle@cityoffortpierce.com>; John Andrews <jandrews@cityoffortpierce.com>

**Cc:** Morris, Dean <Dean.Morris@dot.state.fl.us>; French, Karen <Karen.French@dot.state.fl.us>

**Subject:** Notice of Agreement Update – State Highway Lighting Maintenance and Compensation Agreement (ASM74)

Good afternoon,

Please be advised that the Florida Department of Transportation is in the process of updating its State Highway Lighting Maintenance and Compensation Agreements. The updated agreement utilizes a standardized boilerplate format with limited permissible modifications, in order to promote uniformity in language and compensation terms across the state.

Enclosed for your review is the draft agreement. We respectfully request that your agency route the agreement through the appropriate internal channels. Should a formal Resolution be required for execution, please provide a copy of the Resolution along with the contact information for the individual vested with binding authority on behalf of your agency (including full name, official title, and email address).

To ensure continuity of service and compliance with the Department's agreement cycle, all necessary documentation must be received no later than June 1, 2025. Following full execution of Form 375-020-52 (Rev. 02/21), the Department will issue a corresponding Task Work Order to take effect July 1, 2026.

Should you have any questions or require clarification, you are encouraged to contact our office at your earliest convenience.

**Christopher Chanel, CPM, FCCM**

**District Maintenance Systems Administrator**

Florida Department of Transportation – District 4

3400 West Commercial Blvd | Fort Lauderdale, FL 33309

Direct Line: 954-777-4203 | Mobile: 954-892-2331

Email: [christopher.chanel@dot.state.fl.us](mailto:christopher.chanel@dot.state.fl.us)



STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**STATE HIGHWAY LIGHTING, MAINTENANCE, AND  
COMPENSATION AGREEMENT**

375-020-52  
MAINTENANCE  
OGC – 02/21  
Page 1 of 8

CONTRACT NO. ASM74  
FINANCIAL PROJECT NO. 405122-2-78-31  
F.E.I.D. NO. F596000322009

**THIS AGREEMENT**, entered into this \_\_\_\_\_ day of \_\_\_\_\_, year of \_\_\_\_\_, by and between the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as "**FDOT**", and City of Ft. Pierce, hereinafter referred to as the "**MAINTAINING AGENCY**";

**WITNESSETH:**

**WHEREAS**, **FDOT** is authorized under Sections 334.044 and 335.055, Florida Statutes, to enter into this Agreement, and the **MAINTAINING AGENCY** has the authority to enter into this Agreement and to undertake the maintenance and operation of lighting on the State Highway System; and

**WHEREAS**, the **MAINTAINING AGENCY** has authorized its undersigned officers to enter into and execute this Agreement;

**WHEREAS**, **FDOT** has identified sites where lighting and/or lighting systems, hereinafter referred to as "Facilities", are located on the State Highway System within the jurisdictional boundaries of the **MAINTAINING AGENCY**. A list of the Facilities is included as Exhibit A, attached hereto and incorporated herein.

**WHEREAS**, the **MAINTAINING AGENCY** agrees to maintain the Facilities as further set forth herein.

**NOW, THEREFORE**, in consideration of the premises and the mutual covenants contained herein, **FDOT** and the **MAINTAINING AGENCY** hereby agree as follows:

**1. Maintenance of Facilities**

- a. The **MAINTAINING AGENCY** shall maintain the Facilities listed in Exhibit A. The Facilities may include lighting for roadways, as well as park and ride, pedestrian overpasses, and recreational areas owned by or located on the property of **FDOT**. The Facilities shall not include lighting located in weigh stations, rest areas, or on Interstate highways.

The location and type of lighting to be maintained pursuant to this Agreement is set forth in Exhibit A. Any changes or modifications to Exhibit A must be in writing and signed by both **FDOT** and the **MAINTAINING AGENCY**. Any Facilities added to Exhibit A during the **FDOT's** fiscal year shall be maintained and operated by the **MAINTAINING AGENCY** upon the **FDOT's** final acceptance of installation of any new lighting and/or lighting systems. Prior to the start of each new fiscal year, the **MAINTAINING AGENCY** and **FDOT** shall amend Exhibit A to reflect any changes to the Facilities, including addition, removal, or change in lighting type maintained pursuant to this Agreement.

The **MAINTAINING AGENCY** will be compensated for Facilities added to Exhibit A by amendment of this Agreement in the **FDOT's** fiscal year occurring after the lighting and/or lighting systems are installed and final acceptance of such installation is given by **FDOT**. In the event that no change is made to the previous year's Exhibit A, a certification from the **MAINTAINING AGENCY** shall be provided to **FDOT** certifying that no change has been made to Exhibit A during **FDOT's** previous fiscal year. Unless stated otherwise, all references to fiscal years within this agreement refer to **FDOT's** fiscal year, beginning July 1st and ending June 30th.

- b. In maintaining the Facilities, the **MAINTAINING AGENCY** shall perform all activities necessary to keep the Facilities fully operating, properly functioning, with a minimum of 90% of the lights burning for any lighting type (e.g., high mast, standard, underdeck, and sign) or roadway system at all times in accordance with the original design thereof, whether necessitated by normal wear and tear, accidental or intentional damage, or acts of nature. Required maintenance includes, but is not limited to, providing electrical power and paying all charges associated therewith, routine inspection and testing, preventative maintenance, emergency maintenance, replacement of any component parts of the Facilities (including the poles and any and all other component parts installed as part of the Facilities), and locating (both vertically and horizontally) the Facilities. All repairs or replacement will be in kind unless a variance is approved in writing by **FDOT**.

- c. All maintenance must be in accordance with the provisions of the following:
- (1) Manual of Uniform Traffic Control Devices; and
  - (2) All other applicable local, state, or federal laws, rules, resolutions, or ordinances, and **FDOT** procedures.

- d. For lighting installed as part of a **FDOT** project, the **MAINTAINING AGENCY's** obligation to maintain the Facility commences upon the **MAINTAINING AGENCY's** receipt of notification from **FDOT** that **FDOT** has formally accepted the project, except for the obligation to provide for electrical power, which obligation to provide for electrical power commences at such time as the lighting system is ready to be energized; provided, however, that the **MAINTAINING AGENCY** is not required to perform any activities which are the responsibilities of **FDOT's** contractor.

Prior to acceptance by **FDOT**, the **MAINTAINING AGENCY** shall have the opportunity to inspect and request modifications/corrections to the installation(s). **FDOT** agrees to make modifications/corrections prior to acceptance so long as the modifications/corrections comply with the installation contract documents and specifications.

- e. The term for this Agreement is seven (7) years. Either party may terminate this Agreement by a notice of termination. The notice of termination must be in writing. Should the **MAINTAINING AGENCY** choose to terminate the Agreement, the **MAINTAINING AGENCY** shall provide a minimum notice period of two (2) fiscal years prior to the effective date of termination and the notice shall be endorsed by the elected body (County Commission, City Council, or local agency governing body) under which the Agency operates. The effective date of the termination will coincide with the end of the **FDOT's** fiscal year of June 30<sup>th</sup> following the two-year notice.

The termination of this Agreement will not terminate maintenance responsibilities for lighting owned by the **MAINTAINING AGENCY**. Maintenance obligations for lights owned by the **MAINTAINING AGENCY** will remain the responsibility of the **MAINTAINING AGENCY**. Nor does termination of this Agreement operate to relieve the **MAINTAINING AGENCY** of any maintenance obligations contained in other agreements. Maintenance of lights governed by a separate maintenance agreement will continue per the terms of that separate maintenance agreement.

## 2. Compensation and Payment

**FDOT** shall pay to the **MAINTAINING AGENCY** a sum of \$ 412,538.24 for the fiscal year in which this Agreement is signed. Payments will be calculated and made in accordance with Exhibit A.

Prior to the beginning of each fiscal year, the **MAINTAINING AGENCY** shall submit an amended Exhibit A or a certification of no change to Exhibit A and **FDOT** and the **MAINTAINING AGENCY** shall agree on the amount and percentage of lighting to be paid for the coming fiscal year. **FDOT** will issue a work order confirming the amount and authorizing the performance of maintenance for each new fiscal year. The work order must be an **FDOT**-signed letter of authorization to the **MAINTAINING AGENCY** with a subject line containing the terms "State Highway Lighting, Maintenance, and Compensation Agreement work order". The work order must reflect the contract number, financial project number, FEID No. of the **MAINTAINING AGENCY**, the fiscal year, the percentage of lighting funded and the lump sum amount to be paid for the fiscal year indicated. The work order must be signed by the **MAINTAINING AGENCY** and returned to **FDOT**. Failure by the **MAINTAINING AGENCY** to take any of the actions required by this paragraph may result in nonpayment by **FDOT**.

**FDOT** expressly assigns its rights, interests and privileges pertaining to damage to Facilities caused by third parties to the **MAINTAINING AGENCY**, so they may pursue all claims and causes of actions against the third parties responsible for the damage. **FDOT** will assist the **MAINTAINING AGENCY** and will confirm the **MAINTAINING AGENCY's** authorization to pursue recovery. The **MAINTAINING AGENCY** will be responsible for all attorneys' fees and litigation costs incurred in its recovery activities.

### 3. Record Keeping

The **MAINTAINING AGENCY** shall keep records of all activities and report all maintenance performed and replacement components and parts installed pursuant to this Agreement. The records shall be kept in an electronic format approved by **FDOT**.

Records shall be maintained and made available upon request to **FDOT** during the period of this Agreement and for three (3) years after final payment for the work pursuant to this Agreement is made. Copies of these documents and records will be furnished to **FDOT** upon request.

### 4. Invoicing

The **MAINTAINING AGENCY** shall invoice **FDOT** annually in a format acceptable to the **FDOT**. Invoices must be submitted no earlier than May 1 and no later than June 15 of the fiscal year in which the services were provided in order to be processed for payment by June 30.

Upon receipt, **FDOT** has five (5) working days to inspect and approve the goods and services. **FDOT** has twenty (20) days to deliver a request for payment (voucher) to the Department of Financial Services. The twenty (20) days are measured from the latter of the date the invoice is received or the goods or services are received, inspected, and approved.

If a payment is not available within forty (40) days, a separate interest penalty at a rate as established pursuant to Section 215.422, Florida Statutes, will be due and payable, in addition to the invoice amount, to the **MAINTAINING AGENCY**. Interest penalties of less than one (1) dollar will not be enforced unless the **MAINTAINING AGENCY** requests payment. Invoices returned to a **MAINTAINING AGENCY** because of **MAINTAINING AGENCY** preparation errors will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to **FDOT**.

A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for contractors/vendors who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted at (850) 410-9724 or by calling the Chief Financial Officer's Hotline, 1-800-848-3792.

The State of Florida's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Legislature. In the event this Agreement is in excess of \$25,000 and has a term for a period of more than one (1) year, the provisions of Section 339.135(6)(a), Florida Statutes, are hereby incorporated:

**FDOT**, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection shall be null and void, and no money may be paid on such contract. **FDOT** shall require a statement from the Comptroller of **FDOT** that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding 1 year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of **FDOT** which are for an amount in excess of \$25,000 and which have a term for a period of more than 1 year.

### 5. Default

In the event that the **MAINTAINING AGENCY** breaches any provision of this Agreement, then in addition to any other remedies which are otherwise provided for in this Agreement, **FDOT** may exercise one or more of the following options, provided that at no time may **FDOT** be entitled to receive double recovery of damages:

- a. Pursue a claim for damages suffered by **FDOT** or the public.
- b. Pursue any other remedies legally available.
- c. As to any work not performed by the **MAINTAINING AGENCY**, perform such work with its own forces or through contractors and seek reimbursement for the cost thereof from the **MAINTAINING AGENCY** if the **MAINTAINING AGENCY** fails to cure the non-performance within fourteen (14) days after written notice from **FDOT** of the non-performance; provided, however, that advance notice and cure will not be preconditions in the event of an emergency.

## 6. Force Majeure

Neither the **MAINTAINING AGENCY** nor **FDOT** will be liable to the other for any failure to perform under this Agreement to the extent such performance is prevented by an act of God, war, riots, natural catastrophe, or other event beyond the control of the non-performing party and which could not have been avoided or overcome by the exercise of due diligence; provided that the party claiming the excuse from performance has (a) promptly notified the other party of the occurrence and its estimated duration, (b) promptly remedied or mitigated the effect of the occurrence to the extent possible, and (c) resumed performance as soon as possible.

## 7. Miscellaneous

- a. **FDOT** shall consider the employment by any contractor of unauthorized aliens a violation of Section 274A(e) of the Immigration and Nationality Act. If the contractor knowingly employs unauthorized aliens, such violation will be cause for unilateral cancellation of this Agreement.
- b. The **MAINTAINING AGENCY** shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the **MAINTAINING AGENCY** in conjunction with this Agreement. Failure by the **MAINTAINING AGENCY** to grant such public access will be grounds for immediate unilateral cancellation of this Agreement by **FDOT**.
- c. This Agreement constitutes the complete and final expression of the parties with respect to the subject matter hereof and supersedes all prior agreements, understandings, or negotiations with respect thereto. Without limiting the generality of the foregoing, this Agreement shall replace and supersede all prior agreements between **FDOT** and the **MAINTAINING AGENCY** with respect to maintenance of the lighting and/or lighting systems for the Facilities identified in Exhibit A.
- d. This Agreement is governed by the laws of the State of Florida. Any provision hereof found to be unlawful or unenforceable are severable and will not affect the validity of the remaining provisions hereof.
- e. All notices required pursuant to the terms hereof may be sent by first class United States Mail, facsimile transmission, hand delivery, electronic mail, or express mail and will be deemed to have been received by the end of five (5) business days from the proper sending thereof unless proof of prior actual receipt is provided. The **MAINTAINING AGENCY** must notify the local District of **FDOT** of the appropriate persons for notices to be sent pursuant to this Agreement. Unless otherwise notified in writing, notices must be sent to the following addresses:

### **MAINTAINING AGENCY:**

City of Ft. Pierce
100 N U.S. Highway 1
Fort Pierce, FL 34950

### **FDOT:**

Florida Department of Transportation, District 4
District Maintenance Office
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

- f. **PUBLIC ENTITY CRIME INFORMATION STATEMENT:** A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for **CATEGORY TWO** for a period of thirty six (36) months from the date of being placed on the convicted vendor list.
- g. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity.

- h. By signing this agreement the Maintaining Agency certifies that it is not: (1) listed on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, F.S., (2) engaged in a boycott of Israel, (3) or listed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, Florida Statutes. For contracts involving \$1,000,000 or more, if the Department determines the Maintaining Agency submitted a false certification under Section 287.135(5) of the Florida Statutes regarding the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, Florida Statutes, or for contracts involving any amount, if the Maintaining Agency has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, the Department shall either terminate the Contract after it has given the Maintaining Agency notice and an opportunity to demonstrate the Department's determination of false certification was in error pursuant to Section 287.135(5)(a) of the Florida Statutes, or maintain the Contract if the conditions of Section 287.135(4) of the Florida Statutes are met.
- i. Nothing herein shall be construed as a waiver of either party's sovereign immunity.
- j. **MAINTAINING AGENCY:**
1. shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the **MAINTAINING AGENCY** during the term of the contract; and
  2. shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.
  3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the **Maintaining Agency** does not transfer the records to **FDOT**
  4. Upon completion of the Agreement, transfer, at no cost, to **FDOT**, all public records in possession of the Consultant or keep and maintain public records required by **FDOT** to perform the service. If the Consultant transfers all public records to **FDOT** upon completion of the Agreement, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Consultant keeps and maintains public records upon completion of the Agreement, the Consultant shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to **FDOT**, upon request from **FDOT's** custodian of public records, in a format that is compatible with the information technology systems of **FDOT**
  5. Failure by the **Maintaining Agency** to comply with Chapter 119, Florida Statutes, shall be grounds for immediate unilateral cancellation of this Agreement by **FDOT**

IF THE MAINTAINING AGENCY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MAINTAINING AGENCY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

**District 1**

**863-519-2623**

**[D1prcustodian@dot.state.fl.us](mailto:D1prcustodian@dot.state.fl.us)**

**Florida Department of Transportation  
District 1 – Office of General Counsel  
801 N. Broadway  
Bartow, FL 33830**

**District 6**

**305-470-5453**

**[D6prcustodian@dot.state.fl.us](mailto:D6prcustodian@dot.state.fl.us)**

**Florida Department of Transportation  
District 6 – Office of General Counsel  
1000 NW 111 Avenue  
Miami, FL 33172-5800**

**District 2**

**386-758-3727**

**[D2prcustodian@dot.state.fl.us](mailto:D2prcustodian@dot.state.fl.us)**

**Florida Department of Transportation  
District 2 - Office of General Counsel  
1109 South Marion Avenue, MS 2009  
Lake City, FL 32025**

**District 7**

**813-975-6491**

**[D7prcustodian@dot.state.fl.us](mailto:D7prcustodian@dot.state.fl.us)**

**Florida Department of Transportation  
District 7 - Office of General Counsel  
11201 N. McKinley Drive, MS 7-120  
Tampa, FL 33612**

**District 3**

**850-330-1391**

**[D3prcustodian@dot.state.fl.us](mailto:D3prcustodian@dot.state.fl.us)**

**Florida Department of Transportation  
District 3 - Office of General Counsel  
1074 Highway 90 East  
Chipley, FL 32428**

**Florida's Turnpike Enterprise**

**407-264-3170**

**[TPprcustodian@dot.state.fl.us](mailto:TPprcustodian@dot.state.fl.us)**

**Turnpike Enterprise Chief Counsel  
Florida Turnpike – Office of General  
Counsel  
Turnpike Mile Post 263, Bldg. 5315  
Ocoee, FL 34761**

**District 4**

**954-777-4529**

**[D4prcustodian@dot.state.fl.us](mailto:D4prcustodian@dot.state.fl.us)**

**Florida Department of Transportation  
District 4 – Office of General Counsel  
3400 West Commercial Blvd.  
Fort Lauderdale, FL 33309**

**Central Office**

**850-414-5355**

**[COprcustodian@dot.state.fl.us](mailto:COprcustodian@dot.state.fl.us)**

**Office of the General Counsel  
Florida Department of Transportation  
605 Suwannee Street, MS 58  
Tallahassee, Florida 32399-0458**

**District 5**

**386-943-5000**

**[D5prcustodian@dot.state.fl.us](mailto:D5prcustodian@dot.state.fl.us)**

**Florida Department of Transportation  
District 5 – Office of General Counsel  
719 South Woodland Boulevard  
Deland, FL 32720**

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**STATE HIGHWAY LIGHTING, MAINTENANCE, AND  
COMPENSATION AGREEMENT**

**8. Certification**

This document is a printout of an **FDOT** form maintained in an electronic format and all revisions thereto by the **MAINTAINING AGENCY** in the form of additions, deletions, or substitutions are reflected only in an Appendix entitled "Changes to Form Document" and no change is made in the text of the document itself. Hand notations on affected portions of this document may refer to changes reflected in the above-named Appendix but are for reference purposes only and do not change the terms of the document. By signing this document, the **MAINTAINING AGENCY** hereby represents that no change has been made to the text of this document except through the terms of the Appendix entitled "Changes to Form Document."

You **MUST** signify by selecting one of the applicable options:

- No changes have been made to this Forms Document and no Appendix entitled "Changes to Form Document" is attached.
- No changes have been made to this Form Document, but changes are included on the attached Appendix entitled "Changes to Form Document."

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement effective the day and year first written.

**MAINTAINING AGENCY**

BY: (Signature) \_\_\_\_\_

(Printed Name: \_\_\_\_\_)

(Printed Title: \_\_\_\_\_)

Date: \_\_\_\_\_

---

**STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**

BY: (Signature) \_\_\_\_\_

(Printed Name: Paul A. Lampley, P.E. \_\_\_\_\_)

(Printed Title: Director of Transportation Operations \_\_\_\_\_)

Date: \_\_\_\_\_

---

**FDOT Legal Review**

BY: (Signature) \_\_\_\_\_  
Counsel

(Printed Name: Elizabeth S. Quintana \_\_\_\_\_)

Date: \_\_\_\_\_

**Exhibit A**  
**STATE HIGHWAY LIGHTING, MAINTENANCE, AND COMPENSATION AGREEMENT**  
**For Fiscal Year 2026-2027**

**1.0 PURPOSE**

This exhibit defines the method and limits of compensation to be made to the **MAINTAINING AGENCY** for the services described in this Agreement and method by which payments will be made.

**2.0 FACILITIES**

The lighting or lighting systems listed below, or in an attached spreadsheet, or other electronic form are included with this Agreement and represent the Facilities to be maintained by the **MAINTAINING AGENCY**:

1. See below spreadsheet.

---

2. \_\_\_\_\_

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3. \_\_\_\_\_

---

4. \_\_\_\_\_

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5. \_\_\_\_\_

---

6. \_\_\_\_\_

**3.0 COMPENSATION**

For the satisfactory completion of all services detailed in this Agreement, **FDOT** will pay the **MAINTAINING AGENCY** the Total Sum as provided in Section 2 of the Agreement. The **MAINTAINING AGENCY** will receive one single payment at the end of each fiscal year for satisfactory completion of service.

The per-light unit rate shall increase by 3% each fiscal year. E.g., the per-light unit rate of \$347.84 in fiscal year 2026 shall increase to \$358.28 in fiscal year 2027.

Total Payment Amount for each fiscal year is calculated by inputting the actual number of qualifying types of lights into the table below and multiplying by the unit rate and \_\_\_\_%. Example: 330 (lights) x \$\_\_\_\_\_ (unit rate) x 0.90 (90% requirement) = \$ 0.00

Type of Light	# of lights	LED or HPS	Unit rate	0.00%	Total
High Mast		HPS	0.00	<b>0.00</b>	0.00
Standard		HPS	0.00	<b>0.00</b>	0.00
Underdeck		HPS	0.00	<b>0.00</b>	0.00
Sign		HPS	0.00	<b>0.00</b>	0.00
High Mast		LED	0.00	<b>0.00</b>	0.00
Standard		LED	0.00	<b>0.00</b>	0.00
Underdeck		LED	0.00	<b>0.00</b>	0.00
Sign		LED	0.00	<b>0.00</b>	0.00

Section No.	State Road	Local Name	Mile Post		City	Side	Ownership		Total No. of Poles	Type of Pole					Remarks
			From	To			FPL	FDOT		Aluminum	Concrete	Wood	High Mast	Other	
94005000	615	N/S 25th Street	0.991	3.75	Fort Pierce	E	X		48	1	7	40			alum. not FPL
94005000	615	N/S 25th Street	0.991	3.750	Fort Pierce	W	X		33	1	3	29			alum. not FPL
94005000	615	N/S 25th Street	0.991	3.750	Fort Pierce				33						<b>New Additions</b>
94005000	615	N/S 25th Street	2.496	3.75	Fort Pierce	E			65	12					alum. not FPL
94005000	615	N/S 25th Street	2.496	3.750	Fort Pierce	W			65	21					alum. not FPL
94010000	5	US1	10.104	14.621	Fort Pierce	E	X		243	2	40	36			21 wood are not FPL
94010000	5	US1	10.104	14.621	Fort Pierce	W			243		73	35		16	23 conc & 31 wood are FPL
94030000	70	Okeechobee Road	20.523	25.225	Fort Pierce	S			215	64	34		1		8 alum. & 6 conc. are FPL
94030000	70	Okeechobee Road	20.523	25.225	Fort Pierce	N			215	2	76				
94030000	70	Okeechobee Road	20.523	25.225	Fort Pierce				215						
94003000	713	Kings Hwy													
94050000	A1A	A1A / Ocean Drive	13.133	17.945	Fort Pierce	E			526	20		12			11 wood are FPL
94050000	A1A	A1A / Ocean Drive	13.133	17.945	Fort Pierce	W			526		35	46			45 wood are FPL
94050000	A1A	A1A/Ocean Drive	13.122	14.789	Fort Pierce	E & W			526					147	Decorative
94060000	A1A	A1A / N. Beach Cswy	0.510	1.528	Fort Pierce	E			526	3					
94060000	A1A	A1A / N. Beach Cswy	0.510	1.528	Fort Pierce	W			526		6				
94070000	60	Orange Avenue	19.698	21.869	Fort Pierce										
94100000	707	Citrus	0.000	0.557	Fort Pierce	E			4	4					
94100000	707	Citrus	0.000	0.557	Fort Pierce	W			7	1	4	2			

1174

Mast Arm Lights

12

12

**Total**

**1186**

Section No. 94010000, SR 5, US Highway 1, MP 13.86 +/-, 2 lights attached to mast arms on the east side of SR A1A and SR 5 intersection

1. Section No. 94010000, SR 5, US Highway 1, MP 13.66 +/-, 1 light attached to a mast arm on the east side of the intersection of Avenue D and SR 5
2. Section No. 94010000, SR 5, US Highway 1, MP 13.27 +/-, 1 light attached to a mast arm on the east side of the intersection of SR 68 and SR 5
3. Section No. 94010000, SR 5, US Highway 1, MP 13.27 +/-, 1 light attached to a mast arm on the west side of the intersection of SR 68 and SR 5
4. Section No. 94070000, SR 68, Orange Avenue, MP 21.72 +/-, 1 light attached to a mast arm on the north side of the intersection of 5th Street and SR 68



# Florida Department of Transportation

JEB BUSH  
GOVERNOR

UTILITIES/DESIGN DEPARTMENT  
3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309-3421  
(954) 777-4128 / FAX (954) 777-4482 & 777-4634 Toll free 1-866-336-8435

DENVER STUTLER  
SECRETARY

November 4, 2005

Mr. Hector P. Arias, P.E.  
City Engineer  
City of Ft. Pierce  
100 North US 1  
Ft. Pierce, FL 34954-1480

RECEIVED  
TIME 4:15

NOV 14 2005

CITY OF FT. PIERCE  
ENGINEERING DEPARTMENT

Dear Mr. Arias:

**RE: EXECUTED LIGHTING MAINTENANCE AND COMPENSATION AGREEMENT**

**City of Ft. Pierce**

**FM No.: 405122-1-72-31**

Enclosed for your use and file is a fully executed agreement for the current fiscal year (2005/2006). As you know, you will be receiving a Work Authorization after we begin our new fiscal year in July, that assumes you will continue to provide street lighting services for Fiscal Year 2006/2007. You will need to submit an Invoice/Request for Funds by May 19, 2006 to Mr. Peter Nissen, District Maintenance Engineer, for this year's funding based on the attached agreement.

If you have any questions please feel free to contact me or the Office of the District Maintenance Engineer who will be assuming this contract for the management and implementation phase of this new effort. Thank you for your cooperation in an effort to benefit the citizens of your community.

Sincerely,

Anne V. Endsley  
Utility Coordinator

AVE:b

cc: Pete Nissen, Dean Morris, District Maintenance; Vanessa Wright, District Financial Services; Melvin Pollock, Palm Beach Operations; Bernard Freeman, Design; David Recor, Deputy City Manager File

Enclosure

# STATE HIGHWAY LIGHTING, MAINTENANCE, AND COMPENSATION AGREEMENT

those prior to acceptance so long as the modifications/corrections comply with the contract and specifications previously approved by both the **FDOT** and the **MAINTAINING AGENCY**

- e. The continuing obligations under this paragraph 1 beyond the first fiscal year hereof are subject to the voluntary negotiation of the amount to be paid as set forth in subparagraph 2b hereof.

## 2. Compensation and Payment

- a. The **FDOT** agrees to pay to the **MAINTAINING AGENCY** a lump sum of \$ 205,185.00 for the fiscal year in which this Agreement is signed (fiscal year as referenced in this Agreement shall be **FDOT's** fiscal year).
- b. For each future fiscal year, the **FDOT** and the **MAINTAINING AGENCY** shall agree on the amount to be paid prior to the fiscal year beginning. The **FDOT** will issue a work order confirming the amount and authorizing the performance of maintenance for each new fiscal year. The Work Order shall be an **FDOT** signed letter of authorization to the **MAINTAINING AGENCY** with a subject line containing the terms "State Highway Lighting, Maintenance, And Compensation Agreement Work Order." The Work Order shall reflect the contract number, financial project number, FEID No. of the **MAINTAINING AGENCY**, the fiscal year, and the lump sum amount to be paid for the fiscal year indicated. The Work Order shall be signed by the **MAINTAINING AGENCY** and returned to **FDOT**. No payment will be made on Work Orders which are not properly signed and returned to **FDOT** prior to performing services.
- c. Invoices may be submitted anytime after May 19<sup>th</sup> of the fiscal year in which the services were provided, but no later than 180 days after the end of said fiscal year. Payment shall be made in one lump sum as provided in paragraph 4 hereof.
- d. Payment shall be made in accordance with Section 215.422, Florida Statutes.
- e. Bills for fees or other compensation for services or expenses shall be submitted in a format acceptable to the **FDOT** and in detail sufficient for a proper pre-audit and post-audit thereof.

## 3. Record Keeping

The **MAINTAINING AGENCY** shall keep records of all activities performed pursuant to this Agreement. The records shall be kept in a format approved by the **FDOT**.

Records shall be maintained and made available upon request to the **FDOT** at all times during the period of this Agreement and for three (3) years after final payment for the work pursuant to this Agreement is made. Copies of these documents and records shall be furnished to the **FDOT** upon request.

## 4. Invoicing

Upon receipt, the **FDOT** has five (5) working days to inspect and approve the goods and services. The **FDOT** has twenty (20) days to deliver a request for payment (voucher) to the Department of Financial Services. The twenty (20) days are measured from the latter of the date the invoice is received or the goods or services are received, inspected, and approved.

If a payment is not available within forty (40) days, a separate interest penalty at a rate as established pursuant to Section 215.422, Florida Statutes, shall be due and payable, in addition to the invoice amount, to the **MAINTAINING AGENCY**. Interest penalties of less than one (1) dollar shall not be enforced unless the **MAINTAINING AGENCY** requests payment. Invoices returned to a **MAINTAINING AGENCY** because of **MAINTAINING AGENCY** preparation errors shall result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the **FDOT**.

# STATE HIGHWAY LIGHTING, MAINTENANCE, AND COMPENSATION AGREEMENT

THIS AGREEMENT, entered into this 3<sup>rd</sup> day of November, year of 2005 by and between the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as the "**FDOT**", and **CITY OF FT. PIERCE**, hereinafter referred to as the "**MAINTAINING AGENCY**";

## WITNESSETH:

**WHEREAS**, the **MAINTAINING AGENCY** has the authority to enter into this Agreement and to undertake the maintenance and operation of lighting on the State Highway System, and the **FDOT** is authorized under Sections 334.044, Florida Statutes and 335.055, Florida Statutes to enter into this Agreement; and

**WHEREAS**, the **MAINTAINING AGENCY** has authorized its undersigned officers to enter into and execute this Agreement;

**NOW, THEREFORE**, in consideration of the premises and the mutual covenants contained herein, the **FDOT** and the **MAINTAINING AGENCY** hereby agree as follows:

### 1. Maintenance of Facilities

- a. The **MAINTAINING AGENCY** shall maintain all the lighting now or hereafter located on the State Highway System within the jurisdictional boundaries of the **MAINTAINING AGENCY**, hereinafter referred to as the "Facilities," throughout its expected useful life. For the purposes of this Agreement, the term Facilities shall be deemed to include, but not necessarily be limited to, lighting for roadways, as well as park and ride, pedestrian overpasses, and recreational areas owned by or located on the property of the **FDOT**, but shall exclude those systems listed in Exhibit "A" attached hereto and by this reference made a part hereof, and shall exclude lighting located in weigh stations, rest areas, or on Interstate highways.
- b. In maintaining the Facilities, the **MAINTAINING AGENCY** shall perform all activities necessary to keep the Facilities fully operating, properly functioning, with a minimum of 90% of the lights burning for any lighting type (ex. high mast, standard, underdeck, sign) or roadway system at all times for their normal expected useful life in accordance with the original design thereof, whether necessitated by normal wear and tear, accidental or intentional damage, or acts of nature. Said maintenance shall include, but shall not be limited to, providing electrical power and paying all charges associated therewith, routine inspection and testing, preventative maintenance, emergency maintenance, replacement of any component parts of the Facilities (including the poles and any and all other component parts installed as part of the Facilities), and locating (both vertically and horizontally) the Facilities, as may be necessary.
- c. All maintenance shall be in accordance with the provisions of the following:
  - (1) Manual of Uniform Traffic Control Devices; and,
  - (2) All other applicable local, state, or federal laws, rules, resolutions, or ordinances, and **FDOT** procedures.
- d. For lighting installed as part of an **FDOT** project, the **MAINTAINING AGENCY's** obligation to maintain shall commence upon the **MAINTAINING AGENCY's** receipt of notification from the **FDOT** that the **FDOT** has finally accepted the project, except for the obligation to provide for electrical power, which obligation to provide for electrical power shall commence at such time as the lighting system is ready to be energized; provided, however, that the **MAINTAINING AGENCY** shall not be required to perform any activities which are the responsibilities of **FDOT's** contractor.

Prior to any acceptance by the **FDOT**, the **MAINTAINING AGENCY** shall have the opportunity to inspect and request modifications/corrections to the installation(s) and the **FDOT** agrees to undertake

# STATE HIGHWAY LIGHTING, MAINTENANCE, AND COMPENSATION AGREEMENT

A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for contractors/vendors who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted at (850) 410-9724 or by calling the Chief Financial Officer's Hotline, 1-800-848-3792.

The State of Florida's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Legislature. In the event this Agreement is in excess of \$25,000 and has a term for a period of more than one (1) year, the provisions of Section 339.135(6)(a), Florida Statutes, are hereby incorporated:

The **FDOT**, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection shall be null and void, and no money may be paid on such contract. The **FDOT** shall require a statement from the Comptroller of the **FDOT** that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding one (1) year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years, and this paragraph shall be incorporated verbatim in all contracts of the **FDOT** which are for an amount in excess of \$25,000 and which have a term for a period of more than one (1) year.

The **FDOT** will provide a copy of the statement referenced above to the **MAINTAINING AGENCY**.

## 5. Default

In the event that the **MAINTAINING AGENCY** breaches any provision of this Agreement, then in addition to any other remedies which are otherwise provided for in this Agreement, the **FDOT** may exercise one or more of the following options, provided that at no time shall the **FDOT** be entitled to receive double recovery of damages:

- a. Pursue a claim for damages suffered by the **FDOT** or the public.
- b. Pursue any other remedies legally available.
- c. As to any work not performed by the **MAINTAINING AGENCY**, perform such work with its own forces or through contractors and seek reimbursement for the cost thereof from the **MAINTAINING AGENCY** if the **MAINTAINING AGENCY** fails to cure the non-performance within fourteen (14) days after written notice from the **FDOT** of the non-performance; provided, however, that advance notice and cure shall not be preconditions in the event of an emergency.

## 6. Force Majeure

Neither the **MAINTAINING AGENCY** nor the **FDOT** shall be liable to the other for any failure to perform under this Agreement to the extent such performance is prevented by an act of God, war, riots, natural catastrophe, or other event beyond the control of the non-performing party and which could not have been avoided or overcome by the exercise of due diligence; provided that the party claiming the excuse from performance has (a) promptly notified the other party of the occurrence and its estimate duration, (b) promptly remedied or mitigated the effect of the occurrence to the extent possible, and (c) resumed performance as soon as possible.

## 7. Miscellaneous

- a. The **FDOT** shall consider the employment by any contractor of unauthorized aliens a violation of Section 274A(e) of the Immigration and Nationality Act. If the contractor knowingly employs unauthorized aliens, such violation shall be cause for unilateral cancellation of this Agreement.

# STATE HIGHWAY LIGHTING, MAINTENANCE, AND COMPENSATION AGREEMENT

- b. The **MAINTAINING AGENCY** shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the **MAINTAINING AGENCY** in conjunction with this Agreement. Failure by the **MAINTAINING AGENCY** to grant such public access shall be grounds for immediate unilateral cancellation of this Agreement by the **FDOT**.
- c. This Agreement constitutes the complete and final expression of the parties with respect to the subject matter hereof and supersedes all prior agreements, understandings, or negotiations with respect thereto.
- d. This Agreement shall be governed by the laws of the State of Florida. Any provision hereof found to be unlawful or unenforceable shall be severable and shall not affect the validity of the remaining provisions hereof.
- e. Time is of the essence in the performance of all obligations under this Agreement.
- f. All notices required pursuant to the terms hereof may be sent by first class United States Mail, facsimile transmission, hand delivery, or express mail and shall be deemed to have been received by the end of five (5) business days from the proper sending thereof unless proof of prior actual receipt is provided. The **MAINTAINING AGENCY** shall have a continuing obligation to notify each District of the **FDOT** of the appropriate persons for notices to be sent pursuant to this Agreement. Unless otherwise notified in writing, notices shall be sent to the following addresses:

**MAINTAINING AGENCY:**

CITY MANAGER, CITY OF FT. PIERCE
CITY HALL
100 NORTH US 1
FT. PIERCE, FL 34954

**FDOT:**

DISTRICT MAINTENANCE ENGINEER
3400 WEST COMMERCIAL BOULEVARD
FT. LAUDERDALE, FL 33309

- g. **PUBLIC ENTITY CRIME INFORMATION STATEMENT:** A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for **CATEGORY TWO** for a period of thirty six (36) months from the date of being placed on the convicted vendor list.
- h. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity.
- i. Nothing herein shall be construed as a waiver of either party's sovereign immunity.

# STATE HIGHWAY LIGHTING, MAINTENANCE, AND COMPENSATION AGREEMENT

## 8. Certification

This document is a printout of an FDOT form maintained in an electronic format and all revisions thereto by the **MAINTAINING AGENCY** in the form of additions, deletions or substitutions are reflected only in an Appendix entitled "Changes To Form Document" and no change is made in the text of the document itself. Hand notations on affected portions of this document may refer to changes reflected in the above-named Appendix but are for reference purposes only and do not change the terms of the document. By signing this document, the **MAINTAINING AGENCY** hereby represents that no change has been made to the text of this document except through the terms of the Appendix entitled "Changes to Form Document."

You MUST signify by selecting or checking which of the following applies:



No changes have been made to this Forms Document and no Appendix entitled "Changes to Form Document" is attached.



No changes have been made to this Form Document, but changes are included on the attached Appendix entitled "Changes to Forms Document."

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement effective the day and year first written.

**MAINTAINING AGENCY - CITY OF FORT PIERCE**

BY: (Signature)

(Typed Name: Robert J. Benton, III)

(Typed Title: Mayor)

SEEDED AS TO FORM AND COMPRESS DATE:  
  
City Attorney

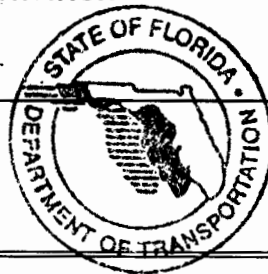
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

BY: (Signature)

  
**James A. Wolfe**  
**District Secretary**

(Typed Name: James A. Wolfe)

(Typed Title: District Secretary)



11/3/05  
DATE:

FDOT Legal Review

BY: (Signature)

  
District Counsel

(Typed Name: Dawn Raduano)

DATE: 11/3/2005



Gary M Keife/D4/FDOT  
09/19/2005 03:33 PM

To Anne Endsley/D4/FDOT@FDOT  
cc  
bcc  
Subject Fw: FUNDS APPROVAL/REVIEWED FOR CONTRACT BDC10

At your service.  
gk

----- Forwarded by Gary M Keife/D4/FDOT on 09/19/2005 03:32 PM -----



The job FI989HLR; user I.D.  
FI989HL <MVS@DOT>  
09/19/2005 03:22 PM

To RD446GK@dot.state.fl.us  
cc  
Subject FUNDS APPROVAL/REVIEWED FOR CONTRACT BDC10

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
FUNDS APPROVAL

Contract #BDC10 Contract Type: BM Method of Procurement: G  
Vendor Name: CITY OF FORT PIERCE LHATF  
Vendor ID: VF596000322009  
Beginning date of this Agmt: 09/19/05  
Ending date of this Agmt: 12/31/06

\*\*\*\*\*  
Description:  
Lighting Maintenance & Compensation Agreement.

\*\*\*\*\*  
ORG-CODE \*EO \*OBJECT \*AMOUNT \*FIN PROJECT \*FCT \*CFDA  
(FISCAL YEAR) \*BUDGET ENTITY \*CATEGORY/CAT YEAR  
AMENDMENT ID \*SEQ. \*USER ASSIGNED ID \*ENC LINE(6S)/STATUS  
\*\*\*\*\*

Action: ORIGINAL Funds have been: APPROVED  
55 044010410 \*HC \*242052 \* 205185.00 \*40512217231 \*996 \*  
2006 \*55150200 \*088712/06  
0001 \*00 \* \*0001/04

TOTAL AMOUNT: \*\$ 205,185.00 \*

FUNDS APPROVED/REVIEWED FOR ROBIN M. NATTOVE, CPA, COMPTROLLER  
DATE: 09/19/2005

### Light Pole Inventory ~ St. Lucie County

Section No.	State Road	Local Name	Mile Post		City	Side	Ownership			Total No. of Poles	Type of Pole					Remarks		
			From	To			EPL	FDOT	Aluminum		Concrete	Wood	High Mast	Other				
94060000	A1A	A1A / N. Beach Cswy	0.510	1.528	Fort Pierce	E			3									
94060000	A1A	A1A / N. Beach Cswy	0.510	1.528	Fort Pierce	W			6									11 wood are FPL
94050000	A1A	A1A / Ocean Drive	13.133	17.945	Fort Pierce	E			32	20								45 wood are FPL
94050000	A1A	A1A / Ocean Drive	13.133	17.945	Fort Pierce	W			81									
94100000	707	Citrus	0.000	0.557	Fort Pierce	E			4	4								
94100000	707	Citrus	0.000	0.557	Fort Pierce	W			7	1								
94005000	615	N/S 25th Street	0.991	3.750	Fort Pierce	E	X		50	1								alum. not FPL
94005000	615	N/S 25th Street	0.991	3.750	Fort Pierce	W	X		33	1								alum. not FPL
94030000	70	Okeechobee Road	22.140	22.262	Fort Pierce	S			2									
94030000	70	Okeechobee Road	22.140	22.262	Fort Pierce	S			65	59								8 alum. & 6 conc. are FPL
94030000	70	Okeechobee Road	22.916	25.225	Fort Pierce	N			3	2								
94070000	68	Orange Avenue	19.698	21.869	Fort Pierce	N			28	2								
94010000	5	US1	0.610	3.594	Fort Pierce	E			43	43								
94010000	5	US1	10.104	14.621	Fort Pierce	E	X		78	2								21 wood are not FPL
94010000	5	US1	0.610	3.594	Fort Pierce	W			56	2								
94010000	5	US1	10.104	14.621	Fort Pierce	W			108	73								23 conc. & 31 wood are FPL
94120000	716	Guthrie/Savage	4.938	9.286	Port St. Lucie	S			108	93	14		1					3 conc. FPL, defered 938 old system
94120000	716	Guthrie/Savage	9.286	4.938	Port St. Lucie	N			35	7	26							conc. are FPL
94004000	614		0.000	3.584	St. Lucie County	S			8	7			1					
94004000	614		0.000	3.584	St. Lucie County	N			7	7								
94009000	607		0.000	2.525	St. Lucie County	E	X		2		2							
94009000	607		0.000	2.525	St. Lucie County	W			0									
94060000	A1A	A1A / N. Beach Cswy	0.000	0.510	St. Lucie County	E			0									
94060000	A1A	A1A / N. Beach Cswy	1.528	7.709	St. Lucie County	E			1	1								
94060000	A1A	A1A / N. Beach Cswy	0.000	0.510	St. Lucie County	W			3		3							
94060000	A1A	A1A / N. Beach Cswy	1.528	7.709	St. Lucie County	W			0									
94050000	A1A	A1A / Ocean Drive	0.000	13.133	St. Lucie County	E			0									
94050000	A1A	A1A / Ocean Drive	0.000	13.133	St. Lucie County	W	X		5				5					
94003000	713	Kings Highway	0.000	10.198	St. Lucie County	E			14	2	6		6					
94003000	713	Kings Highway	0.000	10.198	St. Lucie County	W			5	3	2							
94005000	615	N/S 25th Street	0.000	0.991	St. Lucie County	E	X		3		2			1				(lights not on arms)
94005000	615	N/S 25th Street	3.750	5.000	St. Lucie County	E			0									
94005000	615	N/S 25th Street	0.000	0.991	St. Lucie County	W			0									
94005000	615	N/S 25th Street	0.000	0.991	St. Lucie County	W	X		21				21					
94005000	615	N/S 25th Street	3.750	5.000	St. Lucie County	W			0									
94030000	70	Okeechobee Road	0.000	22.140	St. Lucie County	S			12	3	8			1				
94030000	70	Okeechobee Road	22.262	23.038	St. Lucie County	S			20	2	18							
94030000	70	Okeechobee Road	0.000	22.140	St. Lucie County	N			36		36							
94030000	70	Okeechobee Road	22.916	22.916	St. Lucie County	N			11		11							

**City Commission Day Meeting 9:00 AM**

**9. C.**

**Meeting Date:** 08/11/2025

**Re:** Main Street Fort Pierce, Inc. Third Quarter Report

**Submitted For:** Audria Moore, Special Projects Coordinator, City Manager

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**SUBJECT:**

Approval of Main Street Fort Pierce Inc.'s Third Quarter Disbursement in the amount of \$12,500 subject to acceptance of the Third Quarter Report.

**SUMMARY:**

During its meeting on May 19, 2025, the Commission approved an agreement with Main Street Fort Pierce, Inc. to provide services and deliverables in support of the City's revitalization and economic development objectives. The agreement covers the period from October 1, 2024, through September 30, 2025, with a not-to-exceed amount of \$50,000. In accordance with the agreement, funding is to be disbursed quarterly in \$12,500 increments, contingent upon receiving Commission approval.

**RECOMMENDATION:**

Staff will proceed as directed by the City Commission.

**ALTERNATIVES:**

The Commission can deny the quarterly disbursement, defer the decision, suspend or terminate the agreement.

**RESPONSIBLE STAFF:**

Audria V. Moore, Special Projects Coordinator

**COORDINATED WITH:**

Main Street Fort Pierce, Inc.

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**Fiscal Impact**

**Budgeted Y/N:** y  
**Fiscal Year:** 2025  
**Account:** 0016000-582200  
**Amount:** \$12,500

**OTHER INFORMATION:**

The funds will be distributed quarterly in increments of \$12,500 from the General Fund, account 0016000-582200 AID TO PRIVATE ORG/DT MAINST.

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**Attachments**

Third Quarter Report  
FOCUS Magazine  
Executed Contract

---

**Form Review**

**Inbox**                                  **Reviewed By**                                  **Date**

City Manager  
Form Started By: Audria Moore  
Final Approval Date: 08/01/2025

Richard Chess

08/01/2025 01:41 PM  
Started On: 07/30/2025 12:27 PM



## Main Street Fort Pierce, Inc. Program Reporting Form

*To be completed by MSFP for each Report Period: Fiscal Year Ending, September 30, 2025*

Quarterly Reporting Period	Quarterly Report Due	City Commission Presentations
_____ Q1 – Reporting Period: Oct. 1-Dec. 31	_____ Q1 – Report due Jan. 15	_____ Q1 – Feb. 2025 Quarterly Report
_____ Q2 – Reporting Period: Jan. 1-Mar. 31	_____ Q2 – Report due April 15	_____ Q2 – May 2025 Quarterly Report
<u>  X  </u> Q3 – Reporting Period: April 1-June 30	<u>  X  </u> Q3 – Report due July 15	<u>  X  </u> Q3 – Aug. 2025 Quarterly Report
_____ Q4 — Reporting Period: July 31-Sept. 30	_____ Q4 – Report due Sept. 15	_____ Q4 – Sept. 2025 Quarterly Report

### Deliverables

**1. Economic Vitality:** This point aims to strengthen the district’s economic base by supporting existing businesses, attracting new businesses, and ensuring a diverse and thriving economic mix.

**A. Business Development**

1. Attract new businesses to the Downtown District – MSFP will make contact with at least one new business. **MSFP will include its efforts and progress in quarterly reports.**

**Status:** MSPF continues to run a regular article in The Main Street Focus to highlight available commercial property in the Downtown District. Made contact with 4 new businesses in process of opening during the reporting period, with articles already published on 3 new businesses during Q4.

2. Job creation/retention – MSFP will report on jobs created and/or retained within the Downtown District quarterly. **MSFP will include its efforts and progress in quarterly reports.**

**Status:** Per accessible information, 5 full-time jobs were gained, and 4 full-time jobs were lost during the reporting period.

<p>3. MSFP will compile, publish, and maintain a comprehensive business directory that provides detailed information about businesses within the Downtown District. <b>MSFP will include its efforts and progress in quarterly reports.</b></p>
<p><b>Status:</b> MSFP maintains a comprehensive business directory that is provided to Florida Main Street at regular intervals. The information is also utilized to maintain the Downtown District Map created and published by MSFP, which is directly linked on the website homepage.</p>
<p>4. MSFP will maintain an online map of downtown businesses, government buildings, landmarks, activities and free parking. <b>MSFP will include its efforts and progress in quarterly reports.</b></p>
<p><b>Status:</b> The online map is updated as necessary, with a focus on keeping all data current. A QR code for easy linking has been distributed. (Please see direct link to map below or visit <a href="https://mainstreetfortpierce.org">https://mainstreetfortpierce.org</a> and select Downtown Map in the top navigation.)  <a href="https://www.google.com/maps/d/u/0/viewer?mid=1nl4sLI2JNqw38pLVCXIP-xV3ePXcaAd7&amp;ll=27.448649631631188%2C-80.32354862850366&amp;z=15">https://www.google.com/maps/d/u/0/viewer?mid=1nl4sLI2JNqw38pLVCXIP-xV3ePXcaAd7&amp;ll=27.448649631631188%2C-80.32354862850366&amp;z=15</a></p>
<p>5. MSFP will distribute Downtown shopping and dining guides. <b>MSFP will include its efforts and progress in quarterly reports.</b></p>
<p><b>Status:</b> Printed shopping/dining guides are provided to Downtown Businesses upon request.</p>

<p><b>B. Property Development</b></p>
<p>1. MSFP will provide technical assistance to one property owner, developer, or business on the renovation and/or repurpose of its commercial space. <b>MSFP will include its efforts and progress in quarterly reports.</b></p>
<p><b>Status:</b> Worked with local retail business on partial repurpose of existing commercial space.</p>
<p>2. MSFP will create and maintain a listing of vacant and occupied commercial properties within the Downtown District within interior and exterior building characteristics including square footage, building use, zoning, address, property type, current use, etc. to assist potential tenants or buyers in finding suitable options. <b>MSFP will include its efforts and progress in quarterly reports.</b></p>
<p><b>Status:</b> Internal list currently maintained. MSFP also includes a three-quarter full-color page in the Main Street Focus with available Downtown Commercial locations and contact info for property managers, updated each month based on available information.</p>

3. MSFP will create and maintain a thorough database to capture and store detailed information about individuals interested in properties enabling efficient connections with available vacant properties as they arise. **MSFP will include its efforts and progress in quarterly reports.**

**Status:** MSFP has created a Business Interest Form to collect information on individuals interested in vacant properties. Assisted interested business in identifying alternate locations.

**2. Design:** This focuses on improving the physical appearance of the district by preserving historic architecture, enhancing public spaces, and partnering with the City to ensure a visually appealing environment.

**A. Physical Improvements**

1. MSFP will promote the Fort Pierce Redevelopment Agency Commercial Façade Grant Program to the Downtown business community and, during application cycles, assist businesses with completing the application process. **MSFP will include its efforts and progress in quarterly reports.**

**Status:** Details on the FPRA Façade grant program and Paint Program were provided to multiple Downtown Businesses, announced at DBA meetings, and an article in the May 2025 issue of Main Street Focus Magazine. Assistance with completing grant application was offered.

2. MSFP will provide and distribute information on the City’s Impact Fee Moratorium extension to builders/developers/real estate investors and the community on the process and timelines involved. **MSFP will include its efforts in quarterly reports.**

**Status:** MSFP has published articles on the Impact Fee Moratorium extension (most recently June 2025) as well as providing information to developers.

**B. Historic Preservation**

1. MSFP will facilitate the continued preservation and maintenance of the Historic Platts/Backus House. **MSFP will include its efforts and progress in quarterly reports.**

**Status:** Pest Control, Termite Mitigation, A/C repair and maintenance, Alarm service, Lawn Maintenance and Fire Inspection/Suppression service.

2. MSFP will coordinate with Fort Pierce Redevelopment Agency staff to educate the Downtown businesses about the Downtown Master Plan. **MSFP will include its efforts and progress in quarterly reports.**

**Status:** MSFP regularly publishes content from FPRA programs in The Main Street Focus, provides an open platform at Coffee with the Mayor, and facilitates speaking opportunities by coordinating with the DBA, in addition to one-on-one outreach. Most recently, MSFP hosted the

survey team for the transformation of Marina Park at May Friday Fest, as well as including an article in the May Focus issue on the topic. Shared surveys requesting public input on potential projects.

**3. Promotion:** This involves marketing the district’s unique characteristics to shoppers, investors, and visitors through events, advertising, and branding to enhance its image and attract business.

**A. Marketing and Events**

1. MSFP will plan, coordinate, promote, and host no fewer than 20 promotional and/or educational events with an average attendance of 100 participants, to include:
  - The Ghosts of Fort Pierce Past Historic Walking Tours
  - Friday Fest
  - Coffee with the Mayor
  - Shop Small Saturday

**MSFP will include its efforts and progress in quarterly reports**

**Status:** Friday Fest was held on 4/4/2025, 5/2/2025, and 6/6/2025. Coffee with the Mayor was held on 4/18/2025 and 5/16/2025.

2. MSFP will reach 8,000 social media impressions of marketing campaigns via various social media and MSFP -powered website. **MSFP will include its efforts and progress in quarterly reports.**

**Status:**

Per reporting dashboards, social media views during this period were 69,862. Social media reach was 27,724.

<b>B. Branding</b>
1. MSFP will conduct quarterly surveys with a minimum of 25 respondents (totaling 100 respondents annually), to assess brand recognition via in-person and online methods. MSFP will publish the results of its surveys. <b>MSFP will include its efforts and progress in quarterly reports.</b>
<b>Status:</b> MSFP is in the process of conducting surveys and will present results in the following reports and presentations.
2. MSFP will publish the Main Street Focus Magazine monthly. <b>MSFP will include its efforts and progress in quarterly reports.</b>
<b>Status:</b> 9,400 issues were printed and distributed in the Downtown District and surrounding areas or by mail during the reporting period. The April cover featured the MSFP Annual Golf Tournament, May 2025 was the Annual Meeting at the Platts/Backus House and June 2025 featured Stars Over St. Lucie and 4 <sup>th</sup> of July. Articles containing City announcements include park & playground improvements, Infrastructure Surtax Citizen Oversight Committee, Commercial Façade Grants, Commercial Sign Grant Program, Property Refresh Paint Program, Community Day Event at Rotary Park, Transformation of Marina Square, Call for Artists for Mural Projects, Free Community Workshop Series, Extension of Impact Fee Moratorium in Redevelopment Area, FPRA Youth Banner Art Showcase, and selection of Fort Pierce Adoption Center for National Pilot Project to reunite lost dogs with their families.
3. MSFP will complete timely updates to MSFP website. MSFP will increase website and social media traffic related to District information by 10%, annually. MSFP will include its efforts and progress in quarterly reports including metrics related to website visits and social media activity. <b>MSFP will include its efforts and progress in quarterly reports.</b>
<b>Status:</b> Currently, the MSFP website includes a calendar of events through June of 2026, as well as links to partners and the Focus archive. For Q3, 6,593 unique visitors came to the MSFP website.
<b>C. Positive Image</b>
1. MSFP will collect testimonials from 12 or more visitors and 6 or more residents. <b>MSFP will include its efforts and progress in quarterly reports.</b>
<b>Status:</b> MSFP is in the process of collecting testimonials and will present results in the following reports and presentations.

**4. Organization:** This point emphasizes building a strong foundation for a sustainable revitalization effort, including engaging stakeholders, forming partnerships, and fostering a collaborative environment.

**A. Partnerships**

1. Collaborate with partner organizations – MSFP will complete two joint projects with partner organizations. **MSFP will include its efforts and progress in quarterly reports.**

**Status:** Continued collaboration with the Downtown Business Alliance, Fort Pierce Yacht Club, and FPUA. New partnership with UF/IFAS Extension for an upcoming beautification project in Downtown, with the support of FPRA.

**B. Volunteer Engagement**

1. MSFP will recruit and/or retain 25 volunteers annually. **MSFP will include its efforts and progress in quarterly reports.**

**Status:** Main Street Fort Pierce maintains an annual roster of over 100 active volunteers. New volunteers are most often acquired by word of mouth (current volunteers recruit friends, family, colleagues, or acquaintances) although interest is also generated by event attendance and participation in partner organizations.

2. MSFP will attain 500 volunteer hours annually. MSFP will include its efforts and progress in quarterly reports. **MSFP will include its efforts and progress in quarterly reports.**

**Status:** Documented volunteer hours for Q3 are 1,417 hours. Per the multiplier value used by Florida Main Street of 31.61 the total hours value for this reporting period is \$44,791.37.

3. The MSFP Executive Director will maintain active participation on two volunteer committees. **MSFP will include its efforts and progress in quarterly reports.**

**Status:** Executive Director is a sitting member of the City Parking Committee and active member of the Downtown Business Alliance.

**C. Resource Management**

1. MSFP will spend no more than 40% of funds received from the City under this Agreement on salaries. **MSFP will include its efforts and progress in the March and September quarterly reports.**

**Status:** MSFP does not rely on funds from the City for employee salaries. A percentage of funding has been included in financial reporting under salaries and wage expense as a partial representation of the staff time required to administer the projects undertaken in this agreement.

2. MSFP will explore sustainable funding sources beyond the program period and report on explored funding sources outside of the City of Fort Pierce designated funds to ensure the organization's sustainability. **MSFP will include its efforts and progress in the March and September quarterly reports.**

**Status:**

City funds make up only a portion of MSFP's operating budget, which is largely comprised of membership and fundraising activity.

**5. Budget:** MSFP will include the following information in its quarterly financial reports and quarterly presentations to the City Commission. **Also, complete attached Revenue and Expense Reporting Form and submit.**

1. Budget Summary: MSFP will provide an overview of the total program funds received including a breakdown of the budget into major categories (e.g., personnel, supplies, equipment).

Please see attached Revenue & Expense Reporting Form

2. Income Sources: MSFP will specify other sources of income (if any) contributing to the program and highlight any matching funds or in-kind contributions.

Coffee with the Mayor is sponsored by the presenting business at \$300 per month in Q3. Friday Fest sponsors for Q3 include Southern Eagle as financial contributors, and Cobb's Landing and Little Jim Bait & Tackle as in-kind sponsors.

3. Detailed Expenses with Budget Justification: MSFP will itemize expenses with specific amounts for each category. Include both direct costs (directly related to the program) and indirect costs (overhead). MSFP will explain the rationale behind each expense.

Grants: Currently represented by contract funding from the City

Donations: Direct donations by Patrons of MSFP

Contracted Events: This reporting period includes revenue generated from contracted events, including Friday Fest and Coffee with the Mayor.

Membership Fees: Annual membership to MSFP from individuals and businesses.

Program Service Revenue: Fees for service to The Main Street Focus Magazine

Salaries and Wages: A percentage of funding has been included in financial reporting under salaries and wage expense as a partial representation of the staff time required to administer the projects undertaken in this agreement.

Rent/Utilities: Mortgage and utilities

Office Supplies: Phone, internet service, copier contract, software licensing, office products

Program Expenses: Costs associated with creation and distribution of The Main Street Focus Magazine.

Marketing/Outreach: online advertising, ad placement

Contracted Events: This reporting period includes expenses from contracted events, including Friday Fest and Coffee with the Mayor. Notable expenses include insurance, permitting, law enforcement details, rentals, portlets and entertainment.

Travel & Training: Florida Main Street Quarterly Meeting

Professional Services: Bookkeeping

Other Expenses (Insurance): General Liability, Directors & Officers, Volunteer, Professional Liability Coverage, Property Insurance

4. Conclusion: MSFP will summarize the financial performance. Mention any adjustments made during implementation.

MSFP has continued to stretch the public dollars entrusted and maximize service to the community. While the revenue for programs has decreased while expenses have increased, MSFP sees the importance of continuing events and services for the public good. Events like Friday Fest serve as a business incubator for small businesses, while Ghost Walk instills community pride and connection. MSFP prioritizes using local vendors whenever possible to keep dollars within the community. Further outside grant funding is a priority and MSFP is actively exploring all potential options.

**Exhibit C****Main Street Fort Pierce, Inc. Quarterly Revenue and Expense Reporting Form**  
Fiscal Year ending September 30, 2025

Organization Name: Main Street Fort Pierce, Inc.

Quarter ended: June 30, 2025

**Revenue Section**

Revenue Source	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Grants	\$12,500.00	\$12,500.00	\$12,500.00	\$0.00	\$37,500.00
Donations	\$2,150.00	\$1,240.00	\$350.00	\$0.00	\$3,740.00
Fundraising Events	\$25,160.30	\$16,874.06	\$14,330.98	\$0.00	\$56,365.34
Membership Fees	\$820.00	\$1,890.00	\$5,245.00	\$0.00	\$7,955.00
Program Service Revenue	\$3,000.00	\$3,000.00	\$2,000.00	\$0.00	\$8,000.00
Other Income (specify)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Revenue</b>	<b>\$43,630.30</b>	<b>\$35,504.06</b>	<b>\$34,425.98</b>	<b>\$0.00</b>	<b>\$113,560.34</b>

**Expense Section**

Expense Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Salaries and Wages	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	\$15,000.00
Rent/Utilities	\$6,169.92	\$5,844.76	\$8,770.00	\$0.00	\$20,784.68
Office Supplies	\$2,443.16	\$1,969.63	\$5,160.55	\$0.00	\$9,573.34
Program Expenses	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00	\$9,000.00
Marketing/Outreach	\$182.97	\$612.97	\$732.33	\$0.00	\$1,528.27
Contracted Events	\$13,132.08	\$14,213.75	\$13,066.61	\$0.00	\$40,412.44
Travel & Training	\$0.00	\$394.00	\$1,468.88	\$0.00	\$1,862.88
Professional Services	\$3,050.00	\$3,081.25	\$3,512.50	\$0.00	\$9,643.75
Other Expenses - Insurance	\$2,247.30	\$928.89	\$3,571.57	\$0.00	\$6,747.76
<b>Total Expenses</b>	<b>\$35,225.43</b>	<b>\$35,045.25</b>	<b>\$44,282.44</b>	<b>\$0.00</b>	<b>\$114,553.12</b>

**Summary**

Expense Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Total Revenue	\$43,630.30	\$35,504.06	\$34,425.98	\$0.00	\$113,560.34
Total Expenses	\$35,225.43	\$35,045.25	\$44,282.44	\$0.00	\$114,553.12
<b>Net Surplus/Deficit</b>	<b>\$8,404.87</b>	<b>\$458.81</b>	<b>(\$9,856.46)</b>	<b>\$0.00</b>	<b>(\$992.78)</b>



Volume 20, No. 9

April, 2025

# FOCUS

The Official Monthly Newspaper of Main Street Fort Pierce

## Main Street Fort Pierce's Annual Golf Tournament

SAVE THE DATE: SATURDAY, MAY 17



Don't miss the chance to be part of this exciting event.  
Visit [www.mainstreetfortpierce.org](http://www.mainstreetfortpierce.org) to register your team  
or contact us at 772-466-3880 to secure your spot as a sponsor.

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Main Street Focus  
122 AE Backus Ave.  
Fort Pierce, FL 34950



Mayor Linda Hudson invites you to join her for Community News, Special Announcements, Complimentary Steamworks Coffeebar coffee, Breakfast Treats, and more!

**Friday, April 18th, at 8:00 a.m. at the Fort Pierce Yacht Club**  
700 N. Indian River Drive

HOSTED BY Fort Pierce Yacht Club, Main Street Fort Pierce, Steamworks Coffeebar and Eatery and The City of Fort Pierce. Call Main Street Fort Pierce for more information at 772-466-3880.

Sponsored by




**Food Family Friends Fun**

1st Friday of each month, Historic Downtown Fort Pierce  
5:30 p.m. to 8:30 p.m. in Marina Square



Join Us at Friday Fest on April 4th with Live Music by RJ Preston Duo

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**PRESIDENT'S MESSAGE**

# Sip on Sunshine at the Annual Main Street Fort Pierce Reverse Raffle

by Donna Sizemore




It's April, the climate hasn't yet reached its peak temperatures, and it's a beautiful time of year to enjoy the outdoors. Downtown Fort Pierce boasts numerous restaurants and bars where you can sit outside and relish the weather. Consider visiting the Saturday **Farmers Market** and relax alongside the Indian River, soaking in the sunshine.

Part of *Main Street Fort Pierce's Strategic Plan* included expanding our board. We are delighted to announce the addition of a new board member: Glen Hoffman, a Fort Pierce native, served as a deputy sheriff with the St. Lucie County Sheriff's Office for 30 years. During his tenure, he worked in the crime prevention unit—overseeing community volunteers, managing the Neighborhood Watch program, and conducting security surveys for both businesses and residences. After retiring in 2018, he returned to full-time service six years later and is currently assigned to the Community Engagement Unit.

One last reminder about the **Reverse Raffle**. The event will take place on April 11, 2025, at the **Pelican Yacht Club**. There's still time to buy tickets for a chance to win up to \$5,000 in prizes. This year's theme is *Sippin' On Sunshine*, and we envision a room full of bright citrus colors! If you've never attended, you're sure to be glad you did! Visit our website to obtain tickets and register to bid on the incredible auction items generously donated by our community.

On the third Friday of each month, *Main Street Fort Pierce* hosts *Coffee with the Mayor* at 8:00 a.m. at the **Fort Pierce Yacht Club**. Each month features a speaker from a business or non-profit organization. In April, *Main Street Fort Pierce* will host and sponsor *Coffee with the Mayor*. Please join us on April 18 to learn all about *Main Street Fort Pierce*, the impact it has on the community, and how you can become a member and/or volunteer.

As always, we extend our heartfelt thanks to our numerous volunteers for their hard work and support in ensuring that *Main Street Fort Pierce* remains the heartbeat of our community. *Happy Spring!* 🏡

**MAIN STREET FOCUS FORT PIERCE**

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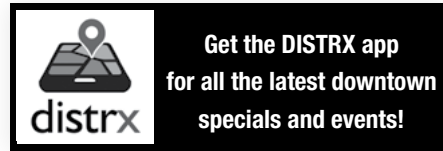
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Phone: 772.466.3880 • mainstreetfortpierce.org

# Calendar

## Dine, Shop and Enjoy Beautiful, Historic, Downtown Fort Pierce!



### MONTHLY EVENTS

**April 4, Friday: FRIDAY FEST AT MARINA SQUARE** — 5:30 to 8:30 p.m.; live music by **RJ Preston Duo**; Please remove all vehicles from the permitted Friday Fest road closure area (Marina Way & Melody Lane) by 2:00 p.m.; **Facebook**—Main Street Fort Pierce, 466-3880; [mainstreetfortpierce.org](http://mainstreetfortpierce.org).

**April 18, Friday: COFFEE WITH THE MAYOR** — 8:00 a.m. at the **Fort Pierce Yacht Club**, 700 N. Indian River Dr.; **Sponsor** — **Main Street Fort Pierce**; **Facebook**—Main Street Fort Pierce, 466-3880; [mainstreetfortpierce.org](http://mainstreetfortpierce.org).

**April 18, Friday: ARTWALK** — 5 to 8:00 p.m.; Various studios and shops open throughout the downtown area; [artstlucie.org](http://artstlucie.org).

### WEEKLY EVENTS

**Wednesdays: Wednesday Green Market & Food Co-Op** — rain or shine 12:00 to 6:00 p.m., Downtown Marina Square; 971-8480.

**Saturdays: The Jazz Market** — 8:00 a.m. to 1:00 p.m.; north side of the Downtown Fort Pierce Library; Jazz & Blues Society, 460-5299, [jazzsociety.org](http://jazzsociety.org).

**Saturdays: Ft. Pierce Farmer's Market** — 8:00 a.m. to Noon; Marina Square on Melody Lane; Market Manager, 940-1145.

### LIVE MUSIC DOWNTOWN

- Wine Down Wednesday**  
Fort Social in the Galleria on the 2nd and 4th  
Wednesday of each month, 6 to 8 p.m.  
[TheFortSteakhouse.com](http://TheFortSteakhouse.com)
- Sailfish Brewing Company**  
[facebook/Sailfish Brewing Company](https://facebook.com/SailfishBrewingCompany)
- Pierced Cider**  
[Facebook @piercedcider](https://facebook.com/piercedcider)
- Cobbs Landing**  
[cobbs-landing.com](http://cobbs-landing.com)
- Bottom's Up Public House**  
[facebook.com/bottomsuppublichouse](https://facebook.com/bottomsuppublichouse)

### SUNRISE THEATRE & SUNRISE BLACK BOX

772-461-4775 • [sunrisetheatre.com](http://sunrisetheatre.com)

**Tuesdays: Jazz Jam at the Sunrise Black Box Theatre** — 7 to 10 p.m.; 460-5299; [jazzsociety.org](http://jazzsociety.org).

### MANATEE OBSERVATION & EDUCATION CENTER

429-6266 • [ManateeEducationCenter.org](http://ManateeEducationCenter.org)

### DOWNTOWN FORT PIERCE LIBRARY

462-2787 • [www.st-lucie.lib.fl.us/](http://www.st-lucie.lib.fl.us/)

### SUNDAY DOWNTOWN CHURCH SERVICES

**Common Ground Vineyard Church**; 460-5414, [commongroundvineyard.com](http://commongroundvineyard.com).

**First Church**; 464-0440, [firstchurchfp.org](http://firstchurchfp.org).

**Fort Pierce Haitian United Methodist Church**; 940-6728, [haitianmethodist.org](http://haitianmethodist.org).

**Notre-Dame Mission Catholic Church**; 466-9617, [notredamecc.com](http://notredamecc.com).

**St. Andrews Episcopal Church** (*founded 1893*); 461-5009 [mystandrews.org](http://mystandrews.org).

### COMMUNITY INFORMATION

- A.E. Backus Museum**  
772-465-0630 • [backusmuseum.com](http://backusmuseum.com)
- Bud Adams Gallery of Historical Photographs**  
772-462-1795 • 2nd Floor of P.P. Cobb Building
- Fort Pierce Police Athletic League**  
772-370-6162 • [fortpiercepal.com](http://fortpiercepal.com)  
Volunteers needed: 772-466-0606
- Fort Pierce Jazz & Blues Society**  
772-460-5299 • [jazzsociety.org](http://jazzsociety.org)
- Fort Pierce RiverWalk Center**  
600 North Indian River Drive  
772-489-6473 • [cityoffortpierce.com](http://cityoffortpierce.com)
- Heathcote Botanical Gardens**  
772-464-4672 • [heathcotebotanicalgardens.org](http://heathcotebotanicalgardens.org)
- National Navy UDT-SEAL Museum**  
772-595-5845 • [navysealmuseum.org](http://navysealmuseum.org)
- St. Lucie County Marine Center**  
772-462-3474 • [stlucieco.gov/marine\\_center](http://stlucieco.gov/marine_center)
- St. Lucie County Regional History Center**  
772-462-1795 • [stlucieco.gov/history](http://stlucieco.gov/history)

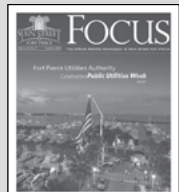
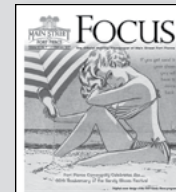


- APRIL: NATIONAL JAZZ APPRECIATION MONTH
- APRIL 1: APRIL FOOL'S DAY
- APRIL 2: NATIONAL PEANUT BUTTER AND JELLY DAY
- APRIL 2: PASCUA FLORIDA DAY
- APRIL 3: WORLD AQUATIC ANIMAL DAY
- APRIL 6: ARMY DAY IN UNITED STATES
- APRIL 7: NATIONAL BEER DAY
- APRIL 10: GOLFER'S DAY
- APRIL 12: GRILLED CHEESE SANDWICH DAY
- APRIL 13: NATIONAL SCRABBLE DAY
- APRIL 13: PALM SUNDAY
- APRIL 13: FIRST DAY OF PASSOVER
- APRIL 14: NATIONAL GARDENING DAY
- APRIL 14: NATIONAL DOLPHIN DAY
- APRIL 15: TAX DAY
- APRIL 15: WORLD ART DAY
- APRIL 16: WEAR PAJAMAS TO WORK DAY
- APRIL 17: BLAH BLAH BLAH DAY
- APRIL 18: LINEMAN APPRECIATION DAY
- APRIL 18: NEWSPAPER COLUMNISTS' DAY
- APRIL 20: EASTER SUNDAY ➤
- APRIL 22: APRIL SHOWERS DAY
- APRIL 22: IN GOD WE TRUST DAY
- APRIL 24: PIGS IN A BLANKET DAY
- APRIL 27: MARINE MAMMAL RESCUE DAY
- APRIL 27: WOODY WOODPECKER DAY
- APRIL 30: INTERNATIONAL JAZZ DAY

## About Us: the Main Street Focus

*Main Street's* monthly newspaper is an important way to keep our members and the public informed about the revitalization efforts in downtown Fort Pierce. The newspaper highlights the people, places, and events that work together to make our community a desirable place to live and work.

In July 2005, the staff, board, and volunteers of *Main Street* began production of its 32-page monthly newspaper. The *Main Street Focus* has continued to cover news about the events, people, businesses, and redevelopment taking place within the *Main Street Fort Pierce* boundaries for over 20 years.



The *Focus* is always looking for fresh stories and writers. *Main Street Focus* articles must be factual, positive, and related to the downtown Fort Pierce area or *Main Street* programs. Any writer with a story idea may contact the *Main Street* office at (772) 466-3880 or email [focus@mainstreet-fortpierce.org](mailto:focus@mainstreet-fortpierce.org).

Local organizations and businesses are also welcome to submit press releases or event notification flyers related to downtown Fort Pierce for publishing consideration. The deadline for the following month's edition is the 1st of the current month.

## What is the Main Street Program?

The *Main Street Program* was created by the *National Trust for Historic Preservation* in the late 1970s to revitalize historic commercial districts and downtown communities across the United States. Post World War II housing and shopping trends included the departure from traditional commercial areas (that in some areas existed for centuries). These downtowns slowly lost the businesses, activities and connections that had united their communities in the past. This led to mass economic loss for local commercial property owners which further resulted in the destruction of numerous historic buildings during the 1960s and 1970s.

To combat the continued destruction of these historic downtowns, the *National Trust* created a pilot program that would later be named the *Main Street Approach* and tested it

in three downtowns: Galesburg, IL, Hot Springs, SD, and Madison, IN. Its success led to the official launch of the *National Main Street Center* in 1980. Today *Main Street America* is a separate organization from the *National Trust* and continues to provide support, training and the transmission of proven ideas & solutions to thousands of participating *Main Street* downtowns and districts. As of 2023, (according to the *Main Street America* website at <https://mainstreet.org/our-network/collective-impact>) this effort has led to over \$107 billion in local reinvestment, 175,323 in net new businesses, 782,059 net gain in jobs, 335,675 rehabbed buildings, and has procured over 35.3 million of volunteer hours.

The *Main Street Approach*®, <https://mainstreet.org/about/how-we-work/the-main-street-approach>.

ECONOMIC VITALITY ➡ DESIGN ➡ PROMOTION ➡ ORGANIZATION



National Trust for Historic Preservation®



# Mayor's Message Year-Round Outdoor Fun at Fort Pierce Parks

by Linda Hudson, Mayor, City of Fort Pierce



Pickleball is a fast-growing sport and there are good reasons for this. It's a sport for all ages. You don't have to be super athletic to play. It's not an expensive game to play. It's a healthy but safe workout for all age groups, and age groups can play each other. Said to be spawned from tennis and badminton, pickleball is played on a smaller court than tennis with a paddle and perforated ball.

Where can you play in Fort Pierce? Our first courts were created when we restriped the tennis courts at *Jaycee Park* on South Beach. Courts are planned near Indian Hills Golf Course, and *Maravilla Park*, on Maple Avenue, between U.S. Highway One and Oleander. Almost completed are pickleball courts at *Pinewood Park*. Our city has made major improvements to *Pinewood Park* including a children's playground, and the pickleball courts, restoring this park for the neighborhood.

Fort Pierce Parks offer a variety of outdoor sports including basketball, baseball, soccer, tennis, shuffleboard, volleyball, beach parks, boat ramps, children's playgrounds, barbecue and picnic facilities, and a dog park. To use the pavilions at some city parks, reservations must be made at the **River Walk Center**, 772-489-6473. Most city parks are open from dawn to dusk. Some St. Lucie County Parks are located within the City

of Fort Pierce. For a list of Fort Pierce parks and what they offer, visit: <https://www.cityoffortpierce.com/375/City-Parks>. To reserve county parks, contact *St. Lucie County Parks and Recreation* at 772-462-1100. 🏠



*Celebrating 20 Years Serving Fort Pierce!*

**surfside CHURCH**  
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Sunday Worship 10:30 a.m. (772) 882-4736  
Rev. Mark Young, Pastor SurfsideChurch.com

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Kathleen Piowaty Fredrick, Appraiser  
Associate Member: Appraisers Association of America

www.FloridaArtAppraisals.com  
772-519-9019  
E-mail: Kathleen@FloridaArtAppraisals.com



# Sippin' On Sunshine at the Pelican Yacht Club

Join us for the **31st Annual Reverse Raffle Celebration** on Friday, April 11. Hosted by *Main Street Fort Pierce*, this year's **Reverse Raffle** will be a Florida Sunshine evening filled with live music and community camaraderie. Put on your best Florida citrus-inspired attire as we transform the **Pelican Yacht Club** into paradise.

The festivities will kick off at 6:00 p.m. with the exhilarating **Reverse Raffle** — a crowd favorite that promises cash prizes and thrilling anticipation! The evening will be buzzing with excitement as lucky numbers are drawn, where participants have a chance to win cash. The grand prize is an amazing \$2,000.

Mingle with friends in the main room amidst a dazzling display of silent auction items generously donated by local businesses. Discover treasures, bid on fantastic items, and revel in the lively atmosphere of community spirit.

The live auction begins at 8:30 p.m. and will feature an array of new and exciting items such as a unique *Wild Game*

*Experience*, Art from famed locals, a *Tropical Sunset Party at the Hayek Tiki Bar*, and many more mysterious surprises!

Tickets for this event are priced at \$125 per person and include not only a chance to win the grand prize but also an evening of delightful food and entertainment. Act fast, as this event sells out every year due to the limited number of tickets available. Go to the *Main Street Fort Pierce* website at [mainstreetfortpierce.org](http://mainstreetfortpierce.org) to secure your ticket in advance — they won't be available at the door! For more, call *Main Street Fort Pierce* at (772) 466-3880.

Thank you to our local business sponsors whose generosity makes it all happen. When the need arises, consider supporting these businesses that make a difference in our local community:

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Let's come together, celebrate, and support the continued progress of our local community. All proceeds from this event directly contribute to *Main Street Fort Pierce's* mission to revitalize downtown commerce and preserve our historic treasures. Since 1994, the **Reverse Raffle** has been a vital fundraiser, contributing to the restoration of iconic landmarks like the **Historic City Hall**, **Sunrise Theatre**, and the **Manatee Observation & Education Center**. The **Platts/Backus House** is our latest restoration project, and your generosity helps make it all possible.

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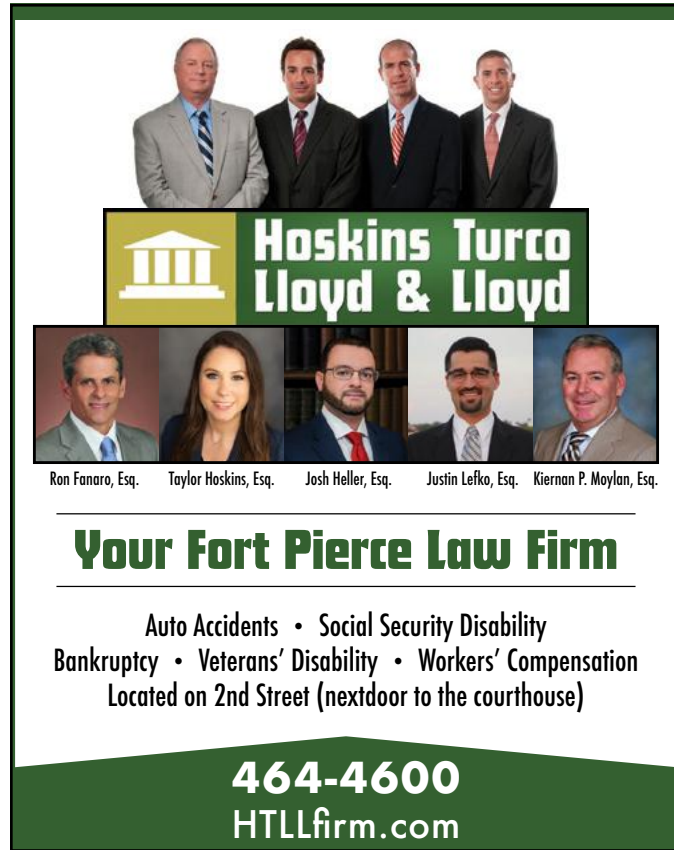
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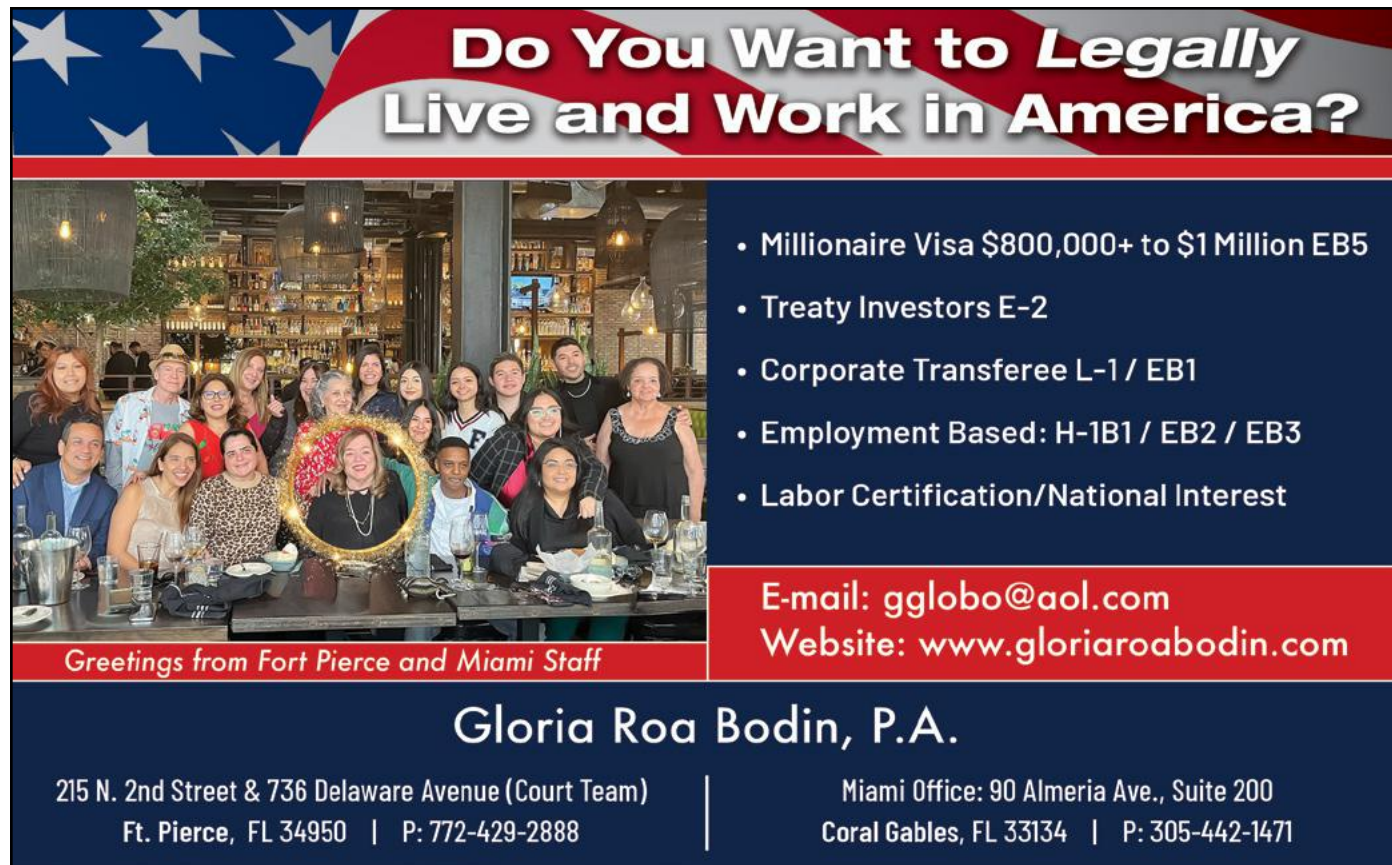
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# Ecology 101: Predator-Prey Interactions

by John D. Pinsof, Ph.D., Manatee Observation and Education Center (MOEC)

One of the most dynamic interactions found in nature is predation. This occurs when one living organism (the predator) feeds upon another (the prey), usually but not always killing it. The scope of predation is broad. Most people first think of an African lion chasing down and eating a gazelle as predation but many other types of feeding behaviors also qualify. For example, filter-feeding species such as humpback whales consuming tiny marine organisms and even deer grazing in a grassy meadow are considered predator-prey interactions as well. Through natural selection and millions of years of evolution, both predator and prey species have developed remarkable adaptations to better increase their respective chances of either catching a meal or avoid being on the menu.

There are a multitude of predator adaptations, many of which are familiar to us all. Large teeth, sharp claws, strength and agility are common traits among terrestrial predators, such as the lion mentioned above. Many predator species have sharpened senses to detect and locate distant prey. For example, polar bears can smell a seal beneath several feet of ice whereas bats use ultrasensitive hearing (echolocation) to find and catch insects



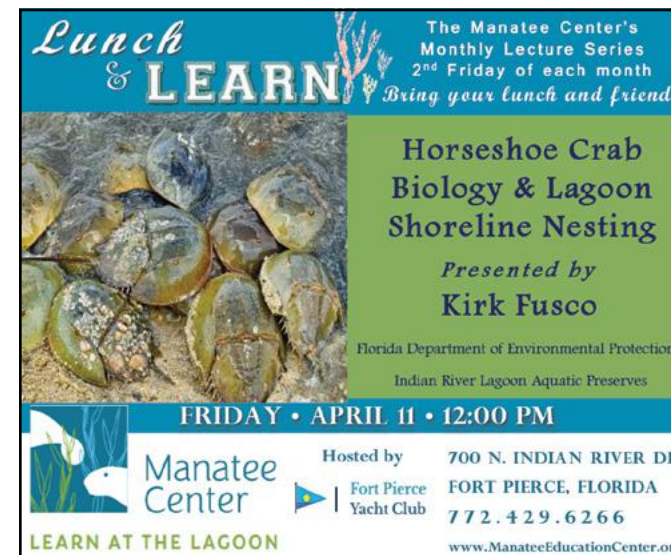
on the wing. Owls and hawks have extraordinary eyesight to spot prey animals from great heights. Other predators, such as rattlesnakes and Komodo dragons, use toxins to subdue their prey, thus precluding injury to themselves.

Prey species, however, display a wider and more spectacular range of defense strategies. True, many prey species also have heightened senses and speed that enable them to escape a predator. Some prey species have developed mechanical defenses, for example the shell of a turtle, the quills of a porcupine, the horns of a buffalo, or the thorns on a rose bush. The use of chemical defenses is also widespread in nature, as shown by the foul odor emitted from a skunk or the poisonous skin of certain tropical tree frogs. Certain behaviors such as belonging to a flock of birds or a school of fish increase the odds of any one individual surviving by being "lost in a crowd." Perhaps one of the most dramatic prey defense mechanisms is the use of camouflage, or the ability to blend into their surroundings without being detected. Walking stick insects looking like twigs, katydids looking like sprouting green leaves, and the pure white fur of Arctic hares enable these animals to remain safely hidden from hungry predators.

Manatees are considered to be a prey species with no natural predators. Because manatees are large animals that live in shallow water, they are largely ignored by predators such as sharks, alligators, and killer whales. In fact, manatees have been observed purposely bumping into and chasing alligators away from them. Newborn manatees are overlooked by predators due to their close proximity to their mother and their exceptionally tough hide. Sadly, the only danger to these marine mammals is human activity, such as boat strikes, foreign body ingestion, or entrapment by lost or discarded fishing line.

Learn more about the ecology of the *Indian River Lagoon* and its inhabitants at the **Manatee Observation and Education Center** located at 480 Indian River Drive in downtown Fort Pierce or find us online at [www.ManateeEducationCenter.org](http://www.ManateeEducationCenter.org).

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# Main Street Fort Pierce's Annual Golf Tournament May 17 Save the Date!



Experience the perfect start to your day with **Main Street Fort Pierce's Golf Tournament** at **Gator Trace Golf & Country Club** on Saturday, May 17. Join fellow golf enthusiasts for a round of golf while supporting the programs and events vital to our community.


Registration begins at 7:45 a.m. with a delightful continental breakfast to fuel your day. Tee off at 8:30 a.m. with a shotgun start, diving into a day filled with camaraderie and competition. Prizes await the longest drive and the top three teams.

Entry is \$100 per player or \$400 per team, inclusive of breakfast, lunch, and a goody bag. Additionally, engage in our putting contest for a chance to win fantastic prizes with a small donation.

Opportunities to showcase your business through sponsorships and tee signs are still available. Don't miss the chance to be part of this exciting event. Visit [www.mainstreetfortpierce.org](http://www.mainstreetfortpierce.org) to register your team or contact us at 772-466-3880 to secure your spot as a sponsor. Start your day the right way, on the green with **Main Street Fort Pierce.**



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# City of Fort Pierce Seeks Applicants for Infrastructure Surtax Citizen Oversight Committee

The *Fort Pierce City Commission* is seeking dedicated individuals to serve on the *Fort Pierce Infrastructure Surtax Citizen Oversight Committee*. As required by the 2018 voter referendum, this committee plays a vital role in ensuring transparency and accountability in the use of Infrastructure Surtax funds.

The *Infrastructure Surtax Citizen Oversight Committee* is responsible for reviewing projects funded by the surtax and issuing reports to the City Commission. This oversight ensures that taxpayer dollars are spent in accordance with voter-approved measures and state laws. The committee operates strictly in an advisory capacity and does not determine or prioritize projects

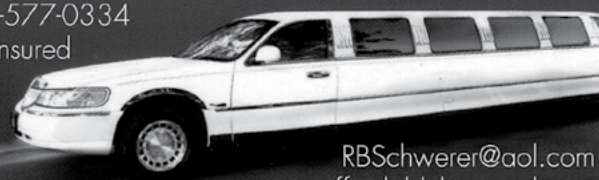
from the approved list.

To be eligible, applicants must be residents of the City of Fort Pierce. Individuals with expertise in engineering, planning, or finance are particularly encouraged to apply. The committee meets quarterly, and participation provides an opportunity to contribute to the responsible management of local infrastructure improvements.

The deadline to submit applications is April 17, 2025. Those interested in applying or learning more about the responsibilities and qualifications for this committee can visit [Boards & Committees | Fort Pierce, FL - Official Website](#) or contact the Office of the City Clerk at 772-467-3065. 🏠

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# Ways to Save: Rebates for Your Home & Business

## Fort Pierce Utilities Authority

Making your home or business more energy-efficient doesn't just help the environment—it can also lead to real savings. Thanks to a rebate program from **Fort Pierce Utilities Authority (FPUA)** and the *Florida Municipal Power Association*, residents and business owners have the opportunity to upgrade appliances, improve efficiency, and get money back in the process. Last year alone, **FPUA** processed 230 rebates, helping customers save a total of \$93,500.

### Powering Up Savings: Electric Rebates

For homeowners, investing in energy-efficient upgrades to existing buildings (not new construction) can lower your power usage while also earning rebates, including:

- Solar Hot Water Heater: \$450
- New or Added Insulation: Up to \$300
- Energy Star Refrigerator: \$50
- Energy Star Room A/C: \$150
- High-Efficiency Central A/C: \$500

Businesses owners can also take advantage of savings. If you operate a commercial property, you can receive rebates for:

- Solar Window Film: Up to \$200
- LED Exit Signs: Up to \$150

These rebates are first-come, first-served and each item has their own required documents and rebate limitations. High efficiency central A/C must be recorded by **FPUA** within 180 days of installation, and commercial upgrades must be recorded by **FPUA** within 30 days of installation.

Gas rebate forms must be recorded by **FPUA** within 30 days of installation. The maximum incentive per home is \$800 a year for residential and \$2,000 a year for commercial, limited to only one rebate per appliance. The appliance must be new and installed to use **FPUA** Natural Gas.

### How to Apply

These rebates are first-come, first-served and will be available until September 30, 2025, or until funds run out. Each rebate



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SConsalvo@TreasureCoastTitle.net


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**Jenny Fee**, Business Development Manager  
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## Turning Up the Heat: Natural Gas Rebates

For those homeowners making the switch to natural gas or upgrading existing gas appliances, rebates are available for:

	Replace Natural Gas Appliance (Gas to Gas)	Switch Appliance (Electric to Gas, LP, or New Construction)
Tank Water Heater	\$350	\$500
Tankless Water Heater	\$550	\$675
Clothes Dryer	\$100	\$150
Range Stove	\$100	\$200
Gas Furnace	\$500	\$725

Business owners making the switch can receive rebates for commercial-grade appliances, including fryers, water heaters, and furnaces too:

	Replace Natural Gas Appliance (Gas to Gas)	Switch Appliance (Electric to Gas, LP, or New Construction)
Tank Water Heater	\$500	\$550
Tankless Water Heater	\$550	\$675
Clothes Dryer	\$450	\$500
Range Stove	\$400	\$450
Gas Furnace	\$600	\$725
Fryer	\$550	\$600

has its own required documents, and a Customer Service Representative is available to answer any questions you may have about the process.

By taking advantage of these rebates, customers can make cost-effective improvements that benefit both their budgets

and the community's overall energy efficiency. To learn more and apply, visit [www.fpu.com/ways-to-save](http://www.fpu.com/ways-to-save) or e-mail Customer Service at [cs@fpu.com](mailto:cs@fpu.com)

By making smart choices today, we can all work toward a more energy-conscious—and budget-friendly—tomorrow! 🏠

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## The Galleria of Pierce Harbor: a Destination in the Heart of Fort Pierce

The **Galleria of Pierce Harbor** is a premier destination for dining, shopping, and services located in the heart of historic downtown Fort Pierce.

**The Fort Steakhouse:** prime signature cuts, including Double-Cut Pork Chop, Cowboy Ribeye, Chateaubriand, 11-oz. Filet Mignon, New York Strip, Porterhouse, Delmonico, Tomahawk. The steakhouse delivers an entry of high energy matched with a seductive atmosphere. Wagyu Prime Rib Friday and Saturday nights and an early dining menu are available nightly from 4:30–5:15 pm. Reservations are recommended. Private dining room and courtyard rentals are available.

**Casa Pasta:** Fort Pierce's finest Italian dining experience offering a new menu with chef specialties including homemade pasta, savory authentic dishes like parmigiana, alfredo, and bolognese, as well as individual pizzas, flatbreads, paninis, wraps, and quiches, for lunch and dinner. **Casa Pasta** also offers wine, cocktails, all-you-can-eat options, weekend brunch, special event space, and catering services.

**Havana George Cafe:** where authentic Cuban cuisine is served up with a welcoming atmosphere. Enjoy spectacular sandwiches, empanadas, bowls, pastries, and coffees. Experience the flavors of Cuba right here in Fort Pierce. Visit [havanageorgecafe.com](http://havanageorgecafe.com) for more information.

**Protein Harbor:** for those looking for healthy yet delicious snacks and drinks, **Protein Harbor** offers a menu of protein-packed drinks and smoothies, as well as protein-rich, low-calorie snacks including acai bowls, waffles, and donuts all full of flavor and nutrition; perfect for fitness enthusiasts or anyone seeking wholesome refreshments.

**Carvalho Martial Arts:** if you're looking to get active or learn self-defense, **Carvalho Martial Arts** provides high-quality training in martial arts. Their expert instructors focus on developing both physical and mental strength.

**NativeHair Artistry:** offers exceptional hair styling services. Whether you're looking for a cut, color, or special treatment, their stylists are dedicated to making you look and feel your best.

**The LYF Stylist:** offers hair styling, coloring, and highlights. Owner and operator Janine, creates a safe space for your self-love and self-care journey.

**Massages by Marcelina:** unwind and relax with a rejuvenating massage at **Massages by Marcelina**. With personalized treatments designed to alleviate stress and tension, it's the perfect way to pamper yourself after a busy day.

**2nd St. Barbershop:** is a "spa for men" providing an upscale environment, professional service, and impeccable cuts by Sandro Dos Santos, a barber/stylist with 25 years of experience. The barbershop is also seeking an additional barber and is for sale as a fully licensed, running business.

**Redtail Design Group:** is a professional consulting firm specializing in land development and government consulting services, land planning, project management, government consulting/permitting, and landscape architecture.

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## An Out-of-Towner's View of Our Farmers Market

A group of friends visiting the area were my recent guests at the **Fort Pierce Downtown Farmers Market**. The youngest was so impressed, he asked if he could share his thoughts. So, for your reading entertainment, following is a youthful perspective on our quaint little farmers market and the **Jazz Society's Craft Market** next door from Sebastian Scott.

*"In my life, I've been to many different farmers' markets, each offering a unique experience and various items for purchase. When I first came to the **Fort Pierce Downtown Farmers Market** however, it was unlike any other farmers market' experience I'd had previously. From the wide range of vendors and the diverse choices offered to shoppers to the surrounding waters where you can peer over the edge and watch the needlefish swim, it was truly unique.*

*It's exciting to see a blend of traditional vendors serving up hot donuts alongside those bringing their own unique flavors and cultures. You'll find vendors from Cuba, Africa, Asia, Greece, Hawaii, and Italy, each offering a taste of their heritage. Want a little taste of Gambia? **Tish's Kitchen** brings authentic African flair to the*

*market. Craving more plant-based options? Stop by **Vegan Mario's Kitchen** for delicious vegan and gluten-free breads.*

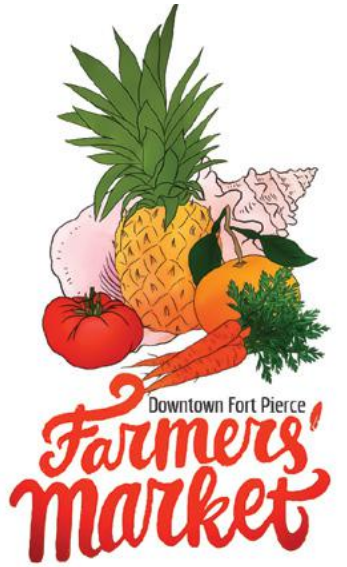
*From classic homemade donuts with that signature farmers' market charm to fresh crab cakes served by local fishermen, there's something for everyone. But don't forget your drink! Check out **Seaside Smoothies** for your fresh pressed sugarcane into a refreshing virgin mojito—perfect for sipping with your family on the pier as you watch a pelican gulp down its lunch.*

*But there's more than just food at the **Fort Pierce Farmers Market**—oh yes! They also have a variety of health products, such as lotions and all-natural bug sprays. Across the street, away from the food and wellness area, you'll find the craft market—separate from the **Fort Pierce Farmers Market**, but still just as exciting. The craft market focuses more on clothing and art-based goods, like textile art pieces available for purchase.*

*When I was there, I talked to a man who had been making hats out of seagrass for the past 40 years. He was so friendly when he greeted me—he just drew me right in! Not to mention, the hats were pretty amazing. There was also a fossil vendor who had artwork from the mountains of Colorado, made with different fossils. I saw homemade earrings, handcrafted clothing, and other unique items I wouldn't typically see in my current state of North Carolina.*

*Whether you're a student looking for your next stylish look, a family that's looking to take your little ones for a fun day trip, or going with friends the **Fort Pierce Farmers Market** truly has something for everyone."*

We thank Sebastian Scott for his enthusiastic review of his **Downtown Fort Pierce Farmers Market** experience. We also want to remind everyone that you can share your thoughts, too, on our facebook page. Follow the market to get weekly updates on vendors and entertainment you can look forward to seeing each Saturday. Bring a friend and share the market experience with them—it's a *Saturday morning tradition*. 🏠



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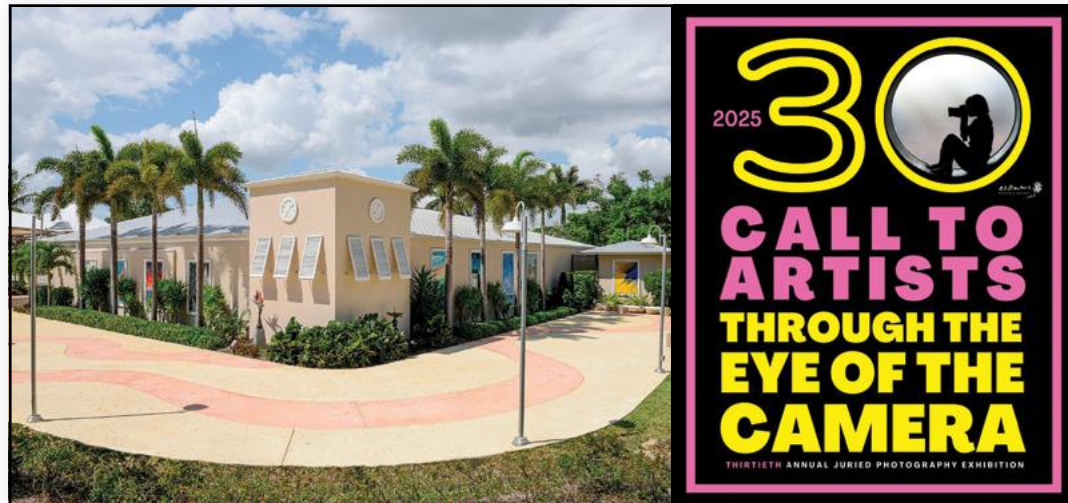
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# The Backus Museum Announces its Call to Artists for the 30th Annual Juried Photography Competition *Through the Eye of the Camera*

The A.E. Backus Museum & Gallery celebrates 30 years of presenting our annual juried photography exhibition, *Through the Eye of the Camera*. This year, the exhibition continues to provide amateur and professional artists a great opportunity to be a part of this enduring and covered



competitive survey. Entries in both traditional and digital photography will be accepted by advance appointment April 9 through May 2. There is a \$30 entry fee for artists entering 1–3 works, \$25 entry fee for artists entering 4 or more works. This year’s full prospectus with application, dates, guidelines, categories, awards, and entry procedures is available to download from the Museum’s website at [www.BackusMuseum.org/juried-shows](http://www.BackusMuseum.org/juried-shows) or pick up during regular hours at the Museum, 500 North Indian River Drive in Historic Downtown Fort Pierce, Florida.

Photographers may enter their work in one of four categories: (1) Animal subjects; (2) Flora & Landscape subjects; (3) People/Portrait subjects; or (4) Open, for subjects that are not included in the three other categories. In addition to *Best of Show*, *Director’s Choice*, *People’s Choice*, and *1st-2nd-3rd and Award of Merit* in the category awards, there is a special *Best Black & White Photograph* and *Best Film / Traditional RAW Photograph* award. Details are available in the prospectus.

Artists are required to sign up online for an entry appointment in advance. Each 15-minute entry appointment will accommodate one artist entering up to three (3) works of art; artists wishing to enter more than three works may sign up for additional entry appointments. Artists can access the on-

line appointment schedule with all entry information at [www.BackusMuseum.org/juried-shows](http://www.BackusMuseum.org/juried-shows).

The juried exhibition *Through the Eye of the Camera* will be on view May 9 through the closing out of the regular season on June 20, 2025, with accepted artists and award winners announced online by Thursday evening, May 8. The opening reception is planned for Friday, May 9 from 6:00–8:00 p.m.

All dates and programming subject to change; please check the website for any updates or cancellations. 🏠

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# Fort Pierce Yacht Club Foundation Furthers Marine Workforce Readiness Initiative

by Michele March and Robynn Holland

The Fort Pierce Yacht Club Foundation hosted the *3rd Annual Chart Your Course*, a maritime and marine industry career expo on February 20th at the Fort Pierce Yacht Club and Fort Pierce River Walk Center. In attendance were 103 students from St. Lucie Public Schools and 12 students from Fort Pierce Project Lift. The focus of this event is on career exploration, sharing industry insights, and providing students with what may be their first networking opportunity. *Chart Your Course* is a collaboration between the Fort Pierce Yacht Club Foundation, St. Lucie Public Schools, the City of Fort Pierce, the FPYC, and the Marine Industries on the Treasure Coast.

Through demonstrations, presentations, exhibits, and engaging face-to-face conversations, seventeen businesses, large and small, from Fort Pierce and St. Lucie County sent representatives who gave the students valuable insights. They engaged with an underwater diver (in a 1500-gallon mobile training tank), an independent charter captain, US Customs Border

Protection officers on their vessel, and representatives from trade and higher education schools to name just a few.

Students also attended a panel discussion titled, “How to Get There,” which highlighted career opportunities and educational paths for students interested in the maritime fields. The panel was moderated by Joshua Revord, St. Lucie County Director of Port, Inlet & Beaches, and included Ken Griffin, President of Underwater Engineering Service, Inc.; Second Class Petty Officer Jacob Snyder, United States Coast Guard; and Captain Don Welch, Chapman School of Seamanship.

The Fort Pierce Yacht Club Foundation thanks all sponsors who made this event possible, the industry professionals who shared their career experiences with the students, and the 40+ members of the FPYC who voluntarily assisted in the coordination of the event. We are truly fortunate to have such a generous community! To learn more about the Fort Pierce Yacht Club Foundation, visit [www.fortpierceyachtclubfoundation.org](http://www.fortpierceyachtclubfoundation.org). 🏠



# Fort Pierce Sunrise Kiwanis Finds a New Home at FPYC

The FPYC is excited to announce that the Fort Pierce Sunrise Kiwanis will now be meeting at the FPYC every Thursday morning from 7:00 a.m.–8:30a.m. The Fort Pierce Sunrise Kiwanis has been a driving force for almost 100 years in

the community of Fort Pierce. Their mission is to serve children and to improve the community through their many programs and community endeavors. For more information about the Fort Pierce Sunrise Kiwanis visit <http://fpsunrisekiwanis.com>. 🏠

## Two Exciting Water Activities for the Public Coming Up

Announcing the *7th annual Fort Pierce Poker Run on the Water* – Presented by the *Fort Pierce Yacht Club Foundation*. This annual fund-raising event benefits the community of Fort Pierce through *Fort Pierce Yacht Club Foundation* donations to charities that primary support water activities, including education, research, safety, swimming lessons, ecology, and boating skills for the children and youth in the community. Last year's recipients included *Treasure Coast Youth Sailing, Courageous Kids, and St. Lucie County Boys and Girls Club*. Donations were also given to the **Manatee Center, Stella Maris Summer Eco Camp, Harbor Branch FAU, Project Lift** and the **Florida Highwaymen Museum**. Find details and registration information on the **Fort Pierce Yacht Club** website: [fortpiercenyachtclub.com](http://fortpiercenyachtclub.com).

**Blessing of the Fleet:** The time-honored tradition of the *Blessing of the Fleet* returns to Fort Pierce as part of the **Fort Pierce Yacht Club's Grand 45th Sapphire Anniversary Celebration**. The highly anticipated *Blessing of the Fleet* and *Pass in Review* is set to take place on May 17th, beginning at 11:00 a.m., and promises to be a day of tradition, community, and celebration. After a brief hiatus since 2021, the **Fort Pierce Yacht Club** is excited to revive this cherished event. All vessels, commercial and pleasure, are invited to receive a blessing.




The procedure will begin with boats (with VHF radio capabilities) gathering at 10:30 a.m. in the Turning Basin near **Derektor Shipyards**. From there, vessels will proceed eastward to be blessed by the clergy on the Coast Guard boat anchored near the Coast Guard station on the north side of the Inlet channel. Small vessels (kayaks, jet skis, SUP, etc.) will gather at the **Fort Pierce Yacht Club's** dock at 4 p.m. to receive their blessing. The blessings will be conducted by the Rev. Canon Dr. Audley Donaldson from St. Andrews Episcopal Church in Fort Pierce.

On the Inlet, once vessels have been blessed, they will then proceed past a second boat (just east of the Coast Guard vessel) for the *Pass in Review* in honor of the **Fort Pierce Yacht Club's 45th Sapphire Anniversary**. The second vessel will host the current Commodore Steve Jaroski along with four past commodores of the **Fort Pierce Yacht Club**.

Following the *Blessing of the Fleet* and the *Pass in Review*, we anticipate a Sea and Air Rescue demonstration by the US Coast Guard to take place on the Inlet, pending operational priorities, so stay around for the show! Visit [www.fortpiercenyachtclub.com/BlessingoftheFleet](http://www.fortpiercenyachtclub.com/BlessingoftheFleet) for more information.

This is a unique opportunity for our community to come together and celebrate both our maritime heritage and the continued vitality of the **Fort Pierce Yacht Club**. We look forward to seeing you there for a memorable day on the water! 🏠

**Michael R. Repoli, CPA, EA**



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## Florida Humanities and the Florida Remembered Society Present a Florida Talks Program

Carrie Sue Ayvar will join the Florida Remembered Society for a presentation on *More than Orange Blossoms: Feisty, Fabulous Females of Florida*. The program takes place Saturday, April 26th at 2 p.m. at the St. Lucie School, 2501 North Old Dixie Hwy., St. Lucie Village. It is a partnership between *Florida Humanities* and the *Florida Remembered Society* as part of Florida Humanities' redesigned *Florida Talks* program.

Carrie Sue Ayvar, the guest speaker, is an internationally celebrated storyteller, educator, and Chautauqua scholar whose programs connect people with *Florida Humanities* and the diverse cultures and heritage of our state.

*More than Orange Blossoms* will celebrate the "Her Story" of Florida history and some remarkable ladies who deserve the spotlight. The afternoon will be lively and enlightening and will also feature a pop-up mini museum on our legendary local ladies and light refreshments," said Anne Sinnott, President of the *Florida Remembered Society* Board of Directors. "We are delighted to host Ms. Ayvar's entertaining and educational program."

*Florida Talks* is one of *Florida Humanities'* longest-running public programs. The organization's speakers' bureau features more than 30 exceptional scholars, journalists, authors, and humanities experts and over 60 brand new and returning programs.


*Florida Talks* offers nonprofit organizations across the state an accessible way to host engaging speakers who present Florida's history, heritage, and culture through historical and contemporary lenses.

"Florida Humanities is thrilled to share its redesigned *Florida Talks* program. As one of our long-standing public programs, Florida Talks shares history, heritage, and culture with communities large and small across the state. We hope attendees walk away with new perspectives, knowledge, and are energized to continue learning about our unique state," April Myerscough, Florida Humanities Grants Coordinator.

This event is free and open to the public. However, due to limited seating, reservations should be made by calling 772 267-4873.

The *Florida Remembered Society* (FRS) is a non-profit organization dedicated to providing diverse audiences with engaging educational programs that cultivate an understanding and appreciation of Florida's history and multicultural heritage and that nurture stewardship of the natural environment.

*Florida Humanities*, the statewide, nonprofit affiliate of the *National Endowment for the Humanities*, is dedicated to preserving, promoting, and sharing the history, literature, culture, and personal stories that offer Floridians a better understanding of themselves, their communities, and their state. Since 1973, *Florida Humanities* has awarded more than \$16 million in support of statewide cultural resources and public programs strongly rooted in the humanities. These programs preserve Florida's diverse history and heritage, promote civic engagement and community dialogue, and provide opportunities to reflect on the future of Florida. Learn more at [www.FloridaHumanities.org](http://www.FloridaHumanities.org). 🏠



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# TREASURES OF THE PAST

*125 years ago this month as reported in the Friday, April 13, 1900 edition of The Florida Star*

Doctor W. L. Hughlett, of Cocoa, and Doctor C.P. Platts and wife, of Fort Pierce, stopped over here from Tuesday afternoon until Wednesday morning on their way to Orlando, to attend the annual meeting of the Florida Medical association. Doctor Hughlett, by request, will read a paper at this session of the association entitled, "Human Tuberculosis With a Special Reference to Pulmonary Consumption."

*100 years ago this month as reported in the Monday, April 6, 1925 edition of The Tampa Tribune*

## Fort Pierce in Era of Progress; Many Buildings Started

Fort Pierce's building program for the first three months of 1925, including projects started, authorized and continued over from the latter part of 1924, totals approximately \$450,000.

A number of important projects are included in the list now under way, such as the city hall, jail-fire station and incinerator; a fifty-room hotel; a three-story business building; a \$50,000 beach casino; a couple of apartment houses, a \$50,000 Methodist Church contracted for but not yet started, and a large number of pretty residences.

Good headway is being made on most of these. On the city hall and fire station-jail the walls are practically completed, the incinerator will be ready for use in the course of two or three weeks longer, the beach casino is nearly completed, the

El Casto hotel is completed except for the finishing-up work, the Fee Hardware Company's three-story business structure is well along toward completion, and the apartment houses are almost finished.

It is expected that some other important projects will be launched during the present month. One eight-store business building has already been announced and other projects as known to be planned. The building program will keep up in good shape throughout the Summer, it is expected.

Opening to traffic of the new causeway-bridge across Indian River, thus providing access to the ocean beach, will inaugurate and extensive building program on the beach, it is expected. The causeway-bridge is to be formally opened to public use April 15. A magnificent casino is already nearing completion, and other projects are known to be contemplated.

If the program keeps up at the present rate the year 1925 will set a record considerably in advance of that of any previous year in the history of Fort Pierce.

*100 years ago this month as reported in the Thursday, April 9, 1925 edition of The Tampa Tribune*

## Two Plans Urged to Split St. Lucie: Anti-divisionists Active in Opposing Both of These Movements

There are two county division movements affecting St. Lucie County. One, fostered by the people of Stuart, contemplates the creation of a new county from the northern

part of Palm Beach and the southern part of St. Lucie, with Stuart as the county seat; the other, fostered by some of the people of Vero, contemplates the splitting of St. Lucie County in half and the creations of a new county with Vero as the capital.

The latter movement is considered the most formidable, and by far the most dangerous to the interests of the county. If it succeeds it will result in two of the smallest counties of the state with a combined population of only 12,500 people and a total assessed valuation of about \$8,000,000. The northern half would take more than 50 per cent of the population, the developed area and the assessed property valuation.

### Majority Seems Opposed

That county division in any form is opposed by the majority of the people of the county seems certain.

The rare situation prevails also that county division is contrary to the expressed will of the people in the election and support of a representative to the state legislature whose publicly announced and well known policy was against county division in any form, but who nevertheless has assured a local chamber of commerce that he will both introduce and foster in the state legislature a bill to split the county in half.

It is understood that plans for the formation of the proposed new county from the north half have been in process of quiet formation for a number of months past. Now the movement, however, is blamed on the policy of the law enforcement officers of St. Lucie County and the apparent desire of the interests pushing the movement to have

# TREASURES OF THE PAST

for themselves a more or less wide open county, according to reports made at the mass meeting held at Fort Pierce Monday night.

### Stiff Fight Impends

Anti-divisionists are marshalling their forces to fight the movement to a finish. They declare that division of the county in any form would be highly detrimental to the interests of the whole county and every property owner within the county - increasing the tax burden, blocking public and private development, limiting the bonding capacity and seriously hampering for years to come the present rapid growth and development of the county.

They also point out that it would mean the expense of supporting a double set of county officials and for the new county the erection of a set of county buildings, as well as the assumption by the new county of its proportionate share of the present entire bonded indebtedness of St. Lucie County.

Petitions are being circulated throughout the county opposing division in any form, and the fight is to be taken strongly to the legislature.

*100 years ago this month as reported in the April 13, 1925 edition of The Miami Herald*

## Fort Pierce Expects Record Crowd at Causeway Bridge Opening

Preparations are completed for the big celebration to be held in Fort Pierce

Wednesday marking the formal opening and dedication of the new causeway-bridge across Indian River. The event has been widely advertised and one of the largest crowds ever gathered at Fort Pierce is expected.

An interesting program has been arranged for the day, including a big float and commercial parade, dedication of the causeway bridge, day and night fireworks, bathing beauty revue, horse races, automobile races, band concerts, water sports, aerial stunts, dancing in the new \$50,000 beach casino and other features. The program starts at 1 o'clock with the float and commercial parade through the business section ending at the bridge.

On the beach preparations are being made to accommodate the crowds. A temporary plank road is being constructed from the bridge landing across the island to the new casino.

*75 years ago this month as reported in the Friday, April 7, 1950 edition of The Miami Herald*

## Pepper Park Dedication Plans Readied: Fort Pierce Event Set For Saturday

Plans for the dedication Saturday afternoon of Pepper Park on North Island here were being completed Thursday by a committee representing county, city and civic interests.

Sen. Claude Pepper for whom the park was named several years ago is to give the dedicatory address. Gov. Fuller Warren,

members of his cabinet, State Road Department members and legislators have been invited for the occasion.

The State Road Department with Guy Stoval in charge of the work has developed what is said to be the finest wayside park in the state here fronting both on the Atlantic ocean and Indian River.

Twelve large shelters, barbecue pits, showers, rest rooms, caretaker's house, boat landings and other facilities have been installed and the already scenic grounds further landscaped.

The park is expected to prove one of the major attractions of this area.

Fort Pierce, Vero Beach and Stuart high school bands are to be here for the dedication at 2 p.m. Saturday. The local Legion post is presenting a large flag to be raised over the park.

The park property is the former site of the old Coast Guard house of refuge. Sen. Pepper was instrumental in having it sold to the county for a nominal sum.

*75 years ago this month as reported in the Tuesday, April 11, 1950 edition of The Miami News*

## Fort Pierce Girl Bitten by Gator While Swimming

A 15-year-old girl had the painful distinction of being the first person in 43 years to be bitten by an alligator in this area.

A gator nipped Gracie Tomlin twice on the left leg yesterday while she was swimming in the Indian River near a tropical swamp. One of the cuts required several stitches.

*Continued on page 22 ...*

# TREASURES OF THE PAST

Gracie's older brother and sister, Talmadge and Dorothy Tomlin, said they saw the alligator "swirling" in the water and heard its jaws snapping.

They pulled Gracie ashore when she reached the bank and went for help.

75 years ago this month as reported in the Monday, April 24, 1950 edition of The Miami Herald

## Fort Pierce Anniversary Due in '51: Municipality to Mark 50th Year Feb. 2

Fort Pierce will be 50 years old next Feb. 2, and a movement already is underway to

stage a celebration for the occasion.

The municipality was officially incorporated Feb. 2, 1901. The incorporation petition was signed by 53 of the 66 qualified electors then residing within the proposed incorporated area. The petition was tacked on the porch wall of a 12 by 16 foot building construction by J.H. (Bob) Lane, now president of the Sunrise Lumber & Supply Co., on the site of what is now the office of the East Coast Lumber & Supply Co. Lane became mayor of the city some years afterwards.

First mayor of the town was the late A.C. Dittman.

County Judge Flem C. Dame, president of the Fort Pierce Chamber of Commerce, said he plans to appoint a committee soon

to plan suitable recognition of the 50th anniversary.

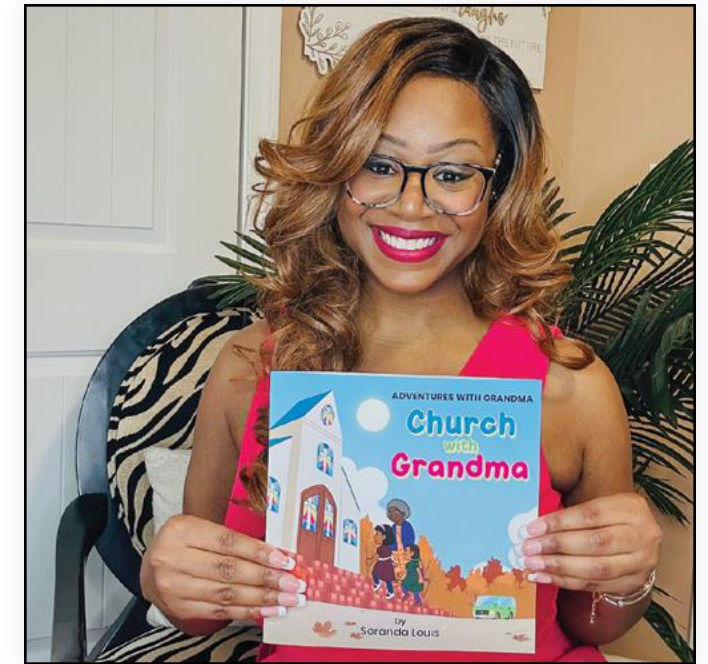


Download Florida Stories App for audio history tours of dozens of Florida cities including two from Fort Pierce – Downtown & the Lincoln Park districts

## Local Author Soranda Louis Releases Church With Grandma

Local author Soranda Louis has published her first children's book titled *Church with Grandma*. Soranda was born and raised in the historical town of Fort Pierce, FL and went to Saint Anastasia Catholic School and John Carroll High School. She holds an M.F.A in Writing from S.C.A.D. and a B.A. in Theatre Arts from Flagler College. She was taught how to read and write when she was just three years old by her grandmother Mozelle Green, who worked for the Saint Lucie County Public School System for 17 years before retiring in 2016. When Soranda was not at church, she spent much of her time reading at the **Zora Neale Hurston Library**.

*Church With Grandma*, book 1 in the *Adventures With Grandma* series, follows a day in the life of young Amanda as she reluctantly goes to church with her grandma on a Sunday morning for the first time. During her hilarious visit to church, Amanda must learn the important lessons of obedience, patience, courage, and sharing. She also learns a special bonus message from her scriptures. This humorous yet heartwarming story is a special way to bring your little ones closer to their



grandparents and help them cherish each moment of life the Lord has blessed us with. Whether it's read before bed or before Sunday service, this story will encourage your little lambs to look forward to their next visit to church.

Follow Soranda on Instagram @Soranda\_Jenae to stay in the know about upcoming local events and book readings for *Church with Grandma*. *Church with Grandma* is available to be purchased online at several retailers including amazon.com, barnes&noble.com, booksamillion.com and others.

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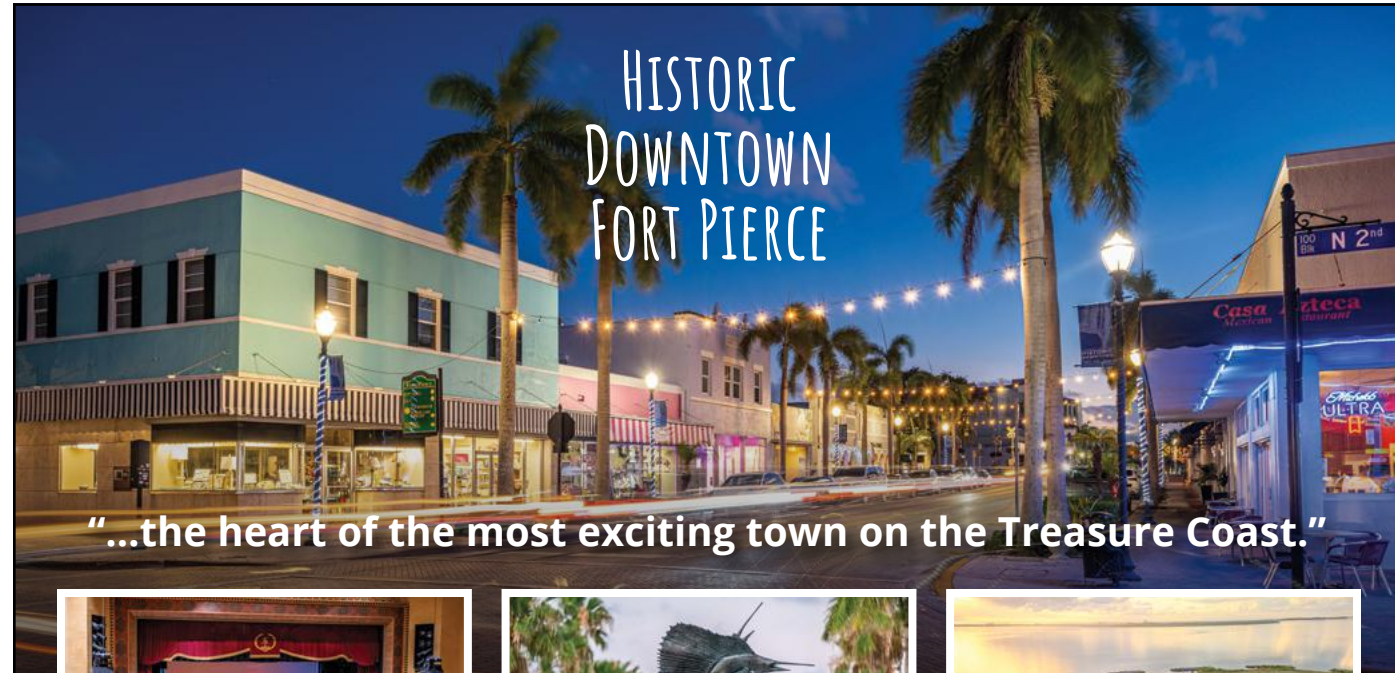
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# Become A Member

**It Takes All of Us to Make Our Historic Downtown Prosper and Grow!**



Main Street Fort Pierce wants to invite you to become a part of the renaissance of our Historic Downtown area. Over the past twenty-six years, we have worked to repair streets and sidewalks, upgrade storefronts, renovated the Sunrise Theatre, Old City Hall and the Platts Backus House, sponsor charrettes to design a downtown "Master Plan," built the Manatee Observation and Education Center and so much more! Annually, Main Street Fort Pierce sponsors over 30 events — most which are free of charge.

Yet there is still so much more to be done! We need you to be involved in our continued planning for the area. Become a member and support *Main Street* financially. We rely on the participation and the voluntary annual dues from our members to accomplish our goals and complete our projects.

Whether you own a downtown business or you just love Historic Downtown Fort Pierce, we need your energy and support to continue to rejuvenate our community's heart and soul.



### Why Main Street Fort Pierce?

- Downtown Fort Pierce is an important employment center.
- The area is a reflection of the community image.
- Locally owned businesses keep profits in town and support other local businesses and community projects.
  - A vibrant downtown creates a feeling of "hometown pride" and sense of place.
- The downtown district is a public gathering area, where parades, special events, and celebrations are held in a unique setting.
- Community character and historic integrity cannot be recreated.

### What are Membership Benefits?

- Your membership dues are an investment in the future of Historic Downtown Fort Pierce, helping us to sponsor improvements and events throughout the year.
- Members receive advanced notice and invitations to special events.
  - You will receive the monthly subscription to *Main Street Focus* magazine and links to *Focus On-Line*.

As a member of *Main Street* you are automatically aligned with others who want to preserve the past and influence the future of Fort Pierce. You can belong to Fort Pierce *Main Street* at one of eight different membership levels, starting at just \$25.

### Main Street Membership Levels

Benefactor Levels	Community Levels	Corporate Levels
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### Please Take a Minute to Join Today!

Complete the form below and join our growing group of committed members. By joining Main Street Fort Pierce, Inc., you are supporting the economic well being of the entire community.

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Company/Organization: \_\_\_\_\_

Street Address: \_\_\_\_\_

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- 3 – Fill out the membership form and mail to:

Main Street Fort Pierce  
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I was born and raised in Virginia, spending most of my life in Virginia Beach where I developed a love for coastal living and being near the ocean. My wife, Kelly, and I met in high school and we moved to Saint Lucie County after graduating college in 1993. We've been married for over thirty years. Kelly is a media specialist at Fairlawn Elementary School. We have three sons who have also chosen careers of service. Our oldest son served in the United States Marine Corps and is now an Emergency Management Coordinator for Martin County. Our second is a Detective with the Saint Lucie County Sheriff's Office and our youngest is a newly minted 2nd Lieutenant in the United States Airforce. We have two grandchildren.



I have a bachelor's degree in criminal justice from Old Dominion University ('93) and graduated from the Federal Bureau of Investigation's National Academy in 2010. My law enforcement career began twenty-nine years ago with the *Fort Pierce Police Department*.

# AN INTERVIEW WITH

## Robert Ridle

Main Street Fort Pierce Board Member



Presently I serve as a Deputy Chief overseeing our Administrative Services Bureau. I also serve as the Emergency Manager for the City during natural disaster response including preparing for potential hurricane landfalls.

- Hobbies:** Anything connected to music including playing guitar, enjoying live local artists, or traveling out of town for concerts. Running or mountain biking are favorite activities along with boating and fishing. I'm still hoping to resurrect my skateboarding and surfing skills but my wife says I need to let skateboarding go (lol).
- Any other local/national organizations you part of:**  
*Boys and Girls Club of Saint Lucie County* Board Member  
*Airborne Mountain Bike Club of the Treasure Coast* Board Member  
*Opioid Abatement Funding Advisory Board of Saint Lucie County* Vice Chair
- What attracted you to become involved with *Main Street Fort Pierce*?** Working in Fort Pierce for almost thirty years I've seen firsthand the positive changes that *Main Street* has made downtown. As a young officer, I recall driving down 2nd Street in the late evening and there were no open businesses or restaurants, and the **Sunrise Theater**

was a work in progress. It took vision and effort for downtown to become what it is today. That momentum needs to continue for downtown and the surrounding areas to reach their true potential. I want to be a part of *Main Street's* efforts and lend my experience and skills.

- What is your favorite project/event that *Main Street Fort Pierce* has accomplished?** The **Sights and Sounds Parade!** We brought our kids to the **Sights and Sounds Parade** when they were very young and it became a family tradition. I have always thought it was the best parade on the Treasure Coast. Now, not only do I get to be part of the parade, but I get to see our grandchildren at the parade and how excited they are to watch it.
- What is a favorite memory about downtown Fort Pierce?** There are so many great memories I could never name just

one. Watching the sunrise at Marina Square as vendors set up for the **Farmer's Market**, any of the large holiday events, having dinner with friends or family downtown, running in the *Lion's Fort Pierce Half Marathon* (y'all need to bring that one back!).

- What is one of your favorite things to do downtown and/or what is something you would recommend for visitors and guests to do in downtown Fort Pierce?** Downtown has amazing restaurants and businesses that are all in close proximity and there is abundant parking. I would advise any new visitors to take their time and to visit as many places as possible. I guarantee you'll find your next favorite place to dine or that shop you have to come back to. Downtown has a way of reeling you in and keeping you coming back. 🏠

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## Targeting Mahi and Kings

by Captain Bo Samuel, Pullin Drag Charters

As our beautiful Treasure Coast waters become warmer, the offshore fishing starts to heat up as well. This time of year, we generally see a significant increase in bait which means the big fish are following. I plan to target smoker kingfish and the colorful mahi mahi with a sharp eye out for cruising sailfish, too.

The mahi mahi, also called the common dolphinfish or dorado, are highly sought after for their great fight and great taste. Mahi are considered one of the prettiest fish in the sea for their bright turquoise, green, and yellow colors but it's their intense fight and acrobatics that keep them among the top on the trophy fish list. Anglers of all ages are excited to battle these aggressive eating, high-jumping fish not just for well-deserved bragging rights but the delicious fish dinner to follow.

Structures, buoys, weed lines, and any floating debris can hold mahi. While mahi will hit artificial lures, feathers, and jigs, I find the best choice is fresh ballyhoo with skirts. Troll around the 80 to 100 foot reefs and keep an eye out for birds diving on bait fish to help locate the area of schooling mahi.

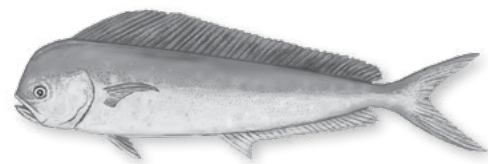
April is a stellar time to target big kingfish that are migrating back up the coast. I recommend mullet, threadfins, or blue runners on a slow troll in about 50 to 120 feet of water as a productive strategy for hooking kings. These popular gamefish can easily pull 100 to 200 feet of drag with spectacular leaps and explosive runs so be ready for a serious battle and some epic fish stories to share back at the dock.

Mahi and kings are very versatile fish and can be enjoyed broiled, fried, baked, or smoked. **Cobb's Landing** will cook your catch to perfection with a choice of great sides. **Little Jim Bait & Tackle** will also cook your catch as delicious fish tacos, one of my all-time favorite choices. Most of you probably know that **Little Jim** is up for lease renewal after twenty years. We are all hoping the Fort Pierce City Commission will carefully consider their new bid and we'll see **Little Jim** continue as the fun, popular, unique, historic, waterfront place it is now! #savelittlejim



Our *Fishy Photo of the Month* shows a great mahi trip that Carrie Logan had on **Pullin Drag!**

If the warmer temperatures and milder winds of April have you thinking of spending more time on the water, just give me a shout or come visit at my home base, the historic Little Jim Bait & Tackle. I will be more than happy to help you plan your own salty adventure; 772-971-6661. *Ring in Spring by Pullin Drag!* 🏠



## MAIN STREET FORT PIERCE UPDATES AND HIGHLIGHTS: The Peacock House Art Foundation

My name is Krystal Masters and I work at the **Peacock House Art Foundation**, a not-for-profit art center, serving the Treasure Coast. My experience working here has been an inspiring journey filled with creativity, community engagement, and meaningful connections. As the Program Director and Art Instructor, I've had the privilege of shaping our *Art Lab*, launching exciting classes, and welcoming artists and students into a space where they can express themselves and grow. Over the next year, I hope to expand our programs, increase community participation, and establish more public art initiatives. I envision more hands-on workshops, artist residencies, youth engagement programs, and collaborations that strengthen our mission. The **Peacock House Art Foundation** has the potential to become a cornerstone for the arts in our community, and I'm excited to be part of its growth and transformation. Check out my class list below, and sign up on our website: [ThePeacockHouseArtFoundation.com](http://ThePeacockHouseArtFoundation.com).

**Afterschool Art Program:** From painting and sculpture, to mixed media and more, students will have the opportunity to express themselves, build confidence, and connect with fellow creatives after school. Dates: every Monday–Friday, 3 p.m. to 5 p.m.; cost \$20 (limited offer) for ages 9–16.

**Hoppy Easter! DIY Card Making Workshop:** Get into the spring spirit with our *Easter Card Making Workshop*. Perfect for all ages. Dates: April 1st from 5 to 7 p.m.; cost \$25 for all ages.

**Mosaic Magic House Numbers:** Add a personal touch to your home with a beautiful, handcrafted mosaic house number. We'll guide you through the process of cutting, arranging, and

grouting your mosaic for a stunning and durable finish. Adult class. Dates: April 3, 11, 18 and 25 from 5 to 7 p.m.; cost: \$35.

**Fuzzy Friends Pipe Cleaner Pets Workshop:** Pugs, Shepards and Pomeranians, oh my! Learn how to twist, shape, and design adorable animal figurines using colorful pipe cleaners, googly eyes, and other fun embellishments. Dates: April 9 from 3 to 5 p.m.; cost \$12 for all ages.

**Junk Drawer Journals Workshop:** Create a personalized journal filled with textures, colors, and unique artistic expressions. Perfect for those who love mixed media, storytelling, and creative journaling. Dates: April 3, 10, 17 and 24 from 5 to 7 p.m.; cost: \$35 for adults.

**Reinvent the Birdhouse:** Transform a simple birdhouse into a one-of-a-kind artistic masterpiece using paint, mixed media, and decorative elements. Dates: April 8, 15, 22 and 29 from 5 to 7 p.m.; cost \$35 for all ages.

**Classic Pottery Class:** Learn various techniques used to create ceramic pottery, without the use of a potter's wheel. Bowls, plates, mugs, tiles, sculptures/figurines, and more. Dates: April 2, 16 and 30 from 3 to 5 p.m.; cost \$20 plus materials for adults.

**Peacock House Tours:** Stroll through our formal gardens, visit our inspiring art spaces, feed the peacocks, and grab a quick bite to eat at our taco truck. Book your tour today! Available for all ages, by appointment only for \$6 (donations welcome).

ThePeacockHouseArtFoundation.com, 772-801-5729, extension 107; [TPHAF.inc@gmail.com](mailto:TPHAF.inc@gmail.com); Facebook [peacockhouseartfoundation](https://www.facebook.com/peacockhouseartfoundation); Instagram [@peacockhouseartfoundation](https://www.instagram.com/peacockhouseartfoundation). 🏠

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Volume 20, No. 10

May, 2025

# FOCUS

The Official Monthly Newspaper of Main Street Fort Pierce



## MAIN STREET FORT PIERCE ANNUAL MEETING



FOR MEMBERS, SUPPORTERS, VOLUNTEERS, LOCAL BUSINESSES, AND MUNICIPAL PARTNERS  
WEDNESDAY, MAY 21 | 5 TO 7 P.M. | PLATTS/BACKUS HOUSE

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Main Street Focus  
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Mayor Linda Hudson invites you to join her for Community News, Special Announcements, Complimentary Steamworks Coffeabar coffee, Breakfast Treats, and more!

**Friday, May 16, at 8:00 a.m.**  
at the **Fort Pierce Yacht Club**  
700 N. Indian River Drive

Sponsored by  
**Treasure Coast Youth Sailing Foundation**



HOSTED BY  
Fort Pierce Yacht Club, Main Street Fort Pierce, Steamworks Coffeabar and Eatery and The City of Fort Pierce. Call Main Street Fort Pierce for more information at 772-466-3880.





**Food Family Friends Fun**

1st Friday of each month, Historic Downtown Fort Pierce  
5:30 p.m. to 8:30 p.m. in Marina Square



Join Us at *Friday Fest* on May 2nd with Live Music by *Sleeping Dogz*

Ron Fanaro, Esq. Taylor Hoskins, Esq. Josh Heller, Esq. Justin LeFko, Esq. Kiernan P. Moylan, Esq.

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**PRESIDENT'S MESSAGE**

# May is a Busy Month for *Main Street Fort Pierce*

by Donna Sizemore



The month of May symbolizes growth, renewal, and new beginnings—an appropriate theme for Downtown Fort Pierce, which is growing! Recently, *Main Street Fort Pierce* had the honor of attending the groundbreaking ceremony for the Villas at **Kings Landing**. Located between 2nd Street and Indian River Drive, directly across from the **Platts/Backus House**, this exciting development promises to enhance our downtown area, increase foot traffic, and boost local businesses and economic growth.

In April, *Main Street Fort Pierce* proudly hosted a *Meet and Greet* for our city's newly appointed City Manager, Richard Chess. Continuing our long tradition of bringing together neighbors, business owners, and city leaders, this event was a wonderful opportunity to celebrate new leadership and envision the bright future of Downtown Fort Pierce. A heartfelt thank you goes to **Sailfish Brewing Company** for graciously hosting and to everyone who participated in making the event a success.



Looking ahead, mark your calendars for two fantastic events in May:


1. **Annual Golf Tournament:** Join us on May 17 at **Gator Trace Golf & Country Club** for a day of fun on a beautiful course. Start with a continental breakfast, enjoy lunch, and compete for amazing prizes. Sign up at <https://mainstreetfort-pierce.org> under the "Events" section.

2. **Annual Meeting & Celebration:** On May 21, from 5–7 p.m., celebrate the accomplishments of the year with us! Enjoy live music, drinks, and light refreshments as we welcome new Board members, express gratitude to our volunteers, and renew memberships.

Becoming a member of *Main Street Fort Pierce* is vital to supporting the growth and vibrancy of our beloved downtown community. Membership enables the organization to: advocate for local businesses and foster economic development; preserve the rich history and unique charm of Downtown Fort Pierce; host events and initiatives that bring residents and visitors together, driving community spirit and connection; and provide leadership and resources for projects that enhance the area's appeal and livability.

When you join *Main Street Fort Pierce*, you become an integral part of a grassroots movement dedicated to making our downtown a thriving, welcoming hub for everyone. This **Annual Meeting** is the perfect opportunity to connect, contribute, and join hands in shaping the future.

Lastly, we'd like to wish all the incredible moms out there a very **Happy Mother's Day!** 🏠



**MAIN STREET FOCUS FORT PIERCE**

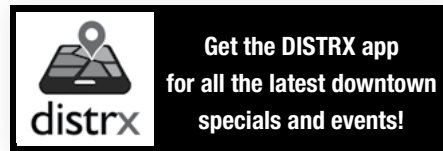
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# Calendar

Dine, Shop and Enjoy Beautiful, Historic, Downtown Fort Pierce!



**MONTHLY EVENTS**

**May 2, Friday: FRIDAY FEST AT MARINA SQUARE** — 5:30 to 8:30 p.m.; live music by **Sleeping Dogz**; Please remove all vehicles from the permitted Friday Fest road closure area (Marina Way & Melody Lane) by 2:00 p.m.; *Facebook*—Main Street Fort Pierce, 466-3880; [mainstreetfortpierce.org](http://mainstreetfortpierce.org).

**May 16, Friday: COFFEE WITH THE MAYOR** — 8:00 a.m. at the **Fort Pierce Yacht Club**, 700 N. Indian River Dr.; *Sponsor* – **Treasure Coast Youth Sailing Foundation**; *Facebook*—Main Street Fort Pierce, 466-3880; [mainstreetfortpierce.org](http://mainstreetfortpierce.org).

**May 16, Friday: ARTWALK** — 5 to 8:00 p.m.; Various studios and shops open throughout the downtown area; [artstlucie.org](http://artstlucie.org).

**WEEKLY EVENTS**

**Wednesdays: Wednesday Green Market & Food Co-Op** — rain or shine 12:00 to 6:00 p.m., Downtown Marina Square; 971-8480.

**Saturdays: The Jazz Market** — 8:00 a.m. to 1:00 p.m.; north side of the Downtown Fort Pierce Library; Jazz & Blues Society, 460-5299, [jazzsociety.org](http://jazzsociety.org).

**Saturdays: Ft. Pierce Farmer's Market** — 8:00 a.m. to Noon; Marina Square on Melody Lane; Market Manager, 940-1145.

**LIVE MUSIC DOWNTOWN**

**Wine Down Wednesday**  
Fort Social in the Galleria on the 2nd and 4th Wednesday of each month, 6 to 8 p.m.  
*TheFortSteakhouse.com*

**Sailfish Brewing Company**  
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**Pierced Cider**  
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**Cobbs Landing**  
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772-461-4775 • [sunrisetheatre.com](http://sunrisetheatre.com)  
**Tuesdays: Jazz Jam at the Sunrise Black Box Theatre** — 7 to 10 p.m.; 460-5299; [jazzsociety.org](http://jazzsociety.org).

**MANATEE OBSERVATION & EDUCATION CENTER**

429-6266 • [ManateeEducationCenter.org](http://ManateeEducationCenter.org)

**DOWNTOWN FORT PIERCE LIBRARY**

462-2787 • [www.st-lucie.lib.fl.us/](http://www.st-lucie.lib.fl.us/)

**SUNDAY DOWNTOWN CHURCH SERVICES**

**Common Ground Vineyard Church**; 460-5414, [commongroundvineyard.com](http://commongroundvineyard.com).

**First Church**; 464-0440, [firstchurchfp.org](http://firstchurchfp.org).

**Fort Pierce Haitian United Methodist Church**; 940-6728, [haitianmethodist.org](http://haitianmethodist.org).

**Notre-Dame Mission Catholic Church**; 466-9617, [notredamecc.com](http://notredamecc.com).

**St. Andrews Episcopal Church** (*founded 1893*); 461-5009 [mystandrews.org](http://mystandrews.org).

**COMMUNITY INFORMATION**

**A.E. Backus Museum**  
772-465-0630 • [backusmuseum.com](http://backusmuseum.com)

**Bud Adams Gallery of Historical Photographs**  
772-462-1795 • 2nd Floor of P.P. Cobb Building

**Fort Pierce Police Athletic League**  
772-370-6162 • [fortpiercepal.com](http://fortpiercepal.com)  
Volunteers needed: 772-466-0606

**Fort Pierce Jazz & Blues Society**  
772-460-5299 • [jazzsociety.org](http://jazzsociety.org)

**Fort Pierce RiverWalk Center**  
600 North Indian River Drive  
772-489-6473 • [cityoffortpierce.com](http://cityoffortpierce.com)

**Heathcote Botanical Gardens**  
772-464-4672 • [heathcotebotanicalgardens.org](http://heathcotebotanicalgardens.org)

**National Navy UDT-SEAL Museum**  
772-595-5845 • [navysealmuseum.org](http://navysealmuseum.org)

**St. Lucie County Marine Center**  
772-462-3474 • [stlucieco.gov/marine\\_center](http://stlucieco.gov/marine_center)

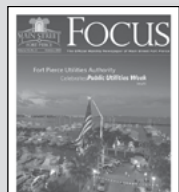
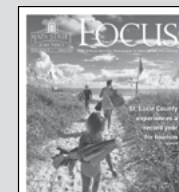
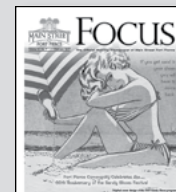
**St. Lucie County Regional History Center**  
772-462-1795 • [stlucieco.gov/history](http://stlucieco.gov/history)

- MAY: SMALL BUSINESS MONTH  
MAY 2: WORLD TUNA DAY  
MAY 4: NATIONAL ORANGE JUICE DAY  
MAY 5: CINCO DE MAYO  
MAY 6: NATIONAL TEACHERS' DAY  
MAY 10: NATIONAL GOLF DAY  
MAY 10: NATIONAL SMALL BUSINESS DAY  
MAY 11: MOTHER'S DAY  
MAY 16: NATIONAL BBQ DAY  
MAY 17: NATIONAL RIVER CLEANUP DAY  
MAY 21: NATIONAL WAITERS AND WAITRESSES DAY  
MAY 22: NATIONAL MARITIME DAY  
MAY 23: WORLD TURTLE DAY  
MAY 26: MEMORIAL DAY  
MAY 29: NATIONAL ALLIGATOR DAY

## About Us: the Main Street Focus

*Main Street's* monthly newspaper is an important way to keep our members and the public informed about the revitalization efforts in downtown Fort Pierce. The newspaper highlights the people, places, and events that work together to make our community a desirable place to live and work.

In July 2005, the staff, board, and volunteers of *Main Street* began production of its 32-page monthly newspaper. The *Main Street Focus* has continued to cover news about the events, people, businesses, and redevelopment taking place within the *Main Street Fort Pierce* boundaries for over 20 years.



The *Focus* is always looking for fresh stories and writers. *Main Street Focus* articles must be factual, positive, and related to the downtown Fort Pierce area or *Main Street* programs. Any writer with a story idea may contact the *Main Street* office at (772) 466-3880 or email [focus@mainstreetfortpierce.org](mailto:focus@mainstreetfortpierce.org).

Local organizations and businesses are also welcome to submit press releases or event notification flyers related to downtown Fort Pierce for publishing consideration. The deadline for the following month's edition is the 1st of the current month.

## What is the Main Street Program?

The *Main Street Program* was created by the *National Trust for Historic Preservation* in the late 1970s to revitalize historic commercial districts and downtown communities across the United States. Post World War II housing and shopping trends included the departure from traditional commercial areas (that in some areas existed for centuries). These downtowns slowly lost the businesses, activities and connections that had united their communities in the past. This led to mass economic loss for local commercial property owners which further resulted in the destruction of numerous historic buildings during the 1960s and 1970s.

To combat the continued destruction of these historic downtowns, the *National Trust* created a pilot program that would later be named the *Main Street Approach* and tested it

in three downtowns: Galesburg, IL, Hot Springs, SD, and Madison, IN. Its success led to the official launch of the *National Main Street Center* in 1980. Today *Main Street America* is a separate organization from the *National Trust* and continues to provide support, training and the transmission of proven ideas & solutions to thousands of participating *Main Street* downtowns and districts. As of 2023, (according to the *Main Street America* website at <https://mainstreet.org/our-network/collective-impact>) this effort has led to over \$107 billion in local reinvestment, 175,323 in net new businesses, 782,059 net gain in jobs, 335,675 rehabbed buildings, and has procured over 35.3 million of volunteer hours.

The Main Street Approach©, <https://mainstreet.org/about/how-we-work/the-main-street-approach>.

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Phone: 772.466.3880 • [mainstreetfortpierce.org](http://mainstreetfortpierce.org)

# Mayor's Message **Improve our City With FPRA Grants Program**

by Linda Hudson, Mayor, City of Fort Pierce



Three grants' programs, offered by the **Fort Pierce Redevelopment Agency (FPRA)**, can make your business or home look better, and Fort Pierce too. We are dedicated to enhancing the beauty and vibrancy of our community through financial assistance programs designed for both residents and businesses. Our goal is to foster improvement and encourage property enhancement throughout the redevelopment area.

### Commercial Facade Grants

The grant offers financial assistance in the form of a reimbursable grant, matching 50% up to \$25,000. To be eligible the property must be located within the **FPRA District** and be commercially zoned.

The primary objective of the **Fort Pierce Redevelopment Agency Commercial Façade Grant** is to promote the revitalization of commercial corridors within the FPRA district.

### Commercial Sign Grant Program

The **FPRA Commercial Sign Grant Program** provides financial assistance through a reimbursable grant of up to \$5,000 per property for existing businesses. This grant can be used towards the removal of old signage, the design, production, and installation of new signage; or substantial renovation of existing signage including the installation of modern sign lighting, in compliance with current City codes. Under this program, exterior free-standing signs and exterior wall signs that are permanent and fixed to the structure are considered eligible sign types. This grant program covers the following types of signs: awnings, freestanding ground signs, monument signs, projecting signs, under canopy signs, wall signs, and painted signs.

### Property Refresh Paint Program

The **FPRA Paint Program** was established to encourage commercial and residential property owners to improve the exterior of their structures. The program offers financial support in the form of a reimbursable grant, providing up to \$1,000 per home or business to cover the expenses related to exterior paint and paint supplies.

For more information, visit <https://www.cityoffortpierce.com/969/FPRA-Grants>.



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# The Fort Pierce Redevelopment Agency Relaunches the Commercial Sign Grant Program

The **Fort Pierce Redevelopment Agency (FPRA)** is excited to announce the re-launch of its **Commercial Sign Reimbursable Grant Program**, an initiative designed to support local businesses and improve the overall aesthetic of our community. This program offers property owners the opportunity to update their signage, replacing outdated or worn signs with fresh, eye-catching designs. Modern signage not only enhances the appearance of businesses but also boosts brand recognition, helping to attract new customers and retain existing ones. The FPRA is offering a reimbursable grant of up to \$5,000 per property for businesses within the FPRA District. These funds can be used to either create new signage or replace existing outdated signs with more modern, attractive



alternatives. Applications for the program are being accepted on a first-come, first-served basis, and funds will be allocated until all available resources are distributed.

For an application and a complete list of eligibility requirements, please visit: <https://choosefortpierce.com/969/FPRA-Incentive-Program>.

For more information about the FPRA **Commercial Sign Program**, please call 772-467-3786 or email [fpra@cityoffortpierce.com](mailto:fpra@cityoffortpierce.com).

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# Manatee Migration & Boater Awareness

## Protecting Manatees and Preserving the Indian River Lagoon

Manatees, affectionately known as “sea cows,” are gentle marine mammals recognized for their slow movements and plant-based diets. These peaceful creatures are deeply connected to the health of their environment—especially seagrass beds, which serve as both their primary food source and a vital marine habitat.

Found in shallow coastal areas, seagrass beds not only sustain manatees but also support a wide range of marine life. By consuming large quantities of seagrass daily, manatees help maintain the health of these underwater meadows, preventing overgrowth and promoting regrowth through natural grazing.

As water temperatures rise in May, the local manatee population returns to the *Indian River Lagoon* and its estuaries. During this time, manatees often swim just below the surface, making them vulnerable to boat collisions.

### Boaters—Help Keep Manatees Safe

- Reduce speed in designated manatee zones and follow posted signs.
- Look for signs of manatees, such as swirl patterns or bubbles on the water's surface.
- Use polarized sunglasses to improve visibility.

Avoid disturbing seagrass beds—they are essential for manatee survival.

Seagrass beds also shelter young fish and invertebrates. Unfortunately, these ecosystems are threatened by pollution, coastal development, and long-term environmental changes. Runoff containing fertilizers and other pollutants can lead to algal blooms, which block sunlight needed for seagrass to thrive. The loss of seagrass habitats makes it difficult for manatees to find enough food, further endangering their survival.

Conservation efforts are underway to restore habitats, improve water quality, and reduce boating-related collisions—a leading cause of manatee deaths.

By protecting seagrass beds and ensuring safe waterways, we help preserve the health of the Indian River Lagoon for future generations.

Visit the **Manatee Center** at 480 N. Indian River Drive, Downtown Fort Pierce; open Tuesday–Saturday, 10 a.m to 4 p.m.; a hub for environmental education and advocacy.

Special Note: The **Manatee Center** is located on Moore's Creek—a favorite spot for wild manatees. Sightings are common, but not guaranteed!

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# Community Day Event at Rotary Park



The City of Fort Pierce Public Works Department is excited to invite the Fort Pierce community to the upcoming **Community Day Event at Rotary Park**, located at 1901 S. 23rd Street in Fort Pierce, on Saturday, May 17, 2025, from 10:00 a.m. to 2:00 p.m.

Whether you are a long-time resident or a newcomer, this event promises a day filled with enjoyment, delicious food, and valuable interactions with various city departments.

The **Community Day Event** aims to foster community spirit while providing valuable information about city services and initiatives. Highlights include:

**Tree Giveaway** — Attendees can receive a free tree to enhance their homes and neighborhoods, contributing to a greener and healthier environment.

**Demonstrations** — Engage with city employees as they showcase various aspects of their work, offering insights into the vital services they provide to the community.

**City Services Information** — Learn about the wide range of services offered by the City of Fort Pierce and the Fort Pierce Police Department, empowering residents with knowledge about available resources and assistance.

**Activities for All Ages** — From interactive games to educational activities, there will be something enjoyable for everyone in the family to participate in and enjoy.

**Animal Adoption Center** — Meet adorable pets from the Fort Pierce Animal Adoption Center and discover how you can make a positive impact by providing a loving home to a furry friend in need.

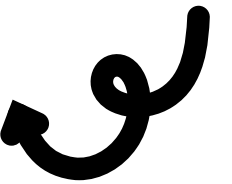
All residents are encouraged to join us for this fun-filled day of community celebration and engagement.

Let's come together, have some fun, and learn what the beautiful City of Fort Pierce has to offer. This event is presented by the *Public Works Department* in collaboration with the *Police Department*, *Community Response*, and the *Fort Pierce Animal Adoption Center*. 🏠

# A Vision for the Future: The Transformation of Marina Square

In November 2022, Fort Pierce took an important step toward revitalizing its heart—the downtown area—by officially accepting the **Downtown Master Plan**. This visionary blueprint was designed to unlock the full potential of Fort Pierce's greatest assets, with a focus on connecting people, places, and experiences in a way that celebrates the city's history, beauty, and future.

One of the most exciting parts of the plan is Phase 1, which focuses on the transformation of Marina Square into a vibrant public space—*Marina Park*. The goal? To create a park that is flexible, adaptable, and welcoming, offering spaces for a wide variety of community events, gatherings, and recreational activities. Whether it's hosting a summer concert, a farmers market, or a place for families to relax, the park will be designed to accommodate the community's needs and aspirations.




The design process is driven by the power of community engagement. The city is eager to hear from everyone—residents, business owners, and visitors—about what they envision for Marina Park. The idea is not just to create a park, but to build a space that reflects the desires of those who will use it most. Flexible green spaces, areas for social events, and an inviting waterfront will all be a part of the transformation.

As plans for *Marina Park* take shape, the city invites everyone to participate in the process. Your thoughts and ideas are vital in shaping the future of this dynamic space.

Please take a moment to complete the survey by scanning the QR Code. Your input will help make *Marina Park* a place that everyone can enjoy for years to come. 🏠

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## FPUA Awarded *Indian River Lagoon* Water Quality Improvement Grant

**F**ort Pierce Utilities Authority (FPUA) is proud to announce it has been selected as a recipient of a *Florida Department of Environmental Protection (FDEP) Water Quality Improvement Grant* as part of Governor Ron DeSantis' recent \$389 million funding announcement to protect and enhance Florida's water resources.

The grant, part of a statewide effort to improve water quality and safeguard Florida's environment, is through the newly established *Indian River Lagoon Protection Program*. This grant will support FPUA's ongoing construction of the new *Mainland Water Reclamation Facility (MWRf)*. This essential project relocates FPUA's existing island sewer treatment plant away from the shores of the *Indian River Lagoon* to a new facility five miles west in an industrial area, safely distanced from neighborhoods. The new plant will replace aging infrastructure with advanced technology, enhance system resilience, reduce potential environmental impacts, and improve service to the community.

"We are honored to be among the projects selected for this vital funding," said FPUA Director of Water and Wastewater Systems Bo Hutchinson. "This grant will allow us to implement impactful infrastructure improvements that enhance the quality of our wastewater systems for future generations, supporting a cleaner environment and a stronger community."

Governor DeSantis announced that \$189 million in *Water Quality Improvement Grants* were awarded to 31 high-priority projects across Florida, chosen from over 348 applications. These projects aim to remove over 1.1 million pounds of nitrogen and 286,000 pounds of phosphorus annually, significantly enhancing water quality statewide.

"Florida's waterways are a vital part of our environment, economy, and way of life, and protecting these resources continues to be a top priority," said Governor Ron DeSantis.

"We are deeply grateful to Governor Ron DeSantis, Representative Dana Trabulsy, Senator Erin Grall, Congressman Brian Mast, the Fort Pierce City Commission, and our state and federal agency partners for their steadfast support," said FPUA Director of Public Affairs and Sustainability Rachel Tennant. "Thanks to their leadership and collaboration, we've secured nearly \$70 million in grant funding for this transformational project. This level of support reflects a shared commitment to protecting the *Indian River Lagoon* and investing in a more resilient future for Fort Pierce."

FPUA CEO/Director of Utilities Javier Cisneros added, "I want to thank the FPUA Board for their trust in our staff and

for their unwavering support throughout this process. This has been a complex and ambitious undertaking, and their confidence in our team's ability to deliver has made all the difference. The relocation of the wastewater treatment plant is more than a construction project—it's a legacy of environmental stewardship and service excellence for Fort Pierce."

For more information on this grant program and the complete list of funded projects, visit [ProtectingFloridaTogether.gov/Grants](http://ProtectingFloridaTogether.gov/Grants). Get weekly project updates of the new *Mainland Wastewater Reclamation Facility* at: <https://www.sustainable-sewer.net/wastewaterwednesdays>

*About FPUA:* **Fort Pierce Utilities Authority** is a municipal, not-for-profit utility provider. FPUA's mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community. Fort Pierce is one of more than 2,000 communities in the United States served by

a community-owned electric utility and one of very few who also provide water, wastewater, natural gas, and Internet services. Public utility systems are owned by the people they serve. All benefits from our locally controlled utility remain right here in the community. Additional information is available at [www.fpua.com](http://www.fpua.com).

*About FDEP Water Quality Improvement Program:* The Florida Department of Environmental Protection is the state's principal environmental agency, created to protect, conserve, and manage Florida's environment and natural resources. The department enforces federal and state environmental laws, protects Florida's air and water quality, cleans up pollution, regulates solid waste management, promotes pollution prevention, and acquires environmentally sensitive lands for preservation. The agency also maintains a statewide system of parks, trails, and aquatic preserves. The *Indian River Lagoon Protection Program* tackles water quality challenges in the Indian River Lagoon by funding wastewater improvements (including septic-to-sewer conversions), stormwater management, and other projects that enhance water quality. Visit the department's website at [FloridaDEP.gov](http://FloridaDEP.gov).



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# FPYC Anchors 45 Years of Tradition with Sapphire Anniversary Celebration

by Michele March, Social Media and Public Relations



The Fort Pierce Yacht Club (FPYC) marked its 45th Sapphire Anniversary with a grand celebration on the evening of Saturday, March 22nd. The event was attended by 110 guests, including former members, distinguished community leaders, dedicated partners, and FPYC Foundation award recipients.

FPYC was honored to host so many who have played an important role in supporting the club throughout the years. Notable attendees included City of Fort Pierce Mayor Linda Hudson, Commissioner James Taylor, St. Lucie County Property Appraiser Michelle Franklin, Main Street Fort Pierce's Doris Tillman, Project Lift's Shawn Keil, Fort Pierce Sunrise Kiwanis President and Boys & Girls Club's Gaby Simpson, and Treasure Coast Youth Sailing Foundation's Ernie Small.

Guests enjoyed delicious light appetizers provided by True Roots Catering Co. and were treated to a lively performance by The Silver Mullets. The band's performance was a special gift from its members, in recognition of the strong partnership between FPYC and the Fort Pierce Jazz and Blues Society over the years.

The evening also featured a captivating display of historical photos that highlighted the club's rich history, from its founding to its many milestones. Photos showcased the construction of the clubhouse, regattas, raft-ups, cruises, Commodore's Balls, community events, charitable efforts, boat parades, and educational initiatives—each one a reminder of the club's vibrant legacy.

Members kicked off the anniversary festivities with a private celebration on March 21st, during their regular Friday Night Social gathering. A light dinner and sweet treats helped set the tone for the weekend's grand celebration.

The Anniversary festivities will continue with the return of the Fort Pierce Blessing of the Fleet on Saturday, May 17th. The event, which is open to all, will include a special blessing for those with VHF capabilities at 11 a.m., followed by an additional blessing for smaller

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vessels without VHF capabilities at the FPYC dock at 4 p.m. While participation in the event is free, registration is required for those wishing to join the reception after the blessing.

The Fort Pierce Yacht Club looks forward to many more years of bringing people together and continuing to serve the community.

For more information on the Fort Pierce Blessing of the Fleet or to register for the event, please visit [www.FortPierceYacht-Club.com/BlessingoftheFleet](http://www.FortPierceYacht-Club.com/BlessingoftheFleet).

Project Lift recognizes the Fort Pierce Yacht Club with Spirit Award. Project Lift, a nonprofit 501c3 organization whose motto is "Changing Lives Through Innovation" is dedicated to improving the lives of at-risk teens and young adults. Recently, Project Lift, awarded the Fort Pierce Yacht Club the "Collaborative Spirit Award," in recognition of their support of Project Lift.

Project Lift locations include Palm City, Belle Glade, Hobe Sound and Fort Pierce. To learn more about this unique organization go to [projectlift.org](http://projectlift.org).



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# TREASURES OF THE PAST

*100 years ago this month as reported in the May 13, 1925 edition of The Miami Herald*

## To Lay Corner Stone Ceremony at Fort Pierce Methodist Church to be Held Saturday

The corner stone of the \$50,000 church being constructed by the Fort Pierce Methodist Church is to be laid at 3 o'clock Saturday afternoon. Local Masonic orders will have charge of the exercises.

Work on the structure is now well under way. When completed it will be one of the finest and most modern churches in the state, it is said. The main church auditorium and the Sunday school department will be a separate connecting building. More than 30 rooms will be provided in the Sunday school department with class and assembly rooms for every class and department of the school.

The building will be of hollow tile and stucco construction. It will be on Seventh Street, between Orange Avenue and Avenue A.

The \$10,000 parsonage, just east of the church site, will be ready for use within another week or so. It also is of hollow tile and stucco.

*100 years ago this month as reported in the May 22, 1925 edition of The Tampa Tribune*

## Citrus Shipments From St. Lucie in Year 2,045 Cars Movement from Fort Pierce

### Heaviest of Any One Point in Country

Shipment of citrus fruit from St. Lucie County for the season of 1924-25 will total 2,045 carloads, or approximately 736,200 boxes. This sets a new high record for the county, being around 300 carloads in excess of last season's total, itself a record. The carload movement has practically ceased and will end altogether the early part of the coming week, only about 30 cars remaining to be shipped by the three packing plants that are still running.

Fort Pierce leads the whole county in number of cars shipped, with nearly 700 sent out.

The proportion for the county was divided approximately as follows: Grapefruit, 75 per cent; oranges, 20 per cent; tangerines, 5 per cent...

...St. Lucie County, which for seven times has won highest award as the State's premier county in the production of high-class citrus fruit, is the leading citrus county of the East Coast and within a few years at the present rapid increase in production will rank with the heavy shipping counties of the state.

*75 years ago this month as reported in the May 2, 1950 edition of The Miami News*

## Ft. Pierce Area to Get Power

The North Beach area here is to have electricity within the next 90 days, according to announcement of the North Beach Development co.

The company, it was stated, has signed a contract with the Florida Power & Light co.

for installation of a line to the beach. The line will tie in from the company's Angle road line and cross Indian River along the North bridge, thence across the island.

The company had negotiated with both the city of Fort Pierce and the F.P. & L. for service, but the city declined to extend its service to the area.

Development of the North Beach area is now getting underway. The new line will serve newly-developed Pepper park and the adjacent areas.

*75 years ago this month as reported in the May 31, 1950 edition of The Miami Herald*

## Keep Freedom... McCarty

Americans can best "keep faith with our departed brothers" who gave their lives for their country by defending the "individuals freedom" for which they died, Dan McCarty of Fort Pierce said Tuesday.

The Fort Pierce citrus grower and former legislator spoke at Memorial Day ceremonies conducted by all veterans organizations in downtown Hemming Park (Jacksonville).

"Liberty to the individual takes on real importance when it is in danger," McCarty said. "The terrible truth is that after events have gone that far, there is not too much the individual can do."

He said there was a tendency to look to the government for support rather than have the individual support the government.

\*\*\**Daniel Thomas McCarty was born and raised in downtown Fort Pierce. His grandparents came to live in the area that would become the City of Fort Pierce*

# TREASURES OF THE PAST

*in the late 1800's. Dan graduated from University of Florida in 1934 and joined his family's cattle and citrus businesses. He was elected to the FL House of Representatives in 1937. He became the Speaker of the House in 1941 shortly before he left to enlist in the Army during WWII. During his service, he was awarded the Bronze Star medal, the Purple Heart, the Legion of Merit and the French Croix de Guerre. He landed with the Seventh Army during D-Day in France and earned the rank of Colonel. He became Florida's 31st governor in 1952. Sadly, he passed away in 1953 due to complications from a heart attack. He is buried in a small cemetery along Indian River Drive.*

*50 years ago this month as reported in the May 7, 1975 edition of The Miami Herald*

## Clerk's Offices Remain Downtown

A majority of St. Lucie County commissioners bowed to the urging of attorneys and merchants in the downtown Fort Pierce area, and agreed Tuesday that the offices of the Clerk of the Circuit Court should remain in the downtown Courthouse.

Originally most of Clerk Roger Poitras' operation was to be moved into the new Courthouse Annex building planned for the Lawnwood area.

The pressure for change was applied at a Tuesday work session called to discuss space use in the new building.

*50 years ago this month as reported by Julie Sneed in the May 23, 1975 edition of The Fort Pierce Tribune*

## FP Revitalization Plan Shown; Reactions Mixed

The Fort Pierce City Commission and two of its advisory committees have been presented with a progress report on the plan to revitalize Fort Pierce.

Ben Withers, of the city planning firm RMBR, said city officials must now review concepts in the document presented to them and either accept, reject or modify the firm's suggested changes in the central business district.

The final report, to be paid for with a \$20,000 federal planning grant, \$5,000 city cash and in-kind services by city employees should be completed by June 30, Withers' said.

Reactions to the plan which includes waterfront tourist oriented facilities and gradual phasing-out of non-conforming businesses, such as laundries, lumberyards and bakeries, range from enthusiastic to skeptical.

"I hope someone's got the month to exploit his dream," commented Robert Tiernan, owner of Warren's Laundry, 131 N. Third St., this morning.

Tiernan said he would be happy to move his business if federal redevelopment were available to build a new plant somewhere else.

City officials last night expressed the fear that the businesses would leave the area - taking with them the tax revenue and jobs they generate.

Jim Holmes, who heads the Fort Pierce Revitalization Committee, told members of the commission they might be considering establishment of an industrial park within the incorporated area of the city. The larger

businesses could rent property in the park for \$1 a year as encouragement to stay in the city and pay city taxes, explained Holmes.

Withers and other city planners to address the revitalization committee before RMBR was chosen to execute the latest city plan, have all stressed the view of the waterfront area between the city marina and the Citrus Avenue overpass is being wasted on parking lots.

The interim report, presented at the Thursday meeting, calls for a strip of tourist-oriented facilities and a motel along the Indian River in downtown Fort Pierce....

*25 years ago this month as reported in the May 5, 2000 edition of The Fort Pierce News*

## Candlelight walking tours of downtown Fort Pierce

Main Street Fort Pierce will offer candlelight walking tours of downtown Fort Pierce at 7 p.m. during ArtWalk Wednesday, May 10. Each tour takes about an hour to complete.

Tickets are \$5 each and available the night of the tour or by calling the Main Street office at 466-3880.

\*\*\*Main Street Fort Pierce created these tours to generate after hour traffic in downtown Fort Pierce to help draw more people and businesses to the area. These tours were the precursor to the Annual Ghost Walk tours that take place the Wednesday & Thursday before Halloween each October. Tickets for this year's event will go on sale in September at [www.mainstreetfortpierce.org](http://www.mainstreetfortpierce.org).

# Call for Artists: New Mural Project in Downtown Fort Pierce

The *Fort Pierce Redevelopment Agency* (FPRA) is excited to announce a *Call for Artists* for a new mural in downtown Fort Pierce. Local artists are



encouraged to submit mural proposals for the back exterior wall of the historic **Sunrise Theatre**, a cherished landmark in the *City of Fort Pierce*.

Highly visible from US1, the selected mural will become a striking visual feature that enhances the Theatre and contributes to the energy and charm of downtown Fort Pierce. The FPRA is seeking a design that is bold, beautiful, and timeless—one that celebrates the spirit of the **Sunrise Theatre**.

For decades, the **Sunrise Theatre** has served as a hub for live music, comedy, community theatre, educational camps, and special events.

This project presents a unique opportunity for local artists to contribute to the city's creative landscape and be part of Fort Pierce's rich art history.

Artists must submit their proposals by Friday, May 16, 2025.

Complete project details and submission instructions can be found here: <https://choosefortpierce.com/1056/FPRA-Mural-Program>. For more information, contact the Fort Pierce Redevelopment Agency at (772) 467-3025 or email [fpra@cityoffortpierce.com](mailto:fpra@cityoffortpierce.com). 🏠

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# Find Fantastic International Flavors at the *Downtown Farmers Market*

One of the great things about the **Fort Pierce Downtown Farmers Market** is the wide variety of international flavors you can choose from there. Of course, the produce vendors provide us with unique treats (did you pick up an odd looking but tasty kohlrabi from **Aunt Zaroda Farms** a few months back?), but what I want to talk about are the ready-to-eat food vendors. What a treasure the market offers with these different foods all in one location!

A local favorite is **Chef Kevin's Reggae Yum Yums**. It is hard to walk past the aroma of their steak and eggs sauteing without stopping. They offer made-to-order breakfast and lunch, so you can visit twice before you leave the market.

Another place you may succumb to the smell of delicious food cooking is **Sonora Eats**. They serve authentic Sonora-style tacos and burritos along with other tasty treats you can't resist.

Contending for the title of most irresistible international cuisine at the **Downtown Farmers Market** is **Tony's Gyros**. Who can resist an authentic Greek gyro and a falafel to go with it? For other Mediterranean delights, don't miss out on the mix and match hummus dishes being demonstrated at **Mediterranean Delights**.

For those looking for flavors from a different part of Europe, **Palm City Crepes** makes the most delicious French-style crepes. Some are hearty and filling, but my favorites tend to be the fruit-filled ones.

One vendor at the market who is fast becoming a big hit is **KubKub Express** offering authentic Filipino cuisine that is sure to please your palette. Be sure to check them out if you haven't already.

Can you see how almost any international food craving you might have might be satisfied on a beautiful Saturday morning at the **Fort Pierce Downtown Farmers Market**? You may already be salivating for next Saturday in fact. But wait! There's more!

**Anita's Guacamole** is where you can taste a freshly made sample and take home your week's supply too. **Empanada PSL** is pumping out those made to order empanadas all morning long. **Bahamian Thang** offers some fabulous conch salad and fritters for you. **Faith Lunch** is the place to get authentic Jamaican patties with some plantain tarts. **Tish's Kitchen** gives you the taste of Gambia and other African cuisines that pique your interest and your palette. A powerhouse of a cook you should make sure to visit is the **Mini Sun Kitchen**. It's a great place to get traditional Korean cuisine like kimchi, egg rolls and herb butters.

Coming back closer to our own nation, don't miss out on the Hawaiian and Asian cuisine from **The Ohana Made Florida**. If you have tried their short ribs, you know. If you haven't, you need to know now. **Big Birds BBQ** and **Bushdog's** real Maryland crabcakes help us appreciate how our own regions contribute to the flavors of the world.

Well, I ran out of space before I ran out of food vendors to talk about so you will have to come *eating around the world* at the **Fort Pierce Downtown Farmers Market**. Follow us on social media to see weekly details but check out our website at [fortpiercefarmersmarket.com](http://fortpiercefarmersmarket.com) for more information on all our vendors. For ready-to-eat treats while you enjoy the view of the Indian River Lagoon, join us. *It's a Saturday morning tradition.* 🏠





“...the heart of the most exciting town on the Treasure Coast.”



PHOTOS BY MARK KRANCER

If you are looking to open or expand your business,

**Downtown Fort Pierce is the place to be!**

Fresh and exciting projects continue to make the Downtown area even more inviting and attractive to visitors. See listings for available **office, retail, and restaurant** space below.

- 116 North 2nd Street | **Ralph Fahey** | 772-577-4145
- 124 2nd St., Suite A, 201 S 2nd St., 101 N US Hwy 1, 415 Avenue A | **Brian Stone** | 772-370-4777
- 111 Orange Avenue | **Ryan Andrew** | 772-932-1444
- 208 Avenue A | **K & K II** | 772-971-1934
- 131 N. 2nd St. | **Christine Coke** | 772-252-4501
- 210 N. 2nd St. | **Ledarius Mack** | 786-529-8881
- 100 S 2nd St., #101, 200 N Hwy 1, 300 S 6th St. | **Angel Borreca/Pierce Harbor Realty** | 772-801-0750
- 108 N Depot Dr. | **Eric Reikenis/SLC Commercial** | 561-339-1344

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# Become A Member

**It Takes All of Us to Make Our Historic Downtown Prosper and Grow!**



Main Street Fort Pierce wants to invite you to become a part of the renaissance of our Historic Downtown area. Over the past twenty-six years, we have worked to repair streets and sidewalks, upgrade storefronts, renovated the Sunrise Theatre, Old City Hall and the Platts Backus House, sponsor charrettes to design a downtown “Master Plan,” built the Manatee Observation and Education Center and so much more! Annually, Main Street Fort Pierce sponsors over 30 events — most which are free of charge.

Yet there is still so much more to be done! We need you to be involved in our continued planning for the area. Become a member and support *Main Street* financially. We rely on the participation and the voluntary annual dues from our members to accomplish our goals and complete our projects.

Whether you own a downtown business or you just love Historic Downtown Fort Pierce, we need your energy and support to continue to rejuvenate our community’s heart and soul.



**Why Main Street Fort Pierce?**

- Downtown Fort Pierce is an important employment center.
- The area is a reflection of the community image.
- Locally owned businesses keep profits in town and support other local businesses and community projects.
  - A vibrant downtown creates a feeling of “hometown pride” and sense of place.
- The downtown district is a public gathering area, where parades, special events, and celebrations are held in a unique setting.
- Community character and historic integrity cannot be recreated.

**What are Membership Benefits?**

- Your membership dues are an investment in the future of Historic Downtown Fort Pierce, helping us to sponsor improvements and events throughout the year.
- Members receive advanced notice and invitations to special events.
  - You will receive the monthly subscription to *Main Street Focus* magazine and links to *Focus On-Line*.

As a member of *Main Street* you are automatically aligned with others who want to preserve the past and influence the future of Fort Pierce. You can belong to Fort Pierce *Main Street* at one of eight different membership levels, starting at just \$25.

**Main Street Membership Levels**

<b>Benefactor Levels</b>	<b>Community Levels</b>	<b>Corporate Levels</b>
Headline Sponsor (\$1,000) Patron Sponsor (\$500)	Main Street Friend Membership (\$25) Main Street Family Membership (\$50)	Main Street Small Business Membership (less than 10 employees) (\$100) Main Street Medium Business Membership (11-50 employees) (\$250) Main Street Large Business Membership (51 or more employees) (\$500)

**Please Take a Minute to Join Today!**

Complete the form below and join our growing group of committed members. By joining Main Street Fort Pierce, Inc., you are supporting the economic well being of the entire community.

Name: \_\_\_\_\_ Membership Level: \_\_\_\_\_

Company/Organization: \_\_\_\_\_

Street Address: \_\_\_\_\_

City / State / Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Become a Member of  
Main Street Fort Pierce**

**Three Easy Ways to Join!**

- 1 – Call Main Street Fort Pierce at (772) 466-3880
- 2 – Visit our Website at [www.mainstreetfortpiercer.org](http://www.mainstreetfortpiercer.org), click the membership link
- 3 – Fill out the membership form and mail to:

Main Street Fort Pierce  
122 A.E. Backus Ave.  
Fort Pierce, Florida 34950



- I was born in Mineola, NY, and moved to Fort Pierce in July of 1992. I had moved from Massachusetts to Charlotte, NC, and realized pretty quickly I didn't like large cities. I moved to St. Lucie County, sight unseen and jobless. I fell in love with Fort Pierce.
- Family:** My awesome husband and best friend, Tom. Together we have 4 children and 5 grandchildren.
- Education:** Springfield College, Springfield, MA; American International College, Springfield, MA; Bachelors in Rehabilitation Services; Masters in Education.
- What year did you become a Main Street Board Member?** 2022.
- What attracted you to become involved with Main Street Fort Pierce?** I really love Fort Pierce and **Main Street** has a lot to do with why. I was looking for ways to get more involved after I retired and felt **Main Street** was a great fit.
- What is your favorite project/event that Main Street Fort Pierce has accomplished and/or organizes that you were a part of?** I assist with *Friday Fest*, the *Reverse Raffle*, and have become a regular paper girl — delivering the monthly *Focus*.
- What is your hope/wish for the future of downtown Fort Pierce?** I hope to see Fort Pierce continue to be quaint town but at the same time be able to offer a little bit of everything so everyone of every age and background can enjoy themselves in our beautiful town. 🏠

## AN INTERVIEW WITH

*Kathleen Perona*

Main Street Fort Pierce Board Member



**Nancy Arledge**  
Vice President  
Branch Manager  
NMLS #572813

**Office** 772.462.8820  
**Fax** 772.464.4374

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**SouthState**

## Financial Literacy Resources for America's Small Businesses

by U.S. Small Business Administration, published on [www.sba.gov](http://www.sba.gov)

**B**udgeting, saving, borrowing, investing, and bookkeeping are all crucial to the financial success of any business.

That's why *Financial Literacy Month* is a perfect time to brush up on the basics of keeping business finances in order. Here are some helpful resources to help business owners boost financial literacy.



**Small Business Development Centers (SBDC).** SBA partners with nearly 1,000 SBDCs across the country to deliver personalized business advising and technical assistance. SBDCs provide counseling and training about capital access, financial management, and more.

**SCORE business mentors.** As the nation's largest network of volunteer business mentors, SCORE offers free, customized advice to entrepreneurs across America about financing and other important topics.

**SBA Business Guide.** To help you succeed at every phase of, SBA created a free business guide. Learn about balance sheets, cost-benefit analyses, accounting methods of and much more.

**MySBA Learning.** The SBA's free learning platform helps small business owners learn at their pace and on their own time. MySBA Learning is divided into major topics called Journeys.

Within each Journey, entrepreneurs can find Excursions with the tools they need to master a topic. Journey 4: Your Business Financial Strategy, for example, will help you hone your skills using financial data and projections.

Register for financial literacy events near you to learn about basic financial terminology, financial management, cash flow, and more! Connect with local district offices and resource partners for more business assistance near you.

### Small Business Development Center

Florida SBDC at Indian River State College, Fort Pierce  
3209 Virginia Avenue, Building Y-303, Fort Pierce

### APEX Accelerator/PTAC

PTAC at Indian River State College  
3209 Virginia Ave, Room Y101, Fort Pierce  
772-462-4942

### SCORE Business Mentor

Treasure Coast SCORE  
3220 S. US Hwy 1 Suite #2, Fort Pierce  
772-489-0548



## Salty Grocery List!

by Captain Bo Samuel, Pullin Drag Charters

While we say every day is a good day to go fishing, the milder conditions of May really offer some fantastic opportunities on our Treasure Coast waters. We see more bait in the area which signals that the big fish such as the popular mahi-mahi and smoker kingfish are coming through, plus grouper season opens May 1st. Our fishing paradise includes inshore, offshore, the *Fort Pierce Inlet*, the river, and the lagoon so the variety of salty groceries up for grabs is nothing short of spectacular. It's time to plan a fresh fish dinner!

When targeting the acrobatic mahi-mahi, I recommend a slow troll with fresh ballyhoo, either naked or skirted, at about 80 feet or more. Weed lines and floating debris are great places to find mahi hiding out and when you find one, there is usually a school close by so be prepared for some non-stop action. If the fish are hard to find, look for diving birds as this means the baitfish are there and the mahi probably will be, too. Mahi, or dolphinfish, are a highly sought after game fish for their intense fight with aerial jumps and powerful runs providing a worthy, memory-making battle. Mahi are also great table fare with a mild, sweet flavor and a firm texture. It's delicious fried, baked, grilled, and pan-seared with lemon and butter.

This is also a productive time to fish the grass flats of the river. More bait entices more fish and redfish and snook are consistently being reported. The snook bite continues to be stellar with all sizes being hooked and a good amount of slots finding their way to the dinner table. Try live bait like mullet, pilchards, and threadfins with a tight drag as these aggressive snook are very smart at running for nearby structure to cut the line. Snook season will close again from June 1 through August 31st so get it on your salty list now.

Our *Fishy Photo of the Month* shows double keeper slots by Captain Fab and Matt Samuel!

So have you made your salty grocery list? I've been fishing these local waters all my life and consider it a great privilege to



share the fun with others. The ocean is my office and we're always ready to go catching! Remember, your tackle needs can be found at **DeBrooks Fishing Corner** and great food and music are at my home base, the historic **Little Jim Bait & Tackle** (#savelittlejim). Plus **Little Jim** will *Cook-Your-Catch!* For salty groceries in the bag, you gotta fish with *Pullin Drag!* 🏠



## Favorite Recipes from Main Street contributed by Bob Ridle

### Pecan Tarts

#### Pastry

- 1 cup butter
- 6 ounces cream cheese, softened
- 2 cups all-purpose flour

#### Filling

- 4 eggs
- 3 cups brown sugar
- 1 cup chopped pecans
- 4 tablespoons melted butter
- 1 teaspoon vanilla extract
- 1 pinch salt

#### Directions

Preheat the oven to 350°F (175°C). Lightly grease two mini tart pans.

*Pastry:* Combine butter and cream cheese in a large bowl; beat with an electric mixer until smooth and creamy. Add flour and mix to form a smooth dough.

Divide dough into 48 balls; place one ball in each greased cup of tart pans. Use fingers or a tart tamper to press out into a tart shell.

*Filling:* Break eggs into a large bowl. Add brown sugar, pecans, melted butter, vanilla, and salt; mix until well combined. Spoon filling into prepared tart shells, filling each 3/4 full.

Bake in the preheated oven until brown, about 30 minutes. Allow tarts to cool completely on a wire rack.



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# Annual Meeting



**Wednesday | May 21**



**5-7pm**



**Platts/Backus House**

**122 A.E. Backus Ave., Fort Pierce, FL 34950**

**Enjoy hors d'oeuvres and beverages as we raise a glass to Main Street successes and share what's yet to come in the year ahead!**

This event is open to MSFP members, supporters, volunteers, local businesses, and municipal partners.

[MainStreetFortPierce.org](http://MainStreetFortPierce.org)





Volume 20, No. 11 June, 2025

# FOCUS

The Official Monthly Newspaper of Main Street Fort Pierce

## Stars Over St. Lucie




PHOTOGRAPHY BY MARYANN KETCHAM

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**PRESIDENT'S MESSAGE**

# Shaping a Dynamic Future – Together

by Donna Sizemore



We are proud to announce that **Main Street Fort Pierce** has officially received re-accreditation from **Main Street America** and **Florida Main Street**, for 2025, for meeting the standards of performance in 2024. This is a testament to our dedication to preserving, promoting, and enhancing the heart of our historic downtown! This milestone recognizes our commitment to fostering a vibrant community, supporting local businesses, and celebrating the rich heritage that makes Fort Pierce so special.

With this accreditation, we reaffirm our mission to bring exciting events, meaningful initiatives, and lasting improvements to our beloved downtown. We couldn't have achieved this without the unwavering support of our members, volunteers, community partners and sponsors—this success belongs to all of us!

**Main Street Fort Pierce** extends our deepest gratitude to our incredible sponsors, players and dedicated volunteers for making the **Main Street Annual Golf Tournament** a resounding success! Your generosity, hard work, and enthusiasm brought this event to life making this annual event something to look forward to each year.


*“With this accreditation, we reaffirm our mission to bring exciting events, meaningful initiatives, and lasting improvements to our beloved downtown.”*

Presenting Sponsor: **Remnant Construction.**  
Birdie Sponsors: **Hollister Insurance; John Jacobs Construction.**  
Par Sponsors: **Agler Kitchen, Bath & Floors.**  
Putting Green Sponsors: **JBR Exteriors; SouthState Bank.**  
Tee & Green Sponsors: **Beachfront Brooke Team; Blue Cat Carpet Cleaning; Card House PSL; Fort Pierce Sunrise Kiwanis; Lott Insurance Services; Utility Supply Associates.**

Green Sponsors: **Berger, Toombs, Elam, Gaines & Frank CPAs PL; Earl Gordon Insurance; East Coast Lumber/Ace Hardware.**

From every swing on the course to every moment of camaraderie, your support made a lasting impact. We couldn't have done it without you. Thank you for being part of this journey—see you next year!

Stay connected for more updates, and let's continue shaping a dynamic future for **Main Street Fort Pierce**—together! As always, visit our **Main Street Fort Pierce** website for upcoming event information <https://mainstreetfortpiece.org/>. 🏠



Volume 20, No. 1 | June, 2025

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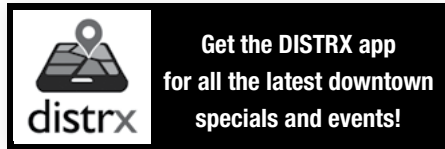
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# Calendar

Dine, Shop and Enjoy Beautiful, Historic, Downtown Fort Pierce!



### MONTHLY EVENTS

**June 6, Friday: FRIDAY FEST AT MARINA SQUARE** — 5:30 to 8:30 p.m.; live music by **Old Hippies**; Please remove all vehicles from the permitted Friday Fest road closure area (Marina Way & Melody Lane) by 2:00 p.m.; *Facebook*—Main Street Fort Pierce, 466-3880; [mainstreetfortpierce.org](http://mainstreetfortpierce.org).

**June 20, Friday: ARTWALK** — 5 to 8:00 p.m.; Various studios and shops open throughout the downtown area; [artstlucie.org](http://artstlucie.org).

### WEEKLY EVENTS

**Wednesdays: Wednesday Green Market & Food Co-Op** — rain or shine 12:00 to 6:00 p.m., Downtown Marina Square; 971-8480.

**Saturdays: The Jazz Market** — 8:00 a.m. to 1:00 p.m.; north side of the Downtown Fort Pierce Library; Jazz & Blues Society, 460-5299, [jazzsociety.org](http://jazzsociety.org).

**Saturdays: Ft. Pierce Farmer's Market** — 8:00 a.m. to Noon; Marina Square on Melody Lane; Market Manager, 940-1145.

### LIVE MUSIC DOWNTOWN

#### Wine Down Wednesday

Fort Social in the Galleria on the 2nd and 4th Wednesday of each month, 6 to 8 p.m.  
[TheFortSteakhouse.com](http://TheFortSteakhouse.com)

#### Sailfish Brewing Company

[facebook/Sailfish Brewing Company](https://facebook.com/SailfishBrewingCompany)

#### Pierced Cider

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#### Cobbs Landing

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### SUNRISE THEATRE & SUNRISE BLACK BOX

772-461-4775 • [sunrisetheatre.com](http://sunrisetheatre.com)

**Tuesdays: Jazz Jam at the Sunrise Black Box Theatre** — 7 to 10 p.m.; 460-5299; [jazzsociety.org](http://jazzsociety.org).

### MANATEE OBSERVATION & EDUCATION CENTER

429-6266 • [ManateeEducationCenter.org](http://ManateeEducationCenter.org)

### DOWNTOWN FORT PIERCE LIBRARY

462-2787 • [www.st-lucie.lib.fl.us/](http://www.st-lucie.lib.fl.us/)

### SUNDAY DOWNTOWN CHURCH SERVICES

**Common Ground Vineyard Church;** 460-5414, [commongroundvineyard.com](http://commongroundvineyard.com).

**First Church;** 464-0440, [firstchurchfp.org](http://firstchurchfp.org).

**Fort Pierce Haitian United Methodist Church;** 940-6728, [haitianmethodist.org](http://haitianmethodist.org).

**Notre-Dame Mission Catholic Church;** 466-9617, [notredamecc.com](http://notredamecc.com).

**St. Andrews Episcopal Church** (founded 1893); 461-5009 [mystandrews.org](http://mystandrews.org).

### COMMUNITY INFORMATION

#### A.E. Backus Museum

772-465-0630 • [backusmuseum.com](http://backusmuseum.com)

**Bud Adams Gallery of Historical Photographs**  
772-462-1795 • 2nd Floor of P.P. Cobb Building

#### Fort Pierce Police Athletic League

772-370-6162 • [fortpiercepal.com](http://fortpiercepal.com)  
Volunteers needed: 772-466-0606

#### Fort Pierce Jazz & Blues Society

772-460-5299 • [jazzsociety.org](http://jazzsociety.org)

#### Fort Pierce RiverWalk Center

600 North Indian River Drive  
772-489-6473 • [cityoffortpierce.com](http://cityoffortpierce.com)

#### Heathcote Botanical Gardens

772-464-4672 • [heathcotebotanicalgardens.org](http://heathcotebotanicalgardens.org)

#### National Navy UDT-SEAL Museum

772-595-5845 • [navysealmuseum.org](http://navysealmuseum.org)

#### St. Lucie County Marine Center

772-462-3474 • [stlucieco.gov/marine\\_center](http://stlucieco.gov/marine_center)

#### St. Lucie County Regional History Center

772-462-1795 • [stlucieco.gov/history](http://stlucieco.gov/history)



Treasure hunters Jonah Martinez and Cole Smith discovered over 300 gold Spanish coins from the wreckage of the famous 1715 Spanish Treasure Fleet that sunk in the **Atlantic Ocean** off the coast of Vero Beach in a hurricane.

### JUNE: NATIONAL OCEANS MONTH

JUNE 3: NATIONAL EGG DAY

JUNE 5: HOT AIR BALLOON DAY

JUNE 5: NATIONAL MOONSHINE DAY

JUNE 6: CAVES AND KARST DAY

JUNE 6: D-DAY

JUNE 6: NATIONAL DONUT DAY

JUNE 6: NATIONAL YO-YO DAY

JUNE 7: NATIONAL CHOCOLATE ICE CREAM DAY

JUNE 11: NATIONAL CORN ON THE COB DAY

JUNE 12: SUPERMAN DAY

JUNE 14: AMERICA'S FLAG DAY

JUNE 16: SEA TURTLE DAY

JUNE 18: NATIONAL FISHING DAY

JUNE 19: JUNETEENTH

JUNE 20: AMERICAN EAGLE DAY

JUNE 20: NATIONAL TAKE YOUR DOG TO WORK DAY

JUNE 21: INTERNATIONAL SURFING DAY

JUNE 21: NATIONAL SEASHELL DAY

JUNE 23: NATIONAL FAMILY OWNED & OPERATED BUSINESSES DAY

JUNE 25: NATIONAL CATFISH DAY

JUNE 29: INTERNATIONAL FISHERMAN DAY

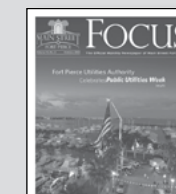
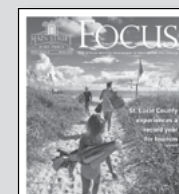
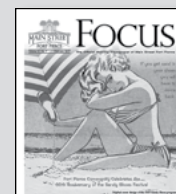
## About Us: the Main Street Focus

*Main Street's* monthly newspaper is an important way to keep our members and the public informed about the revitalization efforts in downtown Fort Pierce. The newspaper highlights the people, places, and events that work together to make our community a desirable place to live and work.

In July 2005, the staff, board, and volunteers of *Main Street* began production of its 32-page monthly newspaper. The *Main Street Focus* has continued to cover news about the events, people, businesses, and redevelopment taking place within the *Main Street Fort Pierce* boundaries for over 20 years.

The *Focus* is always looking for fresh stories and writers. *Main Street Focus* articles must be factual, positive, and related to the downtown Fort Pierce area or *Main Street* programs. Any writer with a story idea may contact the *Main Street* office at (772) 466-3880 or email [focus@mainstreet-fortpierce.org](mailto:focus@mainstreet-fortpierce.org).

Local organizations and businesses are also welcome to submit press releases or event notification flyers related to downtown Fort Pierce for publishing consideration. The deadline for the following month's edition is the 1st of the current month. 🏠



## What is the Main Street Program?

The *Main Street Program* was created by the *National Trust for Historic Preservation* in the late 1970s to revitalize historic commercial districts and downtown communities across the United States. Post World War II housing and shopping trends included the departure from traditional commercial areas (that in some areas existed for centuries). These downtowns slowly lost the businesses, activities and connections that had united their communities in the past. This led to mass economic loss for local commercial property owners which further resulted in the destruction of numerous historic buildings during the 1960s and 1970s.

To combat the continued destruction of these historic downtowns, the *National Trust* created a pilot program that would later be named the *Main Street Approach* and tested it

in three downtowns: Galesburg, IL, Hot Springs, SD, and Madison, IN. Its success led to the official launch of the *National Main Street Center* in 1980. Today *Main Street America* is a separate organization from the *National Trust* and continues to provide support, training and the transmission of proven ideas & solutions to thousands of participating *Main Street* downtowns and districts. As of 2023, (according to the *Main Street America* website at <https://mainstreet.org/our-network/collective-impact>) this effort has led to over \$107 billion in local reinvestment, 175,323 in net new businesses, 782,059 net gain in jobs, 335,675 rehabbed buildings, and has procured over 35.3 million of volunteer hours.

The *Main Street Approach*®, <https://mainstreet.org/about/how-we-work/the-main-street-approach>. 🏠

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# Mayor's Message Kings Landing Neighborhood Taking Shape

by Linda Hudson, Mayor, City of Fort Pierce



**Kings Landing** is a go with new partners, **Live Oak Holdings**. The *City of Fort Pierce* approved the new agreement on April 7 and the *Fort Pierce Redevelopment Agency* followed suit, April 8. The newly energized **Kings Landing** will closely mirror the original **Kings Landing** plans, and include a **Marriott Tribute Portfolio** hotel, condominiums, parking garage, retail and restaurants. Construction will begin no later than July of 2026.

The new project developers are represented by Bill Ware, a principal of **Live Oak Holdings** in Jacksonville. Ware, with 40 years of experience in real estate development and construction management, has personally overseen the transition from the former developer to **Live Oak Holdings**.

We don't have to wait until July 2026 to see activity in the **Kings Landing** neighborhood. The **Villas at Kings Landing** is under construction on Backus Avenue. **INB Homes** broke ground for ten luxury villas that will line Backus Avenue across from **Main Street Fort Pierce's** home at 122 A.E. Backus Avenue.

In January, the *City of Fort Pierce* granted permission for **INB Homes**, a quality but affordable home builder located



in Orlando, to build the villas on the north side of Moore's Creek, at the corner of Backus and Second Street. In early April, **INB Homes** hosted a groundbreaking ceremony on site. Mark Rosenwasser, President of **INB**, shared his enthusiasm for Fort Pierce and the project with assembled city and county officials. Also present were the new neighbors, **Main Street** board members and staff.

The luxury villas are three bedroom and 3.5 bathrooms situated between the *Edgartown* and *Historic Downtown* districts. To the east, is the *Indian River Lagoon*, the **City Marina**, the **Manatee** and **Backus** museums. For sales information, contact Brooke Harris, 772-453-6634.

Welcome to Fort Pierce, **Live Oak Holdings**, and **INB Homes**. 🏠

## City of Fort Pierce Launches Free Community Workshop Series

The *City of Fort Pierce Grants Administration Division* is excited to announce a new series of free community workshops designed to empower, educate, and support residents on essential topics that impact everyday life. The workshops will be held at the **River Walk Center**, located at 600 N. Indian River Drive in Fort Pierce, from 5:30 p.m. to 6:30 p.m.

Open to all residents, these informative sessions will cover a range of vital subjects, including disaster preparedness, property appraisals, pest control, tenant rights, and financial health. Whether you are a homeowner, renter, or simply looking to better understand your rights and resources, these workshops offer something for everyone.

Workshop Topics and Dates:

*Disaster Relief Resources*

Thursday, May 15, 2025 @ 5:30 p.m.

*Responsibilities of the Property Appraiser's Office*

Thursday, May 29, 2025 @ 5:30 p.m.

*Pest Mitigation Strategies*

Tuesday, June 24, 2025 @ 5:30 p.m.

*Know Your Rights as a Tenant*

Thursday, June 26, 2025 @ 5:30 p.m. (Part 1)

Thursday, July 17, 2025 @ 5:30 p.m. (Part 2)

*Credit Repair and Financial Wellness*

Thursday, July 31, 2025 @ 5:30 p.m.

Each session will offer residents valuable knowledge and practical tools to help them make informed decisions and navigate challenges. These workshops are free to attend, but registration is encouraged to ensure adequate seating and materials. Register online at [www.cityoffortpierce.com](http://www.cityoffortpierce.com). For more information, contact the *Grants Administration Division* at 772-467-3161 or email [GrantsAdministration@cityoffortpierce.com](mailto:GrantsAdministration@cityoffortpierce.com).

We look forward to seeing you there! 🏠

## City of Fort Pierce Announces Extension of Impact Fee Moratorium for New Residential and Commercial Construction in Redevelopment Area

The *City of Fort Pierce* is pleased to announce an incentive that will reduce development costs for new residential and commercial construction in the redevelopment area. On November 4, 2024, the Fort Pierce City Commission approved an ordinance suspending the collection of City impact fees to stimulate and encourage new development within the *Urban Infill and Redevelopment Area*. The impact fee moratorium is a significant step toward supporting developers, businesses, and residents within the Fort Pierce redevelopment area. By waiving these fees for one year, the City aims to spur investment, attract new development, and boost economic activity in the targeted area, which has seen limited new construction in recent years.

Recognizing the need for sustainable development and urban revitalization, the *City of Fort Pierce* has taken proactive steps to encourage growth in the redevelopment area by implementing this moratorium. The reduction in startup

costs makes it more economically viable for developers to invest and revitalize the community. By encouraging redevelopment in these areas, the City can effectively renew aging neighborhoods and stimulate economic growth. Urban infill areas present unique redevelopment opportunities, offering existing infrastructure, access to amenities, and the chance to develop sustainably without expanding into undeveloped lands. Since infrastructure is largely already in place, new construction may not place as much strain on public services as it would in greenfield areas requiring substantial infrastructure investments.

The *City of Fort Pierce* invites developers, businesses, and residents to explore the benefits of this impact fee moratorium as well as other programs offered by the **Fort Pierce Redevelopment Agency**, such as the *Commercial Façade Grant Program*, *Property Refresh Grants for Paint and Signage*, and the *Infill Lien Reduction Program*. 🏠

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# FPRA Youth Banner Art Showcase Invites Fort Pierce Students to Turn Their Creativity into Public Art

The *Fort Pierce Redevelopment Agency* (FPRA) is proud to launch the *Youth Banner Art Showcase*, a public art initiative inviting K–12 students to design streetlight pole banners that will be displayed throughout the city’s redevelopment area.

This creative opportunity allows students to share their talents, celebrate the Fort Pierce community, and make a lasting visual impact. The **FPRA** will fully fund the production and installation of selected banner designs, transforming student artwork into vibrant additions to the city’s public spaces.

The *Youth Banner Art Showcase* is open to all students who reside in the City of Fort Pierce or are currently enrolled in a Fort Pierce school. Each student may submit one entry. Submissions should reflect one of three themes: *Fort Pierce Landmarks*, *Arts & Culture*, or *Nature/Scenic*. Key Dates:

**Submission Deadline: June 6, 2025**

**Selection Period: June 6 – June 26, 2025**

**Announcement of Selected Students: July 9, 2025**

Students interested in participating can visit Youth Banner Art Showcase | Fort Pierce, FL, the official website to view full project details and submit their designs.

This initiative aims to engage local youth in civic pride and creative expression while contributing to the beautification of Fort Pierce’s redevelopment area. Selected banner designs will be showcased throughout the community, serving as a source

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- ONE ENTRY PER STUDENT

**THEMES**

- FORT PIERCE LANDMARKS
- ARTS & CULTURE
- NATURE/SCENIC

Deadline June 6, 2025

SCAN THE QR CODE FOR MORE INFORMATION ON THE PROGRAM

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For more information, contact the *Fort Pierce Redevelopment Agency* at (772) 467-3025. 🏠

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# 6 Ways to Summer

Hooraay for summer! School is out, and kids are ready for new adventures. Families can find two new adventures right here in the heart of Fort Pierce at **First Church Fort Pierce**, located at 515 Avenue A.

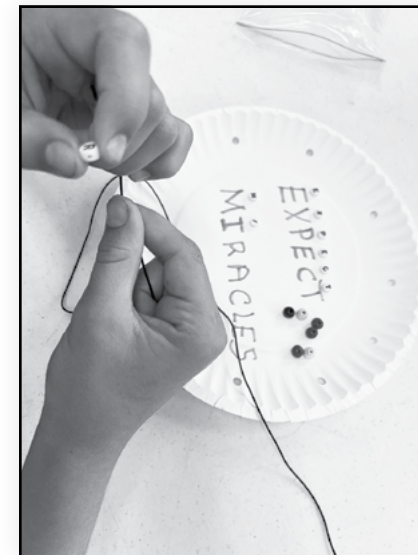
**First Church** Children’s Ministry offers two camps for kiddos ages 6 to 12. Campers will have loads of fun in a safe and welcoming environment. *6 Ways to Summer* is the first camp adventure of the summer. It happens on Mondays, Wednesdays, and Fridays, from June 23 to July 4th. Children’s Ministry Director, Zaneta Cooper, plans an amazing week of adventure for campers. Activities include crafts and games, and even water-play day! Campers will also have an opportunity to experience being “little chefs.”



Camper’s experiences will be guided by a caring and creative staff. This 6-day camp promises to be a memorable way to enjoy summer. *Summer’s End* is **First Church’s** week of arts and music for campers who have completed kindergarten, up to kids who have completed 5th grade. Campers will use creativity and curiosity to explore the arts. Mornings begin with “Lagoon Yoga” led by Caleta Scott from the *Indian River Lagoon Council*. From there, campers will engage with storytelling and drumming, singing and science experiments, print making and painting, and more. Each day will offer ways for campers to celebrate creativity.



**First Church Fort Pierce** looks forward to engaging campers and families in fun and creative experiences this summer. Camp staff and adult volunteers are screened, trained, and follow a Child Protection Policy. Registration is available online at [www.firstchurch.org](http://www.firstchurch.org) 772-240-5191. 🏠



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# Storm Prep: Food & Water Safety Before the Power Goes Out

by Fort Pierce Utilities Authority

As hurricane season approaches, it's essential to prepare not just your property, but also your pantry. At FPUA, we are committed to maintaining reliable service and minimizing power interruptions—even during Florida's most severe weather. Our crews prepare year-round to keep the lights on, and when outages do occur, we work around the clock to restore power as quickly and safely as possible. Still, strong storms and hurricanes can cause sudden disruptions that affect not just your electricity, but also your food and water safety. That's why we encourage customers to take a few easy steps now to ensure their families are protected, no matter what the weather brings.

### Check Appliance Thermometers

Start by making sure you have working thermometers inside

your refrigerator and freezer. Ideally, your fridge should be at or below 40°F and your freezer should be at or below 0°F. If the power goes out, these tools will help you determine whether your food has stayed within a safe temperature range or if it needs to be discarded.

### Pre-Freeze and Prepare Ahead

Freeze containers of water early to serve as makeshift ice blocks. These can help keep food cold in both your refrigerator and coolers during an outage, and can also provide clean drinking water if your regular supply becomes contaminated. Consider freezing perishable items such as milk, meat, poultry, and leftovers that you won't need right away. Grouping foods together in the freezer can also help them stay cold longer.

### Have Backup Cooling Options Ready

Stock up on ice packs or freeze gel packs in advance, and make or purchase extra ice to keep in your freezer. Keep a cooler on hand in case the power is out for more than four hours, and research where you can buy dry or block ice locally if needed.

### Store Food and Water Safely

Keep food on high shelves to protect it from floodwater. Store bottled water in a cool, dry area, and never use water that smells strange. If bottled water develops an odor, dispose

of it or contact the supplier. Also, never reuse food or beverage containers to store hazardous substances like gasoline. If you do, these should be thrown away afterwards and not recycled.

Preparing in advance can make a big difference in how safely and comfortably you ride out a storm. We're proud to serve this community, and every step we take before, during, and after a storm is with you in mind. Please take a moment now to prepare your home and stay connected. For additional safety tips, visit [www.fpua.com/storm-center](http://www.fpua.com/storm-center). 🏠

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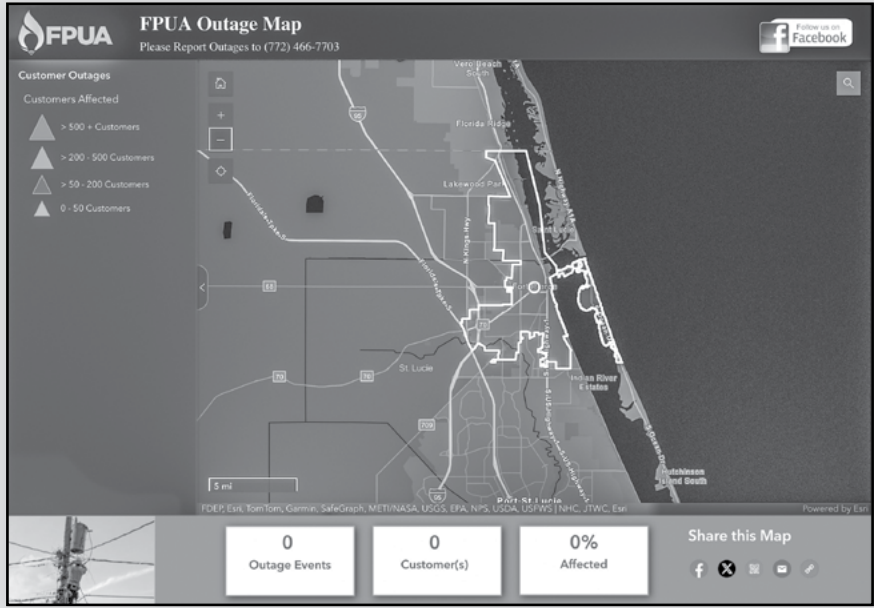
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# Residential Options Coming to Downtown Fort Pierce

Downtown Fort Pierce is getting a major upgrade — and **INB Homes** is helping lead the way. The award-winning Florida builder is bringing 10 luxury townhomes to **King's Landing**, a transformative new waterfront development poised to energize the city's arts and entertainment district.

Set along the picturesque downtown waterfront district, **King's Landing** is designed to be more than a neighborhood — it's a destination. Current proposed plans for **King's Landing** include a boutique hotel, 106 condominium units, over 50,000 square feet of restaurant and retail space, and a 300-space parking garage. While many of these features are still in the planning stages, one part is already becoming a reality — **INB Homes'** exclusive collection of luxury townhomes have already broken ground.

Known for building high-quality homes across Central and South Florida, **INB Homes** is crafting the perfect blend of luxury, durability, and coastal style. Spacious open interiors, high-end finishes, and walkable access to the waterfront and downtown hotspots make these residences ideal for those seeking both comfort and connection.

"This project is a great fit for Fort Pierce," said Rainer Richter, **INB Homes'** Executive Vice President. "We're proud to build something that not only reflects the charm of the area but also helps shape its future."

With local businesses, the arts, and beautiful views all just steps away, it's no surprise so many are eager to call this new area home.

To learn more about INB Homes and these upcoming luxury townhomes, visit [www.inbhomes.com](http://www.inbhomes.com). 🏠



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# Don't Miss the 30th Annual Through the Eye of the Camera Juried Photography Exhibition at the Backus Museum Through June 20

The **A.E. Backus Museum & Gallery** is pleased to present the **30th Through the Eye of the Camera Annual Juried Photography Exhibition**. The exhibition will be on view to the public through June 20, 2025 at 500 N. Indian River Drive in Historic Downtown Fort Pierce.

For three decades, the Museum has continued to call photographers of all levels to enter their best work for the popular annual exhibition that closes the season. Each year, a new independent jury panel considers submissions and recognizes excellent examples with awards and cash prizes.

This year, the judges voted to accept 58 entries out of 196 submissions in four categories: (1) Animal subjects; (2) Flora & Landscape subjects; (3) People/Portrait subjects; or (4) Open, for subjects that are not included in the three other categories. From these, 22 awards were given, including three "Best" awards, 1st-2nd-3rd in each category, and awards of merit.

The top 8 award winners for 2025 are:

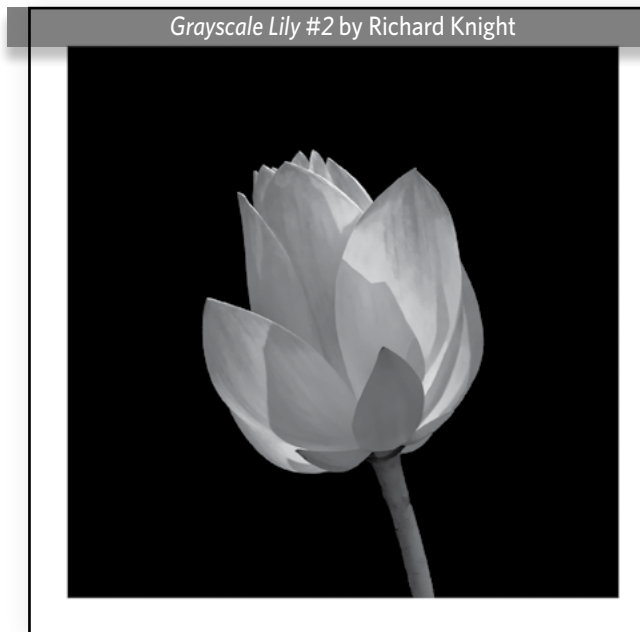
### Best of Show

*Balancing Act* by Joe Campanellie (Palm Coast)

### First Place, Animals

*Watchful Gaze* by Maureen Mackenzie (Port St. Lucie)

### Grayscale Lily #2 by Richard Knight



### First Place, Flora & Landscape

*Into the Fog* by Joe Campanellie (Palm Coast)

### First Place, People/Portrait

*The Legend Willie de Cuba* by Mark Stall (Port St. Lucie)

### First Place, Open

*Time Will Tell* by David Bence (Vero Beach)

### Best Black & White Photography

*Grayscale Lily #2* by Richard Knight (Vero Beach)

### Best Film or Traditional Raw Photography

*Hungry Hammocks* by Jeffrey Frohlich (Stuart)

### Director's Choice

*Agelaius' Song* by Anthony Thompson (Port St. Lucie)



Continued on page 16 ...

EYE OF THE CAMERA ... continued from page 15



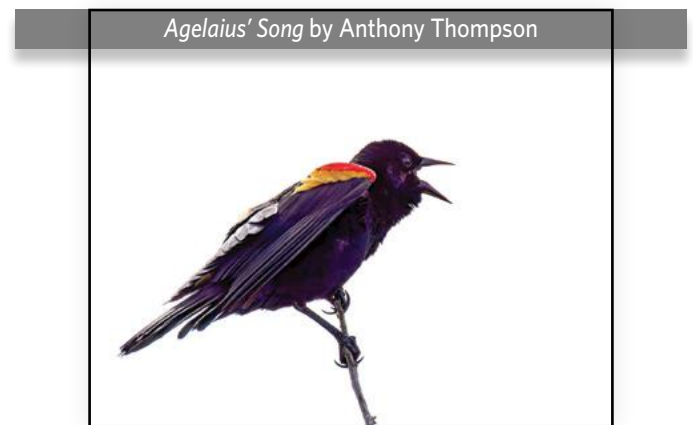
Watchful Gaze by Maureen Mackenzie

In addition to the 22 awards conferred at the beginning of the exhibition, at the end, visitor votes are counted for a special *People's Choice* award. A complete list of all photographs and artists accepted in the exhibition is available at <https://www.backusmuseum.org/juried-shows>.

This year marks the 30th juried photography exhibition organized and hosted by the **Backus Museum**. "Looking back at the history, it is pun-intended 'eye-opening,'" says J. Marshall Adams, Executive Director. "Thirty years ago it was a struggle for some institutions to consider photography as Art, with a creativity and craft equal to that of traditional studio practices. The **Backus Museum** was looking further ahead, recognizing that the innate talents of the photographic artists in our community, and later beyond, were worth exploring, encouraging, and celebrating. And today in a new millennium, that foresight has been answered: we all now have powerful imaging tools literally tucked into our pockets, and we routinely share photos with millions worldwide in an instant every second of every day. *Through the Eye of the Camera* offers an exciting opportunity to be inspired and empowered by what you see." 🏠



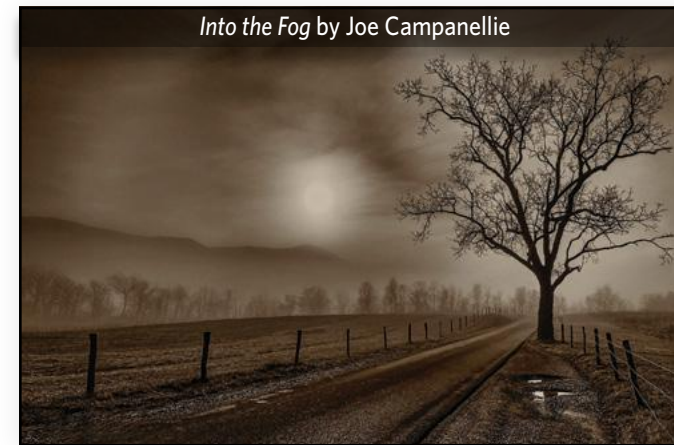
The Legend Willie de Cuba by Mark Stall



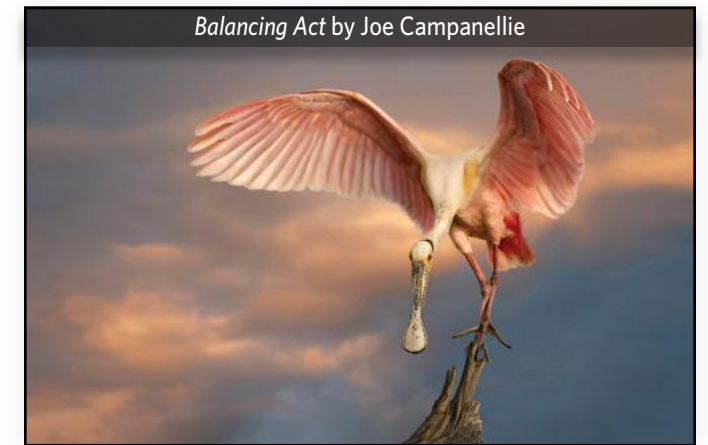
Agelaius' Song by Anthony Thompson



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# FPYC Members Giving Month and 7th Annual Charity on the Water Poker Run Presents \$31,000 to Community Organizations

by Robynn Holland, Community Liaison, Photographs by MaryAnn Ketcham

On Saturday, April 12th the **Fort Pierce Yacht Club Foundation**, the charitable arm of the **Fort Pierce Yacht Club**, held their 7th annual “On the Water Poker Run” charity event. The “Charity Poker Run” combined with the *Members Giving Month* allowed the **FPYC Foundation** to present \$31,000 in awards to community organizations in Fort Pierce.


The **FPYC Foundation** held their 2025 Awards Ceremony on Tuesday, May 6, 2025. **FPYC Foundation** Chair, Robynn Holland, welcomed guests and members, and then introduced the “Poker Run” committee: Suzie Boardman, Bob Harbison, Ginny Harbison, Chris Hector, Nancy Hector, Robynn Holland, Michele March, Kris Muus, Laurie Partlo, and Victoria Westphal, who presented the awards. The 2025 **FPYC Foundation** financial awards, totally \$31,000 were presented to the following recipients:

- ▶ **Boys and Girls Club of St. Lucie County**, providing swimming lessons to individuals who participate in clubs located in Fort Pierce;
- ▶ **E.N.D. IT!**, supporting arts-based after-school and summer camp for middle and high school students to prevent at-risk behaviors in Pre-teens and Teens;
- ▶ **Florida Atlantic University, Harbor Branch**, providing support to *Semester by the Sea*, in memory of Dr. Dennis Hanisak;
- ▶ **Fort Pierce Police Department Courageous Kids Program**, providing support and guidance for the youth of the community;



FPYC Board of Trustees and “Charity Poker Run Committee”

- ▶ **Fort Pierce Police Department Explorers Program**, providing area youth a practical hands-on approach to experience law enforcement career possibilities;
- ▶ **Manatee Center**, dedicated to environmental awareness and education of the Indian River Lagoon;
- ▶ **Notre Dame Catholic Church Food Kitchen**, providing meals for those in need in the community;
- ▶ **Original Florida Highwaymen Museum**, celebrating the unique landscape artists of the Lincoln Park area of Fort Pierce;
- ▶ **Project Lift Fort Pierce**, rebuilding the lives of young men and women;



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FPYC Foundation Award Recipients



- ▶ **Treasure Coast Youth Sailing Foundation**, providing scholarships for summer sailing camps that teach valuable life skills as well as boating skills, and supports the general TCYSF program;
- ▶ **Stella Maris Research – Wesley Island Eco Camp**, providing youth in Fort Pierce an opportunity to spend time on the water and learn about the eco system of the Indian River Lagoon;
- ▶ Joint Award: **Fort Pierce Police Department Courageous Kids Program** and the **Treasure Coast Youth Sailing Foundation**, a collaborative effort to provide sailing opportunities and life changing experiences on the water.

The room was filled with laughter and joy as recipients, guests, and members enjoyed the fellowship and camaraderie of the evening. Guests included Linda Hudson, Mayor of Fort Pierce; City Commissioner Curtis Johnson, Jr. FPPD Chief of Police Diane Hobley-Burney, Office Damian Spotts as well as guests of the recipients.

Each recipient received a check, introduced their guests, and spoke briefly about their program. The FPYC Foundation was honored to support each of these amazing organizations and recognized their dedication to the city of Fort Pierce. 🏠



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# TREASURES OF THE PAST

*125 years ago this month as reported in the June 22, 1900 edition of The Florida Star*

## Excursion Rates

The Florida East Coast railway will put on very low rates from all of its stations and junctional points to Miami for the occasion of the Fourth of July celebration at that place. Tickets will be on sale July 2nd and 3rd and will be limited to July 8th to return. Rates will be as follows: Jacksonville to St. Augustine, inclusive, \$5 Hurds to Oakside, inclusive, \$4.50 Yelvington to New Smyrna, inclusive \$4 Hawks Park to Titusville, inclusive, \$3.50 Hardeeville to Micco, inclusive, \$3 Roseland to Ft. Pierce, inclusive, \$2.50 White City to West Jupiter, inclusive, \$2 West Palm Beach to Deerfield, inclusive, \$1.50 Points on the A. & W. branch and Titusville branch, including Sanford, \$4

## Shipments of Pineapples

Several schooner reached Miami from the Florida keys last week loaded with pineapples. W.N. Jackson sent two carloads from the Higgs plantation to Chicago, and there were about two cars of scattering shipments. The distribution of the crop from the keys has been much better than usual. This arises from the fact that the crop has been purchased outright, and the buyers have been careful not to overstock any of the markets, which has resulted in good prices through the season.

In the Eden, Jensen and other pineapple districts a large quantity of the fruit is being consigned, and with the large crop will eventually end in some of the markets

receiving more fruit than they can dispose of at good prices. It is estimated that there will be sent from the east coast from 130,000 to 150,000 crates of pines this season. With a favorable winter this output will probably be increased next season.

*100 years ago this month as reported in the June 2, 1925 edition of The Tampa Tribune*

## Fort Pierce's New Postmaster on Job

W.S. Moe, recently appointed acting postmaster at the local postoffice, succeeding W.C. Russell, resigned, is now in charge of the office. Mr. Russell will devote his time and attention to his private business interests. Mr. Russell resigned because, he said, the Postoffice Department would not provide sufficient funds for the employment of adequate help to properly handle the business of the office. His resignation had the effect of waking the department up to action, however. Mr. Moe has had previous experience in the postal service having served as postmaster for some fourteen years in Wisconsin.

*100 years ago this month as reported in the June 2, 1925 edition of The Tampa Tribune*

## St. Lucie Shipping Pineapples to East

Shipment of pineapples from St. Lucie County is now under way, some twelve or fifteen cars having been sent forward thus far. Most of these were handled through the St. Lucie County unit of the Florida Pineapple Growers Association.

The fruit is averaging large in size and excellent in quality, and with the Cuban crop practically cleaned up, it is expected that good prices will be realized. About forty carloads will be shipped from the county this season, it is expected.

*100 years ago this month as reported in the June 4, 1925 edition of The Tampa Tribune*

## Begin Construction of New Fort Pierce Six Story Building

Contract has been awarded and material is now being placed on the ground for construction of a six-store business building at N.E. Fourth Street and Avenue A. The new structure is to be built by C.N. Peacock, of Philadelphia and Fort Pierce, and contract has been awarded to C.N. Cahow of this city. It is expected that construction work will be started within the next few days.

The building is to front ninety-five feet on Avenue A and seventy-five feet on Fourth Street (present day U.S.1). It will be of attractive Italian Renaissance design, of hollow tile, reinforced concrete and stucco construction, and the foundations and walls will be so built that an additional two stories may be added later.

The site on which the building is to be located was recently purchased by Mr. Peacock from H.G. Shimonek of this city at a consideration of \$55,000.

With that section of the city building up rapidly, the new building will form an important addition to the several modern structures now underway there, including the beautiful city hall, which is nearing completion.

# TREASURES OF THE PAST

*100 years ago this month as reported in the June 14, 1925 edition of The Tampa Tribune*

## Ft. Pierce Graduates at Commencement Monday Hear Bryan

William Jennings Bryan will deliver the commencement address for the Fort Pierce high school Monday night, June 15. He recently accepted the invitation of the country board of public instruction to deliver the address.

The biggest class in the history of the school, numbering over thirty boys and girls, will receive diplomas.

Commencement exercises start Friday night, June 12, with the presentation of class exercises. Sunday morning Rev. Fred A. Cook, rector of St. Andrew's Episcopal church of this city, will preach the commencement sermon. The graduation exercises Monday night and address of Mr. Bryan will bring the commencement program to a close.

The local schools during the past session have had a record enrollment and a record number of teachers. Forty teachers will be necessary to handle the enrollment the coming session, and probably more. Although a magnificent new building was completed for use only the past session, providing more than twenty rooms, all available facilities will be required to accommodate the expected influx of students next session. The county board of public instruction already is considering plans for the provision of a third school building, which it appears, will certainly be needed after another session.

*100 years ago this month as reported in the June 14, 1925 edition of The Tampa Tribune*

## Engineers Make Good Headway on Townsite

Engineers are making good headway in laying out the townsite of Indrio, located on the Dixie Highway and Indian River, five miles north of Fort Pierce, and laborers are engaged in clearing off the streets and other properties preparatory to the launching of one of the most extensive city-building projects ever undertaken in Florida, according to the Phelps-Hendrickson company, local managers for the group of capitalists that recently bought the Fort Pierce Farms property.

Fine yacht harbor, high class hotels, beautiful golf courses surrounding freshwater lakes, magnificent public buildings, wide boulevards and palatial homes are all to be included in the development, which is declared, will rank with anything along the East Coast.

*100 years ago this month as reported in the June 18, 1925 edition of The Tampa Tribune*

## Woman is Appointed

Mrs. Edgar Lewis, of Fort Pierce, today was appointed superintendent of public instructions for St. Lucie County, succeeding W.E. Riggs, resigned.

*75 years ago this month as reported in the June 11, 1950 edition of The Tampa Tribune*

The arrival of Johnny Vardin as assistant coach for the University of Tampa football team recalls his playing days with the

national service champion Fort Pierce Navy Amphibs, only conquerors of the great Third Air Force team when Charlie Trippi was at his best.

Vardian remembers the early trials of the Amphibs as they sandwiched training sessions between duties at the Fort Pierce Amphibious command center under Captain C. Gulbranson. At that time Fort Pierce was rated the toughest training center in the Navy.

"We found time to play football because we all wanted to play", said Vardian. "Most of us had cut our high school and college careers short to enter the Navy and we were all eager to get back in the game. It was great playing with fellows like Bill Daley, Marshall Goldberg, John Tripson, Hamp Pool and Bill Godwin. When we signed to play the Third Air Force everybody told us what a great team they had in Tampa, and we, of course, knew that Trippi was one of the best in the country. So we really worked for that one, and it was a find win for us."

This columnist recalls a visit from Pool and Godwin just a few days before the Amphibs were due to play the Naval Training Center in the first game at Miami.

We were told that the Amphibs had no jerseys or helmets for the game, and luckily were able to find 30 jerseys and helmets at Turner's sports store.

Quick work by a Miami seamstress put numbers on the backs of the jerseys, and the Amphibs played through their 11-game unbeaten schedule with this makeshift equipment.



## Fort Pierce Animal Adoption Center Selected for National Pilot Project to Help Reunite Lost Dogs with Their Families

Each year, nearly 10 million pets go missing in the United States — many of whom never make it home. But Fort Pierce is stepping up to change that. The *City of Fort Pierce* is proud to announce that the **Fort Pierce Animal Adoption Center (FPAAC)** has been selected as one of just 25 animal shelters nationwide to participate in *Network Neighbors*, a new pilot initiative spearheaded by *Best Friends Animal Society*, a national leader in animal welfare.

Launched last week, *Network Neighbors* is a collaborative pilot project supported by **Petco Love Lost**, designed to get lost pets home faster by getting critical information into the hands of the people most likely to find them — their neighbors. **FPAAC** will work hand-in-hand with local volunteers to distribute bilingual yard signs featuring a QR code linked to **Petco Love Lost**, a free online platform that uses cutting-edge AI to match found pets with reports of lost ones.

“**FPAAC** is thrilled to be selected for this innovative pilot program,” said Summer Rulapaugh, Manager of the *Fort Pierce Animal Adoption Center*. “It’s truly heartbreaking when a pet enters our shelter, and we know there’s a family out there missing them just as much as they’re missing their home. This program helps ensure more pets are reunited quickly, keeping our kennels open for those who truly need shelter and care.”

The program focuses on community-driven solutions. Studies show that approximately 70% of lost dogs are found within just one mile of their home, and with **FPAAC’s** shelter data from the past year, signs will be strategically placed in neighborhoods where lost dog cases are most frequent.

Over the coming months, **FPAAC** will work alongside *Best Friends* and **Petco Love Lost** to assess the impact of this grassroots initiative, focusing first on dogs due to more consistent location data — with plans to expand insights and efforts to cats as well. If successful, *Network Neighbors* could be scaled to additional communities across the country, potentially helping thousands of pets find their way home.

“*Network Neighbors* is all about working together to get lost pets back to their families, and save lives while doing it,” said Whitney Bollinger, Director of Strategy & Network Operations, *Best Friends Animal Society*. “We are grateful to **FPAAC**

and local volunteers for being part of this important project, the lifesaving impact of which will be felt in Fort Pierce and across the country.”

Pet owners are encouraged to create a free pet profile on [PetcoLove.org](https://petcolove.org) to improve the chances of a reunion if their pet ever goes missing. The **Petco Love Lost** platform uses visual recognition technology to match photos of found pets with photos of lost pets in the community.

In 2024, the number of dogs reunited with their families increased by 2.5% nationwide, but there’s still work to be done to return to pre-pandemic reunification rates. *Best Friends* and its partners aim to close that gap — and Fort Pierce is proud to help lead the way.

For more information on the 2024 National Data Report and statistics on pet reunification, visit [bestfriends.org](https://bestfriends.org).

About **Fort Pierce Animal Adoption Center (FPAAC)**: The **Fort Pierce Animal Adoption Center** is committed to providing compassionate care and second chances for animals in need. Through community partnerships, dedicated staff, and volunteers, **FPAAC** promotes responsible pet ownership and works to ensure every animal has the opportunity to thrive in a loving home.

About *Best Friends Animal Society*: Founded in 1984, *Best Friends Animal Society* is a national leader in the no-kill movement, aiming to end the killing of dogs and cats in America’s shelters by 2025. The organization partners with more than 5,100 animal welfare groups and operates the nation’s largest no-kill sanctuary for companion animals. Learn more at [bestfriends.org](https://bestfriends.org). 🏠



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## Marine Wildlife Strandings: What They Are and How to Help

by Meredith Bennett

Marine wildlife stranding occurs when an ocean animal is found on land or in shallow water and is unable to return to its natural habitat. This can include dead, sick, or injured animals, as well as groups of stranded creatures.

*Types of Stranded Marine Animals:* Whales, dolphins, and porpoises (cetaceans) are stranded when they are found dead on beaches or floating in water. If alive, they may be stuck on shore and unable to return to the ocean.

Seals and sea lions (pinnipeds) are stranded if they are dead or in need of medical help. Since healthy pinnipeds naturally come ashore to rest, experts assess whether they need assistance.

Sea turtles are considered stranded if they are found dead, injured, sick, or displaying abnormal behavior on land or in the water.

Manatees and dugongs (sirenians) are stranded when they are found dead, injured, or sick on land or in the water and cannot return to their natural habitat on their own. Unlike some marine animals that naturally come ashore, manatees should always be in the water—if you see one stranded, it likely needs help.

Most live-stranded animals require medical care or professional intervention to recover.

*Why Do Strandings Happen?* Marine animals can get stranded due to sickness, injuries from boats, pollution, habitat destruction, or changes in ocean conditions. Some areas experience higher stranding rates at certain times of the year. When multiple animals strand together, it’s called a mass stranding or mass mortality event. If stranding numbers increase significantly over time, experts investigate whether they qualify as unusual mortality events, which require special attention.

*What Can Be Done?* Scientists study stranded marine animals to determine causes of death, identify diseases, and assess environmental risks affecting marine life. Their work supports conservation efforts and helps protect vulnerable species. Rescue efforts also aid in rehabilitating stranded animals and returning them to the wild whenever possible.

The *FAU Harbor Branch Stranding and Population Assessment Team* is part of the marine mammal stranding network. They respond to stranding events year-round in Indian River,



St. Lucie, and Martin counties on Florida’s east coast. Over the past 20 years, they have handled more than 260 strandings.

For those interested in learning more, Brooke Davis from **Harbor Branch** will be presenting at the **Manatee Center’s June Lunch and Learn** on June 13 at the **Fort Pierce Yacht Club** (700 Indian River Dr.).

*What Should You Do If You Find a Stranded Manatee?* Manatees can become stranded due to boat strikes, cold stress, disease, fishing gear entanglement, or habitat loss. If you find a stranded manatee:

- 🐾 Do not touch or attempt to move it. It may be injured or sick and require professional help.
- 🐾 Report the stranding to the Florida Fish and Wildlife Conservation Commission (FWC) at 1-888-404-FWCC (3922) or dial \FWC or #FWC\* on a mobile phone.
- 🐾 Provide details such as location, whether the manatee is alive or dead, and if it has a tag near its tail.
- 🐾 Share additional helpful information, including the nearest public boat ramp or dock.
- 🐾 If possible, take photos or videos to help biologists assess the manatee’s condition.

By acting responsibly and promptly reporting stranded animals, you help protect marine life and support critical conservation efforts. 🏠



PHOTOS BY MARK KRANCER

If you are looking to open or expand your business,

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- 111 Orange Avenue | Ryan Andrew | 772-932-1444
- 208 Avenue A | K & K II | 772-971-1934
- 131 N. 2nd St. | Christine Coke | 772-252-4501
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# Summer Fishing!

by Captain Bo Samuel, Pullin Drag Charters

Summer is here and the hot days of June are calling for some cool water adventures like catching your own fresh fish dinner! All Treasure Coast anglers know that the best way to beat the heat and enjoy all our area has to offer is to mix some fishing trips in with your pool and beach days. You can enjoy the nice ocean breeze while having a fun fishing day and then bringing home some salty groceries.

During the month of June, we really focus on the highly sought after game fish, mahi-mahi, also known as dolphinfish or dorado. These fish are highly prized for their great taste, beautiful colors, and amazing acrobatics when on the line. Mahi are fast growers and fast swimmers who can reach up to 50 knots. We do a slow troll with fresh ballyhoo, either naked or skirted, at about 80–90 feet or more and stay prepared for some great action when a school is found. Mahi can hide under just about anything that floats so keep your eyes out for weed lines and floating debris plus diving birds which means baitfish are in the area. Mahi have a sweet, mild flavor and are delicious pan-seared, fried, broiled, or grilled.

While we all love to target mahi, don't forget bottom fishing for snapper and grouper. We are still seeing some great action with mangroves, lanes, and muttons being reported. I recommend trying the offshore reefs in 50–100 feet using live or cut bait with enough weight to keep your bait on bottom. Snapper love chewing live pilchards or shrimp paired up with 30-pound fluorocarbon and a #2 hook. Targeting snapper will also put you in a stellar position to hook up on some serious grouper action, too. Just be aware of potential fish thieves...the ever-hungry sharks! They like snapper and grouper as much as we do and will quickly grab half your catch while you're still reeling. If you don't get your catch reeled in fast enough, you will definitely have a very sharky story to tell.

Our *Fishy Photo of the Month* is a great one of Ben Lewis and Eric Paul of **Pelican Seafood** with a recent colorful mahi-mahi catch. A fish so nice, they named it twice.



[captainbofishing@gmail.com](mailto:captainbofishing@gmail.com) | 772-971-6661

Are you ready to beat the summer heat with a little *Pullin Drag* action? Most days you can catch me coming or going from the dock at my home base, the historic **Little Jim Bait & Tackle**, so come on over and I'll be happy to help you plan your summertime fishing adventures. Rules, regulations, bait, and tackle can be found at your local bait & tackle shops like **DeBrooks Fishing Corner**. Stay cool and have a fin-tastic summer *Pullin Drag!* 🏠



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## MAIN STREET KIDS COLORING PAGE

Can you find this building in downtown Fort Pierce?  
(Hint — It faces the Historic City Hall building and U.S.1) Read more about it in this month's *Treasures of the Past*, page 20.

### PEACOCK BUILDING

200 NORTH U.S. 1

c. 1925



Architect: William W. Hatcher

This building originally housed a variety of small businesses. It was first called the Peacock Building after O. L. Peacock, a cattle rancher and investor. It became Butterfield's Drugstore in 1953. *How is the Peacock similar to other Mediterranean style mixed-use buildings?* Look for these features:

- 1. Relief
- 2. Pilaster
- 3. Arch
- 4. Tower
- 5. Barrel Roof Tile
- 6. Cornice

*Does the sunbeam motif over the door have a meaning for Fort Pierce?*

# Main Street DINING



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## Find Supplies for the Dogs Days of Summer at the Downtown Fort Pierce Farmers Market

As we head into what some call the “dog days of summer,” keep in mind the supplies you can pick up from the **Downtown Fort Pierce Farmers Market** every Saturday, rain or shine. Did you know that the phrase “dog days of summer” has its roots in ancient Rome? They marked the season with the star, Sirius, which is the brightest star in the Dog Star constellation. The *Farmers Almanac* explains that Sirius was so bright, they believed it actually gave off heat and added to the sun’s warmth, leading to long, hot summer days. We Floridians can relate.

Floridians, and those who visit us during those hotter, drier months, know some supplies are necessary for survival. One of the best things you can do is keep a lot of fresh fruit around to keep you hydrated and satiated. While some of our produce vendors take the summer off, you will still find **The Friend’s Produce Inc.** offering pineapples, mangoes and more.

We understand that this is not the time of year to heat up the kitchen with a lot of cooking so make sure you pick up your salad ingredients at the **Farmers Market**. Different types of lettuces, colorful peppers and tomatoes, can all be found during your Saturday morning visit. Top it off with some unique varieties of mushroom from **The Mushroom Guy**. Maybe you’ll want to add some glazed nuts from **The Nut House** just for interest. You might want to add some microgreens too from **Green Goddess Farms** for fun and intensely flavorful nutrients.

We know during these coming summer months that if we do cook a meal, it is often best to do it outdoors if possible. Don’t be afraid to experiment with grilling some of those veggies you picked up. My family likes to make foil packs of a variety of seasoned cut vegetables to throw on the grill. We also like to pick up some great cuts of natural, open-pasture raised local beef from **Adam’s Ranch** to go with them. Serve that with some amazing fish dip from **Macy’s Smoked Fish Dip** for a truly unique Florida summer experience. Oh, and if you have any of those microgreens left, you can use them for a garnish for that professional touch.

Don’t forget the summer beverages! We are coming into the time of year when iced tea just seems to taste better somehow. **Tessie’s Teas** will tempt you with a variety of crystallized botanical teas to take home. **Holly’s Mellon Shop** has some fantastic fresh-squeezed juices to keep you refreshed too.

We locals know to be prepared for the summer onslaught of insects. Check out the all-natural insect repellent products available at **Oils Original by Linda**. She even makes pet soaps and sprays so the whole family is protected.

Speaking of pets, we don’t forget them during those dog days either. Show them how much you appreciate their panting presence with a tasty treat or two from **Dog Days Homemade Barkery**.

There are so many ways to meet your summer needs with a visit to your **Downtown Fort Pierce Farmers Market**. That’s why, year round, *it’s a Saturday morning tradition.* 🏠





CELEBRATING 37 YEARS!

THANK YOU FOR MAKING  
DOWNTOWN FORT PIERCE  
THE NUMBER ONE DESTINATION  
FOR VISITORS TO ST. LUCIE COUNTY



# Stars Over St. Lucie

Join us as *Main Street Fort Pierce* hosts **Stars Over St. Lucie** on Friday, July 4, 2025, starting at 6:00 p.m. in Marina Square. In addition to live entertainment, fantastic food, drinks, and family fun, **FPUA** will be on hand with the giant *American Flag* proudly displayed for a striking sight along the waterfront.

**Fireworks** will light up the sky in Downtown Fort Pierce along the beautiful waterfront for a magical extravaganza starting at 9:00 p.m.

Thank you to our sponsors, supporters, partners and volunteers for making this event possible!

CITY OF FORT PIERCE | FORT PIERCE UTILITIES AUTHORITY | FORT PIERCE YACHT CLUB | SOUTHERN EAGLE DISTRIBUTING

**AGREEMENT BETWEEN THE CITY OF FORT PIERCE AND  
MAIN STREET FORT PIERCE, INC.**

**THIS AGREEMENT** ("Agreement") is made and entered into on this 19th day of May, 2025, by and between the CITY OF FORT PIERCE, FLORIDA, a municipal corporation, whose address is 100 N. U.S. Highway 1, Fort Pierce, Florida 34950 ("City"), and MAIN STREET FORT PIERCE, INC., a Florida not-for-profit corporation, with its principal office located at 122 A.E. Backus Avenue, Fort Pierce, FL 34950 ("Main Street FP") (collectively, "Parties").

**WITNESSETH:**

**WHEREAS**, the City seeks to promote and facilitate revitalization of communities within its jurisdiction to enhance the overall prosperity, preservation-based economic development, and quality of life for its residents; and

**WHEREAS**, Main Street FP has expertise, resources, and a mission aligned with boosting prosperity and improving the well-being and livability for community members; and

**WHEREAS**, since Main Street FP has assisted the City to achieve its revitalization and economic development goals pursuant to Federal Community Development Block Grant Agreements; and

**WHEREAS**, Main Street FP is willing to continue to assist the City to achieve its revitalization and economic development goals pursuant to this Agreement; and

**WHEREAS**, the City Commission approved \$50,000 in grants and aid to Main Street FP as part of its budget approval for Fiscal Year 2024-2025.

**NOW THEREFORE**, the Parties do hereby agree as follows:

1. **SCOPE OF SERVICES.** Main Street FP's responsibility under this Agreement is to provide those Services and Deliverables supporting the City's revitalization and economic development goals set forth in Exhibit A ("Services").
2. **TERM.** The term of this Agreement shall be one (1) year beginning on October 1, 2024
3. **COMPENSATION.** The City agrees to compensate Main Street FP for services rendered pursuant to this Agreement in four installments as follows:

October 1, 2024	Payment 1	\$12,500
	(or within thirty (30) days of Agreement approval, whichever is later)	
March 1, 2025	Payment 2	\$12,500
	(or within thirty (30) days of City Commission approval, whichever is later)	

June 1, 2025                      Payment 3    \$12,500  
(or within thirty (30) days of City Commission approval, whichever is later)  
September 1, 2025              Payment 4    \$12,500  
(or within thirty (30) days of City Commission approval, whichever is later)

The City's obligation to pay Main Street FP under this Agreement does not arise if Main Street FP fails to satisfactorily perform those Services delineated in Exhibit A, fails to meet its Reporting and Accountability obligations set forth in Paragraph 4, or violates any terms of this Agreement.

The City shall deduct from any amount owed to Main Street FP under this Agreement all monies owed to the City or its affiliates under any other agreement or understanding if the amount owed by Main Street FP to the City or its affiliate has been outstanding for more than thirty (30) days.

#### 4. REPORTING AND ACCOUNTABILITY.

- a. Quarterly Written Reports: Main Street FP shall provide the City with quarterly reports on or before January 15, 2025; April 15, 2025; July 15, 2025; and September 15, 2025 according to the requirements of Exhibit A and on the forms provided in Exhibit B and Exhibit C. Time is of the essence, and the City's obligation to pay Main Street FP any installment does not arise if Main Street FP fails to meet this obligation.
- b. Quarterly Presentations: Main Street FP shall provide the City with quarterly presentations on or before February 28, 2025; May 31, 2025; and August 31, 2025; that shall include at least the information contained in Exhibit B and Exhibit C. It shall be Main Street FP's responsibility to coordinate these City Commission meeting dates with staff. Time is of the essence, and the City's obligation to pay Main Street FP any installment does not arise if Main Street FP fails to meet this obligation.
- c. Financial Statements: Main Street FP shall submit financial statements quarterly with each quarterly report outlined in paragraph 4(a) above and within seven (7) days upon request of the City at any time, in the City's sole discretion, for any reason. Main Street FP shall submit the Main Street Quarterly Revenue and Expense Form in the form provided in Exhibit C each quarter, as outlined above and herein. Time is of the essence, and the City's obligation to pay Main Street FP any installment does not arise if Main Street FP fails to meet this obligation.
- d. Annual Reports: Main Street FP shall make an annual presentation to the City Commission on or before September 30, 2025, detailing its activities for the preceding months, progress of the economic development activities, project updates, and any other relevant information. It shall be Main Street FP's responsibility to coordinate these City Commission meeting dates with staff. Time is of the essence, and the City's obligation to pay Main Street FP any installment

does not arise if Main Street FP fails to meet this obligation.

5. **AUDIT.** Main Street FP agrees that the City or any of its duly authorized representatives shall, until the expiration of at least three (3) years, or as otherwise applicable under law, to include Public Records Laws, after receipt of any Payment under this Agreement, have access to and the right to examine any directly pertinent books, documents, papers, and records of Main Street FP involving transactions related to this Agreement. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved.
6. **NON-DISCRIMINATION.** Main Street FP covenants and agrees that it shall not discriminate against any employee or applicant for employment to be employed in the performance of the Agreement with respect to hiring, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment because of race or color; or, except where based on a bona fide occupational qualification, because of religion, sex, condition of pregnancy, national origin, age, handicap, or marital status.
7. **TERMINATION.** This Agreement may be terminated by either party with sixty (60) days written notice if either party believes that the other party has failed to meet its obligations. Upon termination, the City shall have no further obligation to pay Main Street FP any additional money as contemplated in Paragraph 3 above.
8. **INDEPENDENT CONTRACTOR.** Main Street FP is and shall be an independent contractor and not an employee or agent of the City. Nothing in this Agreement shall be interpreted to establish any relationship other than that of an independent contract between the City and Main Street FP, its employees, agents, subcontractors, or assigns, during or after the performance of this Agreement.
9. **INSURANCE REQUIREMENTS.** Main Street FP will be required to provide certificates of insurance showing that it carries, or has in force, automobile liability insurance, general liability insurance, and professional liability insurance.

Limits of liability for automobility liability insurance shall be, at a minimum, \$1,000,000.00 combined single limit.

Limits of liability for general liability insurance shall be, at a minimum, \$1,000,000.00 per occurrence, \$1,000,000.00 personal and advertising injury, \$1,000,000.00 general aggregate and \$1,000,000.00 products/completed operations aggregate. General liability insurance will include coverage for contractually assumed liability.

Limits of liability for professional liability insurance shall be, at a minimum, \$1,000,000.00 per occurrence/claim and \$1,000,000.00 aggregate.

If the general liability insurance coverage and/or the professional liability insurance

coverage is on a claims-made basis, Main Street FP will maintain coverage in force for a period of two (2) years following the termination of the contract at the limits specified in this paragraph.

Main Street FP is responsible for the payment of any deductibles or self-insured retentions.

City will be named as additional insured under Main Street FP's general liability insurance and automobile liability insurance policies.

10. **INDEMNIFICATION.** Main Street FP shall, to the maximum extent permitted by law, indemnify the City and its officials, officers, agents, and employees from and against any and all liability, claims, demands, penalties, court costs, judgments, damages, losses, (whether in contract or in tort, including personal injury, accidental death or property damage, and regardless, of whether the allegations are false, fraudulent or groundless), and costs (including reasonable attorney fees, litigation, arbitration, mediation, appeal expenses) to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of Main Street FP and persons employed by or utilized by Main Street FP in its performance of this Agreement.

Main Street FP's obligation to indemnify and hold harmless shall remain in effect and shall be binding upon Main Street FP whether such injury or damage shall accrue, or may be discovered, before or after termination of this Agreement.

Main Street FP's failure to comply with this section's provisions shall constitute a material breach upon which the City may immediately terminate or suspend this Agreement.

11. **E-VERIFY SYSTEM.** All requirements of Section 448.095, Florida Statutes, shall be complied with by Main Street FP.

In accordance with, Section 448.095, Florida Statutes, Main Street FP shall register with and utilize the E-Verify System operated by the United States Department of Homeland Security to verify the employment eligibility of all new employees hired during the term of the Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If Main Street FP enters into a contract with a subcontractor performing work or providing services on its behalf, Main Street FP shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien.

Information on registration for and use of the E-Verify System can be obtained via the internet at the Department of Homeland Security Web site: <http://www.dhs.gov/E-Verify>.

Main Street FP shall, upon request, provide evidence of compliance with this provision to the City.

A contract terminated pursuant to Section 448.095 is not a breach of contract and may not be considered as such. If the City terminates this contract with a contractor, the contractor may not be awarded a public contract for at least 1 year after the date on which the contract was terminated. Main Street FP is liable for any additional costs incurred by the City as a result of the termination of this contract under Section 448.095, Florida Statutes.

12. **SOVEREIGN IMMUNITY.** Nothing contained in this Agreement shall be deemed or otherwise interpreted as waiving the City's sovereign immunity protections existing under the laws of the State of Florida or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes.

13. **PUBLIC RECORDS.** Main Street FP shall abide by all public records laws, and specifically:

- a. Keep and maintain public records required by the public agency to perform the service.
- b. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.
- d. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO**

**PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 772-467-3065, PUBLICRECORDS@CITYOFFORTPIERCE.COM, 100 N. US HIGHWAY 1, FORT PIERCE, FL 34950.**

**14. SUCCESSORS AND ASSIGNS, ASSIGNMENT.** The City and Main Street FP each binds itself and its partners, successors, executors, administrators and assigns to the other party and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Contract.

Neither the City nor Main Street FP shall assign, sublet, convey or transfer its interest in this Contract without the written consent of the other.

Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than the City and Main Street FP.

**15. AMENDMENTS.** Any amendments or modifications to this Agreement must be made in writing and signed by authorized representatives of both parties.

**16. NOTIFICATION.** All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service or mailed certified mail (postage prepaid) return receipt requested, addressed to:

CITY:  
City of Fort Pierce  
City Manager's Office  
100 North US Highway 1  
Fort Pierce, FL 34950

WITH COPIES TO:  
City Attorney's Office  
100 North US Highway 1  
Fort Pierce, FL 34950

MAIN STREET FP:  
Main Street Fort Pierce, Inc.  
c/o Doris Tillman  
122 A.E. Backus Ave.  
Fort Pierce, FL 34950

Either party may change the above-listed address at which it receives written notices by so notifying the other Party in writing. Each such notice shall be deemed delivered (a) on the date delivered if by personal delivery, (b) on the date upon which the return receipt is signed or delivery is refused or the notice is designated by the postal authorities as not deliverable, as the case may be, if mailed.

**17. JURISDICTION; VENUE; AND WAIVER OF JURY TRIAL.** EACH OF THE PARTIES IRREVOCABLY AND UNCONDITIONALLY: (A) AGREES THAT ANY SUIT, ACTION, OR OTHER LEGAL PROCEEDING ARISING FROM OR RELATING TO THIS

AGREEMENT SHALL BE BROUGHT IN THE STATE COURT SITUATED IN ST. LUCIE COUNTY, FLORIDA; AND (B) WAIVES ANY OBJECTION WHICH IT MAY HAVE TO THE LAYING OF VENUE OF ANY SUCH SUIT, ACTION, OR PROCEEDING IN ANY OF SUCH COURTS. EACH PARTY KNOWINGLY AND

VOLUNTARILY WAIVES ALL RIGHTS TO A TRIAL BY JURY IN ALL LITIGATION RELATING TO OR ARISING FROM THIS AGREEMENT.

18. **SEVERABILITY.** If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such terms or provisions to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.
19. **WAIVER.** No waiver by the City of any provision of this Agreement shall be deemed to be a waiver of any other provisions hereof or of any subsequent breach of the same, or any other, provision, or the enforcement thereof. City's consent to or approval of any act by Main Street FP requiring consent or approval shall not be deemed to render unnecessary the obtaining of City's consent to or approval of any subsequent act by Main Street FP requiring consent or approval, whether or not similar to the act so consented or approved.
20. **COMPLIANCE WITH LAWS.** Main Street FP, its employees, subcontractors or assigns, shall comply with all applicable federal, state, and local laws and regulations relating to the performance of this Agreement. The City undertakes no duty to ensure such compliance, but will attempt to advise Main Street FP, upon request, as to any such laws of which it has present knowledge. Main Street FP agrees to secure all permits required for all events, including Special Event permits, and agrees to comply with all permit conditions.

Before beginning services under this Agreement, Main Street FP shall complete, execute and deliver the Affidavit Regarding the Use of Coercion for Labor or Services (Exhibit D) to the City.

21. **ENTIRE AGREEMENT.** This Agreement constitutes the entire understanding between the City and Main Street FP and supersedes all prior agreements, understandings, or negotiations, whether written or oral.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives, as of the date first above written.

ATTEST:

Linda W. Cox  
Linda Cox, City Clerk

CITY OF FORT PIERCE:

Linda Hudson  
Linda Hudson, Mayor

5/19/2025  
Date:

APPROVED AS TO FORM AND CORRECTNESS:

Sara Hedges  
Sara Hedges, City Attorney

WITNESSES:

By: Diana Serra  
Name: Diana Serra  
Address: 2400 S. Ocean Dr  
Fort Pierce, FL 34949

By: Michelle Chaffer Cavalcanti  
Name: Michelle Chaffer Cavalcanti  
Address: 1402 Platts Lane  
Fort Pierce, FL 34982

MAIN STREET FORT PIERCE, INC

Doris Tillman  
Doris Tillman, Executive Director

5-14-2025  
Date:

**Exhibit A**



**Main Street Fort Pierce, Inc. Program  
Scope of Services and Deliverables**

During the Term of this Agreement, Main Street Fort Pierce, Inc. (“MSFP”) agrees to provide the services set forth in the table below by the deadlines listed below in support of the City’s revitalization and economic development goals for the Downtown District. MSFP shall provide quarterly updates for all services and deliverables below on the forms provided in Exhibit B and Exhibit C.

<b>Deliverables</b>	
<p><b>1. Economic Vitality</b></p> <p><u>Goals:</u></p> <ul style="list-style-type: none"> <li>• Strengthen the Downtown District’s economic base by supporting existing businesses, attracting new businesses, and ensuring a diverse and thriving economic mix</li> <li>• Achieve a 70% occupancy rate for commercial spaces</li> </ul>	
<b>A. Business Development</b>	<b>Deadline to Complete</b>
Attract new businesses to the Downtown District – MSFP will make contact with at least one new business and include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.
Job creation/retention – MSFP will report on jobs created and/or retained within the Downtown District quarterly.	September 30 of the current fiscal year.
MSFP will compile, publish, and maintain a comprehensive business directory that provides detailed information about businesses within the Downtown District and include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.
MSFP will maintain an online map of downtown businesses, government buildings, landmarks, activities and free parking.	September 30 of the current fiscal year.
MSFP will distribute Downtown shopping and dining guides.	September 30 of the current fiscal year.
<b>B. Property Development</b>	<b>Deadline to Complete</b>
MSFP will provide technical assistance to one property owner, developer, or business on the renovation and/or repurpose of its commercial space. MSFP will include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.
MSFP will create and maintain a listing of vacant and occupied commercial properties within the Downtown District within interior and exterior building characteristics including square footage, building use, zoning, address, property type, current use, etc. to assist potential tenants or buyers in finding suitable options and include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.

MSFP will create and maintain a thorough database to capture and store detailed information about individuals interested in properties enabling efficient connections with available vacant properties as they arise and include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.
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<p><b>2. Design</b></p> <p><u>Goals:</u></p> <ul style="list-style-type: none"> <li>• Assist in improving the physical appearance of the Downtown District by preserving historic architecture, enhancing public spaces, and partnering with the City to ensure a visually appealing environment</li> <li>• Develop a plan to effectively communicate and promote Fort Pierce Redevelopment Agency programs and initiatives, including grants, incentives (such as the impact fee moratorium), community meetings, surveys, technical assistance for grant applications, and participation in the Downtown Master Plan and potential design standards</li> <li>• Encourage compliance with historic preservation guidelines</li> <li>• Encourage adherence to Architectural Design Standards</li> </ul>	
<b>A. Physical Improvements</b>	<b>Deadline to Complete</b>
MSFP will promote the Fort Pierce Redevelopment Agency Commercial Façade Grant Program to the Downtown business community and, during application cycles, assist businesses with completing the application process. MSFP will include its efforts and progress in quarterly reports.	September 30, of the current fiscal year.
MSFP will provide and distribute information on the City’s Impact Fee Moratorium extension to builders/developers/real estate investors and the community on the process and timelines involved. MSFP will include its efforts in quarterly reports.	September 30, of the current fiscal year.
<b>B. Historic Preservation</b>	<b>Deadline to Complete</b>
MSFP will facilitate the continued preservation and maintenance of the Historic Platts/Backus House. MSFP will include its efforts and progress in quarterly reports.	September 30, of the current fiscal year.
MSFP will coordinate with Fort Pierce Redevelopment Agency staff to educate the Downtown businesses about the Downtown Master Plan. MSFP will include its efforts and progress in quarterly reports.	September 30, of the current fiscal year.

<p><b>3. Promotion</b></p> <p><u>Goals:</u></p> <ul style="list-style-type: none"> <li>• Implement a marketing and community engagement plan that promotes the Downtown District’s unique characteristics and rich history to shoppers, investors, and visitors through events, advertising, and branding to enhance its image and attract businesses.</li> <li>• Implement ongoing creative programming that engages the Downtown District businesses, residents, and visitors.</li> </ul>	
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<b>A. Marketing and Events</b>	<b>Deadline to Complete</b>
<p>MSFP will plan, coordinate, promote, and host no fewer than 20 promotional and/or educational events with an average attendance of 100 participants, to include:</p> <ul style="list-style-type: none"> <li>• The Ghosts of Fort Pierce Past Historic Walking Tours</li> <li>• Friday Fest</li> <li>• Coffee with the Mayor</li> <li>• Shop Small Saturday</li> </ul> <p>MSFP will include its efforts and progress in quarterly reports</p>	September 30, of the current fiscal year.
<p>MSFP will reach 8,000 social media impressions of marketing campaigns via various social media and MSFP -powered website. MSFP will include its efforts and progress in quarterly reports.</p>	September 30, of the current fiscal year.
<b>B. Branding</b>	<b>Deadline to Complete</b>
<p>MSFP will conduct quarterly surveys with a minimum of 25 respondents (totaling 100 respondents annually), to assess brand recognition via in-person and online methods. MSFP will publish the results of its surveys. MSFP will include its efforts and progress in quarterly reports.</p>	September 30, of the current fiscal year.
<p>MSFP will publish the Main Street Focus Magazine monthly. MSFP will include its efforts and progress in quarterly reports.</p>	Monthly beginning October 1 of the current fiscal year.
<p>MSFP will complete timely updates to MSFP website. MSFP will increase website and social media traffic related to District information by 10%, annually. MSFP will include its efforts and progress in quarterly reports including metrics related to website visits and social media activity.</p>	September 30, of the current fiscal year.
<b>C. Positive Image</b>	<b>Deadline to Complete</b>
<p>MSFP will collect testimonials from 12 or more visitors and 6 or more residents. MSFP will include its efforts and progress in quarterly reports.</p>	September 30, of the current fiscal year.

<b>4. Organization</b>	
<p><u>Goals:</u></p> <ul style="list-style-type: none"> <li>• Develop a strong foundation for a sustainable revitalization effort that aligns with the City’s goals, including engaging stakeholders, forming partnerships, and fostering a collaborative environment</li> </ul>	
<b>A. Partnerships</b>	<b>Deadline to Complete</b>
<p>Collaborate with partner organizations – MSFP will complete two joint projects with partner organizations. MSFP will include its efforts and progress in quarterly reports.</p>	September 30, of the current fiscal year.
<b>B. Volunteer Engagement</b>	<b>Deadline to Complete</b>
<p>MSFP will recruit and/or retain 25 volunteers annually. MSFP will include its efforts and progress in quarterly reports.</p>	September 30 of the current fiscal year.

MSFP will attain 500 volunteer hours annually. MSFP will include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.
The MSFP Executive Director will maintain active participation on two volunteer committees. MSFP will include its efforts and progress in quarterly reports.	September 30 of the current fiscal year.
<b>C. Resource Management</b>	<b>Deadline to Complete</b>
MSFP will spend no more than 40% of funds received from the City under this Agreement on salaries. MSFP will include its efforts and progress in quarterly reports.	For Each Quarterly Installment Payment. (see 5. Budget and Budget Report Form).
MSFP will explore sustainable funding sources beyond the program period and report on explored funding sources outside of the City of Fort Pierce designated funds to ensure the organization’s sustainability. MSFP will include its efforts and progress in quarterly reports.	September 30 of the current fiscal year (see 5. Budget and Budget Report Form).

<b>5. Budget</b>
<p>MSFP will include the following information in its quarterly financial reports and its quarterly presentations to the City Commission:</p> <p><b>(a) Budget Summary:</b> MSFP will provide an overview of the total program funds received including a breakdown of the budget into major categories (e.g., personnel, supplies, equipment).</p> <p><b>(b) Income Sources:</b> MSFP will specify other sources of income (if any) contributing to the program and highlight any matching funds or in-kind contributions.</p> <p><b>(c) Detailed Expenses:</b> MSFP will itemize expenses with specific amounts for each category. Include both direct costs (directly related to the program) and indirect costs (overhead).</p> <p><b>(d) Budget Justification:</b> MSFP will explain the rationale behind each expense.</p> <p><b>(e) Conclusion:</b> MSFP will summarize the financial performance. Mention any adjustments made during implementation</p>



## Main Street Fort Pierce, Inc. Program Reporting Form

*To be completed by MSFP for each Report Period: Fiscal Year Ending, September 30, \_\_\_\_\_*

Quarterly Reporting Period	Quarterly Report Due	City Commission Presentations
_____ Q1 – Reporting Period: Oct. 1-Dec. 31	_____ Q1 – Report due Jan. 15	_____ Q1 – Feb. 2025 Quarterly Report
_____ Q2 – Reporting Period: Jan. 1-Mar. 31	_____ Q2 – Report due April 15	_____ Q2 – May 2025 Quarterly Report
_____ Q3 – Reporting Period: April 1-June 30	_____ Q3 – Report due July 15	_____ Q3 – Aug. 2025 Quarterly Report
_____ Q4 — Reporting Period: July 31-Sept. 30	_____ Q4 – Report due Sept. 15	_____ Q4 – Sept. 2025 Quarterly Report

### Deliverables

**1. Economic Vitality:** This point aims to strengthen the district’s economic base by supporting existing businesses, attracting new businesses, and ensuring a diverse and thriving economic mix.

**A. Business Development**

1. Attract new businesses to the Downtown District – MSFP will make contact with at least one new business. **MSFP will include its efforts and progress in quarterly reports.**

**Status:**

2. Job creation/retention – MSFP will report on jobs created and/or retained within the Downtown District quarterly. **MSFP will include its efforts and progress in quarterly reports.**

**Status:**

3. MSFP will compile, publish, and maintain a comprehensive business directory that provides detailed information about businesses within the Downtown District. **MSFP will include its efforts and progress in quarterly reports.**

<b>Status:</b>
4. MSFP will maintain an online map of downtown businesses, government buildings, landmarks, activities and free parking. <b>MSFP will include its efforts and progress in quarterly reports.</b>
<b>Status:</b>
5. MSFP will distribute Downtown shopping and dining guides. <b>MSFP will include its efforts and progress in quarterly reports.</b>
<b>Status:</b>

<b>B. Property Development</b>
1. MSFP will provide technical assistance to one property owner, developer, or business on the renovation and/or repurpose of its commercial space. <b>MSFP will include its efforts and progress in quarterly reports.</b>
<b>Status:</b>
2. MSFP will create and maintain a listing of vacant and occupied commercial properties within the Downtown District within interior and exterior building characteristics including square footage, building use, zoning, address, property type, current use, etc. to assist potential tenants or buyers in finding suitable options. <b>MSFP will include its efforts and progress in quarterly reports.</b>
<b>Status:</b>
3. MSFP will create and maintain a thorough database to capture and store detailed information about individuals interested in properties enabling efficient connections with available vacant properties as they arise. <b>MSFP will include its efforts and progress in quarterly reports.</b>

**Status:**

**2. Design:** This focuses on improving the physical appearance of the district by preserving historic architecture, enhancing public spaces, and partnering with the City to ensure a visually appealing environment.

**A. Physical Improvements**

1. MSFP will promote the Fort Pierce Redevelopment Agency Commercial Façade Grant Program to the Downtown business community and, during application cycles, assist businesses with completing the application process. **MSFP will include its efforts and progress in quarterly reports.**

**Status:**

2. MSFP will provide and distribute information on the City’s Impact Fee Moratorium extension to builders/developers/real estate investors and the community on the process and timelines involved. **MSFP will include its efforts in quarterly reports.**

**Status:**

**B. Historic Preservation**

1. MSFP will facilitate the continued preservation and maintenance of the Historic Platts/Backus House. **MSFP will include its efforts and progress in quarterly reports.**

**Status:**

2. MSFP will coordinate with Fort Pierce Redevelopment Agency staff to educate the Downtown businesses about the Downtown Master Plan. **MSFP will include its efforts and progress in quarterly reports.**

**Status:**

--

**3. Promotion:** This involves marketing the district’s unique characteristics to shoppers, investors, and visitors through events, advertising, and branding to enhance its image and attract business.

**A. Marketing and Events**

1. MSFP will plan, coordinate, promote, and host no fewer than 20 promotional and/or educational events with an average attendance of 100 participants, to include:
  - The Ghosts of Fort Pierce Past Historic Walking Tours
  - Friday Fest
  - Coffee with the Mayor
  - Shop Small Saturday**MSFP will include its efforts and progress in quarterly reports**

**Status:**

2. MSFP will reach 8,000 social media impressions of marketing campaigns via various social media and MSFP -powered website. **MSFP will include its efforts and progress in quarterly reports.**

**Status:**

**B. Branding**

1. MSFP will conduct quarterly surveys with a minimum of 25 respondents (totaling 100 respondents annually), to assess brand recognition via in-person and online methods. MSFP will publish the results of its surveys. **MSFP will include its efforts and progress in quarterly reports.**

**Status:**

2. MSFP will publish the Main Street Focus Magazine monthly. **MSFP will include its efforts and progress in quarterly reports.**

<b>Status:</b>
3. MSFP will complete timely updates to MSFP website. MSFP will increase website and social media traffic related to District information by 10%, annually. MSFP will include its efforts and progress in quarterly reports including metrics related to website visits and social media activity. <b>MSFP will include its efforts and progress in quarterly reports.</b>
<b>Status:</b>
<b>C. Positive Image</b>
1. MSFP will collect testimonials from 12 or more visitors and 6 or more residents. <b>MSFP will include its efforts and progress in quarterly reports.</b>
<b>Status:</b>

<b>4. Organization:</b> This point emphasizes building a strong foundation for a sustainable revitalization effort, including engaging stakeholders, forming partnerships, and fostering a collaborative environment.
<b>A. Partnerships</b>
1. Collaborate with partner organizations – MSFP will complete two joint projects with partner organizations. <b>MSFP will include its efforts and progress in quarterly reports.</b>
<b>Status:</b>
<b>B. Volunteer Engagement</b>
1. MSFP will recruit and/or retain 25 volunteers annually. <b>MSFP will include its efforts and progress in quarterly reports.</b>
<b>Status:</b>

2. MSFP will attain 500 volunteer hours annually. MSFP will include its efforts and progress in quarterly reports. <b>MSFP will include its efforts and progress in quarterly reports.</b>
<b>Status:</b>
3. The MSFP Executive Director will maintain active participation on two volunteer committees. <b>MSFP will include its efforts and progress in quarterly reports.</b>
<b>Status:</b>
<b>C. Resource Management</b>
1. MSFP will spend no more than 40% of funds received from the City under this Agreement on salaries. <b>MSFP will include its efforts and progress in quarterly reports.</b> (see 5. Budget and Budget Report Form).
<b>Status:</b>

2. SFP will explore sustainable funding sources beyond the program period and report on explored funding sources outside of the City of Fort Pierce designated funds to ensure the organization’s sustainability. **MSFP will include its efforts and progress in quarterly reports.**

**Status:**

**5. Budget:** MSFP will include the following information in its quarterly financial reports and quarterly presentations to the City Commission. **Also, complete attached Exhibit C Revenue and Expense Reporting Form and submit.**

1. Budget Summary: MSFP will provide an overview of the total program funds received including a breakdown of the budget into major categories (e.g., personnel, supplies, equipment).
2. Income Sources: MSFP will specify other sources of income (if any) contributing to the program and highlight any matching funds or in-kind contributions.
3. Detailed Expenses with Budget Justification: MSFP will itemize expenses with specific amounts for each category. Include both direct costs (directly related to the program) and indirect costs (overhead). MSFP will explain the rationale behind each expense.
4. Conclusion: MSFP will summarize the financial performance. Mention any adjustments made during implementation.

**EXHIBIT C**

**Main Street Quarterly Revenue and Expense Reporting Form**

Fiscal Year ending September 30, \_\_\_\_\_

Organization Name:

Quarter ended: \_\_\_\_\_

**Revenue Section**

Revenue Source	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Grants					
Donations					
Fundraising Events					
Membership Fees					
Program Service Revenue					
Other Income (specify)					
<b>Total Revenue</b>					

**Expense Section**

Expense Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Salaries and Wages					

Rent/Utilities					
Office Supplies					
Program Expenses					
Marketing/Outreach					
Training					
Travel					
Professional Services					
Other Expenses (specify)					
<b>Total Expenses</b>					

### Summary

Expense Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Total Revenue					
Total Expenses					
<b>Net Surplus/Deficit</b>					

CITY OF FORT PIERCE  
Affidavit Regarding the Use of Coercion for Labor or Services

Vendor Name: Main Street Fort Pierce  
Authorized Representative's Name and Title: Doris Tillman, Executive Director  
Address: 122 AE Backus Ave  
City: Fort Pierce State: Florida Zip Code: 34950  
Phone Number: 772-466-3880 Email Address: tillman.eld@gmail.com

Section 787.06(13), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute. As the person authorized to sign on behalf of Vendor, I certify that the company identified does not:

1. Use or threaten to use physical force against any person;
2. Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Cause or threaten to cause financial harm to any person;
6. Entice or lure any person by fraud or deceit; or
7. Provide a controlled substance as outlined in Schedule I or Schedule II of section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

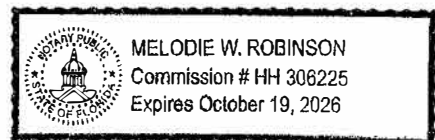
By: Doris Tillman Doris Tillman, Director 5/5/25  
Authorized Signature Printed Name and Title Date

STATE OF FLORIDA Volusia  
COUNTY OF

Sworn (or affirmed) and subscribed before me by means of  physical presence or  online notarization this 5<sup>th</sup> day of May, 2025 by Doris Tillman, who is  personally known or  produced identification (ID produced: Stevena Lebeaux).

Notary Public Signature: Melodie W. Robinson (Seal)

Print Name: Melodie W. Robinson My Commission Expires: 10/19/26



**City Commission Day Meeting 9:00 AM**

**9. D.**

**Meeting Date:** 08/11/2025

**Re:** Letter of Support for Fort Pierce Utilities Authority Website Modernization Project

**Submitted For:** Linda Cox, City Clerk, City Clerk

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**SUBJECT:**

Approval for the Letter of Support for the Fort Pierce Utilities Authority Website Modernization Project.

**SUMMARY:**

FPUA is applying for grant funding through the American Public Power Association's DEED program to support its website modernization project. This project will result in a more accessible and user-friendly platform, improving service delivery, reducing in-person traffic, and helping all residents complete tasks more efficiently.

**RECOMMENDATION:**

Approve and sign the Letter of Support.

**ALTERNATIVES:**

Staff will proceed as recommended by the Commission.

**RESPONSIBLE STAFF:**

Linda Cox, City Clerk

**COORDINATED WITH:**

Linda Hudson, Mayor

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**Attachments**

Letter of Support

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**Form Review**

Form Started By: Tina Rel  
Final Approval Date: 08/01/2025

Started On: 08/01/2025 03:37 PM

**August 15, 2025**

**DEED Grant Review Committee**  
American Public Power Association  
2451 Crystal Drive, Suite 1000  
Arlington, VA 22202

**RE: Letter of Support – FPUA Website Modernization Project**

Dear Sir/Madam:

It is my pleasure to submit this letter in support of Fort Pierce Utilities Authority (FPUA) as they apply for grant funding through the American Public Power Association's DEED program for their website modernization project.

FPUA is a vital part of our city, providing electric, water, wastewater, natural gas, and fiber internet services to more than 29,000 customers throughout Fort Pierce. As our municipal utility, FPUA plays a key role in supporting the community's growth, sustainability, and quality of life.

Over the past several years, FPUA has made significant investments in modernizing its infrastructure. From expanding fiber services to relocating the wastewater treatment plant for environmental protection, these efforts show a clear commitment to innovation and forward-thinking operations. The website should reflect these same standards and serve as a digital extension of the progress FPUA has made.

The proposed redesign will result in a more accessible and user-friendly platform. It will support multiple languages, work well on mobile devices, and offer features like an AI-powered chatbot to assist customers at any time. These updates will improve service delivery, reduce in-person traffic, and help all residents' complete tasks more efficiently.

This project is an important step toward creating a modern, inclusive, and responsive utility. I fully support FPUA's application and encourage your favorable consideration.

Sincerely,

Linda Hudson  
Mayor, City of Fort Pierce

**City Commission Day Meeting 9:00 AM**

**10. A.**

**Meeting Date:** 08/11/2025

**Re:** King's Landing Villas - Amendment to Assigned and Assumed Development Agreement and Release of Reverter

**Submitted For:** Sara Hedges, City Attorney, City Attorney

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**SUBJECT:**

PULLED AT THE REQUEST OF STAFF. Resolution 25-R51 Approving an Amendment to the Assigned and Assumed Agreement for the Development of King's Landing (Villas Plat) and Release of the City's Reverter to the Villas Plat Property, only.

**SUMMARY:**

The City and the FPRA entered into an Agreement for Development of King's Landing with Audubon Development, Inc. ("Audubon") on December 2, 2019 ("Original Agreement for Development"). The Agreement was amended by a First Amendment to Agreement for Development of King's Landing, dated February 3, 2020. On February 8, 2022, the Parties entered into an Amended and Restated Agreement for Development of King's Landing ("Amended and Restated Agreement") which superseded the Original Agreement for Development. The Amended and Restated Agreement was amended through a First Amendment to the Amended and Restated Agreement, dated November 21, 2022 (the "First Amendment"), a Second Amendment to the Amended and Restated Agreement, dated August 13, 2024 (the "Second Amendment") (the entire agreement as amended by the First and Second Amendments is collectively referred to hereinafter as the "Amended and Restated Agreement").

On January 6, 2025, the City passed Resolution No. 25-R05, approving the sale of a portion of the King's Landing Project along A.E. Backus Avenue to be developed as residential villas (the "Villas Plat Property") from Audubon to Kings Landing Ft Pierce, LLC (the "Villas Plat Owner").

Audubon and the Villas Plat Owner executed a Partial Assignment and Assumption of Development Agreement dated January 17, 2025, assigning and assuming all rights duties and obligations of Audubon under the Amended and Restated Agreement as to the Villas Plat Property to the Villas Plat Owner.

The Amended and Restated Agreement contains a Reverter to the City and the FPRA (the "Reverter") that requires the release of the Reverter upon certain performance measures being met. The Amended and Restated Agreement did not contemplate the separation of the Villas Plat Property for the Villas Plat Owner to obtain a release of the Reverter, which would impact the Villas Plat Owner's ability to obtain necessary financing. The Villas Plat Owner has obtained and provided a performance bond for the site work for the Villas Plat Property and a construction loan, which is dependent upon the release of the Reverter within ninety (90) days of closing of the construction loan.

The Villas Plat Owner has requested a release of the Reverter as it relates to the Villas Plat Property, which could not be accomplished without an amendment to the Amended and Restated Agreement. The Amendment to Assigned and Assumed Agreement for Development of King's Landing (Villas Plat) (the "Amendment") reflects the amendments to terms for the Villas Plat Property only, to include the requirements for the reverter, the construction loan, future assignments and sales, and reporting.

The Resolution authorizes the execution of the Amendment and the Release of Reverter by the City as to the Villas Plat Property, only.

**RECOMMENDATION:**

Staff will proceed as directed.

**ALTERNATIVES:**

Staff will proceed as directed.

**RESPONSIBLE STAFF:**

Sara Hedges, City Attorney  
Shyanne Harnage, Community and Economic Development Director

**COORDINATED WITH:**

Richard Chess, City Manager  
Villas Plat Property Owner and Attorney

**Fiscal Impact**

**OTHER INFORMATION:**

N/A

**Attachments**

- Resolution No. 25-R51
- Amendment to Assigned and Assumed Amended and Restated Agreement - King's Landing Villas (Exhibit A to Resolution)
- Release of Reverter (Exhibit B to Resolution)
- Performance Bond (Exhibit B to Amendment to Assigned and Assumed Agreement)
- Construction Loan (Exhibit C to Amendment to Assigned and Assumed Agreement)

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Richard Chess	07/23/2025 11:56 AM
Form Started By: Sara Hedges		Started On: 07/22/2025 11:59 AM
Final Approval Date: 08/04/2025		

## RESOLUTION NO. 25-R51

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, APPROVING AN AMENDMENT TO THE ASSIGNED AND ASSUMED DEVELOPMENT AGREEMENT FOR THE VILLAS PLAT PROPERTY OF KING'S LANDING AND RELEASE OF THE CITY'S REVERTER ON THE VILLAS PLAT PROPERTY ONLY; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Fort Pierce (the "City"), the Fort Pierce Redevelopment Agency (the "FPRA"), and Audubon Development, Inc. ("Audubon") entered into an agreement dated December 2, 2019 and recorded in Official Records Book 4353, Page 1200, as amended by that certain First Amendment to Agreement for Development of King's Landing, dated February 3, 2020 and recorded in Official Records Book 4382, Page 118, both of the Public Records of St. Lucie County Florida (collectively, the "Original Agreement for Development"); and

**WHEREAS**, the City, the FPRA, and Audubon entered into an Amended and Restated Agreement for Development of King's Landing dated February 8, 2022, and recorded in Official Records Book 4775, Page 2707, of the Public Records of St. Lucie County which superseded the Original Agreement for Development; and

**WHEREAS**, Audubon, the City, and the FPRA entered into a First Amendment to the Amended and Restated Agreement, dated November 21, 2022, and recorded in Official Records Book 4919, Page 632, of the Public Records of St. Lucie County (the "First Amendment"); and

**WHEREAS**, Audubon, the City, and the FPRA entered into a Second Amendment to the Amended and Restated Agreement, dated August 13, 2024, and recorded in Official Records Book 5192, Page 666, of the Public Records of St. Lucie County (the "Second Amendment") (the entire agreement as amended by the First and Second Amendments is collectively referred to hereinafter as the "Amended and Restated Agreement"); and

**WHEREAS**, on January 6, 2025, the City passed Resolution No. 25-R05, approving the sale of a portion of the King's Landing Project along A.E. Backus Avenue to be developed as residential villas (the "Villas Plat Property") from Audubon to Kings Landing Ft Pierce, LLC (the "Villas Plat Owner"); and

**WHEREAS**, Audubon and the Villas Plat Owner executed a Partial Assignment and Assumption of Development Agreement dated January 17, 2025, and recorded in Official Records Book 5259, Page 2961, of the Public Records of St. Lucie County, assigning and assuming all rights duties and obligations of Audubon under the Amended and Restated Agreement as to the Villas Plat Property to the Villas Plat Owner; and

**WHEREAS**, the Amended and Restated Agreement contains *inter alia* a Reverter to the City and the FPRA (the "Reverter"); and

**WHEREAS**, as currently written, the Amended and Restated Agreement requires the release of the Reverter upon certain performance measures being met; and

**WHEREAS**, as currently written, the Amended and Restated Agreement did not contemplate the separation of the Villas Plat Property for the Villas Plat Owner to obtain a release of the Reverter, which would impact the Villas Plat Owner's ability to obtain necessary financing; and

**WHEREAS**, the Villas Plat Owner has obtained and provided a performance bond

for the site work for the Villas Plat Property; and

**WHEREAS**, the Villas Plat Owner has obtained and provided a construction loan that is dependent upon the release of the Reverter within ninety (90) days of closing of the construction loan; and

**WHEREAS**, the Villas Plat Owner has requested a release of the Reverter as it relates to the Villas Plat Property, which could not be accomplished without an amendment to the Amended and Restated Agreement; and

**WHEREAS**, the City and the Villas Plat Owner desire to amend the Amended and Restated Agreement as assigned and assumed to properly reflect the Villas Plat Owner as an assignee of Audubon's rights, duties, and obligations and to modify certain rights and obligations as to the Villas Plat Property only; and

**WHEREAS**, the Amendment to Assigned and Assumed Agreement for Development of King's Landing (Villas Plat) (the "Amendment"), attached hereto as Exhibit A and fully incorporated herein by reference, reflects the amendments; and

**WHEREAS**, the Release of Reverter is attached hereto as Exhibit B and fully incorporated herein by reference; and

**WHEREAS**, the City desires to enter into the Amendment and to release the City's Reverter as it relates to the Villas Plat Property only.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Fort Pierce, Florida as follows:

**SECTION 1.** The foregoing findings are incorporated herein by reference and made a part hereof.

**SECTION 2.** The City Commission of the City of Fort Pierce, Florida, approves and authorizes the Amendment to Assigned and Assumed Agreement for Development of King's Landing (Villas Plat), attached hereto as Exhibit A and fully incorporated herein by reference.

**SECTION 3.** The City Commission of the City of Fort Pierce, Florida approves and authorizes the release of the Release of Reverter as to the Villas Plat Property only, attached hereto as Exhibit B and fully incorporated herein by reference.

**SECTION 4.** The Mayor, City Clerk, and City Attorney are hereby authorized and directed to take all actions necessary to consummate the Amendment and the Release of Reverter.

**SECTION 5.** If any section, clause, phrase, word, or provision of this Resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction, whether for substantive or procedural reasons, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution which shall remain in full force and effect.

**SECTION 6.** This Resolution shall become effective upon adoption.

**IN WITNESS WHEREOF**, this Resolution was duly adopted this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM

AND CORRECTNESS:

SARA HEDGES, CITY ATTORNEY

**AMENDMENT TO**  
**ASSIGNED AND ASSUMED AGREEMENT**  
**FOR DEVELOPMENT OF KING'S LANDING (VILLAS PLAT)**

THIS AMENDMENT TO THE ASSIGNED AND ASSUMED AGREEMENT FOR DEVELOPMENT OF KING'S LANDING (Villas Plat) ("Amendment") is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_ 2025, by and between the CITY OF FORT PIERCE, a Florida municipal corporation (hereafter referred to as the "City"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950 and the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the "FPRA"); and KINGS LANDING FT PIERCE, LLC a Florida Limited Liability Company (hereafter referred to as "Villas Plat Owner"), whose mailing address is 3670 Macguire Blvd. #220, Orlando, FL 32803.

W I T N E S S E T H:

**WHEREAS**, the City and Audubon Development, Inc. entered into an agreement dated December 2, 2019 and recorded in Official Records Book 4353, Page 1200, as amended by that certain First Amendment to Agreement for Development of King's Landing, dated February 3, 2020 and recorded in Official Records Book 4382, Page 118, both of the Public Records of St. Lucie County Florida (collectively, the "Original Agreement for Development"); and

**WHEREAS**, the City and Audubon entered into an Amended and Restated Agreement for Development of King's Landing dated February 8, 2022, and recorded in Official Records Book 4775, Page 2707, of the Public Records of St. Lucie County which superseded the Original Agreement for Development; and

**WHEREAS**, Audubon and the City entered into a First Amendment to the Amended and Restated Agreement, dated November 21, 2022, and recorded in Official Records Book 4919, Page 632, of the Public Records of St. Lucie County (the "First Amendment"); and

**WHEREAS**, Audubon and the City entered into a Second Amendment to the Amended and Restated Agreement, dated August 13, 2024, and recorded in Official Records Book 5192, Page 666, of the Public Records of St. Lucie County (the "Second Amendment")(the entire agreement as amended by the First Amendment and Second Amendment is collectively referred to hereinafter as the "Amended and Restated Agreement"); and

**WHEREAS**, all capitalized terms used in this Amendment which are not otherwise defined herein shall have the meaning assigned in the Amended and Restated Agreement; and

**WHEREAS**, on January 6, 2025, the City passed Resolution No.25-R05, approving the sale of a portion of the Project which is legally described as set forth on Exhibit A hereto (the "Villas Plat Property") from Audubon to the Villas Plat Owner; and

**WHEREAS**, Audubon and the Villas Plat Owner executed a Partial Assignment and Assumption of Development Agreement dated January 17, 2025, and recorded in Official Records Book 5259, Page 2961, of the Public Records of St. Lucie County, assigning and assuming all rights duties and obligations of Audubon under the Amended and Restated Agreement as to the Villas Plat Property to the Villas Plat Owner; and

**WHEREAS**, the Amended and Restated Agreement contains *inter alia* a Reverter to the City; and

**WHEREAS**, as currently written, the Amended and Restated Agreement requires the release of the City's Reverter upon certain performance measures being met; and

**WHEREAS**, as currently written, the Amended and Restated Agreement did not contemplate the separation of the Villas Plat Property for the Villas Plat Owner to obtain a release of the City's Reverter, which would impact the Villas Plat Owner's ability to obtain necessary financing; and

**WHEREAS**, the Villas Plat Owner has obtained and provided a performance bond for the site work for the Villas Plat Property, attached as Exhibit B; and

**WHEREAS**, the Villas Plat Owner has obtained and provided a construction loan, attached hereto as Exhibit C, that is dependent upon the City's release of the Reverter within ninety (90) days of the June 12, 2025 closing of the construction loan; and

**WHEREAS**, the parties desire to amend the Amended and Restated Agreement as assigned and assumed to properly reflect the Villas Plat Owner as an assignee of Audubon's rights, duties and obligations and to modify certain rights and obligations as to the Villas Plat Property only.

**NOW THEREFORE**, for good and valuable consideration, the undersigned parties to this Amendment do hereby amend the assigned and assumed Amended and Restated Agreement as set forth herein:

1. **Recitals.** The recitals set forth above are incorporated herein by reference and made a part of this Agreement as if fully set forth herein verbatim.
2. **Effective Date.** This Agreement shall become effective immediately upon approval and execution by the Villas Plat Owner, the City of Fort Pierce City Commission, and the FPRA Board, whichever is later.
3. **Applicability.** The amendments stated herein are as to the Villas Plat Property only and shall not be construed as affecting or implementing the remaining property encumbered by the Amended and Restated Agreement and applicable amendments thereto.
4. **Reverter.** Section 10(b) of the Amended and Restated Agreement is amended as to the Villas Plat Property only and shall read as follows:

The construction loan for the Phase 1 Villas Plat Property will be secured by a mortgage on the entire Villas Plat Property. Upon the closing of the foregoing construction loan, the City will (a) review the loan documents to confirm to the City's reasonable satisfaction that the loan is for the construction of the Phase 1 Villas Plat Property, in accordance with the approved Site Plan for the Project, (b) confirm issuance of the performance bonds for the site work, as described in Paragraph 10.d below, and (c) sign an instrument releasing all of the Villas Plat Property, from the encumbrance of the Reverter, which instrument will be recorded in the public record so that the construction lender will acquire a construction mortgage encumbering all of the Villas Plat Property securing the Construction Loan free and clear of the City's Reverter.

5. **Performance Bond.** Section 10(d) of the Amended and Restated Agreement is amended as to the Villas Plat Property only and shall read as follows:

The Villas Plat Owner shall obtain a performance bond for the construction of the site work for the Villas Plat Property that equals or exceeds the estimated cost of such construction prior to the issuance of any permits for site work. The bond shall be in substantially the form attached hereto as **Exhibit "G"**, unless the Villas Plat Owner and the City mutually agree to a different form. Each bond shall be released at the time that a certificate of occupancy or certificate of completion is issued for the bonded project.

6. **Partial Release of Reverter.** Through this Amendment, the Parties agree Section 10(b) and Section 10(d), both as amended above, of the Amended and Restated Agreement has been satisfied with respect to the Villas Plat Property. Therefore, the City and FPRA desire to release their reversion interest in the Villas Plat Property only, pursuant to the Release of Reverter, attached hereto as Exhibit D and fully incorporated herein by reference. The Parties agree this release shall be binding upon the City and the FPRA and their successors and assigns and shall inure to the benefit of the Villas Plat Owner and its successors and assigns.
7. **Reporting Requirements.** Notwithstanding any provision in the Second Amendment to the contrary, the Villas Plat Owner shall provide quarterly Written Progress Updates to the City commencing September 1, 2025, and every three (3) months thereafter, on the first (1<sup>st</sup>) of each required month, and FPRA and shall make Progress Update Presentations before the City only if requested by the City or FPRA. This obligation of the Villas Plat Owner shall terminate upon the sale of the last lot (with a home) within the Villas Plat Property to an end-user.
8. **Individual Lot/Unit Sales.** Notwithstanding any provision in the Amended and Restated Agreement to the contrary, the requirement for prior notice to and approval

by the City of any sale, conveyance, or transfer of all or any portion of the Property shall not apply to the sale, conveyance, or transfer of individual residential lots or dwelling units that are part of a duly recorded residential subdivision plat or condominium for the Villas Plat Property, where such lots or units are intended for sale to end users in the ordinary course of development and marketing of the residential community. Such transfers shall be deemed exempt from the notice and approval requirements set forth in Section 12 of the Amended and Restated Agreement. In addition, upon the sale of a platted lot within the Villas Plat Property with a home to an end-user and upon a Certificate of Occupancy being issued, the Amended and Restated Agreement shall automatically terminate with respect to such lot and the Villas Plat Owner shall be entitled to record an affidavit, with the Certificate of Occupancy attached, in the public records confirming that the transfer of the lot was with an end-user with a home and any title company insuring title to such lot may rely upon such affidavit for purposes of deleting the Amended and Restated Agreement from title. Should a unilateral affidavit not be accepted by the title company, the City Commission and FPRA Board authorize the City Manager and FPRA Director and the City Attorney and the Agency Attorney, respectively, to review, approve, and execute an affidavit for purposes of deleting the Amended and Restated Agreement from the title, so long as the Certificate of Occupancy is attached and all requirements herein have been met.

9. **Future Assignment/Transfer Prior to Completion.** Section 12 of the Amended and Restated Agreement is amended to require any future assignment or transfer of the Villas Plat Property through a sale, ground lease, or joint venture agreement prior to completion of the entire Project shall require at least thirty (30) days' written notice to the City with sufficient information for the City to review and approve, in its reasonable discretion, consistent with the requirements and diligence of its original award under RFQ No. 2019-003.
10. **Notice.** Any notices to be given with respect to Live Oak Holdings Group as to this Agreement or the Amended and Restated Agreement shall be in the same manner as provided in Paragraph 20 of the Amended and Restated Agreement to:

To Villas Plat Owner:

INB Homes  
3670 Maguire Blvd., Suite 220  
Orlando, Florida 32830  
Attn: Rainer Richter, Executive Vice President  
E-mail: R.Richter@inbhomes.com

With a copy to:

GODBOLD, DOWNING, BILL & RENTZ, P.A.  
222 W. Comstock Ave., Suite 101  
Winter Park, FL 32789  
Attention: Travis Rentz  
Email: trentz@gdb-law.com

11. **No Further Amendment of Amended and Restated Agreement.** Except as explicitly and specifically amended by this Amendment, the Amended and Restated Agreement shall remain in full force and effect and binding upon the Villas Plat Owner.
  
12. **Counterparts; Electronic Signatures.** This Agreement may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax or electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

[Remainder of page intentionally left blank – signature pages to follow]

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed as of the day and year first above written.

WITNESSES:

“Villas Plat Owner”

KINGS LANDING FT PIERCE, LLC, a Florida limited liability company

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ as \_\_\_\_\_ for KINGS LANDING FT PIERCE, LLC, a Florida limited liability company. Said person did take an oath and (check one)  is personally known to me,  produced a driver’s license issued by a state of the United States within the last five (5) years as identification, to wit:

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
Commission #: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**(SIGNATURES CONTINUE ON FOLLOWING PAGES)**

WITNESSES:

"City of Fort Pierce":

CITY OF FORT PIERCE, FLORIDA, a  
Florida municipal corporation

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Linda Hudson, Mayor

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

APPROVED AS TO FORM  
AND CORRECTNESS:

By: \_\_\_\_\_  
Sara Hedges, City Attorney

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_ day of \_\_\_\_\_, 2025, by LINDA HUDSON, as MAYOR, for CITY OF FORT PIERCE, a municipal corporation. Said that person did take an oath and (check one)  is personally known to me,  produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
Commission #: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**(SIGNATURES CONTINUE ON FOLLOWING PAGE)**

WITNESSES:

"FPRA"

FORT PIERCE REDEVELOPMENT  
AGENCY, a community redevelopment  
Agency established pursuant to Florida  
Statutes Chapter 163

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Linda Hudson, Chairwoman

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

APPROVED AS TO FORM  
AND CORRECTNESS:

By: \_\_\_\_\_  
Sara Hedges, City Attorney

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by LINDA HUDSON as CHAIRWOMAN for FORT PIERCE DEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did take an oath and (check one)  is personally known to me,  produced a driver's license issued by a state of the United States within the last five (5) years as identification to wit:

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
Commission #: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## Exhibit A

### Legal Description of Villas Plat Property

#### **LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LYING IN BLOCK "A" AND A PORTION OF LOT 1, BLOCK "B", ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 323.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORE'S CREEK; THENCE CONTINUE NORTH 32°17'09" WEST, A DISTANCE OF 44.51 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 32°17'09" WEST, DEPARTING SAID CREEK, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 53.76 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK "B"; THENCE NORTH 18°44'11" WEST, A DISTANCE OF 67.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AVENUE C (FORMERLY KNOWN AS SEMINOLE AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE); THENCE NORTH 71°02'48" EAST, DEPARTING SAID NORTHWEST CORNER AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 304.27 FEET TO THE WEST LINE OF THE EAST 92.7 FEET OF LOT 1 OF BLOCK "A" OF SAID AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°43'54" EAST, A DISTANCE OF 103.40 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORE'S CREEK; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING (4) COURSES AND DISTANCES: SOUTH 74°39'15" WEST, A DISTANCE OF 51.85 FEET; THENCE SOUTH 65°37'46" WEST, A DISTANCE OF 181.91 FEET; THENCE SOUTH 70°48'08" WEST, A DISTANCE OF 53.29 FEET; THENCE SOUTH 53°00'56" WEST, A DISTANCE OF 5.89 FEET TO THE POINT OF BEGINNING. CONTAINING 0.76 ACRES, MORE OR LESS.

[Space Above This Line For Recording Data]

**RELEASE OF REVERTER  
TO ASSIGNED AND ASSUMED AMENDED AND RESTATED  
AGREEMENT FOR DEVELOPMENT OF KING'S LANDING  
VILLAS PLAT PROPERTY**

**Date:** August 12, 2025

**Parties:**

“**City of Fort Pierce**” is the City of Fort Pierce, a Florida municipal corporation, whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950.

“**FPRA**” is Fort Pierce Redevelopment Agency, a community redevelopment agency establish pursuant to Florida Statutes Chapter 163, whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950.

**BACKGROUND**

- A.** The City of Fort Pierce (the “City”), the Fort Pierce Redevelopment Agency (the “FPRA”), and Audubon Development, Inc. (“Audubon”) entered into an agreement dated December 2, 2019 and recorded in Official Records Book 4353, Page 1200, as amended by that certain First Amendment to Agreement for Development of King's Landing, dated February 3, 2020 and recorded in Official Records Book 4382, Page 118, both of the Public Records of St. Lucie County Florida (collectively, the "Original Agreement for Development").
- B.** The City, the FPRA, and Audubon entered into an Amended and Restated Agreement for Development of King's Landing dated February 8, 2022, and recorded in Official Records Book 4775, Page 2707, of the Public Records of St. Lucie County which superseded the Original Agreement for Development.
- C.** Audubon, the City, and the FPRA entered into a First Amendment to the Amended and Restated Agreement, dated November 21, 2022, and recorded in Official Records Book 4919, Page 632, of the Public Records of St. Lucie County (the "First Amendment").
- D.** Audubon, the City, and the FPRA entered into a Second Amendment to the Amended and Restated Agreement, dated August 13, 2024, and recorded in Official Records Book 5192, Page 666, of the Public Records of St. Lucie County (the "Second Amendment") (the entire agreement as amended by the First and Second Amendments is collectively referred to hereinafter as the "Amended and Restated Agreement"); and

- E. On January 6, 2025, the City passed Resolution No. 25-R05, approving the sale of a portion of the King’s Landing Project along A.E. Backus Avenue to be developed as residential villas (the “Villas Plat Property”) from Audubon to Kings Landing Ft Pierce, LLC (the “Villas Plat Owner”).
- F. Audubon and the Villas Plat Owner executed a Partial Assignment and Assumption of Development Agreement dated January 17, 2025, and recorded in Official Records Book 5259, Page 2961, of the Public Records of St. Lucie County, assigning and assuming all rights duties and obligations of Audubon under the Amended and Restated Agreement as to the Villas Plat Property to the Villas Plat Owner.
- G. The Amended and Restated Agreement contains *inter alia* a Reverter to the City and the FPRA (the “Reverter”).
- H. The Amended and Restated Agreement required the release of the Reverter upon certain performance measures being met.
- I. The Amended and Restated Agreement was amended through an Amendment to the Assigned and Assumed Agreement for Development of King’s Landing (Villas Plat) (the “Amended Assigned and Assumed Agreement (Villas Plat)”), which *inter alia* amended the performance bond and construction loan requirements for the Villas Plat Property, as described in the legal description attached hereto at Exhibit A and incorporated herein by reference, to allow the release of the Reverter as it relates to the Villas Plat Property only.
- J. The City approved Resolution No. 25-R51 that authorized this Release of Reverter for the Villas Plat Property, only, and approved the Amended Assigned and Assumed Agreement (Villas Plat).
- K. The FPRA approved Resolution No. 25-12 that authorized this Release of Reverter for the Villas Plat Property, only, and approved the Amended Assigned and Assumed Agreement (Villas Plat).

**NOW THEREFORE**, for the premises above stated and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged:

1. The City hereby irrevocably releases the Villas Plat Property, only, from the encumbrance of the Reverter.
2. The FPRA hereby irrevocably releases the Villas Plat Property, only, from the encumbrance of the Reverter.
3. Except as set forth above, the Amended and Restated Agreement and the Amended Assigned and Assumed Agreement (Villas Plat) are hereby reaffirmed in all respects and remains in full force and effect.
4. This instrument may be executed in counterparts, each of which when taken together with constitute one and the same instrument.

WITNESSES:

"City of Fort Pierce":

CITY OF FORT PIERCE, FLORIDA, a  
Florida municipal corporation

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Linda Hudson, Mayor

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

APPROVED AS TO FORM  
AND CORRECTNESS:

By: \_\_\_\_\_  
Sara Hedges, City Attorney

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_ day of \_\_\_\_\_, 2025, by LINDA HUDSON, as MAYOR, for CITY OF FORT PIERCE, a municipal corporation. Said that person did take an oath and (check one)  is personally known to me,  produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
Commission #: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**(SIGNATURES CONTINUE ON FOLLOWING PAGE)**

WITNESSES:

"FPRA"

FORT PIERCE REDEVELOPMENT  
AGENCY, a community redevelopment  
Agency established pursuant to Florida  
Statutes Chapter 163

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Linda Hudson, Chairwoman

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

APPROVED AS TO FORM  
AND CORRECTNESS:

By: \_\_\_\_\_  
Sara Hedges, City Attorney

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by LINDA HUDSON as CHAIRWOMAN for FORT PIERCE DEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did take an oath and (check one)  is personally known to me,  produced a driver's license issued by a state of the United States within the last five (5) years as identification to wit:

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
Commission #: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## Exhibit A

### Legal Description of Villas Plat Property

#### LEGAL DESCRIPTION

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BEING A PARCEL OF LAND LYING IN BLOCK "A" AND A PORTION OF LOT 1, BLOCK "B", ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 323.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORE'S CREEK; THENCE CONTINUE NORTH 32°17'09" WEST, A DISTANCE OF 44.51 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 32°17'09" WEST, DEPARTING SAID CREEK, AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 53.76 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK "B"; THENCE NORTH 18°44'11" WEST, A DISTANCE OF 67.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AVENUE C (FORMERLY KNOWN AS SEMINOLE AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE); THENCE NORTH 71°02'48" EAST, DEPARTING SAID NORTHWEST CORNER AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 304.27 FEET TO THE WEST LINE OF THE EAST 92.7 FEET OF LOT 1 OF BLOCK "A" OF SAID AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°43'54" EAST, A DISTANCE OF 103.40 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORE'S CREEK; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING (4) COURSES AND DISTANCES: SOUTH 74°39'15" WEST, A DISTANCE OF 51.85 FEET; THENCE SOUTH 65°37'46" WEST, A DISTANCE OF 181.91 FEET; THENCE SOUTH 70°48'08" WEST, A DISTANCE OF 53.29 FEET; THENCE SOUTH 53°00'56" WEST, A DISTANCE OF 5.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.



**SURETY BOND  
PROFESSIONALS**  
*YOUR BOND PARTNER* INC.

## **PERFORMANCE AND/OR PAYMENT BONDS ATTACHED**

Attached, please find the Performance and/or Payment Bonds that you've requested. Please review these for accuracy and be certain to sign, seal, and witness as appropriate.

PLEASE NOTE that in some instances you will have to fill in the date on the bond and on the power of attorney. This is left blank intentionally as in certain cases the owner/obligee may want to fill such in themselves.

We greatly value the relationship we have established so if we can lend our support or assistance at any point in the future, do not hesitate to contact us.

If you know anyone who might benefit from our bonding services, please let us know or provide them with our contact information.

Thank you!



The Gray Insurance Company  
The Gray Casualty & Surety Company

Dual Obligee Rider

This Rider is to be attached to and forms a part of Bonds Number GSA01800147 (hereinafter individually referred to as "Performance Bond" or Payment Bond and collectively referred to as "Bonds") issued by, The Gray Casualty & Surety Company, as Surety, on the 28 day of March, 2025

WHEREAS, the Principal and the Surety executed and delivered to said Primary Obligee the Bonds in connection with the contract; and

WHEREAS, the Primary Obligee has requested the Principal and the Surety to executed and deliver this Rider.

NOW, THEREFORE, the undersigned hereby agree and stipulate that City of Fort Pierce shall be added to the Bond as a named Obligee

(hereinafter referred to as "Additional Obligee"), subject to the conditions set forth below:

1. The Surety Shall not be liable under the Bonds to the Primary Obligee, the Additional Obligee, or any of them, unless the Primary Obligee, the Additional Obligee, or any of them, shall make payments to the Principal (or in the case the Surety arranges for completion of the Contract, to the Surety) strictly in accordance with the terms of said Contract as to payments and shall perform all other obligations to be performed under said Contract at the time and in the manner therein set forth.
2. The aggregate liability of the Surety under the Performance Bond, to any or all of the obligees (Primary and Additional Obligees), as their interests may appear, is limited to the penal sum of the Performance Bond; the Additional Obligee's rights hereunder are subject to the same defenses Principal and/or Surety have against the Primary Obligee, and the total liability of the Surety shall in no event exceed the amount recoverable from the Principal by the Primary Obligee under the Contract. All the Surety's election, any payment due under the Performance Bond may be made by joint check payable to one or more of the obligees.
3. The aggregate liability of the Surety under the Payment Bond to any or all of the obligees (Primary and Additional Obligees), and persons or entities that are entitled to make claim under the Payment Bond (hereinafter, "Claimants"), as their interests may appear, is limited to the penal sum of the Payment bond; the Additional Obligee's rights hereunder, if any, are subject to the same defenses Principal and/or Surety have against the Primary Obligee and/or Claimants under the Payment Bond. At the Surety's election, any payment due under the Payment Bond may be made by joint check payable to one or more of the obligees and/or Claimants.

Except as herein modified, the Bonds shall be and remains in full force and effect.

Signed and sealed this 28 day of March, 2025

Principal: INB Homes  
By:   
Print: RAINER RICHTER

Surety: The Gray Casualty & Surety Company  
By:   
Print: Mark D. Leskaniemi, Attorney-in-Fact

Primary Obligee: Kings Landing Ft. Pierce, LLC  
By:   
Print: RAINER RICHTER

**THE GRAY INSURANCE COMPANY  
THE GRAY CASUALTY & SURETY COMPANY**

**GENERAL POWER OF ATTORNEY**

**Bond Number:** GSA01800147      **Principal:** INB Homes

**Project:** 22-310 - Villas at Kings Landing - Site Work

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Mark D. Leskanic, Lauren Leskanic, Bette A. Botticello, Colin Warner, Matthew Leskanic, and Greg Angel of Natick, Massachusetts jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26<sup>th</sup> day of June, 2003.

“RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4<sup>th</sup> day of November, 2022.



By:

*Michael T. Gray*

Michael T. Gray  
President  
The Gray Insurance Company

*Cullen S. Piske*

Cullen S. Piske  
President  
The Gray Casualty & Surety Company



State of Louisiana  
ss:

Parish of Jefferson

On this 4<sup>th</sup> day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



Leigh Anne Henican  
Notary Public  
Notary ID No. 92653  
Orleans Parish, Louisiana

*Leigh Anne Henican*

Leigh Anne Henican  
Notary Public, Parish of Orleans State of Louisiana  
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this      day of      , 2025 .

*Mark S. Manguno*

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this      day of      , 2025 .

*Leigh Anne Henican*



# AIA<sup>®</sup> Document A312<sup>™</sup> – 2010

## Performance Bond

**CONTRACTOR:**  
*(Name, legal status and address)*  
INB Homes  
3670 Maguire Blvd., Suite 220  
Orlando, FL 32803

**SURETY:**  
*(Name, legal status and principal place of business)*  
The Gray Casualty & Surety Company  
P.O. Box 6202  
Metairie, LA 70009 - 6202

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

**OWNER:**  
*(Name, legal status and address)*  
Kings Landing Ft. Pierce, LLC  
3670 Maguire Blvd., Suite 220  
Orlando, FL 32803

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**CONSTRUCTION CONTRACT**  
Date: \_\_\_\_\_, 2025

AIA Document A312-2010 combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

Amount: Eight Hundred Sixty-Eight Thousand Six Hundred Seventy-Eight and 58/100 Dollars (\$868,678.58)

Description:  
*(Name and location)*

22-310 - Villas at Kings Landing - Site Work


**BOND**  
Date: March 28<sup>th</sup>, 2025  
*(Not earlier than Construction Contract Date)*

Amount: Eight Hundred Sixty-Eight Thousand Six Hundred Seventy-Eight and 58/100 Dollars (\$868,678.58)

Modifications to this Bond:  None  See Section 16

**CONTRACTOR AS PRINCIPAL**  
Company: \_\_\_\_\_ *(Corporate Seal)*  
INB Homes

**SURETY**  
Company: \_\_\_\_\_ *(Corporate Seal)*  
The Gray Casualty & Surety Company

Signature:   
Name: Rainer Richter  
and Title: EVP

Signature:   
Name: Mark D. Leskanic, Attorney-in-Fact  
and Title:

*(Any additional signatures appear on the last page of this Performance Bond.)*

*(FOR INFORMATION ONLY — Name, address and telephone)*  
**AGENT or BROKER:**  
Surety Bond Professionals, Inc.  
1661 Worcester Road, Suite 207  
Framingham, MA 01701

**OWNER'S REPRESENTATIVE:**  
*(Architect, Engineer or other party:)*

**§ 1** The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

**§ 2** If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

**§ 3** If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

- .1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;
- .2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
- .3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

**§ 4** Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

**§ 5** When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

**§ 5.1** Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

**§ 5.2** Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

**§ 5.3** Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

**§ 5.4** Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

- .1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
- .2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

**§ 6** If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

- .1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
- .2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and
- .3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

#### § 14 Definitions

§ 14.1 **Balance of the Contract Price.** The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 **Construction Contract.** The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 **Contractor Default.** Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 **Owner Default.** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 **Contract Documents.** All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

Dual Obligee Rider

*(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)*

**CONTRACTOR AS PRINCIPAL**

**SURETY**

Company: \_\_\_\_\_  
*(Corporate Seal)*

Company: \_\_\_\_\_  
*(Corporate Seal)*

Signature: \_\_\_\_\_  
Name and Title: \_\_\_\_\_  
Address \_\_\_\_\_

Signature: \_\_\_\_\_  
Name and Title: \_\_\_\_\_  
Address \_\_\_\_\_

**CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.**

Loan No.: G25018254

## CONSTRUCTION LOAN AGREEMENT

THIS CONSTRUCTION LOAN AGREEMENT (this “**Agreement**”) is entered into as of 6/12/2025 (the “**Closing Date**”) by KINGS LANDING FT PIERCE LLC, a Florida limited liability company (“**Borrower**”), and GENESIS CAPITAL, LLC, a Delaware limited liability company (“**Lender**”).

### RECITALS

A. Borrower has requested that Lender make a loan to it in the aggregate principal amount of up to \$6,417,600.00 (the “**Loan**”).

B. Lender is willing to make the Loan to Borrower subject to the terms and conditions hereof.

NOW, THEREFORE, in consideration of the above recitals and for other good and valuable consideration, Lender and Borrower hereby agree as follows.

1. CERTAIN DEFINITIONS. Capitalized terms not otherwise defined in the body of this Agreement shall have the meanings set forth in the definitions exhibit attached hereto as Exhibit A.

2. LOAN; GENERAL.

2.1 Loan. Subject to the terms and conditions of this Agreement, Lender agrees to lend to Borrower and Borrower agrees to borrow the principal sum of \$6,417,600.00 said sum to be evidenced by the Note and which shall be repaid in accordance with the terms of the Note and the other Loan Documents. The Loan is not a revolving credit line, and no payments or credits shall increase the maximum amount of advances available from the Loan.

2.2 Purpose. Amounts disbursed to or on behalf of Borrower pursuant to the Note shall be used for the construction of the Property and the Project and for such other purposes and uses as may be permitted under this Agreement and the other Loan Documents.

2.3 Grant of Security Interest in Property. The Note shall be secured, in part, by the Security Instrument encumbering certain real property and improvements as described therein.

2.4 Advances.

(a) Initial Advance. Subject to the provisions of this Agreement, upon written request by Borrower, pursuant to Section 3.1 below, Lender shall make the Initial Advance to Borrower on the Closing Date.

(b) Construction Advances. Subject to the provisions of this Agreement, upon written request by Borrower, Lender shall make a Construction Advance to Borrower, from time to time, within two (2) Business Days after all

conditions precedent to making a Construction Advance (including those set forth in Sections 3.1 and 3.2 below), have been met.

(c) **Limitations.**

(i) Notwithstanding any other provision of this Agreement to the contrary, the aggregate amount of all Advances at any one time outstanding (with the exception of any Protective Advances (as hereinafter defined)) shall not exceed the amount of the Loan, and in no event shall the total Committed Loan Funds, as of such date of determination, exceed the maximum amount of the Loan.

(ii) Unless otherwise permitted by Lender, Advances shall be made (if at all) not more frequently than one (1) time in any calendar week and in a manner consistent with this Agreement and the Loan Budget.

(iii) In no event shall Lender be obligated to make Advances in excess of the percentage of construction completed as certified by Lender's inspector. The maximum amount of advances which Borrower may request for the Project or for any component or phase thereof shall be as set forth in the Loan Budget.

(iv) If required by Lender in its sole and absolute discretion, all Advances shall be made into an account of Borrower that is subject to the Deposit Account Control Agreement.

(v) Lender shall not be obligated to disburse Loan proceeds for the payment of any cost if the amount of such cost, together with the amounts of other costs included within the same "line-item" in the Loan Budget for which requests for advances have previously been submitted and approved, exceeds the amount set forth in the Loan Budget for such line-item, unless Borrower furnishes to Lender documentary evidence satisfactory to Lender that any such excess cost is offset by a reduction, in nature satisfactory to Lender, of at least an equal amount in another line-item in the Loan Budget, and Lender approves a revision to the Loan Budget.

2.5 **Loan Fees and Expenses.** A non-refundable loan fee of 1.00% of the maximum principal amount of the Note as of the date hereof shall be earned by Lender upon execution of the Loan Documents and shall be due and payable by Borrower on the date hereof. In addition, Borrower shall pay to Lender, on the date hereof, those certain amounts referenced in the settlement statement approved by Lender in connection with the closing of the Loan.

**2.5.1 Multiple Units.** If the Property consists of more than one (1) Units (as such term is defined in the attached Exhibit E), the provisions of Exhibit E shall apply to this Agreement.

3. **ADVANCES.**

3.1 **Closing Conditions; Advances.** Lender's obligation to make any Advances (including the Initial Advance, if any) or take any other action under the Loan Documents shall be

subject at all times to satisfaction of each and every one of the following conditions precedent in Lender's discretion:

(a) Receipt and approval by Lender of an executed original of this Agreement, each of the Loan Documents, and any and all other documents, instruments, policies and forms of evidence or other materials which are required pursuant to this Agreement or any of the other Loan Documents or as otherwise required by Lender, each in form and content acceptable to Lender;

(b) There shall exist no Default or Event of Default under this Agreement or any of the Loan Documents;

(c) The Security Instrument is a valid lien upon the Property and is prior and superior to all other liens and encumbrances thereon except those approved by Lender in writing (and, for the avoidance of doubt, the only liens or encumbrances affecting the Property are the Permitted Encumbrances);

(d) No Balancing Event (as defined below) shall then exist;

(e) Lender shall have received and approved a final Loan Budget;

(f) Lender shall have received and approved the following: (i) a written appraisal prepared in conformance with the requirements of FIRREA, as well as any other applicable rules or regulations from any and all applicable governmental authorities (subject to review and adjustment by Lender consistent with Lender's standard practices); (ii) evidence of the insurance coverage required under this Agreement; (iii) if requested by Lender, a soils and geology report for the Property; (iv) a Site Assessment with respect to the Property; (v) two (2) sets of the Plans and Specifications, certified as complete by the architect, together with evidence of all necessary or appropriate approvals of governmental agencies or private parties; (vi) copies of all agreements which are material to Completion of the Project, and, at Lender's option, an assignment of each and a Design Professional Consent from any applicable parties; (vii) copy of the General Contractor Agreement executed by Borrower in connection therewith with a Lender-approved General Contractor and, if required by Lender, a General Contractor Consent from such party (viii) copies of all Project Permits; (ix) copies of any initial study, negative declaration, mitigated negative declaration, environmental impact report, notice of determination or notice of exemption prepared, adopted, certified or filed by or with any governmental agency in connection with the Property and Project; (x) copies of all Lender-approved Trade Contracts then in effect for the Project and, if required by Lender, an executed Trade Contractor Consent for each Trade Contractor who is to receive proceeds of any Construction Advance; (xi) a list of all Project Documents in effect for the Project as of the date of such request for Advance and copies of all such Project Documents (including any new Project Documents and any Change Orders to any Project Documents, in each case, executed after the Closing Date or the date of the last Advance Request, as the case may be), and Lender shall have approved of any Change Order (to the extent Lender's approval is required hereunder) with respect to a Project Document for which Borrower is requesting a payment; and (xii) if requested by Lender, any seismic reports on the Property;

(g) Borrower shall have presented evidence satisfactory to Lender that it has contributed equity in the Property and Project in the amount in the Loan Budget;

(h) Borrower shall have (i) provided any costing review documents requested or required by Lender, which costing review documents shall be subject to the review and approval of Lender's consultant and engineering team, (ii) paid a costing review fee in the amount required by Lender, and (iii) to the extent required by Lender based on the results of the costing review, funded any additional equity in the amount reasonably required by Lender;

(i) The representations and warranties contained in this Agreement shall be true and correct as of the Closing Date and as of the date of each Advance or any other amounts pursuant to the Loan Documents;

(j) If required by Lender, Lender shall have received evidence that each of Borrower and Guarantor is in good standing (and if applicable, duly qualified as a foreign entity) in the state in which such entities are organized as of the date hereof and the states where such entities conduct business;

(k) Lender shall have received a commitment by a title company to issue the Title Policy (together with copies of all exceptions) in form and substance acceptable to Lender;

(l) If required by Lender, Lender shall have received legal opinions issued by counsel for Borrower and each other Borrower Party, as required by Lender;

(m) If required by Lender, Lender shall have received current Uniform Commercial Code searches for Borrower and each other Borrower Party, and, if required by Lender, the immediately preceding owner of the Property;

(n) If required by Lender, Lender shall have received evidence of insurance as required by this Agreement;

(o) No condemnation or adverse zoning or usage change proceeding shall have occurred or shall have been threatened against the Property; the Property shall not have suffered any significant damage by fire or other casualty which has not been repaired; no law, regulation, ordinance, moratorium, injunctive proceeding, restriction, litigation, action, citation or similar proceeding or matter shall have been enacted, adopted, or threatened by any governmental authority, which would have a Material Adverse Effect;

(p) Borrower shall have paid or reimbursed all of Lender's outstanding fees and expenses (including the out-of-pocket fees and expenses of Lender's construction consultant(s), if any, and all other out-of-pocket fees, costs and expenses of Lender (including any draw fees and any fees and expenses of outside legal counsel) relating to the Loan, to the extent then due and payable, as well as all fees and commissions payable to real estate brokers, mortgage brokers, or any other brokers or agents in connection with the Loan or the acquisition of the

Property, evidence of such payment to be accompanied by any waivers or indemnifications deemed necessary by Lender;

(q) The Property shall comply in all material respects with all Legal Requirements;

(r) Such other documents or items as Lender or its counsel may require in their sole and absolute discretion (including credit and litigation information on Borrower and each other Borrower Party); and

(s) Lender shall have received and approved organizational documents, resolutions, certificates and consents with respect to Borrower (and the partners, members, managers or joint venturers of Borrower (if any)), all Guarantors (and the partners, members, managers or joint venturers of all such Guarantors (if any)), and such other related entities as Lender may require.

3.2 Request for Construction Advance; Additional Conditions. With respect to each Advance Request for a Construction Advance, each of the following conditions must be met prior to any such Advance being funded:

(a) Borrower shall (i) have obtained from the title company that issued the Title Policy (to the extent available in the applicable jurisdiction), a continuation of title endorsement (and if such endorsement is not available, such other evidence as may be required by Lender, including an updated title report) showing title to the Property vested in Borrower, with no subordinate items and with no exceptions to title of such Property other than Permitted Encumbrances (with affirmative insurance that no Taxes are delinquent, no mechanic's or supplier's liens have attached (or if inchoate mechanic's or supplier's liens have, that they are subordinate to the lien of the Security Instruments encumbering the Property), and, if available and applicable, that neither public nor private conditions, covenants or restrictions, if any, affecting the Property have been violated); (ii) if required by Lender, in its sole discretion, a title update endorsement issued concurrently with each Advance; and (iii) any other endorsements Lender may reasonably require in connection with such Advance; in each such case as required by Lender and at Borrower's sole cost and expense;

(b) Lender shall have received a certificate of Borrower with respect to any construction work constituting the applicable Project Expenditures to be funded by such Advance (a) certifying that whatever portion of such work has been completed to date has been completed in a good and workmanlike manner in accordance with all applicable Legal Requirements and the Lender-approved Plans and Specifications therefor, (b) including (with the Advance Request) a copy of any license, permit or other approval by any Governmental Authority required to commence the applicable Project Expenditures for which such Advance is sought, (c) including copies of all bills, invoices, receipts and other documentation requested by Lender to be reimbursed or paid by such Advance, (d) identifying each Person that supplied materials or labor in connection with the Project Expenditures to be funded by the requested Advance, (e) certifying that each such Person has been paid in full or will be paid in full in respect of such work promptly after receipt of such Advance, (f) accompanied by conditional lien waivers or other evidence of lien release upon payment satisfactory to Lender, (g) stating that all

prior Advances (if any) have been spent on the expenses for which such Advances were made, (h) including a reconciliation by Borrower of the progress and cost of the completion of the Project through the date of such Advance Request with the Project Schedule and the Loan Budget, together with a projection of such progress and cost through to Completion, (i) including an anticipated cost report in a form reasonably acceptable to Lender, which indicates the costs anticipated to Complete the Project, after giving effect to costs, if any, incurred during the previous month (or the date of the last preceding Advance Request, as the case may be) (including a description of any reasonably projected cost overruns), (j) including a list of reasonably anticipated Change Orders to the Project Documents that may be made within the ensuing sixty (60) days after such Advance Request (regardless as to whether Lender's approval is required for any such Change Order), and (k) certifying that no Balancing Event then exists;

(c) Lender shall have received evidence satisfactory to it that Borrower has paid (or will pay concurrently with the funding of such Advance), from its own funds, the actual cost of the applicable Project Expenditure(s) less the amount to be advanced by Lender hereunder for such Project Expenditure(s) (it being agreed that if required by Lender, such amount shall be paid to Lender, and Lender shall pay the applicable invoice from such funds and such Advance);

(d) Lender shall have determined that the applicable work with respect to which the Advance has been requested has been completed in good and workmanlike manner in accordance with all applicable Legal Requirements and the Lender-approved Plans and Specifications;

(e) Lender shall have determined that the amount of unfunded Advances available to Borrower hereunder for the payment of all of the work comprising the Project that have not been completed, based on the applicable Committed Loan Funds as compared to all Advances that have been made prior to such date of determination for the Project, is not less than the amount actually necessary (as determined by Lender) to pay for the cost of all such work comprising the Project that has not been completed through the completion thereof (the failure of the foregoing to be true, a "**Balancing Event**") (or Borrower shall have delivered immediately available funds to Lender in the amount of such difference, which funds shall be held in a Reserve Account and disbursed to Borrower for the payment of Project Expenditures prior to the making of any further Advances for the payment of such Project Expenditures);

(f) Each requested Advance may be reduced by the Retainage applicable to such costs, and the amount of all such Retainage shall be advanced to Borrower only upon the Completion of the Project; provided, however, at Lender's sole option, Lender may withhold from the final disbursement of Loan proceeds the entire amount of the Retainage in lieu of reducing each individual Advance by the amount of the Retainage;

(g) The portion of the Loan Budget shown as being allocated as a contingency reserve ("Contingency Reserve"), and any increases in the Contingency Reserve pursuant hereto, shall be reallocated to such other line items in the Loan Budget as Borrower shall, from time to time, request in writing and Lender shall approve in its sole and absolute discretion. After any such

reallocation, the portion of the Contingency Reserve that has been reallocated will be disbursed in accordance with the provisions governing the disbursement of Loan proceeds (including the conditions and restrictions set forth in this Section 3). If the actual cost or a revised guaranteed cost of a line item is less than the maximum amount of the Loan Budget allocated to any such line item, then any such excess amounts may be reallocated to the Contingency Reserve from time to time upon Borrower's written request and Lender's approval in its sole and absolute discretion. The reallocation, depletion, refusal of Lender to increase, reallocate or deplete the Contingency Reserve shall not release Borrower from any of Borrower's obligations under the Loan Documents;

(h) No Advances shall be made for Stored Materials unless (A) Lender shall have reasonably determined that the Stored Materials Conditions have been satisfied with respect to such Stored Materials (and that they remain satisfied with respect to any subsequent Advance for Stored Materials) and (B) Lender otherwise approves of such Advance, which approval Lender may grant or withhold in its sole discretion;

(i) At Lender's option, Lender shall have approved of "subguard" insurance policies with respect to each Trade Contract, to the extent a copy of such Trade Contract is requested by Lender, with respect to which such Advance is requested, and the same shall then be in full force and effect;

(j) Lender has determined that the Project is progressing in material compliance with the Project Schedule;

(k) All Advance Requests shall clearly identify any amounts requested for payment to an Affiliate. Unless expressly set forth in the then effective Loan Budget or this Agreement, no developer's, management, consulting or brokerage fee or commission, developer profit or other payment to any Affiliate shall be paid directly or indirectly from any proceeds of the Loan without Lender's prior written approval; and

(l) For each Subsequent Advance, Borrower shall pay a draw fee of \$100.00 per Advance and Lender shall order inspections with photographs of the Property. The draw fee for each Subsequent Advance shall be added to the payoff amount of the Loan.

Each Advance Request delivered by Borrower to Lender, whether to request an Initial Advance or any Subsequent Advance, shall be deemed to be a representation and warranty that (i) the information contained in the Advance Request is true and correct in all material respects, (ii) no Default or Event of Default has occurred or is continuing under any of the Loan Documents and (iii) all representations and warranties under this Agreement and the other Loan Documents are true, correct and complete and not misleading in any respect on the date of such Advance Request, as if such representations and warranties were made on such date.

**3.3 Full Repayment and Reconveyance, Satisfaction or Release.** Upon receipt of all sums owing and outstanding under the Note and the Loan Documents, and the full performance of all other obligations secured by the Security Instrument, Lender shall reconvey, satisfy or release the Property from the lien of the Security Instrument and terminate any assignment of leases and rents or UCC-financing statements related to the Collateral; provided,

however, that all of the following conditions shall be satisfied at the time of, and with respect to, such reconveyance, satisfaction or release: (a) Lender shall have received all escrow, closing and recording costs, the costs of preparing and delivering such reconveyance, satisfaction or release, the payment of any and all sums then due and payable under the Loan Documents, and the full payment and performance of all other obligations secured by the Security Instrument, including those set forth in the Note and the Security Instrument; and (b) Lender shall have received a written release satisfactory to Lender of any set aside letter, letter of credit or other form of undertaking which Lender has issued to any surety, governmental agency or any other party in connection with the Loan or the Property. Lender's obligation to make further disbursements under the Loan shall terminate as to any portion of the Loan undisbursed as of the date of issuance of such reconveyance, satisfaction or release, and any commitment of Lender to lend any undisbursed portion of the Loan shall be cancelled. For avoidance of doubt, the Property may not be sold by Borrower unless it is released (and the required payment is made) pursuant to this Section prior to or concurrently with such sale.

**3.4** Balancing Event. At any time Lender shall have determined that a Balancing Event exists, Borrower shall deliver to Lender, within five (5) Business Days after Lender's written demand therefor, immediately available funds in the amount necessary to cause such Balancing Event to no longer exist. Such amounts will be held in a deposit account established by Lender from time to time (the "Project Expenditure Reserve Account"). So long as no Event of Default then exists, the funds in the Project Expenditure Reserve Account shall be disbursed by Lender at Borrower's request in connection with the making of a Construction Advance for Project Expenditures pursuant to this Section 3 in the same manner subject to all terms and conditions applicable thereto, and notwithstanding anything to the contrary contained in this Agreement or in any other Loan Document, after the occurrence and during the continuance of a Balancing Event, all funds in the Project Expenditure Reserve Account (if any) shall be fully disbursed to Borrower prior to the making of any further Construction Advances for Project Expenditures.

**3.5** Interest Reserve. To the extent Lender requires a reserve for payments of interest accrued on the outstanding principal balance of the Loan (whether included in the Loan Budget or otherwise), then (a) amounts from such interest reserve shall be disbursed as determined by Lender and subject to any applicable disbursement conditions in this Agreement; (b) if any time the interest reserve is insufficient or unavailable to pay all accrued interest, Borrower agrees to pay all accrued interest when due and payable; and (c) depletion of such interest reserve shall not release Borrower from any of Borrower's obligations to pay interest accruing under the Note. Borrower hereby irrevocably authorizes Lender to make any interest payment on Borrower's behalf by debiting the interest reserve in the amount of the payment and applying the debited amount to accrued and unpaid interest on the Loan, and Lender will automatically debit the interest reserve each month to satisfy such accrued and unpaid interest so long as there are sufficient funds remaining in the interest reserve. For the avoidance of doubt, interest will accrue on amounts debited from the interest reserve from the date such funds are advanced.

**3.6** Recourse. The Loan shall be full recourse to Borrower and all of its assets, whether now owned or hereafter acquired or in which Borrower otherwise has an interest, and all proceeds thereof.

**3.7** ACH. Upon the earlier of (a) all interest reserve funds, if any, having been disbursed from the interest reserve account, or (b) any extension of the Loan, Borrower covenants

and agrees to use the Federal Banking System's ACH program to remit all regular monthly debt service payments under the Note.

4. PAYMENT. All payments shall be made pursuant to the terms and conditions of the Note and the other Loan Documents.

5. REPRESENTATIONS AND WARRANTIES.

5.1 Borrower Representations. Borrower represents and warrants as of the date hereof and as of the date of each Advance that:

5.1.1 Authority/Enforceability. Each Borrower Party is in compliance with all laws and regulations applicable to its organization, existence and transaction of business and has all necessary rights and powers and organizational authority to own, develop and operate the Property and improvements as contemplated by the Loan Documents.

5.1.2 Binding Obligations. Each applicable Borrower Party is authorized to execute, deliver and perform its obligations under the Loan Documents, and such obligations shall be valid and binding obligations of the applicable Borrower Party.

5.1.3 Formation and Organizational Documents. Borrower has delivered to Lender all formation and organizational documents of Borrower, the general partner or managing member of Borrower, and of all Guarantors of the Loan, if any, and all such formation and organizational documents remain in full force and effect and have not been amended or modified since they were delivered to Lender. Borrower shall immediately provide Lender with copies of any amendments or modifications of the formation or organizational documents. Borrower shall not, without the prior written consent of Lender, modify or amend its operating agreement or partnership agreement or other organizational documents in any way that would have an adverse effect on its ability to own and operate the Property or to perform under the Loan Documents.

5.1.4 No Proceedings or Litigation. Except as disclosed to Lender in writing, there are no claims, actions, suits, or proceedings pending, or, to Borrower's knowledge, threatened, against Borrower or affecting the Property.

5.1.5 No Defaults. No Borrower Party is in default with respect to any order or decree of any court or any order, regulation or demand of any Governmental Authority, which default is reasonably expected to have consequences that would materially and adversely affect the condition (financial or other) or operations of any the Property or might have consequences that would materially or adversely affect Borrower Party's performance hereunder or under any of the Loan Documents.

5.1.6 Consents. No consent, approval, authorization or order of any court or Governmental Authority is required for the execution, delivery and performance by any Borrower Party of, or compliance by any Borrower Party with, this Agreement or any other Loan Document or the consummation of the transactions contemplated hereby, other than those which have been obtained by the applicable Borrower Party.

5.1.7 Title. Borrower is the record and beneficial owner of, and has good and marketable title to, the Property, free and clear of all Liens whatsoever other than the Permitted Encumbrances, and lawfully holds and possesses the Property and has the right to

encumber the same. Without limiting the generality of the foregoing, Borrower has not granted any option or right of first refusal or first opportunity to any party to acquire any interest in the Property. The Security Instrument, when recorded, will create valid, perfected first-priority security interest in and to the Property and the Collateral in favor of Lender. To the extent Lender requires Borrower to enter into the Equity Owner Pledge, the Equity Owner Pledge, together with the Uniform Commercial Code financing statements required to be filed in connection therewith, will create valid, perfected first-priority security interests in and to the ownership interests in Borrower.

**5.1.8 No Plan Assets.** As of the date hereof and throughout the term of the Loan (a) each Borrower Party is not and will not be an “employee benefit plan,” as defined in Section 3(3) of ERISA, subject to Title I of ERISA, (b) none of the assets of any Borrower Party constitutes or will constitute “plan assets” of one or more such plans within the meaning of 29 C.F.R. Section 2510.3 101, (c) each Borrower Party is not and will not be a “governmental plan” within the meaning of Section 3(32) of ERISA, and (d) transactions by or with any Borrower Party are not and will not be subject to state statutes regulating investment of, and fiduciary obligations with respect to, governmental plans.

**5.1.9 Compliance.** Borrower and the Property and the current use thereof comply in all material respects with all applicable Legal Requirements, including, without limitation, building and zoning ordinances and codes. Neither Borrower nor any other Borrower Party is in default or violation of any order, writ, injunction, decree or demand of any Governmental Authority. Neither Borrower nor any other Borrower Party has committed any act that may give any Governmental Authority the right to cause Borrower or any Borrower Party to forfeit the Property or any part thereof or any monies paid in performance of Borrower’s Obligations under any of the Loan Documents.

**5.1.10 Financial Information.** All financial data, including, without limitation, the statements of cash flow and income and operating expense and any proposed budget, that have been delivered to Lender in respect of Borrower, the other Borrower Parties, the Property or the Project fairly present the financial condition of Borrower, each other Borrower Party, the Property and the Project, as applicable, as of the date of such reports and have been prepared in accordance with GAAP, a cash basis accounting method, or other generally accepted accounting principles approved by Lender (in Lender’s commercially reasonable discretion), and consistently applied, throughout the periods covered, except as disclosed therein. Except as disclosed therein, neither Borrower nor any other Borrower Party has any contingent liabilities, liabilities for taxes, unusual forward or long term commitments or unrealized or anticipated losses from any unfavorable commitments that are known to Borrower or any other Borrower Party. Since the date of the financial statements (including any proposed budget), there has been no material adverse change in the financial condition, operations or business of Borrower, any other Borrower Party, the Property or the Project from that set forth in said financial statements.

**5.1.11 Single Purpose.** Unless otherwise permitted by Lender, Borrower hereby represents and warrants to, and covenants with, Lender that as of the date hereof and until such time as the Debt shall be paid in full (provided, however, that nothing in this Section shall require any shareholder, partner or member of Borrower or Equity Owner to make additional capital contributions to either of them): (a) Borrower has not owned nor will own any asset or property other than (i) the Property, and (ii) incidental personal property necessary for the ownership thereof; (b) Borrower has not engaged nor will engage in any business other than the acquisition, ownership, management, development, operation, renovation and sale of the Property. Each of Borrower and Equity Owner will conduct and operate its business as presently

conducted and operated; (c) Borrower has not incurred nor will incur any Indebtedness except as provided in the Loan Documents; (d) Borrower has not made nor will make any loans or advances to any third party (including any Affiliate of Borrower); (e) each of Borrower and Equity Owner is solvent and will pay its debts and liabilities (including, as applicable, shared personnel and overhead expenses) from its own assets as the same shall become due; (f) each of Borrower and Equity Owner has done or caused to be done and will do all things necessary to observe organizational requirements and formalities and preserve its existence, and neither Borrower nor Equity Owner will amend, modify or otherwise change its certificate, partnership agreement, articles of incorporation and bylaws, operating agreement, trust or other organizational documents without the prior consent of Lender in any manner that (i) violates the single purpose covenants set forth in this Section, or (ii) amends, modifies or otherwise changes any provision thereof that by its terms cannot be modified at any time when the Loan is outstanding or by its terms cannot be modified without Lender's consent; (g) Borrower will (i) maintain all of its books, records, financial statements and bank accounts separate from those of its Affiliates and any constituent party, (ii) not cause or permit its assets to be listed as assets on the financial statement of any other Person, provided, however, that Borrower's assets may be included in a consolidated financial statement of its Affiliates provided that such assets shall be listed on Borrower's own separate balance sheet, (iii) except to the extent Borrower is disregarded for tax purposes, file its own tax returns (to the extent Borrower is required to file any such tax returns) and will not file a consolidated federal income tax return with any other Person, and (iv) maintain its books, records, resolutions and agreements as official records; (h) Borrower has been, and at all times will hold itself out to the public as, a legal entity separate and distinct from any other entity (including any Affiliate or any constituent party thereof). Borrower shall conduct business in its own name, shall not identify itself or any of its Affiliates as a division or part of the other and shall maintain and utilize separate stationery, invoices and checks bearing its own name; (i) neither Borrower nor Equity Owner will seek or effect its dissolution, division, winding up, liquidation, consolidation or merger, in whole or in part; (j) Borrower will not commingle its funds and other assets with those of any Affiliate or constituent party or any other Person, and Borrower will hold all of its assets in its own name; (k) Borrower has and will maintain its assets in such a manner that it will not be costly or difficult to segregate, ascertain or identify its individual assets from those of any Affiliate or constituent party or any other Person; (l) Borrower will not guarantee nor become obligated for the debts of any other Person nor will either hold itself out to be responsible for or have its credit available to satisfy the debts or obligations of any other Person; (m) Borrower will not permit any Affiliate or constituent party independent access to its bank accounts; (n) Borrower shall pay the salaries of its own employees (if any) from its own funds and maintain a sufficient number of employees (if any) in light of its contemplated business operations; (o) Borrower shall compensate each of its consultants and agents from its funds for services provided to it and pay from its own assets all obligations of any kind incurred; (p) Borrower is and will remain organized in the State in which it was formed as a limited liability company; (q) no indemnity payment from the funds of Borrower or Equity Owner (as distinct from funds from other sources such as insurance) of any indemnity under any agreement (other than the Loan Documents) to which Borrower or any Equity Owner may be a party (including under such party's organizational documents) shall be payable from amounts allocable to any other Person, including Lender, pursuant to any of the Loan Documents, and (r) neither Borrower nor Equity Owner nor any other Person on behalf of Borrower shall, without the affirmative vote of one hundred percent (100%) of the members, partners or stockholders of Borrower: (i) institute proceedings to be adjudicated bankrupt or insolvent, (ii) consent to the institution of bankruptcy or insolvency proceedings against it; (iii) file a petition seeking, or consenting to, reorganization or relief under applicable federal or state law relating to bankruptcy; (iv) consent to the appointment of a receiver, liquidator, assignee, trustee, sequestrator (or other similar official) of Borrower or a substantial part of its property; (v) make any assignment for the benefit of creditors; (vi) admit in writing its inability to

pay its debts generally as they become due or declare or effect a moratorium on its debts; or (vii) take any action in furtherance of any such action (each of the actions described in the foregoing clauses (i) through (vii), with respect to any individual or entity, are referred to herein as a "Bankruptcy Action").

**5.1.12 Tax Filings.** Each of Borrower and Equity Owner has filed (or has obtained effective extensions for filing) all federal, state and local tax returns required to be filed and has paid (unless they are not yet past due) or made adequate provision for the payment of all federal, state and local taxes, charges and assessments payable thereby. Each of Borrower and Equity Owner believes that its tax returns (if any) properly reflect the income and taxes of Borrower or Equity Owner, as applicable, for the periods covered thereby.

**5.1.13 Solvency.** Borrower (a) has not entered into the transaction or any Loan Document with the actual intent to hinder, delay, or defraud any creditor and (b) has received reasonably equivalent value in exchange for its Obligations. Giving effect to the Loan, the fair saleable value of Borrower's assets exceeds and will, immediately following the making of the Loan, exceed Borrower's total liabilities, including subordinated, unliquidated, disputed and contingent liabilities. The fair saleable value of Borrower's assets is and will, immediately following the making of the Loan, be greater than Borrower's probable liabilities, including the maximum amount of its contingent liabilities on its debts as such debts become absolute and matured. Borrower's assets do not and, immediately following the making of the Loan will not, constitute unreasonably small capital to carry out its business as conducted or as proposed to be conducted. Borrower does not intend to, and does not believe that it will, incur Indebtedness and liabilities (including contingent liabilities and other commitments) beyond its ability to pay such Indebtedness and liabilities as they mature (taking into account the timing and amounts of cash to be received by Borrower and the amounts to be payable on or in respect of obligations of Borrower). Neither Borrower nor any other Borrower Party is contemplating either the filing of a petition by it under state or federal bankruptcy or insolvency laws or the liquidation of all or a major portion of its assets or property, and neither Borrower nor any other Borrower Party has knowledge of any Person contemplating the filing of any such petition against it.

**5.1.14 No Contractual Obligations, Restrictions or Defaults.** Other than the Loan Documents, Borrower is not subject to any contractual obligations pursuant to which its assets are bound, nor has it incurred any Indebtedness. Neither Borrower nor any other Borrower Party is a party to any agreement or instrument or subject to any court order, injunction, permit, or restriction which might adversely affect the Property or the business, operations, or condition (financial or otherwise) of Borrower or any other Borrower Party. Neither Borrower nor any other Borrower Party is in violation of any agreement which violation would have a material adverse effect on the Property, Borrower, or any other Borrower Party or Borrower's or any other Borrower Party's business, properties, or assets, operations or condition, financial or otherwise.

**5.1.15 Federal Trade Embargoes.** Borrower and each other Borrower Party is in compliance with all Federal Trade Embargoes in all material respects. No Embargoed Person owns any direct or indirect equity interest in any Borrower Party. No Borrower Party shall knowingly deal with any Person identified on the OFAC List.

**5.1.16 Additional Representations and Warranties With Respect to the Property.**

(a) **Nature of Property.** The Property is not, nor shall it be, used for commercial purposes (other than for rental income). Borrower shall not

allow changes in the stated use of the Property from that disclosed to Lender at the time of execution hereof without prior notice to, and prior written consent from, Lender.

(b) **Compliance with Law; Property Condition.** Borrower has all requisite licenses, permits, franchises, qualifications, certificates of occupancy or other governmental authorizations to own, lease and operate, repair and renovate (if applicable) the Property and carry on its business. None of Borrower, nor any other Borrower Parties or the Property or the Project are in violation in any material respect of any law, ordinance, regulation, or rule (federal, state, or local), including all permits and approvals issued thereunder affecting Borrower's right and qualification to do business, the construction and installation of the improvements located or to be located upon the Property, the operation, leasing, financing or sale of the Property and the occupancy, use and enjoyment thereof. Without limitation on the foregoing, Borrower and the Property comply with all applicable laws relating to accessibility for the handicapped, including The Architectural Barriers Act of 1968, The Rehabilitation Act of 1973, The Fair Housing Act of 1988, and The Americans With Disabilities Act of 1990. The Property is free of structural defects and other material physical or mechanical defects, and all building systems contained therein are in good working order, subject to ordinary wear and tear.

(c) **Utilities.** All utility services, including, without limitation, gas, water, sewage, electrical and telephone, necessary for the development and occupancy of the Property are available at or within the boundaries of the Property, or Borrower has taken all steps necessary to assure that all such services will be available upon completion of the improvements.

(d) **Insurance.** The Property is covered by a policy of hazard insurance and insurance against other insurable risks and hazards as are customary in the area where the Property is located and in accordance with Lender's underwriting criteria, in an amount not less than the greatest of (i) 100% of the replacement cost of all improvements to the Property, (ii) the outstanding principal balance of the Loan, and (iii) the amount necessary to avoid the operation of any co-insurance provisions with respect to the Property or such maximum lesser amount as permitted by applicable law, all in a form usual and customary in the industry and that is in full force and effect, and all amounts required to have been paid under any such policy have been paid. If any portion of the Property is in an area identified by any federal Governmental Authority as having special flood hazards, and flood insurance is available, a flood insurance policy meeting the current guidelines of the Federal Emergency Management Agency is in effect and shall be maintained for the term of the Loan with a generally acceptable insurance carrier, in an amount representing coverage not less than the least of (1) the outstanding principal balance of the Loan, (2) the full insurable value of the Property, and (3) the maximum amount of insurance available under the National Flood Insurance Act of 1968, as amended by the Flood Disaster Protection Act of 1974. All such insurance policies (collectively, the "**hazard insurance policy**") contain a standard mortgagee clause naming Lender, its successors and assigns, as mortgagee, and may not be reduced, terminated or canceled without 30 days' prior written notice to the mortgagee. All premiums on each such insurance policy have been paid. The hazard insurance policy is the valid and binding obligation of

the insurer and is in full force and effect. Borrower has not engaged in any act or omission which would impair the coverage of any such policy, the benefits of the endorsement provided for herein, or the validity and binding effect of either including no unlawful fee, commission, kickback or other unlawful compensation or value of any kind has been or will be received, retained or realized by any attorney, firm or other Person, and no such unlawful items have been received, retained or realized by Borrower.

(e) **Ownership and Encumbrances.**

(i) **Ownership.** Borrower is and will at all times be the legal and equitable owner of the Property subject only to Permitted Encumbrances (and subject to releases permitted hereunder).

(ii) **No Leases or Occupancy.** The Property are not subject to any leases, licenses or other occupancy agreements, except as may have been approved by Lender. In addition, there are no tenants or other parties occupying the Property, except as may have been approved by Lender.

(iii) **Authority to Encumber.** Borrower has, and will continue to have, the full right and authority to encumber the Property in favor of Lender.

(iv) **Validity of the Lien Created by Each Security Instrument.** The Lien created by each Security Instrument is (a) legal, valid, binding and enforceable subject to bankruptcy, insolvency, moratorium, reorganization or similar laws and equitable principles of general application, (b) encumbers the entirety of the Property of Borrower, and (c) is first-priority except for Permitted Encumbrances.

(f) **Taxes.** The Property will be comprised of one or more parcels, each of which constitutes a separate legal parcel and a separate tax lot and none of which constitutes a portion of any other tax lot. There are no pending or, to Borrower's knowledge, proposed, special or other assessments for public improvements or otherwise affecting any of the Property, nor are there any contemplated improvements to any of the Property that may result in such special or other assessments.

(g) **Accuracy of Documents.** Any survey, mechanical and structural plans and specifications, soil reports, leases, certificates of occupancy, warranties, operating statements, rent roll and income and expense reports, and all other books and records relating to the Property and all other budgets (including estimated budgets), contracts or documents delivered to Lender in connection with the Loan and the Loan Documents are true, correct and complete copies of such documents, in all material respects.

(h) **Hazardous Materials.** The Property complies, in all material respects, with all Hazardous Materials Laws as to use and conditions on, under or about the Property including soil and groundwater condition. Neither Borrower nor any Borrower Party, nor, to Borrower's knowledge, any other person, has used, generated, manufactured, stored or disposed of on, under or about the

Property or transported to or from the Property any Hazardous Materials. To Borrower's knowledge, there are no Hazardous Materials in, attributable to or affecting the Property or the area within 2,000 feet of the Property (and the area is not otherwise subject to recorded land use restrictions by reason of its proximity to Hazardous Materials). Without limitation on the foregoing, to Borrower's knowledge: (i) the primary potable or drinking water source and groundwater have never been known to exceed the EPA Recommended Maximum Contaminant Level Goals set forth under the Safe Drinking Water Act and Clean Water Act, as amended; (ii) there is not and has never been landfill containing decomposable material, petroleum wells, mineral bearing mines, sewage treatment facilities, underground storage tanks, sinkholes, radon or other toxic emissions within 2,000 feet of any boundary of the Property (and the Property is not otherwise subject to recorded land use restrictions by reason of its proximity to any of the foregoing), and (iii) no electrical transformers, fluorescent light fixtures with ballasts or other equipment containing polychlorinated biphenyls (PCBs) have been located on the Property at any time.

5.1.17 Additional Representations and Warranties With Respect to the Project.

(a) Borrower has all necessary power and authority to enter into and perform its respective obligations under each of the Project Documents to which Borrower is a party, and all other agreements and instruments to be executed by Borrower in connection with the construction and the development of the Project. The Project Documents to which Borrower is a party have been duly executed and delivered by Borrower. The Project Documents to which Borrower is a party constitute the legal, valid and binding obligations of Borrower, enforceable against Borrower in accordance with their terms, subject only to applicable bankruptcy, insolvency and similar laws generally affecting rights of creditors and the enforcement of debtors' obligations, and by general principles of equity (regardless of whether enforcement is sought in a proceeding in equity or at law). The completion of the Project and the execution, delivery and performance by Borrower of its obligations under, and the consummation of the transactions contemplated by, each of the Project Documents to which Borrower is, or will be, a party, and all other agreements and instruments to be executed by Borrower in connection therewith do not and will not (i) violate, in any material respect, any Legal Requirement applicable to Borrower, (ii) result in a breach of any of the terms, conditions or provisions of, or constitute a default under the organizational documents of Borrower, or result in a material breach of the terms, conditions or provisions of any mortgage, indenture, agreement, permit, franchise, license, note or instrument to which Borrower is a party or by which it or any of its properties is bound, or (iii) result in the creation or imposition of any mortgage, lien, charge or encumbrance of any nature whatsoever upon any of the assets of Borrower (except as contemplated by this Agreement and by the Permitted Encumbrances). All consents, approvals, orders or authorizations of, or registrations, declarations or filings with, or other actions in respect of or by, any Governmental Authorities that are required in connection with the execution, delivery and performance by Borrower of the Project Documents and all other agreements and instruments to be executed by Borrower in connection therewith and the construction and operation of each Project have been obtained or will be obtained when required

for the then applicable stage of completion of each the Project and are or will be in full force and effect.

(b) Borrower has delivered to Lender true, correct, and complete copies, in all material respects, of all Project Documents. All permits, licenses, and other approvals from any applicable Governmental Authorities, adjacent property owners, or any other Person necessary for Borrower to commence and Complete the Project in accordance with the Lender-approved Plans and Specifications therefor have been obtained and are in full force and effect. All utility services and facilities necessary for the completion of the Project and, upon completion of construction, the operation, use and occupancy of the Project for its intended purposes are or will be available at the boundaries of the Property upon which the Project is being constructed, including water supply, storm and sanitary sewer facilities, gas and electric and telephone facilities and means of access between the Property and public ways.

(c) Except for the Project Documents approved by Lender, Borrower has not made, assumed or been assigned any contract or arrangement of any kind, the performance of which by the other party thereto would give rise to a lien (other than Permitted Encumbrances) against all or any portion of the Property.

(d) The current land use, zoning law, regulations and declarations covering the Property upon which the Project is being constructed permit, on an as-of-right basis, the completion of the Project substantially in accordance with the Plans and Specifications, the current zoning law and declarations covering the Property permit the Project being constructed thereon to be operated and used as contemplated by this Agreement, and no additional variance, conditional use permit, special use permit or other similar approval is required for such construction, use or occupancy of the Project that has not been or will not, if and when required, be obtained. The Property and the use thereof are currently and, upon completion of the Project being constructed thereon substantially in accordance with the Plans and Specifications, will be in all material respects in compliance with all Project Permits then required therefor and all other applicable Legal Requirements, and such compliance is not dependent on any land, improvements or facilities that are not a part of the Property. There are no pending, or to Borrower's knowledge, threatened actions, suits or proceedings to revoke, attach, invalidate, rescind or modify the zoning applicable to the Property or any part thereof or any of the Project Permits applicable thereto, as currently existing.

(e) As of the Closing Date and as of each date on which this representation is deemed remade, the Loan Budget (as the same may be amended from time to time with the approval of Lender in accordance with this Agreement) accurately reflects Borrower's best good faith estimate of all anticipated Hard Costs, Soft Costs, and any other costs and expenses reasonably anticipated to be incurred in connection with the Completion of the Project.

(f) No Balancing Event exists as of the date hereof.

(g) The Project is expected to be Completed on or prior to the Completion Date.

**5.1.18 General Facts.** No statement of fact made by or on behalf of Borrower or any other Borrower Party in this Agreement or in any of the other Loan Documents contains any untrue statement of a material fact or omits to state any material fact necessary to make statements contained herein or therein not misleading. There is no fact presently known to Borrower which has not been disclosed to Lender which materially and adversely affects, nor as far as Borrower can foresee, might materially and adversely affect, the Property, the Project or the business, operations or condition (financial or otherwise) of Borrower or any other Borrower Party.

**5.2 Survival of Representations.** The representations and warranties set forth in Section 5.1 and elsewhere in this Agreement and the other Loan Documents shall survive for so long as any amount remains payable to Lender under this Agreement or any of the other Loan Documents and shall be deemed to be remade as of the date of each Advance hereunder (except as may be disclosed to and expressly approved by Lender); provided, however, that Borrower may update the representations and warranties to reflect changes in circumstances which are not the result of a Default or Event of Default of Borrower hereunder.

## 6. BORROWER COVENANTS.

**6.1 Borrower Affirmative Covenants.** Borrower hereby covenants and agrees with Lender that:

**6.1.1 Existence; Compliance with Legal Requirements.** Borrower shall do or cause to be done all things necessary to preserve, renew and keep in full force and effect its existence, rights, licenses, permits and franchises and comply with all Legal Requirements applicable to it, the Property and the Project.

**6.1.2 Taxes and Other Charges; Effect of Change in Law.** Borrower shall pay all Taxes and other charges now or hereafter levied or assessed or imposed against the Property, the Project or any part thereof before the same become delinquent or past due. When and if so requested by Lender, Borrower shall deliver promptly to Lender receipts evidencing such payments. Borrower shall not suffer, permit, initiate, or otherwise cause for any tax purpose, the joint assessment of any real property comprising the Property and any personal property located thereon, or any other procedure whereby the lien of real property taxes and assessments and the lien of personal property taxes shall be assessed, levied or charged against such real property as a single lien. While the Property remains subject to a Security Instrument, the Property shall be segregated on the applicable tax rolls from all other property, both real and personal; and, upon request, Borrower shall procure on behalf of Lender a tax service contract, the issuer, form and content of which shall be subject to Lender's prior approval. Borrower shall not permit or suffer and shall promptly discharge any lien or charge against the Property other than Permitted Encumbrances. If at any time any law is enacted which deducts from the value of any real property comprising the Property, for taxation purposes, any lien thereon, or changes in any way the laws now in force for the taxation of security instruments on real property or debts secured thereby, or the manner of collection of any such taxes so as to affect any interest of Lender under this Agreement or the Security Instrument for the Property, then Borrower shall pay such tax if it may lawfully do so. If Borrower is not permitted by applicable law to pay such tax, or if such payment would violate any applicable law, then, at the option of Lender, all of the outstanding principal balance of all Advances made under the Loan, together with interest thereon and any

other amounts payable with respect thereto pursuant to the Note, shall immediately become due and payable without demand or notice.

**6.1.3 Litigation.** Borrower shall give prompt notice to Lender of any litigation or governmental proceedings pending or threatened against Borrower, any other Borrower Party, the Property or the Project. If Lender is made a party to any litigation concerning the Security Instrument, or the Property or the Project or any part thereof or interest therein, or the occupancy thereof by any person or entity, then Borrower shall indemnify, defend and hold Lender harmless from all claims and liability by reason of such litigation, including attorneys' fees and expenses incurred by Lender, whether or not any such litigation is prosecuted to judgment.

**6.1.4 Access to Property.** Borrower shall permit or cause to be permitted, agents, representatives and employees of Lender to inspect the Property, the Project or any part thereof at reasonable hours upon reasonable advance notice.

**6.1.5 Further Assurances; Supplemental Affidavits.** Borrower shall, and shall cause Equity Owner and Guarantor to, at Borrower's sole cost and expense:

(a) execute and deliver to Lender such documents, instruments, certificates, assignments and other writings, and do such other acts necessary or desirable, to evidence, preserve or protect the security interest of Lender in the collateral at any time securing or intended to secure the obligations of Borrower, Equity Owner and Guarantor under the Loan Documents, as Lender may reasonably require; and

(b) do and execute all and such further lawful and reasonable acts, conveyances and assurances for the better and more effective carrying out of the intents and purposes of this Agreement and the other Loan Documents, as Lender shall reasonably require from time to time.

**6.1.6 Title to the Collateral.** Borrower will warrant and defend the validity and priority of Lender's security interest in the Collateral.

**6.2 Additional Recourse Debt.** Borrower shall deliver prompt written notice to Lender, in reasonable detail, of the occurrence and amount of any Indebtedness that is guaranteed by Guarantor pursuant to a recourse guaranty; provided that such written notice shall be delivered to Lender in no event later than three (3) Business Days following (a) Guarantor entering into the relevant recourse guaranty or (b) the occurrence of any claim under a carveout guaranty resulting in the relevant guaranty or indemnity agreement by Guarantor no longer being considered a carveout guaranty for purposes of this Agreement.

**6.2.1 Disposition of Insurance and Condemnation Proceeds and Damages.**

(a) **Lender's Rights in Proceeds and Damages.** Borrower hereby assigns to Lender (a) any award for damages suffered or compensation paid by reason of a taking for public use, or an action in eminent domain, or the exercise of the police power, whether by a condemnation proceeding or otherwise (such as by inverse condemnation), or any transfer of all or any part of the Property in avoidance thereof, affecting the Property, (b) all proceeds of any insurance policies paid by reason of loss sustained to the Property, and (c) all claims,

damages, causes of action, against or from any party or parties, with respect to the Property or the Project, or any funds received or receivable in connection with any damage to the Property or the Project, incurred as a result of any cause whatsoever. All proceeds of any such claims shall be paid by the person or entity making payment directly to Lender, and Borrower shall do all things necessary to obtain prompt settlement for each loss or claim covered by a policy of insurance. After first deducting all costs and expenses of Lender incurred in connection with the settlement or recovery of any proceeds hereunder, Lender may, at its option and without regard to the adequacy of the security hereunder, except as otherwise provided in clause (b) below, apply any such sum it retains hereunder to any indebtedness or obligation secured by the Security Instrument, whether due or not, and in such order or priority as Lender may determine in its sole and absolute discretion; however, after deducting its costs and expenses Lender may approve, regardless of any impairment of security or lack thereof, except as otherwise provided in clause (b) below, release to Borrower of all or any part of the entire amount so collected for reimbursement for costs and expenses incurred by Borrower for the repair and restoration of the Property upon any conditions Lender chooses. Application of all or any portion of such funds, or the release thereof, shall not cure or waive any Event of Default or notice of an Event of Default or invalidate any acts done pursuant to such notice. Borrower shall execute such further assignments, documents or instruments as Lender may from time to time require in order to evidence the assignment hereunder. If, on any loss of or damage to the Property or the Project or on a partial taking or condemnation of the Property, Lender is not entitled under law to retain the entirety of any proceeds or award pursuant to this Section, then Lender shall be entitled to apply the proceeds or award to the repayment of the Note and any other indebtedness secured by any Loan Document to reduce the Note balance and such other indebtedness by the ratio which the value of the Property remaining encumbered by the Security Instrument bears to the value of the Property immediately prior to such loss, damage or partial condemnation or taking, as determined by Lender's appraiser retained for such purpose. In the event any insurance proceeds or condemnation awards are applied by Lender against the Note under this Section, no prepayment premium shall apply.

(b) **Use of Insurance Proceeds to Repair Property.** In the event of damage to or destruction of the Property from any cause actually covered under insurance maintained by Borrower hereunder or any available condemnation proceeds, then Lender shall make available to Borrower the net insurance proceeds or condemnation proceeds available as a result of such damage or destruction (after deducting costs and expenses incurred by Lender in connection with the settlement or recovery of any proceeds as provided in clause (a) above) for use by Borrower, in the reconstruction and repair of the damaged or taken improvements to the condition approved by Lender, on the terms and conditions hereinafter set forth. In the event any of the conditions to Borrower's right to utilize the net proceeds hereunder are not satisfied or fulfilled at any time, then such net proceeds shall be applied as provided in clause (a) above. Such net proceeds shall be made available hereunder only if: (a) no Default or an Event of Default occurs; (b) Lender is satisfied that, by expenditure of the net proceeds hereunder, the Property damaged or destroyed or taken shall be fully restored within a reasonable period of time to the equivalent of its original condition and value and all payments required under the Note will continue to be

paid; (c) Lender is satisfied that such work of repair and restoration can be completed in the ordinary course of business within one (1) month from the commencement of work and at least one (1) month prior to the date on which all Advances (including any Advance for the Project being constructed thereon) are required to be repaid pursuant to the Note; (d) Lender has reviewed and approved Borrower's plans and specifications for the work of repair and restoration, Borrower's architect and any general contractors, subcontractors and material suppliers employed to perform such work; (e) all general contractors, all major subcontractors and material suppliers have supplied 100% performance and completion bonds and bonds protecting such Property from the imposition of mechanic's or other liens; (f) if the net insurance proceeds or condemnation proceeds available are insufficient for payment of the full cost of restoration or repair and the payments under the Note during the completion period, as determined by Lender, Borrower has deposited with Lender sufficient additional funds to insure payment of all such costs, or made arrangements acceptable to Lender for such sufficient additional funds, such additional funds to be disbursed for costs incurred in the manner herein specified prior to the disbursement of any other funds held by Lender; and (g) Borrower shall have satisfied such other conditions as Lender may in determine to be appropriate in its sole discretion. Disbursement of funds by Lender hereunder shall be subject to all of Lender's then customary construction loan disbursement procedures, including those set forth herein. No funds held by Lender hereunder shall bear interest, and Lender shall have no duties or obligations with respect thereto, or with respect to the provisions of this clause (b), other than that of a construction lender; and the reasonable costs and expenses of Lender incurred in connection therewith (including the fees of a construction consultant and disbursing agent) shall be paid by Borrower (and Lender shall be entitled to pay such costs and expenses out of the insurance proceeds held by Lender). Specifically, but without limiting the generality of the foregoing, no relationship of trust, or any other duty in the nature of fiduciary duties or otherwise, shall be imposed or implied by the status or actions of Lender hereunder; and under no circumstances shall Lender become obligated to take any action to repair or reconstruct any damaged or destroyed Property. Any net proceeds not disbursed under this clause (b) shall be disbursed in accordance with clause (a) above.

#### 6.2.2 Maintenance and Preservation of the Property.

(a) **Borrower's Obligation for Maintenance of Property and Security.** Borrower shall: (a) keep the Property in good condition and repair and replace any items comprising the Property as they become obsolete or worn out with items of at least the same utility, quality and value, free of any liens or security interests of any kind or character other than the lien of the Loan Documents; (b) not remove or demolish any portion of the Property (except in connection with the Project to the extent approved by Lender); (c) restore promptly and in good and workmanlike manner any part of the Property which may be damaged or destroyed; (d) comply with and not suffer violations of laws, ordinances, regulations, covenants, conditions, restrictions, equitable servitudes and easements, whether public or private, of every kind and character, and requirements of insurance companies and any bureau or agency which establishes standards of insurability; (e) not commit or permit waste of the Property; (f) do all other acts which from the character or use of the Property may be reasonably

necessary to maintain and preserve their value or to protect the security of the Security Instrument; (g) perform and comply with all obligations required to be performed or complied with in leases, licenses, concessions, management agreements, Project Documents or like agreements affecting the Property, if any, or the management, operation, repair, renovation, occupation or use thereof; (h) pay any and all charges, assessments or fees imposed in connection with the delivery, installation or maintenance of any utility services or installations on, to or for the Property; (i) not change the character, the nature of the occupancy or use of the Property, or any portion thereof, except in connection with the Project, and then only to the extent consistent with the Project Documents therefor, if approved by Lender, in its sole discretion; (j) not drill for or extract, or enter into a lease or any other type of agreement for the drilling for or extraction of, oil, gas or other hydrocarbon substances, or any mineral of any kind, on, in or under the Property; (k) make no assignment of rents of the Property except to Lender pursuant to the Security Instrument; and (l) execute and, where appropriate, acknowledge and deliver, such further documents or instruments as Lender deems necessary or appropriate to preserve, continue and perfect the security provided for in the Security Instrument.

(b) **Lender's Approval Rights for Work**. Borrower shall not undertake or suffer to be made any alteration, addition, relocation, removal or demolition of, or structural or other material change in, any building, improvement, fixture, machinery, or equipment comprising the Property, other than in connection with the Project, without the prior written approval of Lender, unless (a) the aggregate cost of such work for the Property does not exceed \$20,000, (b) such work does not affect the roof or the structure of the building and improvements comprising the Property, or adversely affect or diminish the value of the Property or arise as a result of any damage or destruction, (c) such work is designed by licensed professionals and is constructed by licensed contractors, all qualified for such purpose, and in accordance with all applicable Legal Requirements, ordinances, regulations, permits and approvals, and (d) Borrower submits to Lender its proposed plans and budget for such work, together with all other supporting materials related to such work as Lender may reasonably require. The foregoing shall not limit Borrower's obligations under clause (a) above and, accordingly, Borrower shall immediately seek any consent required under this clause (b) in connection with its obligations under clause (a) above.

**6.2.3 Financial Covenants**. Borrower shall, and Borrower shall cause Guarantor to, at all times, comply with the Financial Covenants.

**6.2.4 Hazardous Materials**. Borrower shall indemnify, defend and hold Lender, its employees, agents, officers and directors, harmless from and against any claim, action, suit, proceeding, loss, cost, damage, liability, deficiency, fine, penalty, punitive damage or expense (including attorneys', experts' and consultant fees and costs), directly or indirectly resulting from, arising out of, or based upon (a) the presence, release, use, manufacture, generation, discharge, storage or disposal of any Hazardous Materials on, under, in or about, or the transportation of any such materials to or from, the Property, or (b) the violation, or alleged violation, of any Hazardous Materials Law affecting the Property, or the transportation of Hazardous Materials to or from the Property. This indemnity shall (i) include any damage, liability, fine, penalty, punitive damage, cost or expense arising from or out of any claim, action, suit or proceeding for personal injury (including sickness, disease or death), tangible or intangible

property damage, compensation for lost wages, business income, profits or other economic loss, damage to the natural resources or the environment, nuisance, pollution, contamination, leak, spill, release or other adverse effect on the environment, and the cost of any required or necessary repair, cleanup, treatment or detoxification of the Property, and the preparation and implementation of any closure, disposal, remedial or other required actions in connection with the Property, and (ii) survive foreclosure (whether judicial or non-judicial) of the Security Instrument for the Property and the full or partial payment or discharge of all indebtedness secured by the Security Instrument. WITHOUT LIMITATION, THE FOREGOING INDEMNITIES SHALL NOT APPLY TO EACH INDEMNIFIED PERSON WITH RESPECT TO MATTERS WHICH IN WHOLE OR IN PART ARE CAUSED BY OR ARISE OUT OF THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF SUCH INDEMNIFIED PERSON.

**6.2.5 Notices.** Borrower shall give notice, or cause notice to be given, to Lender promptly upon the occurrence of: (a) any Default or Event of Default; (b) any default or event of default under any contractual obligation of Borrower or any Affiliate that could reasonably be expected to have a Material Adverse Effect; or (c) any litigation or proceeding affecting Borrower or the Property or affecting any of the other Borrower Parties if such litigation or proceeding could have a Material Adverse Effect.

**6.2.6 Prohibited Persons.** No Borrower Party or any of their direct or indirect equity holders shall (i) knowingly conduct any business, or engage in any transaction or dealing, with any Embargoed Person, including the making or receiving of any contribution of funds, goods, or services, to or for the benefit of an Embargoed Person, or (ii) knowingly engage in or conspire to engage in any transaction that evades or avoids, or has the purpose of evading or avoiding, or attempts to violate, any Federal Trade Embargo.

**6.2.7 Federal Reserve Regulations.** No part of the proceeds of the Loan will be used for the purpose of purchasing or acquiring any "margin stock" within the meaning of Regulations T, U, W or X of the Board of Governors of the Federal Reserve System, or to extend credit to any Person for such purpose, or for any other purpose which would be inconsistent with such Regulations or any other Regulations of such Board of Governors, or for any purposes prohibited by Legal Requirements or by the terms and conditions of this Agreement or the other Loan Documents. Borrower agrees that, without the prior written consent of Lender, (i) the funds received from Lender hereunder shall not be used for the benefit of, or transferred to, any Affiliate of Lender and (ii) without limiting the generality of the foregoing, the funds received from Lender hereunder shall not be used to make an equity investment in any Person in which Affiliates of Lender have equity or debt positions if the proceeds of such investment would be used to refinance such Person's outstanding indebtedness. For purposes of this Section 6.2.7, "Affiliate" shall have the meaning given to such term in Regulation W of the Board of Governors of the Federal Reserve System.

**6.2.8 Deposit Account Control Agreement.** If required by Lender in its sole and absolute discretion at any time during the term of the Loan, Borrower shall deposit all revenues or other income into an account that will be subject to the Deposit Account Control Agreement once such agreement is entered into and otherwise utilize such account as its operating account, it being acknowledged that the Collateral includes Borrower's accounts and all amounts on deposit therein and proceeds therefrom. Borrower covenants and agrees to take any actions requested by Lender in order to establish such account and enter into such Deposit Account Control Agreement.

**6.2.9 Risk Retention.** Each Borrower Party will comply with the requirements of the European Union Directive 2006/48/EC, such that as long as any Advances are outstanding (i) it will hold an equity interest that will represent not less than 5% of the purchase price of the Property owned by Borrower and (ii) such holding of equity interest will not be subject to any credit risk mitigation, any short position or any hedging.

**6.2.10 The Project.** At Lender's option, Borrower shall cause each Design Professional, General Contractor, and Trade Contractor for each Project to execute and deliver to Lender the applicable Design Professional Consent, General Contractor Consent, and Trade Contractor Consent, respectively, prior to the execution by Borrower of the applicable Project Document (or on the Closing Date, if applicable) for the Project.

**6.2.11 Commencement and Completion.** Borrower shall commence construction of the Project without delay after recordation of the Security Instrument and shall complete construction of the Project, free and clean of any mechanics' and materialmen's liens and stop notices, as applicable, in accordance with the Lender-approved Plans and Specifications and other provisions of the Loan Documents, with all construction costs having been paid, on or before the Completion Date.

**6.3 Borrower Negative Covenants.** Borrower covenants and agrees with Lender that:

**6.3.1 Transfers.** Without the prior written consent of Lender, neither Borrower nor any other Person having a direct or indirect ownership or beneficial interest in Borrower shall Transfer any interest, direct or indirect, in the Property or in Borrower. Additionally, (a) if there currently exist no certificates, instruments or writings representing the Collateral, Borrower shall not, without the prior written consent of Lender, create certificates, instruments or writings representing the Collateral, and (b) if certificates, instruments or writings representing the Collateral currently exist, Borrower shall not, without the prior written consent of Lender, create new certificates, instruments or writings representing the Collateral. Borrower shall deliver to Lender any and all newly created certificates, instruments or writings representing the collateral. For avoidance of doubt, no Transfer of the Property or of any direct interest in Borrower or Equity Owner shall occur without the prior written consent of Lender, or release Borrower, Equity Owner or Guarantor from any liability under the Note and other Loan Documents. Upon any Transfer of any direct or indirect interest in the Property, Borrower or Equity Owner in violation of this Section (each of which shall constitute an impairment of Lender's security interests under the applicable Security Instrument), Lender shall have the absolute right, without demand or notice, to declare all Obligations secured by the Security Instrument to be immediately due and payable (including the prepayment premium, if any, set forth in the Note), except to the extent that and in such particular circumstances where exercise of such right by Lender is prohibited by law.

**6.3.2 Liens.** Borrower shall not create, incur, assume, permit or suffer to exist any Lien on any portion of the Collateral or the Property except for Permitted Encumbrances and Liens in favor of Lender as provided herein. Borrower shall pay at or prior to maturity, all obligations secured by or reducible to liens and encumbrances which now or hereafter shall encumber the Property, whether senior or subordinate to the Security Instrument, including all claims for work or labor performed, or materials or supplies furnished in connection with any work of improvement upon the Property, including, but not limited to, in connection with the Project; provided, however, that any such lien or encumbrance shall be paid and fully discharged by Borrower within five (5) days after demand by Lender. Borrower may contest any such claim of lien without cost or expense to Lender, but only upon posting, and concurrently supplying to

Lender, a certified copy of a statutory bond or other security sufficient under applicable law to fully protect any and all of the Property encumbered by such claim of lien and otherwise satisfactory to Lender to protect Lender against any judgment in favor of the lien claimant.

**6.3.3 Leases.** Borrower shall not enter into any lease of or occupancy agreement for the Property, or any portion thereof, or modify or amend or supplement any such lease or occupancy agreement without the prior written consent of Lender.

**6.3.4 Property Management.** Borrower shall not appoint, terminate or replace a manager for the Property, or enter, terminate or amend any management agreement for the Property, in each case without Lender's prior written consent. Any property manager shall hold and maintain all necessary licenses, certifications and permits required by law. Borrower shall fully perform all of its covenants, agreements and obligations under any management agreement of the Property. Any management agreement will be subordinated to Lender's rights under the Security Instrument and other Loan Documents.

**6.3.5 Dissolution, Etc.** Borrower shall not (i) engage in any dissolution, division, liquidation or consolidation or merger with or into any other business entity, or (ii) transfer, lease or sell, in one transaction or any combination of transactions, all or substantially all of the property or assets of Borrower (except as expressly permitted hereunder).

**6.3.6 Change in Business; Change in Name.** Borrower shall not enter into any line of business other than the ownership, operation, repair, restoration and sale of the Property. Borrower shall not change its name without first obtaining the prior written consent of Lender. In the event Lender grants such consent, Borrower shall, at Borrower's sole cost and expense, take all action required by Lender for the purpose of perfecting or protecting the lien and security interest of Lender. Borrower shall promptly notify Lender in writing of any change in the organizational identification number of Borrower. If Borrower does not now have an organizational identification number and later obtains one, Borrower shall promptly notify Lender in writing of such organizational identification number.

**6.3.7 Debt Cancellation.** Borrower shall not cancel or otherwise forgive or release any claim or debt owed to Borrower by any Person, except for adequate consideration and in the ordinary course of Borrower's business.

**6.3.8 Affiliate Transactions.** Without Lender's prior written consent, Borrower will not enter into any transaction (including, without limitation, the purchase or sale of any property or service) with, or make any payment or transfer to, any Affiliate.

**6.3.9 Zoning.** Borrower shall not use or permit the use of any portion of the Property in any manner that could result in such use becoming a non-conforming use under any zoning ordinance or any other applicable land use law, rule or regulation, without the prior written consent of Lender.

**6.3.10 Limitations on Distributions.** So long as there is a Default or an Event of Default, Borrower shall not make any distributions to its members.

**6.3.11 Other Limitations.** Prior to the payment in full of the Debt, Borrower shall not, without the prior written consent of Lender, give its consent or approval to any of the following actions or items: (a) any material change in the method or conduct of the business of Borrower; or (b) the settlement of any claim against Borrower, other than a fully insured third party

claim, in an amount greater than Ten Thousand Dollars (\$10,000), such consent not to be unreasonably withheld (unless an Event of Default has occurred).

**6.3.12 Compliance.** Borrower, the Project and the Property and the use thereof shall comply in all respects with all applicable Legal Requirements, including, without limitation, building and zoning ordinances and codes. No Borrower Party shall be in default or violation of any order, writ, injunction, decree or demand of any Governmental Authority. No Borrower Party shall commit any act that may give any Governmental Authority the right to cause a Borrower Party to forfeit the Collateral or any part thereof or any monies paid in performance of Borrower's Obligations. Without the prior written consent of Lender, Borrower shall not seek, make or consent to any change in the lot or parcel boundaries, zoning, conditions of use, or any other applicable land use laws, ordinances, regulations, permits, approvals or licenses pertaining to the Property, except in connection with the Project, or which would constitute a violation of the warranties and representations contained in this Agreement, or would change the nature of the use or occupancy of the Property. Borrower shall within ten (10) days after receipt thereof by Borrower, or its agent or representative, deliver to Lender copies of any and all approvals, permits and licenses procured by Borrower with respect to the Property, construction and installation of improvements thereon, including in connection with the Project, or the occupancy, use and enjoyment thereof, pursuant to applicable laws, ordinances, or regulations.

**6.3.13 Hazardous Materials.** Borrower covenants and agrees that Borrower shall not cause or permit the presence, use, generation, manufacture, release, discharge, storage or disposal of any Hazardous Materials on, under, in or about the Property, or the transportation of any Hazardous Materials to or from the Property. Borrower shall immediately notify Lender in writing of: (a) any enforcement, cleanup, removal or other governmental or regulatory action instituted, completed or threatened with respect to the Property in connection with any Hazardous Materials; (b) any claim made or threatened by any third party against Borrower or the Property relating to damage, contribution, cost recovery, compensation, loss or injury to persons or property resulting from any Hazardous Materials; and (c) Borrower's discovery of any occurrence or condition on any real property adjoining or in the vicinity of the Property that could cause all or any portion of the Property to be subject to any restrictions on the ownership, occupancy, transferability or use of the Property under Hazardous Materials Law. Without Lender's prior written consent, Borrower shall not take any remedial action in response to the presence of any Hazardous Materials on, in, under or about the Property, nor enter into any settlement agreement, consent decree or other compromise with respect to any Hazardous Materials (except that in the case of an emergency, Borrower shall take such action as may be reasonably required under the circumstances and shall immediately notify Lender in writing of any such action taken). So long as the Property remains subject to the Security Instrument, Lender shall have the right, on seventy-two (72) hours prior written notice to Borrower, at Borrower's expense, to enter the Property and to conduct such tests and investigations as Lender requires, in the event that Lender has a good faith belief that such tests or investigations are required or advisable, or at any time following an Event of Default, to determine whether any Hazardous Materials are present in, under, on or about the Property. Such tests and investigation shall include underground borings, groundwater analyses and borings from the floors, ceilings and walls of any improvements located on the Property.

**6.4 Post-Closing Condition.** Within ninety (90) days of the funding of the Loan (the "Deadline Date"), Borrower shall provide Lender with that certain recorded instrument, Release of Reverter to Amended and Restated Agreement for Development of King's Landing, executed by the City of Fort Pierce in form and content satisfactory to Lender. Failure to provide Lender with the aforesaid document to Lender's satisfaction on or before the Deadline Date shall,

at Lender's option (i) cause a draw hold to be placed on the Loan and (ii) constitute an "Event of Default" under this Agreement.

**7. FINANCIAL REPORTING.** During the term of this Agreement, unless Lender shall otherwise consent:

**7.1 Financial Reporting; Books and Records.** Borrower shall maintain complete books of account and other records for the Property and Improvements and for disbursement and use of the proceeds of the Loan and Borrower's Funds, and the same shall be available for inspection and copying by Lender upon reasonable prior notice.

**7.2 Interim Statements.** Upon Lender's written request, for each calendar year, within (i) forty-five (45) days after the end of each of the first three calendar quarters and (ii) one hundred twenty (120) days after the end of the fourth calendar quarter, Borrower shall deliver to Lender financial statements of Borrower and Guarantor and its subsidiaries on a consolidated basis, including statements of income and changes in shareholders' equity (or its equivalent) for the period from the beginning of such fiscal year to the end of such quarter, and the related balance sheet as of the end of such quarter, all in reasonable detail and certified by a responsible and authorized officer of Borrower and Guarantor, as applicable, subject, however, to year-end audit adjustments.

**7.3 Annual Statements.** Within one hundred twenty (120) days following the end of Guarantor's fiscal year, Guarantor shall deliver to Lender audited financial statements of Guarantor and its subsidiaries (including Borrower and Equity Owner) on a consolidated basis, including statements of income and changes in shareholders' equity (or its equivalent) for such fiscal year and the related balance sheet as at the end of such fiscal year, all in reasonable detail and accompanied by an unqualified opinion of a certified public accounting firm reasonably satisfactory to Lender; provided that such financial statements shall be deemed delivered upon the publicly available filing of such financial statements.

**7.4 Certificates.** Borrower shall deliver, promptly after the furnishing thereof, copies of any compliance certificates or other similar compliance-related reports or letters furnished to any other party pursuant to the terms of any indenture, loan, credit or similar agreement and not otherwise required to be furnished to Lender pursuant to any other provision of this Section 7. The financial statements required to be delivered pursuant to this Section shall be certified by an officer of Guarantor, which certification shall also address whether Guarantor is in compliance with the Financial Covenants.

**7.5 Other Information.** Borrower shall deliver, promptly after the furnishing thereof, copies of any financial statements or periodic reports furnished to any other party pursuant to the terms of any indenture, loan, credit or similar agreement and not otherwise required to be furnished to the Lender pursuant to any other provision of this Section 7, together with any other information (whether financial or otherwise) Lender may request during the term of the Loan.

**8. DEFAULT.**

**8.1** The occurrence of any one or more of the following shall constitute an event of default ("Event of Default") under this Agreement and the other Loan Documents:

**8.1.1** Borrower's failure to pay when due any sums payable under the Note or any of the other Loan Documents or Borrower's failure to deposit any funds with Lender as and when required under this Agreement;

**8.1.2** if any representation or warranty made by Borrower herein or by any other Borrower Party in any other Loan Document shall have been false or misleading as of the date the representation or warranty was made or deemed remade;

**8.1.3** if Borrower or any Guarantor incurs any Indebtedness in breach of this Agreement;

**8.1.4** if there shall occur any Transfer (whether a Transfer of the Property or the direct or indirect ownership interest therein) in breach of this Agreement;

**8.1.5** (A) if there is any material deviation in the construction of the Project from the Plans and Specifications or governmental requirements or the appearance or use of defective workmanship or materials in constructing the Project, and Borrower fails to remedy the same to Lender's satisfaction within thirty (30) days of Lender's written demand to do so; or (B) subject to Force Majeure Events, there is a cessation of construction of the Project prior to completion for a continuous period of more than thirty (30) days; or (C) the use, sale or leasing of any of the improvements on the Property in accordance with the Loan Documents is prohibited, enjoined or delayed for a continuous period of more than thirty (30) days; or (D) subject to Force Majeure Events, utilities or other public services necessary for the full occupancy and utilization of the Property and improvements are curtailed for a continuous period of more than thirty (30) days;

**8.1.6** if there is (A) a condemnation, seizure or appropriation of, or occurrence of an uninsured casualty with respect to any material portion of the Property; (B) a sequestration or attachment of, or any levy or execution upon any of the Property, any other collateral provided by Borrower or any other party under any of the Loan Documents, any monies in any accounts or any substantial portion of the other assets of Borrower, which sequestration, attachment, levy or execution is not released, expunged or dismissed within twenty (20) days; or (C) a recording of any claim of lien against the Property or the service upon Lender of a withhold payment notice or bonded stop notice and the continuance of such claim of lien for twenty (20) days after such recording or service or five (5) days after Lender's demand, whichever occurs first, without discharge, satisfaction or provision for payment being made by Borrower in a manner satisfactory to Lender;

**8.1.7** if any Borrower Party shall make an assignment for the benefit of creditors;

**8.1.8** if a receiver, liquidator or trustee shall be appointed for any Borrower Party or if any Borrower Party shall be adjudicated bankrupt or insolvent, or if any petition for bankruptcy, reorganization or arrangement pursuant to federal bankruptcy law, or any similar federal or state law, shall be filed by or against, consented to, or acquiesced in by, any Borrower Party, or any other Bankruptcy Action (as hereinafter defined) occurs with respect to any Borrower Party or if any proceeding for the dissolution, division (e.g., pursuant to Section 18-217 of the Delaware Limited Liability Company Act, as amended from time to time) or liquidation of any Borrower Party shall be instituted;

**8.1.9** if any Borrower Party attempts to assign its rights under this Agreement or any of the other Loan Documents or any interest herein or therein in contravention of the Loan Documents;

**8.1.10** if (A) this Agreement, the Note or any other Loan Document shall, in whole or in part, terminate, cease to be effective or cease to be a legally valid, binding and enforceable obligation of any Borrower Party; (B) any Borrower Party shall take any action in connection therewith or in furtherance thereof; (C) any party to any Loan Document (other than Lender) shall assert in writing that such document has ceased to be in full force and effect; or (D) the Liens created pursuant to any Loan Document shall cease to be a fully perfected enforceable first priority security interest or any portion of the Collateral is Transferred without Lender's prior written consent;

**8.1.11** the occurrence of (A) any amendment to or termination or cancellation of any of the Project Documents without Lender's prior written approval, (B) any of the Project Documents not being in full force or effect for any reason, or (C) any default by Borrower under any of the Project Documents beyond any applicable notice or cure period available thereunder;

**8.1.12** if there is a failure at any time of the Security Instrument to be a valid Lien upon the Property or any portion thereof (other than as a result of any release or reconveyance of the Security Instrument with respect to all or any portion of the Property pursuant to the terms and conditions of this Agreement), prior and superior to all other liens and encumbrances thereon except those approved by Lender in writing;

**8.1.13** if a Balancing Event is not cured within five (5) Business Days after written notice thereof from Lender;

**8.1.14** if Borrower or any other Borrower Party shall be in Default under any of the other terms, covenants or conditions of this Agreement or any other Loan Document not specified above; provided, however, that if such Default is curable and Borrower has not been given a notice of a similar Default within the preceding six (6) months, then it may be cured if Borrower, after Lender sends written notice to Borrower demanding cure of such Default, either (x) cures the Default within thirty (30) days or (y) if the cure requires more than thirty (30) days, immediately initiates steps satisfactory to Lender to cure the Default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical; and provided further that under no circumstances shall Borrower have more than sixty (60) days to cure any such Default;

**8.1.15** any breach by Borrower under the terms of any other agreement between Borrower (or any Congruent Entity) and Lender (or any Affiliate of Lender), that is not remedied within any grace period provided therein, including any agreement concerning any indebtedness or other obligation of Borrower (or any Congruent Entity) to Lender (or any Affiliate thereof), whether currently existing or entered into after the date of this Agreement;

**8.1.16** if Borrower or any Guarantor defaults in any obligation to Lender, whether direct or indirect, absolute or contingent; or

**8.1.17** any occurrence of any default under any other loans which Borrower (or any Congruent Entity) may have from Lender (or any Affiliate of Lender) during the term of the Loan, whether existing as of the date hereof or subsequently made (collectively, the

“Other Loans”). Additionally, an Event of Default under the Loan Documents shall constitute an event of default under the Other Loans.

## 9. REMEDIES.

### 9.1 Description.

**9.1.1** Upon the occurrence and during the continuation of an Event of Default (other than an Event of Default described in clauses 8.1.7 or 8.1.8 in the definition of Event of Default above) Lender may, in addition to any other rights or remedies available to it pursuant to this Agreement and the other Loan Documents or at law or in equity, take such action, without notice or demand, that Lender deems advisable to protect and enforce its rights against Borrower and in and to the Collateral, including each and all of the following rights and remedies, to the fullest extent permitted by law, and Lender may enforce or avail itself of any or all rights and remedies of a secured party under the Uniform Commercial Code against Borrower, Equity Owner (if applicable) and the Collateral; and upon any Event of Default described in clauses 8.1.7 or 8.1.8 in the definition of Event of Default above, the Debt and all other Obligations shall immediately and automatically become due and payable, without notice or demand, and Borrower hereby expressly waives any such notice or demand, anything contained herein or in any other Loan Document to the contrary notwithstanding.

(a) **Immediate Payment of Obligations.** With or without notice, to declare all Obligations secured by any Loan Document immediately due and payable.

(b) **Cure Default; Protective Advances.** With or without notice, and without releasing Borrower from any Obligation hereunder, to cure any default of Borrower and, in connection therewith, (i) to enter upon the Property in person, or by an agent or employee, or by a receiver appointed by a court of competent jurisdiction, and (ii) to do such acts and things as Lender may deem necessary or desirable to protect the security of the Security Instruments, including advancing funds to maintain, secure or otherwise protect the Collateral, Lender's interest therein or the priority of the Liens granted by the Loan Documents (each a “**Protective Advance**”) (all of which shall constitute part of the Debt and be secured by the Security Instruments and other Loan Documents).

(c) **Manage and Operate Property.** To enter upon, possess, manage and operate the Property, or any part thereof, either in person, or by an agent or employee, or by a receiver appointed by a court of competent jurisdiction; to make, terminate, enforce or modify leases of or occupancy agreements for the Property upon such terms and conditions as are satisfactory to Lender and to act in any manner which Lender may deem necessary or desirable in connection therewith; and to make repairs, alterations and improvements to the Property (including, but not limited to, in connection with the Project) that Lender determines to be necessary to protect or enhance the security of the Security Instrument. All sums realized by Lender under this clause (c), less all costs and expenses incurred by it hereunder, including attorneys' fees and costs actually incurred, shall be applied to the indebtedness secured by the Security Instrument in such order of priority as Lender shall determine in its sole and absolute discretion. Neither application of such sums to such indebtedness, nor any other action taken by

Lender under this clause (c), shall cure or waive any Event of Default or notice of Event of Default or nullify the effect of any such notice.

(d) **Resort to Collateral.** To resort to and realize upon the Collateral and any other security now or hereafter held by Lender in such order and manner as Lender may determine in its sole and absolute discretion. Resort to any or all such Collateral may be taken concurrently or successively and in one or several consolidated or independent judicial actions or lawfully taken non-judicial proceedings, or both.

All or any one or more of the rights, powers, privileges and other remedies available to Lender against Borrower or any other Borrower Party under this Agreement or any of the other Loan Documents or at law or in equity, may be exercised by Lender at any time and from time to time, whether or not all or any of the Debt shall be declared due and payable, and whether or not Lender shall have commenced any foreclosure proceeding or other action for the enforcement of its rights and remedies under any of the Loan Documents with respect to the Collateral. Any such actions taken by Lender shall be cumulative and concurrent and may be pursued independently, singly, successively, together or otherwise, at such time and in such order as Lender may determine, to the fullest extent permitted by law, without impairing or otherwise affecting the other rights and remedies of Lender permitted by law, equity or contract or as set forth herein or in the other Loan Documents. Without limiting the generality of the foregoing, if an Event of Default is continuing all liens and other rights, remedies or privileges provided to Lender shall remain in full force and effect until Lender has exhausted all of its remedies against the Collateral and the Collateral has been foreclosed upon, sold or otherwise realized upon in satisfaction of the Debt or the Debt has been paid in full.

**9.1.2** Without limitation, upon the occurrence and during the continuation of an Event of Default, Lender shall have the right from time to time to partially foreclose upon the Collateral under the Security Instruments and the Equity Owner Pledge (if any).

**9.1.3** Any amounts recovered from the Collateral after an Event of Default may be applied by Lender toward the payment of any interest or principal of the Loan or any other amounts due under the Loan Documents in such order, priority and proportions as Lender shall determine in its sole and absolute discretion.

**9.2** **Remedies Cumulative.** The rights, powers and remedies of Lender under this Agreement shall be cumulative and not exclusive of any other right, power or remedy which Lender may have against Borrower or any other Borrower Party pursuant to this Agreement or the other Loan Documents, or existing at law or in equity or otherwise. Lender's rights, powers and remedies may be pursued singly, concurrently or otherwise, at such time and in such order as Lender may determine. No delay or omission to exercise any remedy, right or power accruing upon an Event of Default shall impair any such remedy, right or power or shall be construed as a waiver thereof, but any such remedy, right or power may be exercised from time to time and as often as may be deemed expedient. A waiver of one Default or Event of Default shall not be construed to be a waiver of any subsequent Default or Event of Default or to impair any remedy, right or power consequent thereon.

**9.3** **Power of Attorney.** For the purpose of carrying out the provisions and exercising the rights, powers and privileges granted in this Section 9, Borrower hereby irrevocably constitutes and appoints the Lender its true and lawful attorney in fact to execute, acknowledge and deliver any instruments and do and perform any acts such as are referred to in this subsection

in the name and on behalf of Borrower. This power of attorney is a power coupled with an interest and cannot be revoked, but may only be exercised during the continuance of an Event of Default.

10. MISCELLANEOUS.

10.1 Notices. Except when otherwise required by law, any notice which a party is required or may desire to give the other shall be in writing and may be sent by personal delivery or by mail (either (i) by United States registered or certified mail, return receipt requested, postage prepaid, or (ii) by Federal Express or similar generally recognized overnight carrier regularly providing proof of delivery), addressed as provided below in this Section. Any notice so given by mail shall be deemed to have been given as of the date of delivery (whether accepted or refused) established by U.S. Post Office return receipt or the overnight carrier's proof of delivery, as the case may be. Any such notice not so given shall be deemed given upon receipt of the same by the party to whom the same is to be given.

If to Borrower: KINGS LANDING FT PIERCE LLC, a Florida limited liability company  
3670 Maguire Boulevard, Orlando, Florida 32803  
Attention: Mark Rosenwasser

If to Lender: Genesis Capital, LLC, a Delaware limited liability company  
15303 Ventura Boulevard, Suite 700  
Sherman Oaks, CA 91403  
Attention: Lending Department

10.2 Amendments and Waivers. No failure by Lender to insist upon the strict performance of any covenant, agreement, term or condition of this Agreement, the Note, each Security Instrument, the Equity Owner Pledge (if applicable) or any other Loan Documents or to exercise any right, power or remedy consequent upon a breach thereof shall constitute a waiver, express or implied, of any such breach or of such covenant, agreement, term or condition. No amendment or waiver of any provision of the Loan Documents shall be effective unless in writing and signed by the party against whom enforcement is sought.

10.3 Invalid Provisions. If any provision of any Loan Document is held to be illegal, invalid or unenforceable, such provision shall be fully severable; the Loan Documents shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part thereof; the remaining provisions thereof shall remain in full effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance therefrom; and in lieu of such illegal, invalid or unenforceable provision there shall be added automatically as a part of such Loan Document a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible to be legal, valid and enforceable.

10.4 Expenses; Indemnity.

**10.4.1** Borrower shall pay, whether or not the closing of the Loan occurs or any Advance is made to Borrower hereunder, all costs and expenses incurred by Lender or any of its Affiliates, from time to time, including documentation and diligence fees and expenses, all search, audit, appraisal, recording, professional and filing fees and expenses and all other out-of-pocket charges and expenses (including UCC and judgment and tax lien searches and UCC filings and fees for post-Closing UCC and judgment and tax lien searches, if required by Lender), all administrative fees and expenses and attorneys' fees and expenses actually incurred, including, (a) in any effort to enforce, protect or collect payment of any Obligations or to enforce

any Loan Document or any related agreement, document or instrument, or effect collection hereunder or thereunder, (b) in connection with entering into, negotiating, preparing, reviewing and executing this Agreement and the other Loan Documents and all related agreements, documents and instruments, (c) in connection with instituting, maintaining, preserving, enforcing and foreclosing on Lender's security interests, whether through judicial proceedings or otherwise, (d) in defending or prosecuting any actions, claims or proceedings arising out of or relating to Lender's transactions with Borrower, (e) in seeking, obtaining or receiving any advice with respect to its rights and obligations under this Agreement, any of the other Loan Documents and all related agreements, documents and instruments, (f) in connection with any modification, restatement, supplement, amendment, waiver or extension of this Agreement or any other Loan Document or any related agreement, document or instrument, and all of the same may be charged to Borrower's account and shall be part of the Obligations, or (g) in connection with the administration of the Loan.

**10.4.2** Borrower shall indemnify and hold harmless Lender and its Affiliates, officers, partners, directors, employees and agents, from and against any and all other liabilities, obligations, losses, damages, penalties, actions, judgments, suits, claims, costs, expenses and disbursements of any kind or nature whatsoever (including the fees and disbursements of counsel for Lender in connection with any investigative, administrative or judicial proceeding commenced or threatened, whether or not Lender shall be designated a party thereto), that may be imposed on, incurred by, or asserted against Lender in any manner relating to or arising out of the transactions contemplated hereby, including (i) any and all present and future stamp and other similar taxes arising out of the transactions contemplated hereby, (ii) any delay or omission (other than to the extent attributable to Lender) to pay such taxes, (iii) environmental liabilities and (iv) any breach by Borrower of its obligations under, or any material misrepresentation by Borrower contained in this Agreement or the other Loan Documents, except in each case, for any such liabilities, obligations, losses, damages, penalties, actions, judgments, suits, claims, costs, expenses and disbursements arising from the gross negligence or willful misconduct of Lender, as determined by a final, non-appealable judgment of a court of competent jurisdiction.

**10.4.3** If the imposition of or any change in any law, rule, regulation or guideline, or the interpretation or application of any thereof by any court or administrative or governmental authority (including any request or policy not having the force of law) shall impose, modify or make applicable any taxes (except federal, state or local income or franchise taxes imposed on Lender), reserve requirements, capital adequacy requirements or other obligations which would (A) increase the cost to Lender for extending or maintaining the credit facilities to which this Agreement relates, (B) reduce the amounts payable to Lender under this Agreement or any of the other Loan Documents, or (C) reduce the rate of return on Lender's capital as a consequence of Lender's obligations with respect to the credit facilities to which this Agreement relates, then Borrower agrees to pay Lender such additional amounts as will compensate Lender therefor, within five (5) days after Lender's written demand for such payment, which demand shall be accompanied by an explanation of such imposition or charge and a calculation in reasonable detail of the additional amounts payable by Borrower, which explanation and calculations shall be conclusive in the absence of manifest error.

**10.5** Approvals; Third Parties; Conditions. All approval rights retained or exercised by Lender with respect to leases, contracts, plans, studies and other matters are solely to facilitate Lender's credit underwriting, and shall not be deemed or construed as a determination that Lender has passed on the adequacy thereof for any other purpose and may not be relied upon by Borrower or any other person or entity. This Agreement is for the sole and exclusive use

of Lender and Borrower and may not be enforced, nor relied upon, by any person or entity other than Lender and Borrower. All conditions of the obligations of Lender hereunder, including any obligation to make advances, are imposed solely and exclusively for the benefit of Lender, its successors and assigns, and no other Person or entity shall have standing to require satisfaction of such conditions or be entitled to assume that Lender will refuse to make advances in the absence of strict compliance with any or all of such conditions, and no other Person shall, under any circumstances, be deemed to be a beneficiary of such conditions, any and all of which may be freely waived in whole or in part by Lender at any time in writing in Lender's sole and absolute discretion. Without limitation on the foregoing or Section 10.13 below, wherever this Agreement or any other Loan Document requires Lender's approval or consent (or equivalent), such approval or consent (or equivalent) shall be in writing in Lender's sole and absolute discretion unless otherwise expressly stated.

**10.6 Lender Not in Control; No Partnership.** None of the covenants or other provisions contained in this Agreement shall, or shall be deemed to, give Lender the right or power to exercise control over the affairs or management of any Borrower Party, the power of Lender being limited to the rights to exercise the remedies referred to in the Loan Documents. The relationship between Borrower and Lender is, and at all times shall remain, solely that of debtor and creditor. No covenant or provision of the Loan Documents is intended, nor shall it be deemed or construed, to create a partnership, joint venture, agency or common interest in profits or income between Lender and Borrower or to create an equity in the Collateral or the Property in Lender. Lender neither undertakes nor assumes any responsibility or duty to Borrower or any other Borrower Party or to any other person with respect to the Collateral, the Property, the Project or the Loan, except as expressly provided in the Loan Documents; and notwithstanding any other provision of the Loan Documents: (1) Lender is not, and shall not be construed as, a partner, joint venturer, alter ego, manager, controlling person or other business associate or participant of any kind of any Borrower Party or its stockholders, members, or partners, and Lender does not intend to ever assume such status; (2) Lender shall in no event be liable for any debts, expenses or losses incurred or sustained by Borrower or any other Borrower Party; and (3) Lender shall not be deemed responsible for or a participant in any acts, omissions or decisions of Borrower or any Borrower Party or any of their stockholders, members, or partners. Lender and Borrower disclaim any intention to create any partnership, joint venture, agency or common interest in profits or income between Lender and Borrower, or to create an equity in the Collateral or the Property in Lender, or any sharing of liabilities, losses, costs or expenses.

**10.7 Time of the Essence.** Time is of the essence with respect to this Agreement.

**10.8 Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of Lender and Borrower and their respective successors and assigns, provided that Borrower shall not, without the prior written consent of Lender, assign any rights, duties or obligations hereunder.

**10.9 Renewal, Extension or Rearrangement.** All provisions of the Loan Documents shall apply with equal effect to each and every promissory note and all amendments thereof hereinafter executed by Borrower which in whole or in part represent a renewal, extension, increase or rearrangement of the Loan.

**10.10 Waivers; Representation by Legal Counsel.** No course of dealing on the part of Lender, its officers, employees, consultants or agents, nor any failure or delay by Lender with respect to exercising any right, power or privilege of Lender under any of the Loan

Documents, shall operate as a waiver thereof. Borrower acknowledges, warrants and represents, in connection with each waiver of any right or remedy of Borrower contained in this Agreement or any other Loan Document, that it has been fully informed with respect to, and represented by counsel of its choice in connection with, such rights and remedies, and all such waivers, and after such advice and consultation, has presently and actually intended, with full knowledge of its rights and remedies otherwise available at law or in equity, to waive or relinquish such rights and remedies to the full extent specified in each such waiver. Borrower acknowledges that it has been advised by Lender to seek the advice of legal counsel in connection with the negotiation and preparation of the Loan Documents. If Borrower has chosen not to obtain legal representation, whether due to cost considerations or for other reasons, the lack of such representation shall not furnish Borrower with any defense to the enforcement of Borrower's obligations and Lender's rights under the Loan Documents.

**10.11 Cumulative Rights.** Rights and remedies of Lender under the Loan Documents shall be cumulative, and the exercise or partial exercise of any such right or remedy shall not preclude the exercise of any other right or remedy.

**10.12 Singular and Plural.** Words used in this Agreement and the other Loan Documents in the singular, where the context so permits, shall be deemed to include the plural and vice versa. The definitions of words in the singular in this Agreement and the other Loan Documents shall apply to such words when used in the plural where the context so permits and vice versa.

**10.13 Phrases; Rules of Construction.** When used in this Agreement and the other Loan Documents, (a) the phrase "including" means "including, but not limited to," (b) the phrase "satisfactory to Lender" (or equivalent) means "in form and substance satisfactory to Lender in its sole and absolute discretion in all respects," (c) the phrase "with Lender's consent" or "with Lender's approval" (or equivalent) means such consent or approval (or equivalent) in writing in Lender's sole and absolute discretion, (d) the phrase "acceptable to Lender" (or equivalent) means "acceptable to Lender in Lender's sole and absolute discretion", (e) the word "or" is not exclusive, and (f) the word "prompt" or "immediately" in any form, or words of similar import, when used with reference to any notice required to be given or act to be undertaken by any Borrower Party shall mean notice given or act performed not later than five (5) Business Days after the occurrence of the specified event for which notice or action is required, in each case except as expressly provided otherwise herein or in any other Loan Documents. When the identity of the parties or other circumstances make appropriate in this Agreement and the other Loan Documents, the neuter gender shall include the feminine and masculine, and the singular number shall include the plural. If Borrower is composed of more than one Person, then the Obligations are joint and several; and each covenant, warranty, representation and agreement of Borrower hereunder and thereunder shall be deemed made by each such person or entity comprising Borrower, both individually and collectively.

**10.14 Exhibits and Schedules.** The exhibits and schedules attached to this Agreement are incorporated herein and shall be considered a part of this Agreement for the purposes stated herein.

**10.15 Titles of Articles, Sections and Subsections.** All titles or headings to articles, sections, subsections or other divisions of this Agreement and the other Loan Documents or the exhibits hereto and thereto are only for the convenience of the parties and shall not be construed to have any effect or meaning with respect to the other content of such articles,

sections, subsections or other divisions, such other content being controlling as to the agreement between the parties hereto.

**10.16 Survival.** All of the representations, warranties, covenants, and indemnities hereunder, shall survive the repayment in full of the Loan and the release of the liens evidencing or securing the Loan, and shall survive the transfer (by sale, foreclosure, conveyance in lieu of foreclosure or otherwise) of any or all right, title and interest in and to the Collateral to any party, whether or not an Affiliate of Borrower.

**10.17 Waiver of Jury Trial.** TO THE MAXIMUM EXTENT PERMITTED BY LAW, BORROWER AND LENDER HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT OR ANY OTHER LOAN DOCUMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENT (WHETHER VERBAL OR WRITTEN) OR ACTION OF EITHER PARTY OR ANY EXERCISE BY ANY PARTY OF THEIR RESPECTIVE RIGHTS UNDER THE LOAN DOCUMENTS OR IN ANY WAY RELATING TO THE LOAN OR THE PROPERTY OR THE PROJECT (INCLUDING ANY ACTION TO RESCIND OR CANCEL THIS AGREEMENT, AND ANY CLAIM OR DEFENSE ASSERTING THAT THIS AGREEMENT WAS FRAUDULENTLY INDUCED OR IS OTHERWISE VOID OR VOIDABLE). THIS WAIVER IS A MATERIAL INDUCEMENT FOR LENDER TO ENTER THIS AGREEMENT.

**10.18 Governing Law; Venue.** The Loan Documents are being executed and delivered, and are intended to be performed, in the State of California and the laws of the State of California and of the United States of America shall govern the rights and duties of the parties hereto and the validity, construction, enforcement and interpretation of the Loan Documents, except to the extent otherwise specified in the Security Instruments or any of the other Loan Documents. Any legal suit, action or proceeding against Borrower arising out of or relating to this Agreement, the Note or any other Loan Document (including the liens and security interests created under the Security Instruments) shall be instituted in any federal or state court located in Los Angeles, California or the state in which the Property is located. Borrower waives any objections which it may have based on venue or forum non conveniens of any such suit, action or proceeding, and irrevocably submits to the jurisdiction of any such court in any such suit, action or proceeding.

EACH OF BORROWER AND LENDER HEREBY IRREVOCABLY CONSENTS TO SERVICE OF PROCESS BY MAIL, PERSONAL SERVICE OR IN ANY OTHER MANNER PERMITTED BY APPLICABLE LAW, AT THE ADDRESS SPECIFIED IN SECTION 10.1 (AND AGREES THAT SUCH SERVICE AT SUCH ADDRESS IS SUFFICIENT TO CONFER PERSONAL JURISDICTION OVER ITSELF IN ANY SUCH SUIT, ACTION OR PROCEEDING IN ANY SUCH COURT, AND OTHERWISE CONSTITUTES EFFECTIVE AND BINDING SERVICE IN EVERY RESPECT).

**10.19 Entire Agreement.** This Agreement and the other Loan Documents embody the entire agreement and understanding between Lender and Borrower and supersede all prior agreements and understandings between such parties relating to the subject matter hereof and thereof. Accordingly, the Loan Documents may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

**10.20 Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which shall constitute one document. The parties hereto agree that electronic signatures shall be deemed originals and admissible as best evidence for the execution and delivery of this Agreement by the parties hereto.

**10.21 Sale, Assignment and Participation.** Lender may, at any time, sell, transfer, assign or grant participations in the Loan and any of the Loan Documents or sell, transfer or assign the Loan or any interest therein, without notice to or consent of Borrower or any other Borrower Party. Lender may forward to each participant and prospective participant all documents and information which Lender now has or later may acquire relating to those obligations and to Borrower, and any partners or joint venturers of Borrower, whether furnished by Borrower or otherwise. If, at any time, Lender desires to sell, transfer or grant a participation interest in all or any portion of the Loan and Loan Documents to any third person, Borrower shall furnish in a timely manner any and all information concerning the Property and the Project, and concerning Borrower's, the other Borrower Parties' and the Property's or Project's financial condition, which information is requested by Lender or such person in connection with any such sale, transfer or participation. All such financial information shall be in such form, substance and detail as Lender, or such person, may require.

**10.22 Limitation on Liability of Lender's Officers, Employees, Etc.** Any obligation or liability whatsoever of Lender which may arise at any time under this Agreement or any other Loan Document shall be satisfied, if at all, out of the Lender's assets only. No such obligation or liability shall be personally binding upon, nor shall resort for the enforcement thereof be had to, the property of any of Lender's shareholders, directors, officers, employees or agents, regardless of whether such obligation or liability is in the nature of contract, tort or otherwise.

**10.23 Commingling of Funds.** No sums collected or retained by Lender shall be deemed to be held in trust, and Lender may commingle any and all such funds or proceeds with its general assets and shall not be liable for the payment of any interest or other return thereon, except to the minimum extent required by law.

**10.24 PATRIOT Act Records.** Lender hereby notifies Borrower that pursuant to the requirements of the PATRIOT Act, it is required to obtain, verify and record information that identifies each Borrower Party, which information includes the name and address of each Borrower Party and other information that will allow Lender to identify each Borrower Party in accordance with the PATRIOT Act.

**10.25 Confidentiality.** Borrower agrees, and agrees to cause each of its Affiliates, (a) to treat this Agreement and all other Loan Documents and all provisions of the Loan Documents confidentially and not to transmit any copy hereof or thereof or disclose the contents hereof or thereof, in whole or in part, to any Person (including any financial institution or intermediary) without Lender's prior written consent, other than to Borrower's members and such members' investors, advisors (including its accountants and attorneys) and officers on a need to know basis and to their respective agents, employees, officers, directors, attorneys, accounts and governmental regulatory authorities, (b) that Borrower shall inform all such Persons who receive information concerning this Agreement or any of the Loan Documents of the confidential nature hereof and thereof and shall direct them to treat the same confidentially and not to disclose it to any other Person, and (c) that each of them shall agree to be bound by these provisions. Lender reserves the right to review and approve all materials that Borrower or any Affiliate prepares that contain Lender's name or describe or refer to this Agreement or any Loan Document or any of the terms hereof or thereof or any of the transactions contemplated hereby or thereby.

Notwithstanding any other provision of this Agreement or any Loan Document, Borrower shall not, and shall not permit any of its Affiliates to, use Lender's name (or the name of any of Lender's Affiliates) in connection with any of its business operations. Nothing contained in this Agreement or in any of the other Loan Documents is intended to permit or authorize Borrower or any of its Affiliates to make any contract on behalf of Lender. Borrower shall not be deemed in violation of this Section solely because Lender records the Uniform Commercial Code financing statements or other Loan Documents.

## 11. JUDICIAL REFERENCE.

**11.1** Because disputes arising in connection with complex transactions are most quickly and economically resolved by an experienced and expert person and further because Borrower and Lender (collectively, the "Parties") wish applicable California State and Federal laws to apply, the Parties desire that their disputes be resolved by a judicial referee applying such applicable laws. The Parties expressly waive trial by jury in any action, suit, or proceeding brought to resolve any dispute, whether sounding in contract, tort or otherwise, arising out of, connected with, related to, or incidental to this Loan Agreement, the Loan, the Note any of the other Loan Documents or the relationship established among the Parties in connection with the Loan Agreement or any related document or the transactions contemplated hereby or thereby (a "Dispute") to the fullest extent permitted by Legal Requirements.

**11.2** Accordingly, any Dispute arising out of or in connection with the Loan Agreement or the relationship established among the Parties in connection therewith or any other Loan Document or the transactions contemplated hereby or thereby, shall be resolved pursuant to the provisions for reference and trial by referee (without jury) set forth in California Code of Civil Procedure Section 638 et seq., or any successor statute or statute, court rule, or provision of law containing reasonably similar provisions in accordance with the provisions of this Section 11.1. The referee ("Referee") shall be a retired or former California or Federal judge residing in the Los Angeles, California area, who is either (i) agreed to by the Parties to a Dispute within fifteen (15) days of the notice by any Party to the other(s) of the intention to invoke this Section 11.2 to resolve the Dispute, or (ii) failing such agreement, is appointed pursuant to California Code of Civil Procedure Section 640, or any successor statute or statute, court rule, or provision of Legal Requirements containing reasonably similar provisions, in an action filed in the Superior Court of Los Angeles County, California.

**11.3** The Parties agree that any Party may (and, if necessary, the other Parties shall join in such filing) file with the clerk of the Los Angeles County Superior Court, or with the appropriate judge of such court, any and all petitions, motions, applications or other documents necessary to obtain the appointment of such a Referee immediately upon the commencement of any action or proceeding to resolve any Dispute, and to conduct all necessary discovery and to proceed to a trial as expeditiously as possible. The action shall be conducted and the issues determined in compliance with all judicial rules and all statutory and decisional law of the State of California as if the matter were formally litigated in the Superior Court and not by way of judicial reference. It is the Parties' intention and the Parties and the Referee shall use their best efforts to be certain that (i) discovery be conducted for a period no longer than six (6) months from the date (the "Referee Date") the Referee is appointed (whether by stipulation or by the Superior Court), excluding motions regarding discovery, and (ii) trial be set on a date that is within nine (9) months of the Referee Date. All discovery motions shall be filed with the Referee and served upon the opposing Party no later than the last day of the six-month discovery period; provided, that the Parties agree to grant such reasonable extensions of time necessary to reflect the complexities of the issues presented for resolution. All proceedings, including trial, before the Referee shall

be conducted at a neutral location (unless otherwise stipulated by the Parties) within twenty-five (25) miles of the downtown Los Angeles County Superior Court. The Parties agree that said Referee shall be a judge for all purposes (including, without limitation, (x) ruling on any and all discovery matters and motions and any and all pretrial or trial motions, (y) setting a schedule of pretrial proceedings, and (z) making any other orders or rulings a sitting judge of the Superior Court would be empowered to make in any action or proceeding in the Superior Court). Any matter before the Referee shall be governed by the substantive law of California, its Code of Civil Procedure, Rules of Court, Evidence Code, and such other statutes or rules which would be applicable if the matter were tried in the Superior Court, except as otherwise specifically agreed to by the Parties and approved by the Referee. The Parties intend this general reference agreement to be specifically enforceable in accordance with the California Code of Civil Procedure. Any decision of the Referee or judgment or other order entered thereon shall be appealable to the same extent and in the same manner that such decision, judgment, or order would be appealable if rendered by a judge of the Los Angeles County Superior Court. The Referee shall in his/her statement of decision set forth his/her findings of fact and conclusions of law.

**11.4** During the pendency of any action or proceeding respecting a Dispute, and before the entry of any judgment therein, each of the parties to such action or proceeding shall bear equal shares of the fees, charges and costs incurred by the Referee in connection with performing the services provided in this Section. The compensation of the Referee shall not exceed the prevailing rate for like services. The prevailing party shall be entitled to reasonable court costs and legal fees, including customary attorney fees, expert witness fees, paralegal fees, the fees of the Referee and other reasonable costs and disbursements charged to the party by its counsel, in such amount as is determined by the Referee. If a court reporter is requested by either party, then such reporter shall be present at all proceedings, and the fees of such reporter shall be borne by the party requesting such reporter. Such fees shall be an item of recoverable costs.

**11.5** Notwithstanding the foregoing and anything to the contrary herein, in the event of a default by Borrower under this Loan Agreement, Lender shall have the unilateral right to exercise its remedies in its sole and absolute direction, and under such circumstances, Lender can choose in its sole discretion to pursue resolution by Referee (as provided herein) or not and Borrower hereby waives any right to enforce the judicial reference provisions of this Loan Agreement if contrary to the choice of Lender.

Nothing in this Section 11 shall prejudice the right of any Party to obtain provisional relief or other equitable remedies as shall otherwise be available under the Code of Civil Procedure or applicable Court rules.

BORROWER AND LENDER EACH ACKNOWLEDGES THAT THE PROVISIONS OF THIS SECTION ARE A MATERIAL INDUCEMENT TO THE OTHER PARTY'S ENTERING INTO THE LOAN AGREEMENT AND MAKING THE LOAN.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Agreement has been duly executed and delivered by the parties hereto as of the date first written above.

LENDER:

GENESIS CAPITAL, LLC,  
a Delaware limited liability company

DocuSigned by:  
*Candice Shih*  
By: \_\_\_\_\_  
Name: Candice Shih  
Title: Authorized Signatory

BORROWER:

KINGS LANDING FT PIERCE LLC,  
a Florida limited liability company  
By: KINGS LANDING FT PIERCE GP LLC,  
a Florida limited liability company, its Member and  
Manager

DocuSigned by:  
*Mark Rosenwasser*  
By: \_\_\_\_\_  
Mark Rosenwasser, Manager

COPY VIEW

## Exhibit A

### Definitions

**“Advance”** means (A) a borrowing under the Loan to (i) fund the Initial Advance on or around the Closing Date, or (ii) fund a Construction Advance in each case in accordance with the terms and limitations of this Agreement, or (B) any other advances of the Loan made by Lender for the purpose of making a Protective Advance, to the extent such Protective Advance is permitted under the terms of this Agreement or any of the other Loan Documents. Any other amounts paid by Lender on behalf of Borrower or any Affiliate permitted under any Loan Document shall also be an Advance for purposes of this Agreement.

**“Advance Request”** means a written request from Borrower for an Advance in form and substance acceptable to Lender, which request shall be executed and delivered by Borrower (together with any supporting documentation reasonably required by Lender) in connection with the funding of such Advance.

**“Affiliate”** of any Person means any other Person directly or indirectly controlling, controlled by, or under common control with such Person. A Person shall be deemed to control another Person if the controlling Person owns 10% or more of any class of voting securities (or other ownership interests) of the controlled Person or possesses, directly or indirectly, the power to direct or cause the direction of the management or policies of the controlled Person, whether through ownership of stock, by contract, or otherwise.

**“Agreement”** means this Agreement, as amended from time to time.

**“Appraiser”** means an appraiser designated by Lender or accepted by Lender from time to time.

**“Borrower Party”** means, individually and collectively, as the context may require, Borrower, Equity Owner and Guarantor.

**“Borrower Principals”** means, collectively, Mark Rosenwasser, an individual, and Samuel Weiss, an individual.

**“Business Day”** means any day except a Saturday or Sunday or any other day on which commercial banks in New York, New York are authorized or required by law to close.

**“Carveout Guaranty”** means a guaranty or indemnity agreement of any Indebtedness containing customary **“bad act”** carveouts, such as fraud, misappropriation, environmental matters, breach of representation or warranty, misapplication and certain actions pertaining to bankruptcy, insolvency, transfers of collateral and substantive consolidation but which does not guarantee payment of Indebtedness independent of such **“bad acts”**; provided, however, at any time that a claim has been made under such a guaranty or indemnity agreement (which has not been satisfied), such guaranty or indemnity agreement, as applicable, shall not be considered a Carveout Guaranty, to the extent that such claim is (a) a liability of the relevant guarantor or indemnitor for GAAP purposes.

**“Change Order”** means any amendment, supplement or other modification in any respect to any Project Document.

**“Collateral”** means all collateral encumbered by any of the Loan Documents.

**“Committed Loan Funds”** means the amount of Loan funds Lender has committed to make available to the Project over the remaining term of the Loan, as of such date of determination. As of the date hereof, the Committed Loan Funds are as set forth in the Loan Budget.

**“Complete”** (and the lower-case version thereof) shall mean, with respect to any of the work constituting the Project for the Property, that (a) such work is substantially completed in accordance with the Lender-approved Plans and Specifications and all Legal Requirements, subject only to the completion of minor punch-list items that do not limit the use or occupancy of any portion of the Property for its intended purposes, (b) if required by Legal Requirements, a final certificate of occupancy (or similar document or certificate) has been obtained, evidencing that full use of the Property for its intended purposes has been authorized by all applicable Governmental Authorities, (c) subject to any contest rights contained herein, the Property is free of all mechanics’, materialmen’s, and other similar liens (or such liens have otherwise been bonded over to Lender’s satisfaction), (d) the eradication of any and all outstanding municipality requirements affecting the Property, whether initiated by the Borrower, any Guarantor, any contractor, or any affiliate of (or predecessor-in-interest to) Borrower, Guarantor or any applicable contractor, and (e) Lender has received copies of all warranties from suppliers covering materials, equipment and appliances included within the applicable component of the work. The terms “Completed” “Completing” and “Completion” (and lower-case versions thereof) shall have the same meaning when used in the Loan Documents.

**“Completion Date”** - means 1/1/2027, the date by which construction of the work constituting the Project must be Complete.

**“Construction Advance”** means each Advance made by Lender, which Advance is made for the purpose of funding Project Expenditures for the completion of the Project.

**“Congruent Entity”** means any entity in which all of the Borrower Principals own an interest, and which, the Borrower Principals, in the aggregate, own (either directly or indirectly) all of the beneficial, voting, membership, partnership, stock or other ownership interests therein. For the purpose of this definition, any interest owned by the spouse of a Borrower Principal or any trust for the benefit of such Borrower Principal (or spouse), shall be deemed to be owned by such Borrower Principal.

**“Construction Documents”** means each Design Professional Agreement, the General Contractor Agreement, and each Trade Contract, in each case, as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, in accordance with the terms and conditions of this Agreement.

**“Debt”** means the outstanding principal amount of the Loan together with all interest accrued and unpaid thereon and all other sums due to Lender in respect of the Loan under the Note or any other Loan Document.

**“Default”** means the occurrence of any event or condition hereunder or under any other Loan Document that, with the giving of notice, the passage of time, or both, would constitute an Event of Default.

**“Deposit Account Control Agreement”** means a deposit account control agreement, in form and content acceptable to Lender, among Borrower, Lender and a deposit bank approved by Lender, in favor of Lender, and any and all amendments or supplements thereto or replacements thereof.

**“Design Professional”** means any architect, engineer, or other design professional engaged by (or on behalf of) Borrower with respect to the design or engineering of the Property.

**“Design Professional Agreement”** means any agreement between Borrower and any Design Professional, each as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, in accordance with the terms and conditions of this Agreement.

**“Design Professional Consent”** means a consent agreement in form and content reasonably acceptable to Lender executed by any applicable Design Professional with respect to the related Design Professional Agreement.

**“Embargoed Person”** means any Person subject to trade restrictions under any Federal Trade Embargo.

**“Equity Owner”** means, individually and collectively, as the context may require, (i) the Person or Persons owning, directly or indirectly, through any contract, agreement, arrangement, understanding, relationship or otherwise, any class of voting securities (or other ownership interests) of Borrower, and (ii) the Person or Persons possessing, directly or indirectly, the power to direct or cause the direction of the management or policies of the Borrower, whether through ownership of stock, by contract, or otherwise.

**“Equity Owner Pledge”** means a Membership Interest Pledge in form and content acceptable to Lender executed by Equity Owner in favor of Lender, which secures Borrower’s Obligations, and any and all amendments or supplements thereto or replacements thereof.

**“Event of Default”** shall have the meaning ascribed to it in Section 8.1.

**“Federal Trade Embargo”** means any federal law imposing trade restrictions, including (i) the Trading with the Enemy Act, as amended, and each of the foreign assets control regulations of the United States Treasury Department (31 C.F.R., Subtitle B, Chapter V, as amended), (ii) the International Emergency Economic Powers Act (50 U.S.C. §§ 1701 et seq., as amended), (iii) any enabling legislation or executive order relating to the foregoing, (iv) Executive Order 13224, and (v) the PATRIOT Act.

**“Financial Covenants”** shall have the meaning set forth in Exhibit D.

**“Force Majeure Event”** shall mean the occurrence of any of the following events: (i) acts of declared or undeclared war by a foreign enemy; (ii) riots; (iii) casualty or condemnation; (iv) floods or hurricanes; (v) earthquakes; (vi) acts of God; (vii) governmental preemption in the case of a national emergency; (viii) unavailability of materials to the extent not within the reasonable control of Borrower; (ix) strikes, lockouts or other labor trouble; (x) pandemic; (xi) governmentally mandated closures or work stoppages; (xii) changes in Legal Requirements; and (xiii) any other event or circumstance not within the reasonable control of Borrower, but “Force Majeure Event” shall not include delays, stoppage or any other interference with the construction of any improvements caused by insolvency, bankruptcy or any lack of funds of Borrower, and provided

further, that in no event will any one or more Force Majeure Events extend the Completion Date by more than a total of ninety (90) days.

**“GAAP”** means generally accepted accounting principles set forth in the opinions and pronouncements of the Accounting Principles Board and the American Institute of Certified Public Accountants and statements and pronouncements of the Financial Accounting Standards Board (or agencies with similar functions of comparable stature and authority within the accounting profession), or in such other statements by such entity as may be in general use by significant segments of the U.S. accounting profession.

**“General Contractor”** means a general contractor with a valid contractor’s license in the state where the Property is located and that has been approved by Lender, which approval shall not be unreasonably withheld.

**“General Contractor Agreement”** means a guaranteed maximum price construction contract between Borrower and General Contractor for the completion of the Project in accordance with the Plans and Specifications, and consistent with the Loan Budget, in form and content reasonably acceptable to Lender, as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, in accordance with the terms and conditions of this Agreement.

**“General Contractor Consent”** means a consent agreement in form and content reasonably acceptable to Lender executed by a General Contractor with respect to a General Contractor Agreement.

**“Governmental Authority”** means any and all governments, public or quasi-public authorities, courts or any and all agencies, authorities, bodies, bureaus, departments, or instrumentalities of any government.

**“Guarantor”** means individually and collectively, as the context may require, and jointly and severally, Samuel Weiss, Mark Rosenwasser, , and any additional Persons (other than Equity Owner) who may sign any guaranty or indemnity in favor of Lender in connection with the Loan.

**“Guaranty”** means, individually and collectively, as the context may require, that certain Repayment Guaranty of even date herewith by Guarantor in favor of Lender, that Completion Guaranty of even date herewith by Guarantor in favor of Lender, that certain Carveout Guaranty of even date herewith by Guarantor in favor of Lender, and any and all amendments or supplements thereto or replacements thereof.

**“Hard Costs”** means, collectively, all costs and expenses set forth in the Loan Budget, which are denominated therein as **“hard costs”**.

**“Hazardous Materials”** means any chemical, substance, object, condition, material or waste that is or may be hazardous to human health or safety or to the environment, due to its radioactivity, ignitability, corrosivity, flammability, reproductive toxicity, infectiousness or other harmful properties or effects, including all chemicals, substances, materials and wastes that are now or hereafter may be regulated in any manner, classified as dangerous, hazardous or toxic, or as pollutants or contaminants, or to which exposure is prohibited or restricted by any federal, state or local government or public agency, board, body or authority or by any Hazardous Material Law. “Hazardous Materials” include flammable explosives, radioactive materials, polychlorinated biphenyls, asbestos, hazardous waste, radon, toxic substances or other related materials whether

in the form of a chemical, element, compound, solution, mixture or otherwise, including those materials defined as “hazardous substances”, “hazardous materials”, “toxic substances”, “air pollutants”, “toxic pollutants”, “hazardous wastes”, “extremely hazardous waste” or “restricted hazardous waste” by any Hazardous Materials Law.

**“Hazardous Materials Law”** means any federal, state, or local law, ordinance or regulation or any rule adopted or guideline promulgated pursuant thereto, or any order, ruling or directive of any federal, state, local, executive, judicial, legislative, administrative or other governmental or public agency, board, body or authority relating to health, industrial hygiene, the environment, or the occupational or environmental conditions on, under or about the Property (including ambient air, soil, soil vapor, groundwater, surface water or land use), whether now or hereafter in force, including those relating to the release, emission or discharge of Hazardous Materials, those in connection with the construction, fuel supply, power generation and transmission, waste disposal or any other operations or processes relating to the Property. “Hazardous Materials Law” shall include the Comprehensive Environmental Response, Compensation and Liability Act of 1980, the Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Solid Waste Disposal Act, the Clean Water Act, the Clean Air Act, the Carpenter Presley Tannel Hazardous Substance Account Act, and similar laws of any state in which the Property is located, as the same are now or hereafter amended.

**“Indebtedness”** of a Person means such Person’s (i) obligations for borrowed money; (ii) obligations representing the deferred purchase price of property or services (other than accounts payable arising in the ordinary course of such Person’s business payable on terms customary in the trade); (iii) obligations, whether or not assumed, secured by Liens or payable out of the proceeds or production from property now or hereafter owned or acquired by such Person; (iv) obligations which are evidenced by notes, acceptances, or other instruments; (v) obligations of such Person to purchase securities or other property arising out of or in connection with the sale of the same or substantially similar securities or property; (vi) capitalized lease obligations; (vii) the Loan; (viii) letters of credit; (ix) off-balance sheet liabilities; (x) sale and leaseback transactions; and (xi) any other obligation for borrowed money or other financial accommodation which in accordance with GAAP would be shown as a liability on the consolidated balance sheet of such Person.

**“Indemnity”** means that certain Hazardous Substances Indemnity Agreement of even date herewith by Borrower and Guarantor (if applicable) in favor of Lender, and any and all amendments thereto.

**“Initial Advance”** means the first Advance made by Lender on or around the Closing Date.

**“Legal Requirements”** means all federal, state, county, municipal and other governmental statutes, laws, rules, orders, regulations, ordinances, judgments, decrees and injunctions of Governmental Authorities affecting any Borrower Party or the Property or any part thereof or the construction, use, alteration or operation thereof, or any part thereof, whether now or hereafter enacted and in force, including the Americans with Disabilities Act of 1990, and all permits, licenses and authorizations and regulations relating thereto, and all covenants, agreements, restrictions and encumbrances contained in any instruments, either of record or known to Borrower, at any time in force affecting any Borrower Party or the Property or any part thereof, including any which may (i) require repairs, modifications or alterations in or to the Property or any part thereof, or (ii) in any way limit the use and enjoyment thereof.

**“Lien”** means any mortgage, deed of trust, lien, pledge, hypothecation, assignment, security interest, or any other encumbrance, charge or transfer of, on or affecting the Property, the Collateral or any portion thereof or interest therein, or any Borrower Party or any interest therein, including any conditional sale or other title retention agreement, any financing lease having substantially the same economic effect as any of the foregoing, the filing of any financing statement, and mechanic’s, materialmen’s and other similar liens and encumbrances.

**“Loan”** has the meaning provided in Recital A.

**“Loan Budget”** - means the budget attached hereto as Exhibit C, as the same may be amended, modified, supplemented or replaced from time to time, which budget sets forth the costs and expenses to be incurred in connection with the Completion by Borrower of the Project and is subject to the approval of Lender.

**“Loan Documents”** means each and all of: (a) this Agreement, (b) the Note, (c) the Indemnity, (d) each Guaranty, (e) the Equity Owner Pledge (if any), (f) the Deposit Account Control Agreement (if any), (g) Uniform Commercial Code financing statements relating to Borrower’s interest in the Property and, to the extent Lender requires the execution of the Equity Owner’s Pledge, the Equity Owner’s interest in Borrower, (h) the Security Instrument, (i) all other documents evidencing, securing, governing or otherwise pertaining to the Loan, whether now or hereafter entered into, and (j) all amendments, modifications, renewals, substitutions and replacements of any of the foregoing.

**“Material Adverse Effect”** means a material adverse effect upon (i) the business, reputation, financial condition, results of operations or properties of Borrower or any other Borrower Party, (ii) the ability of any Borrower Party to perform its obligations under the Loan Documents, or (iii) the validity or enforceability of any of the Loan Documents or the rights and remedies of Lender under the Loan Documents.

**“Maturity Date”** means 1/1/2027

**“Note”** means that certain Promissory Note of even date herewith, in the maximum principal amount of up to \$6,417,600.00, executed by Borrower and payable to the order of Lender in evidence of the Loan, and any amendments or supplements thereto or any renewals or replacements thereof.

**“Obligations”** means, collectively, Borrower’s obligations for the payment of the Debt and the performance of all obligations of Borrower contained in the Loan Documents.

**“OFAC List”** means the list of specially designated nationals and blocked persons subject to financial sanctions that is maintained by the U.S. Treasury Department, Office of Foreign Assets Control and any other similar list maintained by the U.S. Treasury Department, Office of Foreign Assets Control pursuant to any applicable governmental statutes, laws, rules, orders, regulations, ordinances, judgments, decrees and injunctions of Governmental Authorities, including trade embargo, economic sanctions, or other prohibitions imposed by Executive Order of the President of the United States.

**“PATRIOT Act”** means the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (Title III of Pub. L. 107-56) (signed into law October 26, 2001), as amended from time to time.

**“Permitted Encumbrances”** means any exceptions listed on the Title Policy and approved by Lender, but shall not include any monetary liens or encumbrances other than Taxes.

**“Person”** means any natural person, corporation, firm, joint venture, partnership, limited liability company, association, enterprise, trust, or other entity or organization, or any government or political subdivision or any agency, department, or instrumentality thereof.

**“Plans and Specifications”** means the plans and specifications for the Completion of the Project (including a description of the materials, equipment and fixtures necessary for the Completion of the Project), prepared or to be prepared by (or on behalf of) Borrower after the Closing Date, including any other architectural, structural, foundation and elevator plans and specifications prepared by a Design Professional and any other mechanical, electrical, plumbing and fire protection plans and specifications prepared by any Person retained or to be retained by Borrower, the applicable Design Professional or the General Contractor, approved in writing by Lender (to the extent such approval is required by the terms of this Agreement), in each case, as the same may be amended by Change Orders applicable thereto that are permitted under this Agreement.

**“Project”** means the Completion of all capital improvements, which capital improvements are described in the Loan Budget, all completed in accordance with the Plans and Specifications that have been submitted to and approved by Lender, the Loan Budget, and all applicable Legal Requirements.

**“Project Documents”** means collectively, all Construction Documents, the Plans and Specifications, the Loan Budget, the Project Permits and the Project Schedule for the Project, as any of the foregoing may be amended, replaced, supplemented or otherwise modified from time to time in accordance with the terms and conditions of this Agreement.

**“Project Expenditure”** means costs and expenses incurred in connection with the Completion by Borrower of the Project in accordance with the Loan Budget, including interest and carrying costs.

**“Project Permits”** means collectively, all authorizations, consents and approvals, licenses and permits given or issued by Governmental Authorities, which are required for the Completion of the Project in accordance with all Legal Requirements and the Plans and Specifications for the Project, and for the performance and observance of all obligations and agreements of Borrower contained herein or in the other Loan Documents relating to the Completion of the Project, as the same may be amended, replaced, supplemented, assigned or otherwise modified from time to time in accordance with the terms of this Agreement and applicable Legal Requirements.

**“Project Schedule”** means the schedule for the projected progress of the Completion of the Project, setting forth a construction progress schedule reflecting, among other things, the anticipated dates of completion, which shall include, without limitation, a trade-by-trade breakdown of the estimated periods of commencement and completion of the specific work to be completed in connection with the Completion of the Project substantially in accordance with the Plans and Specifications and Legal Requirements, as the same may be amended, restated, replaced, supplemented, updated or otherwise modified from time to time in accordance with the terms of this Agreement or otherwise with the approval of Lender, which approval shall not be unreasonably withheld.

**“Property”** means that certain real property located at 215 Kings Lane, Fort Pierce, FL 34950; 115 Kings Lane, Fort Pierce, FL 34950; 135 Kings Lane, Fort Pierce, FL 34950; 145 Kings Lane, Fort Pierce, FL 34950; 155 Kings Lane, Fort Pierce, FL 34950; 165 Kings Lane, Fort Pierce, FL 34950; 175 Kings Lane, Fort Pierce, FL 34950; 185 Kings Lane, Fort Pierce, FL 34950; 195 Kings Lane, Fort Pierce, FL 34950; 205 Kings Lane, Fort Pierce, FL 34950; 125 Kings Lane, Fort Pierce, FL 34950; and 225 Kings Lane, Fort Pierce, FL 34950 as more particularly described in Exhibit B attached hereto, together with the improvements and all appurtenances now or hereafter located on such real property (including any Units described on Exhibit E attached hereto).

**“Recourse Guaranty”** means, for any Person, any guaranty or indemnity agreement of Indebtedness by such Person that is not a Carveout Guaranty.

**“Reserve Account”** means, any reserve or escrow account established under the Loan Documents from time to time, which reserve or escrow account may be established, at Lender’s discretion, by reserving a portion of the outstanding principal balance of the Loan for such account.

**“Retainage”** means an amount equal to the greater of (a) ten percent (10%) of the total amount payable under the applicable General Contractor Agreement and any Trade Contract, as applicable, for the Project and (b) the actual retainage amount specified in such General Contractor Agreement and any Trade Contract, as applicable, for the Project.

**“Security Instrument”** means a Construction Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, in either case executed by Borrower for the benefit of Lender encumbering a Property.

**“Site Assessment”** means an environmental site assessment (including all drafts thereof) of the Property of such scope as may be reasonably requested by Lender (including, without limitation, the taking of soil borings and air and groundwater samples and other above and below ground testing) and otherwise in form and substance acceptable to Lender, prepared by an environmental engineer approved in advance by Lender in writing, with errors and omissions insurance coverage reasonably acceptable to Lender.

**“Soft Costs”** means, collectively, all costs and expenses set forth in the Loan Budget for the applicable Project, which are denominated therein as “soft costs”.

**“Stored Materials”** means materials purchased by Borrower on or prior to the date of an Advance Request for use in the completion of the Project that is the subject of such Advance Request, but either (i) stored at the Property that is the subject of the Project or a bonded warehouse, and not yet installed or incorporated into the Project or (ii) not yet delivered to such Property nor stored in a bonded warehouse. Stored Materials shall cease to be Stored Materials only when the same are installed or incorporated into the Project.

**“Stored Materials Conditions”** means that Lender shall have: (a) reasonably determined that the applicable Stored Materials are appropriate for purchase during the then current stage of completion of the Project for which such Stored Materials have been purchased; (b) received evidence that the applicable Stored Materials have been paid for and are owned by (or upon payment of the amounts to be disbursed in connection with the applicable Advance Request shall be paid for and owned by) Borrower free of all liens or claims of the vendor or any third party (provided, however, that Borrower shall be permitted to submit a request for an Advance, in the discretion of Lender, with respect to deposits and down payments for Stored Materials to the

extent approved by Lender in its sole discretion); (c) reasonably determined that Lender has a perfected, first-priority security interest in such Stored Materials; (d) received a certification by any applicable Design Professional that it has inspected such Stored Materials and they are in the condition required under the applicable Trade Contract(s); (e) received evidence reasonably satisfactory to Lender that all such Stored Materials are insured against casualty, loss and theft in an amount at least equal to their replacement costs, and that Lender is named as an additional insured and loss payee with respect thereto; (f) received evidence that the applicable Stored Materials are or will be securely stored (i) on site at Property upon which such Stored Materials will be utilized (and Lender shall have reasonably determined that such Stored Materials kept on such Property are not in excess of such building equipment and materials as would be kept at a property under construction in accordance with good construction practice for current installation or incorporation), or (ii) in a bonded warehouse (or other location reasonably acceptable to Lender) off-site properly inventoried and clearly stenciled or otherwise marked to indicate that they are the property of Borrower, and that the warehouse or other location has been notified that Lender has a security interest in the subject Stored Materials, and Lender shall have received from Borrower the original warehouse receipt therefor, if applicable, or received a copy of the agreement with the supplier or fabricator of such Stored Materials; and (g) without limiting the foregoing, as to any materials not yet delivered to such Property, received proof of payment reasonably satisfactory to Lender from the supplier or fabricator of such materials, the cost of which is, in whole or in part, payment for all amounts covered by any prior Advance Request.

**“Subsequent Advance”** means any Advance after the Initial Advance.

**“Taxes”** means all taxes, assessments, levies and charges imposed by any Governmental Authority having jurisdiction over the Property, which are or may affect, or become a lien upon, such Property, or the rents, royalties, profits and income of the Property, or interest therein, or imposed by any Governmental Authority upon Borrower or Lender by reason of their respective interests in the Property or by reason of any payment, or portion thereof, made to Lender hereunder or pursuant to any Obligation secured by any of the Loan Documents (including all real estate and personal property taxes, assessments, water rates or sewer rents, now or hereafter levied or assessed or imposed against the Property or part thereof, together with all interest and penalties thereon), other than taxes which are measured by and imposed upon Lender’s general net income.

**“Title Policy”** means an ALTA (or the relevant state equivalent in any state in which ALTA is not the commercial standard) extended Lender’s title insurance policy in the amount of the Loan, with such endorsements as Lender may require, containing no exceptions to title (printed or otherwise) that are unacceptable to Lender, and insuring that Lender has a first priority Lien on the Property.

**“Trade Contract”** means any agreement, contract or purchase order between Borrower, an Affiliate of Borrower or General Contractor, on the one hand, and any Trade Contractor, on the other hand, pursuant to which such Trade Contractor agrees to provide labor, materials, equipment or services in connection with the Completion of the Project, in each case, as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time in accordance with the terms of this Agreement.

**“Trade Contractor”** means any Person that is a contractor, subcontractor, sub-subcontractor, supplier or provider of labor, materials, equipment or services in connection with the Completion of the Project.

**“Trade Contractor Consent”** means a consent agreement in form and content reasonably acceptable to Lender executed by each Trade Contractor for the Project with respect to its related Trade Contract.

**“Transfer”** means to voluntarily or involuntarily upon death, dissolution or by any other operation of law, sell, assign, convey, transfer, pledge, encumber or otherwise dispose of, or where used as a noun, a sale, assignment, conveyance, transfer, pledge, encumbrance or other disposition.

**“Uniform Commercial Code”** means (a) with respect to the Property, the Uniform Commercial Code as in effect in the state where such Collateral is located, and (b) with respect to the ownership interests in Borrower, the Uniform Commercial Code as in effect in the State of California (except for matters which the Uniform Commercial Code of the State of California provides shall be governed by the Uniform Commercial Code in effect in any other state, in which case **“Uniform Commercial Code”** shall mean the Uniform Commercial Code as in effect from time to time in such other state), in each case as amended from time to time.

**“Unit”** shall have the meaning ascribed to it in Exhibit E attached hereto.

COPY VIEW

## Exhibit B

### Legal Description

The Land referred to herein below is situated in the County of St. Lucie, State of Florida and is described as follows:

All that certain land described in the Plat of Villas at Kings Landing, recorded in Plat Book 119, Pages 11 and 12, Public Records of St. Lucie County, Florida.

Parcel IDs: 2410-513-0010-000-3, 2410-513-0011-000-0, 2410-513-0009-000-3, 2410-513-0008-000-6, 2410-513-0007-000-9, 2410- 513-0006-000-2, 2410-513-0012-000-7, 2410-513-0001-000-7, 2410-513-0005-000-5, 2410-513-0004-000-8, 2410-513-0003-000-1, 2410-513-0002-000-4

COPY VIEW

## Exhibit C Loan Budget

Category	Cost Code	Notes	Total Budget	Cost Spent	Go-Forward Loan 1
Grading	Grading		\$46,000.00	\$0.00	\$46,000.00
4200 Plumbing	3600 Plumbing - Draw 1 - Rough	Mechanical One	\$34,272.00	\$0.00	\$34,272.00
2150 Dumpster Service	1492 Dumpster	estimated 20yd for 6 mos (est 7 pulls, at est 5 ton	\$20,970.00	\$0.00	\$20,970.00
2160 Temporary Toilets	1491 Porto-let	est 8 mo with weekly clean (through WastePro)	\$3,240.00	\$0.00	\$3,240.00
2250 Masonry	4100 Block Walls		\$270,276.00	\$0.00	\$270,276.00
2200 Foundation- Concrete	2100 Slab		\$139,237.00	\$0.00	\$139,237.00
<b>TOTAL SLAB</b>			<b>\$612,886.00</b>	<b>\$0.00</b>	<b>\$612,886.00</b>
4150 HVAC	3800 Mechanical - Draw 1 - Rough	Mechanical One	\$33,920.00	\$0.00	\$33,920.00
4300 Electrical	3700 Electrical - Draw 1 - Rough	Mechanical One	\$44,964.00	\$0.00	\$44,964.00
2400 Termite Protection	2410 Termite Shield	Boracare STARK/Arrow per sqft per Tara	\$1,194.15	\$0.00	\$1,194.15
			\$0.00	\$0.00	\$0.00
0000 Sprinkler & Fire Alarm System		do not need	\$0.00	\$0.00	\$0.00
3200 Truss System	3140 Trusses / Floor Joists	CCA Todd	\$57,450.00	\$0.00	\$57,450.00
3300 Framing Labor	3100 Framing	United Contractors	\$343,646.00	\$0.00	\$343,646.00
<b>TOTAL INTERIOR FRAMING</b>			<b>\$481,174.16</b>	<b>\$0.00</b>	<b>\$481,174.16</b>
			\$0.00	\$0.00	\$0.00
3350 Window & Door Supplier	4500 Windows & Entry Door	JBR	\$218,964.00	\$0.00	\$218,964.00
3500 Roofing Turnkey	4010 Roofing	Sunshine Roofing	\$205,708.00	\$0.00	\$205,708.00
3530 Soffit	3530 Soffit / Fascia	Gutter Guy of Treasure Coast 12/12 labor and instal pt outriggers (2x4), 1x6 T&G & 1x3 pt fascia	\$42,750.00	\$0.00	\$42,750.00
5260 Stucco	4210 Stucco Package	Shell Systems Stucco 8/9/04 - (building C still needed for EST-\$ entered is rough)	\$98,799.90	\$0.00	\$98,799.90
3600 Garage Door	4570 Garage Doors	rick d&d-luxury line.	\$25,488.00	\$0.00	\$25,488.00
<b>TOTAL WINDOWS/ DOORS/ ROOF</b>			<b>\$681,708.80</b>	<b>\$0.00</b>	<b>\$681,708.80</b>
5100 Flooring	Flooring, tile, decking, backsplash	Barry Neal	\$241,043.20	\$0.00	\$241,043.20
4150 HVAC	5800 Mechanical - Draw 2 - Trim	Mechanical One	\$33,920.00	\$0.00	\$33,920.00
4300 Electrical	6650 - Electrical Fixtures	Mechanical One	\$28,751.70	\$0.00	\$28,751.70
4200 Plumbing	3650 Plumbing - Draw 2 - Tubset	Mechanical One	\$25,704.00	\$0.00	\$25,704.00
4450 Insulation	4700 Insulation	Daniel Insulation	\$75,537.00	\$0.00	\$75,537.00
4300 Electrical	5700 Electrical - Draw 2 - Trim	Mechanical One	\$29,736.00	\$0.00	\$29,736.00
5100 Interior Trim & Doors Supplier	6102 Interior Trim Material	ABS	\$129,994.19	\$0.00	\$129,994.19
6200 Interior Trim Labor	4860 Trim Labor	INCLUDED ABOVE	\$0.00	\$0.00	\$0.00
	Inspections	WEINTRAUB	\$6,450.00	\$0.00	\$6,450.00
6300 Painting	4900 Paint Interior / Exterior	L and Jim Painting - per sqft. If upgrade to satin or eggshell finish, add .40/sf	\$57,915.74	\$0.00	\$57,915.74
<b>TOTAL DRYWALL</b>			<b>\$828,061.83</b>	<b>\$0.00</b>	<b>\$828,061.83</b>
Decking	Trex Decking	BFS	\$53,172.60	\$0.00	\$53,172.60
5300 Flat Concrete	6200 Driveway / Sidewalk	Alliance Pavers	\$23,624.16	\$0.00	\$23,624.16
5450 Landscaping	6100 Sod / Plants / Grading	Down2Earth (not including sod-sq ft not on plans)	\$83,744.61	\$0.00	\$83,744.61
5450 Landscaping	6110 Irrigation	Down2Earth	\$13,505.25	\$0.00	\$13,505.25
			\$0.00	\$0.00	\$0.00
4200 Plumbing	5600 Plumbing - Draw 3 - Final	Mechanical One	\$79,044.00	\$0.00	\$79,044.00
4500 Drywall Turnkey	5010 Drywall	Vatos Drywall	\$89,166.00	\$0.00	\$89,166.00
6360 Cabinets Turnkey	5400 Cabinets	Kitchen Art of South Florida	\$123,712.00	\$0.00	\$123,712.00
6430 Countertop	5420 Countertops	Kissa with Kroner USA	\$82,031.62	\$0.00	\$82,031.62
6300 Painting	5920 Paint Final	L&Jim	\$17,288.00	\$0.00	\$17,288.00
6300 Painting	5921 Paint Touch Up	L&Jim	\$17,288.00	\$0.00	\$17,288.00
6650 Specialties	5250 Shelves / Mirrors / Hardware	Everlasting Image	\$73,658.99	\$0.00	\$73,658.99
6650 Specialties	5260 Blinds	Blinds By Jason	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00
6800 Appliances Supplier	5500 Appliances	Aggressive appliances	\$123,382.37	\$0.00	\$123,382.37
	Gas	Mechanical 1	\$19,369.98	\$0.00	\$19,369.98
6900 Cleaning	6010 Cleans	Road Brothers	\$4,918.44	\$0.00	\$4,918.44
6900 Cleaning	6013 Power Washing	per request (one generally scheduled after trades)	\$480.00	\$0.00	\$480.00
			\$0.00	\$0.00	\$0.00
	Elevators	Southeast Elevators	\$201,540.00	\$0.00	\$201,540.00
	PAVERO-pre con for street pavers	(Alliance Pavers quote for main street pavers)	\$156,075.00	\$0.00	\$156,075.00
	Balcony and Railings	TNT EST	\$193,520.00	\$0.00	\$193,520.00
	Perimeter Walls		\$73,680.00	\$0.00	\$73,680.00

<b>TOTAL FINAL</b>			<b>\$1,428,201.02</b>	<b>\$0.00</b>	<b>\$1,428,201.02</b>
				\$0.00	\$0.00
<b>Total Brick &amp; Mortar</b>			<b>\$3,844,181.80</b>	<b>\$0.00</b>	<b>\$3,844,181.80</b>
Permit & Impact Fees		Approx \$20,000/Unit	\$120,000.00	\$ 1,832.90	\$118,167.10
HOA Deficit Funding		Approx \$2,000/Unit	\$12,000.00	0	\$12,000.00
<b>Total Vertical Cost</b>			<b>\$3,778,181.80</b>	<b>\$ 1,832.90</b>	<b>\$3,774,288.00</b>
Plans & Design			\$3,975.00	\$3,975.00	\$0.00
Insurance Costs			\$60,000.00	\$0.00	\$60,000.00
Soft Costs			\$997.50	\$997.50	\$0.00
Site Work Permit Renewal			\$5,574.32	\$5,574.32	\$0.00
Total Horizontal Site Work			\$790,308.00	\$421,297.92	\$369,010.08
Site Work Bond			\$17,982.09	\$17,982.09	\$0.00
Vertical Bond	Est. 2% of Total Brick & Mortar		\$122,865.00	0	\$122,865.00
<b>Total Project Cost (Less contingency &amp; GC Fee)</b>			<b>\$4,777,833.81</b>	<b>\$461,868.73</b>	<b>\$4,328,174.08</b>
<b>GC Fee</b>			<b>\$734,486.83</b>	<b>\$ 85,051.85</b>	<b>889,443.88</b>
<b>Contingency</b>			<b>\$318,860.78</b>	<b>\$0.00</b>	<b>\$318,860.78</b>
<b>TOTAL TOTAL</b>			<b>\$5,831,980.23</b>	<b>\$516,711.38</b>	<b>\$5,315,268.85</b>

COPY VIEW

## Exhibit D

### Financial Covenants

**“Financial Covenants”** means Borrower and Guarantor shall, at all times, comply with the following: Liquidity shall not be less than \$1,500,000.00, which financial covenant shall be calculated on a quarterly basis within 30 days of each fiscal quarter end.

**“Liquidity”** means (a) unencumbered cash and cash equivalents of Borrower and/or Guarantor and/or any affiliate of Borrower and/or Guarantor, as determined by Lender in its sole discretion, and (b) marketable securities of Borrower and/or Guarantor and/or any affiliate of Borrower and/or Guarantor, as determined by Lender in its sole discretion, each valued in accordance with a cash basis accounting method, GAAP (or other principles acceptable to Lender), as determined by Lender in its sole discretion.

COPY VIEW

## Exhibit E Multiple Unit Provisions

1. Units. The Property consists of ten (10) lots (each, a “Unit”). The total Loan amount shall be allocated across the Units.
  
2. Partial Release. At any time prior to the Maturity Date, Lender shall, at Borrower’s request, issue a partial reconveyance (a “**Partial Release**”) from the lien of the Security Instrument of one or more of the Units (a “**Released Property**”) that Borrower has proposed to sell or refinance, with Lender’s approval; provided, however, that prior to or simultaneously with each such Partial Release all of the following conditions shall be satisfied:
  - a. No Default and no Event of Default exists;
  - b. Borrower provides Lender at least thirty (30) days’ prior to the anticipated closing date of a Released Property Sale or Released Property Financing, a written request for such release together with any documents related thereto (including the sales agreement, or evidence satisfactory to Lender of Borrower entering into a new financing agreement with an unaffiliated, bona fide third party, as applicable);
  - c. Lender shall have received any and all sums then due and owing under the Loan Documents together with all escrow, closing and recording costs, the costs of preparing and delivering such Partial Release and the cost of any title insurance endorsements required by Lender;
  - d. Lender shall have received evidence satisfactory to Lender that (i) the Released Property to be reconveyed and the portion of the Property which shall remain encumbered by the Security Instrument are each legal parcels lawfully created in compliance with all subdivision laws and ordinances and, at Borrower’s sole cost, Lender shall have received any title insurance endorsements to that effect requested by Lender; and (ii) that the portion of the Property which shall remain encumbered by the Security Instrument have the benefit of all utilities, easements, public and/or private streets, covenants, conditions and restrictions as may be necessary, in Lender’s sole opinion, for the anticipated development and improvement thereof;
  - e. For (A) each Unit (excluding 125 Kings Lane, Fort Pierce, FL 34950 (Lot 9) and 115 Kings Lane, Fort Pierce, FL 34950 (Lot 10)) to be reconveyed, Lender shall have received funds in an amount for each Released Property equal to 115% of par value of the Released Property, as shown below, (B) Lot 9 to be reconveyed, Lender shall have received funds in an amount equal to \$1,200,000.00 and (C) Lot 10 to be reconveyed, Borrower must sell Lot 10 to an unaffiliated, bona fide third party, for the avoidance of doubt, that certain Seller Purchase and Sale Agreement dated January 17<sup>th</sup> 2025 between Borrower and Deborah Phillips Downs is considered a sale to a bona fide third party and will fulfill the release condition for a sale of Lot 10. (the “**Release Price**”):

Address	Sq Feet	ARV	Allocation %	Allocation \$	115%
165 Kings Lane - Lot 5 / Building B - Unit 1	2,186	1,595,780	18.06%	1,158,744.63	1,332,556.32
155 Kings Lane - Lot 6 / Building B - Unit 2	2,082	1,519,860	17.20%	1,103,616.80	1,269,159.32
145 Kings Lane - Lot 7 / Building C - Unit 1	2,146	1,566,580	17.73%	1,137,541.62	1,308,172.86
135 Kings Lane - Lot 8 / Building C - Unit 2	2,082	1,519,860	17.20%	1,103,616.80	1,269,159.32
125 Kings Lane - Lot 9 / Building D - Unit 1	2,243	1,200,000	13.58%	871,356.67	1,200,000.00
215 Kings Lane - Lot 1 / Building A	2,138	359,000	4.06%	260,680.87	299,783.00
205 Kings Lane - Lot 2 / Building A	2,138	359,000	4.06%	260,680.87	299,783.00
195 Kings Lane - Lot 3 / Building A	2,138	359,000	4.06%	260,680.87	299,783.00
185 Kings Lane - Lot 4 / Building A	2,138	359,000	4.06%	260,680.87	299,783.00
115 Kings Lane - Lot 10 / Building D - Unit 2	2,087	-			-
<b>Totals</b>	12,882	8,838,080	100.00%	6,417,600	7,578,180
<b>Total Invested Equity</b>					
<b>Total Loan Amount</b>		6,417,600			

**Note:**  
 Lot 9 and 10 are excluded from release pricing. Lot 9 release price will be \$1.2MM and Lot 10 will be released upon sale without a paydown amount.

*(For avoidance of doubt, no Unit may be sold by Borrower unless it is released (and, without limitation, the required payment is made) pursuant to this Exhibit E prior to or concurrently with such sale.)*

- f. The Partial Release is made either solely in connection with the sale of the Released Property to an unaffiliated, bona fide third party (the “**Released Property Sale**”), or solely in connection with the financing of a new loan for the Released Property, either between Borrower and Lender, or between Borrower and an unaffiliated, bona fide third party (“**Released Property Refinancing**”);
  - g. If requested by Lender, the Borrower shall have entered into a modification of the Security Instrument to attach the correct legal description for the remaining Units in form and substance satisfactory to Lender;
  - h. The title insurance company insuring the priority of the Security Instrument shall have issued, at Borrower’s expense, an endorsement or endorsements to the Lender’s title insurance policy obtained in connection with the Loan, insuring the continued priority of the Security Instrument after the Partial Release in addition to such other endorsements as Lender may reasonably request, in each case in form and substance satisfactory to Lender;
  - i. Borrower shall have provided to Lender any and all documents required for the Partial Release as Lender in its sole discretion shall request, and Lender shall have executed each of the same; and
  - j. Borrower shall have paid all of Lender’s costs and expenses associated with the Partial Release, including attorneys’ fees.
3. Application of Release Price. The Release Price received by Lender for each Released Property shall be applied to reduce amounts owing with respect to the Loan in a manner determined by Lender in its sole and absolute discretion until such time that the outstanding balance of the Loan, including without limitation all principal and interest, together with any and all other costs, fees, and expenses have been repaid in full.

Neither the acceptance of any payment nor the issuance of any partial reconveyance by Lender shall affect Borrower's obligation to repay all amounts owing under the Loan Documents or under the lien of *the* Security Instrument on the remainder of the Property and Improvements which is not reconveyed. Any amounts of the Loan repaid may not be reborrowed.

COPY VIEW

**City Commission Day Meeting 9:00 AM**

**10. B.**

**Meeting Date:** 08/11/2025

**Re:** FPUA Budget Adoption

**Submitted For:** Linda Cox, City Clerk, City Clerk

---

**SUBJECT:**

Resolution 25-R58 approving the Fort Pierce Utilities Authority FY2026 Annual Budget and FY2025 Amended Budget

**SUMMARY:**

In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 176 (12), hereby submitted for consideration by the City Commission is the FPUA's FY 2026 Annual Budget and FY 2025 Amended Budget.

**RECOMMENDATION:**

Approve Resolution.

**ALTERNATIVES:**

By four-fifths (4/5) vote, disapprove or decrease any line item expenditures or amendments thereto. If no disapproval occurs, the budget and amendments there to shall be deemed approved as submitted within thirty (30) days.

**RESPONSIBLE STAFF:**

Javier Cisneros, Director of Utilities  
Michele Harris, Chief Financial Officer

**COORDINATED WITH:**

Linda W. Cox, City Clerk

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**Fiscal Impact**

**OTHER INFORMATION:**

Not calculated at this time.

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**Attachments**

FY2026 Annual Budget  
25-R58  
FPUA Resolution adopting Budget  
FPUA Resolution adopting Budget-Signed  
RLS Approval

---

**Form Review**

Form Started By: Tina Rel  
Final Approval Date: 01/23/2025

Started On: 01/23/2025 10:16 AM

# Fort Pierce Utilities Authority

# ANNUAL BUDGET

## 2025-2026



For Fiscal Year Ending  
September 30, 2026  
Amending Fiscal Year Ending  
September 30, 2025



Fort Pierce, Florida  
[www.fpu.com](http://www.fpu.com)





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# Fort Pierce Utilities Authority

A Component Unit of the City of Fort Pierce, Florida

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## **ANNUAL BUDGET**

For the fiscal year ending September 30, 2026  
Amending the fiscal year ending September 30, 2025

Prepared by  
Department of Finance

*Michele Harris, CGFO*  
*Chief Financial Officer*  
[mharris@fpu.com](mailto:mharris@fpu.com)  
[www.fpu.com](http://www.fpu.com)



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GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished  
Budget Presentation  
Award*

PRESENTED TO

**Fort Pierce Utilities Authority  
Florida**

For the Fiscal Year Beginning

**October 01, 2024**

A handwritten signature in black ink that reads "Christopher P. Morill".

**Executive Director**

# LEADERSHIP FY 2025-2026



## Board of Directors



*From Left to Right:*

### Leadership Team

#### **Javier Cisneros, P.E.**

Director of Utilities

#### **Keith Stephens**

Director of Gas and Electric Systems

#### **Bo Hutchinson, P.E.**

Director of Water/Wastewater Systems

#### **Daniel Retherford, P.E.**

Chief Operating Officer

#### **Michele Harris, CGFO**

Chief Financial Officer

#### **Rachel Tennant, J.D.**

Director of Public Affairs & Sustainability

#### **Linda Hudson**

*Mayor-Member*

#### **Kristina Gibbons**

*Vice Chairman*

#### **Frank H. Fee, IV**

*Chairman*

#### **Barbara M. Bennett**

*Secretary*

#### **Pearl Davis**

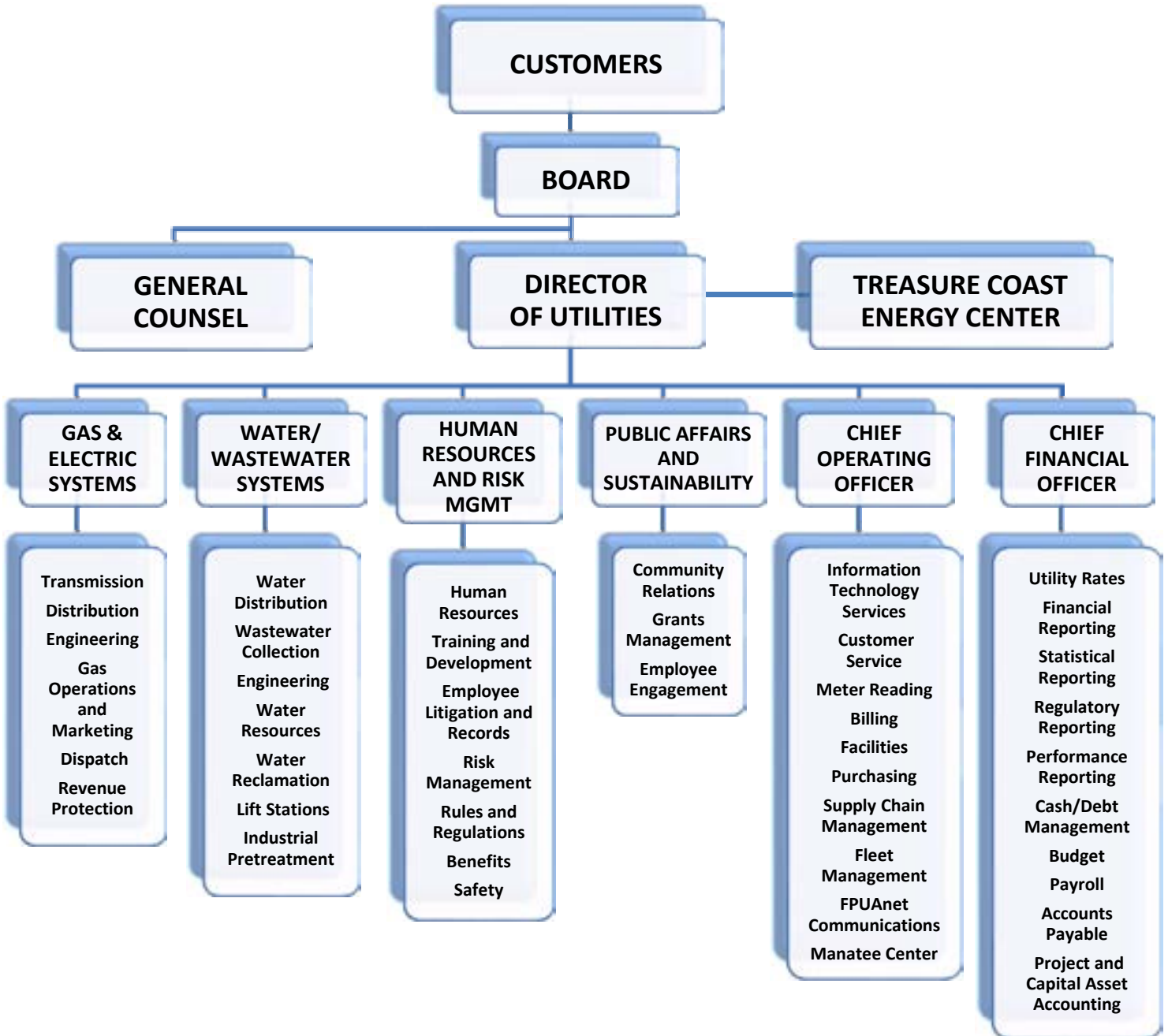
*Deputy Secretary*

---

#### **Stefanie Beskovoyne, J.D.**

*General Counsel*

# FPUA Organizational Structure



# FORT PIERCE UTILITIES AUTHORITY

**“TO PROVIDE OUR CUSTOMERS WITH ECONOMICAL, RELIABLE AND FRIENDLY SERVICE**

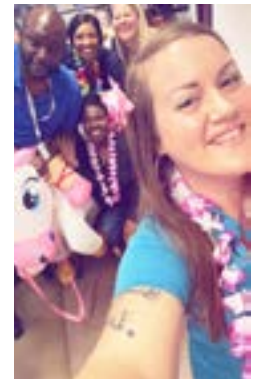
JUAN ABREU ♦ ARTHUR AIELLO ♦ CHARLES ALFORD ♦ KATHARINE ALFORD ♦ JOSE ALMAZAN SANTIBANEZ ♦ IVAN ARILL ♦ AD-AM-THOMAS ASH ♦ ANTHONY ASHTON ♦ ANDREW AVERS ♦ CHRISTOPHER BACK ♦ MAURICE BACON ♦ JEFFREY BAKER ♦ JEFFREY BAKER II ♦ ANTHONY BARBIERI ♦ FRANCISCO BARCENAS ♦ EDMUND BARRANT ♦ RAUL BARRERA ♦ JAMES BARRY ♦ RYAN BASTINE ♦ KIM BAUMGARDNER ♦ SAMUEL BECKETT ♦ MEREDITH BENNETT ♦ CORINNE BERGA ♦ KARYL BERTRAM ♦ STEFANIE BESKOVOYNE ♦ LORI BIANCO ♦ JOHN BIGGS ♦ DONALD BLACK ♦ ROBERT BOULANGER ♦ KENNETH BOWE ♦ S LANCE BRICK ♦ BRYSON BRITT ♦ DANIEL BROLMANN ♦ ROGER BROWN ♦ MELISSA BRUNO ♦ TOREY BRYANT ♦ KYLE BURNEY ♦ DANIEL BUTLER ♦ ANDREW BYRD ♦ JOSHUA CALANDRO ♦ WENDY CALVO ZAYAS ♦ ENKHMAA CANCIO ♦ JAYDEN CANTAVE ♦ JULIE CANTAVE ♦ DADE CAPPAR ♦ ANDREW CAPPS ♦ JUAN CASTILLO ♦ LUIS CASTILLO ♦ THOMAS CAVANAUGH ♦ MICHAEL CHIDGEY ♦ MONIQUE CHRISTIE ♦ JAVIER CISNEROS ♦ ANDRE CLEVELAND ♦ ANTHONY CLINCO ♦ BRIAN COLLIER ♦ JAMES COMBS ♦ VERONICA COMBS ♦ GRISEL CORTES ♦ WILBURN CRAWFORD ♦ STEVEN CRITES ♦ JONATHAN CRUMBLY ♦ CALVIN DANIELS ♦ TYRUS DARVILLE ♦ JOEL DAVIS ♦ PEARL DAVIS ♦ LUGEY DAWSON ♦ JAMES DENMAN ♦ JASON DROST ♦ PETER DUNCAN ♦ WILLIAM DUPRE ♦ EVELYN EFAW ♦ JASON ERWIN ♦ ROBERT ESCHMANN ♦ JAMES ESTRADA ♦ TRENT EURY ♦ FRANK FEE ♦ STEVEN FERGUSON ♦ CONNELL FITZPATRICK ♦ OMAR FOOTE ♦ DREW FRANNEY ♦ JASON FRANKLIN ♦ NORIEL FUMERO ♦ FREDERICK GADDIS ♦ EDUARDO GARCIA ♦ ERIKA GARCIA ♦ STEVEN GATINS ♦ ANDREW GAUTHI-



# TEAM UUA



ER ♦ ANDON GELETY ♦ ELYSA GERAGHTY ♦ GARY GIBBONS ♦ KRISTINA GIBBONS ♦ PATRICK GILLESPIE ♦ KEVIN GILLETTE ♦ MONIQUE GILSINAN ♦ MICHAEL GOLDSMITH ♦ SONIA GOMEZ ♦ ANTONIO GONZALEZ ♦ CROSBY GORE ♦ RAYMOND GRANT ♦ AARON GRAVES ♦ WILLIAM GRAY ♦ JENNIFER GREER ♦ MARIA GUERRERO ♦ RYLEE GUNN ♦ RONALD HAGWOOD ♦ JAMES HARRIS ♦ COLBY HARWARD ♦ MATTHEW HAR- HAYES ♦ STEVE HERDEMAN ♦ LARRY HICKMAN ♦ CLINTON HINER ♦ ADAM HOFFER ♦ KYLE HOLMAN ♦ BRANDON HOULE ♦ LILLIAN HUDMAN ♦ LINDA HUDSON ♦ TIMOTHY HUGHES ♦ BOWDOIN HUTCHIN- SON ♦ CHARLES IVORY ♦ MARCUS JACKSON ♦ TIM JACKSON ♦ SIDNEY JERGER ♦ CHONTAE JOHNSON ♦ CHRISTOPHER JOHNSON ♦ TERRY JOHNSON ♦ KATRINA JONES ♦ JOSHUA JORDAN ♦ KERVANS JOSEPH ♦ ANGELO JULIAN ♦ JESSICA KADIE BARCLAY ♦ WILLIAM KAEFF ♦ ADAM KEE ♦ MARK KOBBE ♦ MICHAEL KOENIG ♦ KUPER KRUEGER ♦ ASHLEY LEVIN ♦ KARINA LIVINGSTON ♦ KAREN LLANAS ♦ BENJAMIN LUCAS ♦ ALAN LUNA ♦ DONNA MACERA ♦ WANDA MAG-



MICHELE HARRIS ♦ WARD ♦ SENATOR

# MISSION STATEMENT

IN A CONTINUOUS EFFORT TO ENHANCE THE QUALITY OF LIFE IN OUR COMMUNITY”

NUSON ♦ WILLIAM MAIN ♦ TAMMY MALIN ♦ BARBARA MARSHALL BENNETT ♦ LAURIE MARTIN ♦ MELISSA MARTIN ♦ MICHAEL MARTIN ♦ MONSERRATH MARTINEZ ♦ KENNETH MAXWELL ♦ TOMMIE MC CARTHY ♦ GEORGE MCMILLAN ♦ JOHN MCMILLIAN ♦ TERRANCE MCMILLON ♦ STONEY MCPEEK ♦ FRANCISCO MERCADO ♦ ERIC MEYER ♦ BARBARA MIKA ♦ JOSHUA MILLER ♦ VICTORIA MITCHELL ♦ JASON MITTLER ♦ KENNETH MORRIS ♦ STEVEN MOSELY ♦ STEVEN MURTO ♦ JOHN MUSSELWHITE ♦ KYLE MYERS ♦ CHRISTELLE MYRICK ♦ CHRISTOPHER NASSO ♦ ANGEL NAZARIO ♦ ROBERT NEAL JR. ♦ MICHAEL NEILL ♦ THOMAS NEIMAN ♦ MELODY NELSON ♦ DINO NESSELRODE ♦ DAVID NOEL ♦ KIMBERLY OKUBO ♦ SHANNON ONDERLINDE ♦ JOHNNY ORTIZ ♦ SHANE OSTRANDER ♦ NANCY PALKA ♦ SHELIA PARNELL ♦ KEVIN PARRISH ♦ EDWARD PATRICK ♦ DARIN PATTERSON ♦ ERIC PEARSON ♦ OLIVO ♦ LAURIE PEPPE ♦ ERIC PETERS ♦ JENNIFER PIETILA-WILLMS ♦ BARBARA PLASENCIA ♦ JON POOLE ♦ BRIAN PREWITT ♦ TONY PRICE ♦ CHARLES PUTNAM ♦ DAVID RACICOT ♦ FRANCISCO RAMOS



♦ STEPHANIE RAULERSON ♦ SERITTA REEVES ♦ DANIEL RETHERFORD ♦ J RHODEN ♦ TIMOTHY RICHARDS ♦ EDWIN RICHBERG ♦ LIZBETH RICO ♦ HEATHER RICUCCI ♦ ROBERTO RIGUAL ♦ WILLIAM ROBERSON ♦ EVERETTE ROBINSON ♦ JOHN ROCHFORD III ♦ WILLIAM ROLLE ♦ SAMANTHA ROWLAND ♦ TAYLOR ROYALS ♦ SCOTT RUBY ♦ MARIO SAINTELUS ♦ DERRICK SANDERS ♦ EVAN SAPIA ♦ DEBORAH SAVRDA ♦ JAMES SCHMITT ♦ JENNIFER SCHOFIELD ♦ SAL SCIMECA ♦ IAN SHARPE ♦

CHRISTOPHER SHINN ♦ JOSHUA



SHOLANDER ♦ CARMELO SIGNORELLI ♦ OMARIOUS SIMMONS ♦ STERLING SIMMONS ♦ VALENTINE SIRMONS ♦ JULIE SIZEMORE ♦ SHAWN SMITH ♦ GUSTAVO SOTO CASTRO STAUFFER ♦ KENNETH

♦ RYAN SPENCE ♦ DAVID STEPHAN ♦ ANGELA STEPHAN ♦ KURTIS STRAND ♦ TONYA TARDIF ♦ WILLIAM TAYLOR ♦ RACHEL TENNANT ♦ COLLEEN THURSTON ♦ JOSEPH TIETZ ♦ DANIEL TILLMAN ♦ NICOLE TIPTON ♦ ROBERT TIPTON ♦ WENDY TOMLINSON ♦ JENNIFER TOOMS ♦ GERMAN TORRES ♦ CUONG TRAN ♦ ANDREA TRASFERINI-SLOWN ♦ OSVALDO VALDES ♦ DAVID VANAUKEN ♦ ROBERT VAUGHN ♦ CHRISTOPHER VELARDO ♦ CHRISTOPHER WALLACE ♦ ANDREW WARE ♦ KARISSA WARE-CURRY ♦ EDMOND WILLIAMS ♦ STACEY WILLIAMS ♦ CAROL WILSON ♦ MITCHELL WILSON ♦ ROGER WINER ♦ OLIVER WINT ♦ SHARON WOLKOWICZ ♦ KEVIN YOUNG ♦ PHENS ♦ BRIAN STEPHENS ♦ JOHN STEVENS ♦ CHARLES SWINDLE ♦ DOMINIK SZCZEPANSKI ♦

## UTILITY SYSTEMS DESCRIPTION

The Electric, Water, Wastewater, Natural Gas Utility Systems, FPUAnet® Communications, and the Manatee Center are managed and operated for the City of Fort Pierce by Fort Pierce Utilities Authority (FPUA). FPUA was established in accordance with provisions of the City of Fort Pierce Charter, Article XII.

Fort Pierce Utilities Authority is a municipal utility, and is a discretely presented component unit of the City of Fort Pierce. FPUA's community investments keep money locally when possible and FPUA Board meetings are open to the public. FPUA is recognized by the American Public Power Association as one of 254 utilities nationwide designated a "Reliable Public Power Provider" (RP3).

FPUA is governed by a utility board made up of residents of the community, who are customers of the utility. The FPUA Board consists of five members, one of whom is the Mayor-Commissioner of the City, who serves on the Board as long as he or she holds such office. The City Commission appoints the other four members for four-year overlapping terms. No member of the FPUA Board shall serve more than two consecutive four-year terms.

### ELECTRIC SYSTEM



The Electric System serves the City of Fort Pierce and the immediate surrounding area ([Map](#)), encompassing approximately 38 square miles, with an average of 29,616 services billed during the fiscal year ended September 30, 2024. With limited room for territorial growth, the electric system has thrived over the past five years through steady infill growth. FPUA currently has 16 miles of 69 kilovolts (kV) and 7.5 miles of 138kV transmission lines. The 69kV lines interconnect six sub-transmission substations and

the 138kV connects two transmission substations to Florida Power & Light (FPL). FPUA's primary distribution has approximately 266 circuit miles of overhead and 163 miles of underground primary cable which operates at 13.2kV. FPUA and FPL have a territorial agreement approved by the Florida Public Service Commission.

On December 12, 1997, FPUA agreed to participate in the Florida Municipal Power Agency's All-Requirements Power Supply Project (ARP). In doing so, FPUA is now one of 13 municipally owned utilities in the ARP. The principal benefits of ARP are:

1. Lower operating costs through utilization of the most efficient generation available.
2. Future generation will be planned for the collective systems, as needed, by FMPPA.
3. Economies of scale in operating, planning, and financing.
4. Lower risk with more units and more cities working together.

As of January 1, 1998, FPUA assigned its resources to the ARP and agreed to purchase its total power requirements from them. These resources include the contracts with Florida Municipal Power Agency (FMPPA) related to Stanton Unit No. 1 (Stanton and Tri-City Projects) and Stanton Unit No. 2. The contracts related to the St. Lucie Nuclear Project have not been assigned.

On February 2, 2018 FPUA signed on as a participant in the FMPPA Solar Project I at an amount equal to 3 Megawatts (MW). On November 19, 2019 FPUA added an additional 12MW of solar from the

FMPA Solar Project II. In June of 2020, 2MW of the FPUA solar allocation from the Solar Project I came online. FPUA's participation in FMPA's solar projects are currently being evaluated.

The Treasure Coast Energy Center (TCEC) is a natural gas-fueled combined cycle unit, wholly owned by Florida Municipal Power Agency (FMPA) and operated by Fort Pierce Utilities Authority. FPUA operates the TCEC with a portion of the required staff on an ongoing contract basis.

## WATER SYSTEM

The Water System serves the City of Fort Pierce and the immediate surrounding area ([Map](#)), encompassing approximately 62 square miles, with an average of 22,891 services billed during the fiscal year ended September 30, 2024. Water supply is obtained from 32 Surficial Aquifer wells (shallow), 7 of which are active but not currently in use, and 11 Floridan Aquifer wells (deep). FPUA currently has a Water Use Permit (WUP) from the South Florida Water Management District (SFWMD) to withdraw an annual daily average not to exceed 21.1 million gallons (MG) of ground water. Treatment of the raw ground water is presently accomplished through a 20 million gallons per day (MGD) conventional Lime Softening Water Treatment Plant and a 10.3 MGD Reverse Osmosis Water Treatment Plant. FPUA owns and operates a 13.3 MGD air stripping system, which services the lime-softening portion of PUA's Water Treatment Facility. FPUA meets all federal and state drinking water standards. FPUA has 9 million Gallons (MG) of storage capacity. The water distribution system is composed of 415 miles of water mains, remote pumping facilities, ground level storage tanks, hydrants, and valves.



## WASTEWATER SYSTEM



The Wastewater System serves the City of Fort Pierce and the immediate surrounding area ([Map](#)), encompassing approximately 56 square miles, with an average of 16,947 services billed during the fiscal year ended September 30, 2025. The wastewater collection system consists of 126 master lift stations and 78 individual low-pressure systems added with our septic-to-sewer conversion, 183 miles of gravity sewer lines ranging from 4 to 48 inches in diameter, and approximately 112 miles of force mains ranging in size from 1.25 to 30 inches in diameter. The Island Water Reclamation Facility (IWRf), located on Hutchinson



Island, currently has a permitted capacity of 10 MGD for Annual Average Daily Flow (AADF) and 11.5 MGD for 3-Month AADF. The Florida Department of Environmental Protection (FDEP) has issued an operating permit which will be adequate through December 10, 2027.

FPUA has one domestic deep injection well (IW) at the IWRP plant site. A pumping station injects treated/disinfected effluent into the 3,300-foot deep injection well for disposal. The permit for the IWRP’s 24-inch domestic well has been renewed and will be adequate through 2027. There are two deep injection wells located on the site of the future Mainland Water Reclamation Facility (MWRF), in the southwest corner of the service area. Injection Well (IW)-1 is an 18-inch industrial deep injection well with a capacity of 2.7 MGD, PHF and IW-2 is a 24-inch domestic deep injection well. IW-1 accommodates the TCEC’s industrial wastewater stream and St. Lucie County landfill leachate, and is permitted through August 3, 2027. The IW-2 well is currently not in operation, and therefore is not permitted. Both wells will be utilized for disposal of MWRF effluent once the facility is commissioned in December of 2025. The new MWRF is also being designed with a reuse system that will allow the TCEC to use treated reuse in their process cooling towers, saving an average of 2 MGD of draw from the Floridan Aquifer and providing a sustainable solution for effluent disposal.

**NATURAL GAS SYSTEM** The Natural Gas System serves the City of Fort Pierce and the immediate surrounding area ([Map](#)), encompassing approximately 31 square miles, with an average of 4,117 services billed during the fiscal year ended September 30, 2024. The system consists of 194 miles of gas main and 84 miles of service lines. FPUA also owns and operates a Compressed Natural Gas (CNG) station that provides clean fuel for FPUA’s fleet of vehicles. The Natural Gas System purchases firm gas for resale through the Florida Gas Utility (FGU). FGU has a contract with Florida Gas Transmission for the transportation of gas to FPUA’s system. Gas purchases are supplied by FGU under an “All Requirements” agreement. The Gas Operations Department is responsible for the installation and maintenance of all gas mains and service lines. The department also employs a staff of qualified gas service technicians to maintain and repair customers’ natural gas appliances.



**FPUAnet® COMMUNICATIONS**



FPUAnet Communications is an all fiber SMART City Internet Service Provider. It provides SMART City Services, SMART Grid Solutions, and Broadband Services to homes and businesses throughout the City of Fort Pierce and is a registered Competitive Local Exchange Carrier (CLEC) with the Florida Public Service Commission since May of 2003. The fiber system consists of over 85 miles of overhead cable and 34 miles of underground cable as of September, 30 2024. FPUAnet billed

191 services during the fiscal year ended September 30, 2024. The mission of FPUAnet is to help transform the City of Fort Pierce into a 21st Century SMART City. With a city-wide fiber deployment

FPUAnet will promote the socio-economic future of our community by attracting new industries, enabling telecommuting and increasing home values. Its fiber network will provide affordable, high speed symmetrical broadband service to all residents and businesses. As a SMART City Internet Service Provider, the system will provide additional connections for free public Wi-Fi, Security Cameras and connection to Utility field assets.

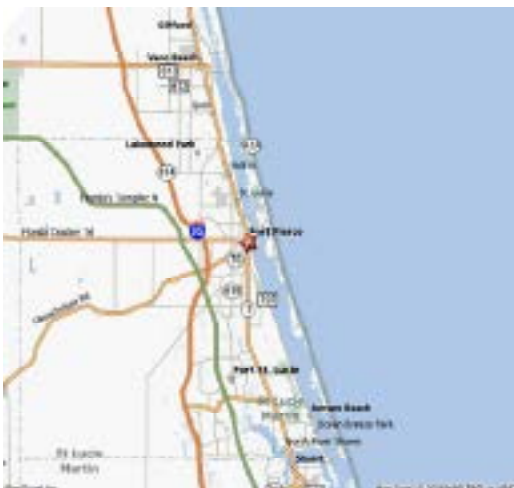
**MANATEE CENTER**

The Manatee Center serves as a hub for fostering curiosity and discovery of our unique coastal ecology, offering a space where individuals gather to learn, connect, and work towards conserving the beauty and natural wonder of the Indian River Lagoon. Situated on Moore’s Creek, east of Indian River Drive in Downtown Fort Pierce, the Center provides a clean and safe environment for observing free-roaming manatees and other wildlife of the Indian River Lagoon. This unique facility was established through a joint agreement between the City of Fort Pierce and FPUA.



The Manatee Center provides environmental education and community involvement through an active education outreach program with a group of over 50 volunteers. The Manatee Center Exhibit Hall, a museum of aquatic tanks and environmental information, provides a clean and safe facility for learning about our native manatees and other inhabitants of the Indian River Lagoon. During fiscal year 2024, Manatee Center welcomed 49,792 through our museum doors and educational programs. Volunteers provided critical and active support to the Center with a total of 5,548 hours of service. Current environmental education programming includes a monthly lecture series, a pre-school Storytime, daily fish feedings, and seasonal camps. Manatee Center staff are currently engaging in strategic planning initiatives to create a Visitor Experience Plan that will guide future interpretation, exhibitory and programming. Through this exercise, we hope to strengthen our ties and offerings to the Fort Pierce community, improve exhibit quality and expand programming for adult audiences.

**MAP OF FLORIDA SHOWING THE LOCATION OF FORT PIERCE**



**CITY OF FORT PIERCE HISTORY**



Military Fort Pierce at Old Fort Park, Fort Pierce

Fort Pierce, often called the Sunrise City, has been the hub of St. Lucie County, Florida for over 100 years. Situated on the "Treasure Coast," named after the famed sinking of the Spanish treasure fleet during a hurricane in 1715, Fort Pierce is one of the oldest communities on the East Coast of Florida. Fort Pierce was named after the Fort Pierce Army post which was



built nearby in 1838 and active until 1842 during the Second Seminole Indian War. The military post had been named for Lieutenant Colonel Benjamin Kendrick Pierce, a career United States Army officer and the



Benjamin Kendrick Pierce

brother of President Franklin Pierce. In 1879 the Hogg family built a trading post on the site of the fort. They expanded in 1882 and built a two-story trading post on the banks of the Indian River with the first dock outside the store, making the delivery of goods more accessible. The trading post was sold to the Florida Canning Company in 1885 who hired Peter P. Cobb to manage the company. The store was then sold to Peter P. Cobb in 1896 and converted into the P.P. Cobb General



Merchandise Store. His general store became one of the largest general merchandise stores in Florida. Mr. Cobb's slogan was "Everything to Eat, Wear, and Use". This building is still in the heart of down town Fort Pierce today and has multiple function retail spaces



down stairs while the current owner, Bud Adams, has opened the Bud Adams Cobb Cultural



Center on the second floor. When Henry Flagler's

railroad was built through the town in 1915 it brought an opportunity for expansion of new homes and schools with it. The

city grew from 300 pioneers to approximately 48,000 residents today and encompasses approximately 29 square miles. Old City Hall is one of the best-regarded and frequently used buildings on the Treasure Coast of Florida. Built at the height of the Florida boom in 1925, it was the first historic building to be restored in downtown Fort Pierce in 1995.



The building was used as the Fort Pierce City Hall until 1983. In 1972, the citizens of Fort Pierce voted by referendum to create Fort Pierce Utilities Authority (FPUA).





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**RESOLUTION NO. UA 2025-12**

**A RESOLUTION BY THE FORT PIERCE UTILITIES AUTHORITY, FORT PIERCE, FLORIDA, ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, AND AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; PROVIDING FOR SCRIVENER'S ERROR, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, Fort Pierce Utilities Authority ("FPUA") was created and established by the City Commission of the City of Fort Pierce, Florida, through a referendum election held in said City on May 30, 1972; and

**WHEREAS**, the Charter of the City of Fort Pierce, Florida, Article XII ("Charter"), grants to the FPUA the powers and duties possessed by the city to construct, acquire, expand and operate utility systems, and to do any and all acts or things that are necessary, convenient or desirable in order to operate, maintain, enlarge, extend, preserve and promote an orderly, economic and businesslike administration of the utility systems;

**WHEREAS**, Section 176(12) of the Charter provides that the FPUA Board will annually prepare and adopt a budget for the ensuing year and furnish a copy of the annual budget and any amendments to the City Commission for approval; and

**WHEREAS**, the Board desires to adopt a budget for the 2025-2026 Fiscal Year and amend the previously adopted and City Commission approved budget for the 2024-2025 Fiscal Year as set forth herein.

**NOW, THEREFORE, BE IT RESOLVED by the Board of the Fort Pierce Utilities Authority:**

**SECTION I. RECITALS.** The recitals stated above are true and correct and are hereby incorporated as if fully set forth herein.

**SECTION II. 2025-2026 BUDGET.** The FPUA budget for the fiscal year beginning October 1, 2025 and terminating on September 30, 2026 is hereby adopted as set forth in Exhibit "A", attached hereto and incorporated herein.

**SECTION III. AMENDED 2024-2025 BUDGET.** The FPUA budget for the fiscal year beginning October 1, 2024 and terminating on September 30, 2025 is hereby amended as set forth

in Exhibit "A", attached hereto and incorporated herein. Except as amended herein, the annual budget for the FPUA for fiscal year beginning October 1, 2024 and terminating on September 30, 2025 shall remain in full force and effect.

**SECTION IV. CITY COMMISSION APPROVAL.** The Director of Utilities, or designee, is hereby authorized to comply with Section 176(12) of the Charter, including, but not limited to delivering the adopted Fiscal Year 2025-2026 Budget and Amended Fiscal Year 2024-2025 Budget to the City Commission for approval.

**SECTION V. SCRIVENER'S ERRORS.** If there are any typographical, administrative, or scrivener's errors contained herein that do not change the tone, tenor, or purpose of this Resolution, such errors may be corrected with no further action by the Board.

**SECTION VI. SEVERABILITY.** If any section, clause, phrase, word or provision of this Resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction, whether for substantive or procedural reasons, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution which shall remain in full force and effect.

**SECTION VII. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND DULY ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.**

ATTEST:

\_\_\_\_\_  
Dr. Barbara Bennett, Secretary

\_\_\_\_\_  
Hank Fee, Chair

APPROVED AS TO FORM AND CORRECTNESS:

\_\_\_\_\_  
Fort Pierce Utilities Authority Attorney



Fort Pierce Utilities Authority  
Department of Finance  
500 Boston Avenue (PO Box 3191)  
Fort Pierce, FL 34950 (34948)

August 5, 2025

MEMBERS OF FORT PIERCE UTILITIES AUTHORITY BOARD  
Fort Pierce, Florida

Dear Board Members:

It is with pleasure that we present to you the budgets for the fiscal year ending September 30, 2026, and amending the fiscal year ending September 30, 2025. On May 30, 1972 FPUA was confirmed by election and established in accordance with provisions of the City Charter to be responsible for utility services. This budget document is submitted in accordance with the provisions of the resulting City of Fort Pierce Charter and the budget policies detailed in the [Overview](#) section. The budget is comprised of the Revenue Budget, Operations & Maintenance (O&M) Budget, Capital Budget, including a five-year Capital Improvement Plan, and Debt Service. As required by Florida Statutes, the document presents a balanced budget; i.e., projected revenues for a set period of time will equal or exceed projected expenses for the same period. Any shortfall will be funded by unrestricted reserves. This budget has been prepared using the accrual basis of accounting. The figures contained herein reflect the revenues and expenses necessary to maintain current levels of service provided to the customers of FPUA. Revenues and expenses are subject to appropriation of FPUA's sole enterprise fund.

The Budget is the financial guide for the operation of FPUA during the upcoming fiscal year. The adoption of this document is one of the most important issues that the Board must vote on annually as it establishes the financial limits used to provide utility services to FPUA's customers. It also serves as the ultimate guide for the Director of Utilities and staff when planning, organizing, and implementing the policies needed to provide safe, reliable service at the most economical rates possible.

The proposed budgets have been developed through the budget preparation process, with a critical look at each department's plans, projects, and projections to ensure that they support the mission and the strategic goals of FPUA. The proposed budgets were presented in June at the Budget Workshop. The meeting was open to the public and was attended by the FPUA Board, FPUA management and staff. The meeting provided the opportunity to present the infrastructure updates and overviews for each system, disclosing budgeted amounts and the assumptions made in the preparation of the budget.



Our mission is to provide our customers with economical, reliable and friendly service in a continuous effort to enhance the quality of life in our community.

772.466.1600 \* [www.fpua.com](http://www.fpua.com)



## STRATEGIC PLAN

The Fiscal Year 2026 budget is developed to align with the current and future strategic goals of the organization. The top five key areas were decided in collaboration with management and the governing board at the Strategic Planning Workshop in 2023. FPUA's Strategic Management Plan promotes communication and cooperation as well as encouraging departmental involvement in achieving company goals that support FPUA's long-term plan. The strategic plan focuses our efforts on the challenges that we face as an organization and will help management in decision making. Aligning our strategies with the City's top priorities and Annual Action Plan improves the rate of success for both entities. FPUA will concentrate on improving and expanding services while engaging the public and staff to support decisions necessary to attain our goals. Strategic planning for FY 2026 is currently in process. FPUA will hold a Strategic Planning Workshop on August 19, 2025 at FPUA's Energy Service Center. The workshop will include the FPUA Board members and the FPUA leadership team.

Throughout the FY 2026 and Amended FY 2025 budget document, readers will find references to the goals and objectives that FPUA has established in support of our Mission and Strategic Plan. This demonstrates each department's continued involvement and commitment to achieving the service delivery goals that advance our mission. Supporting goals and accomplishments are quantified by department in the [Operations and Maintenance](#) section of this budget. Dozens of assistance development projects are slated for the next five years, see details in the [Capital CIP](#).



**Community Relations** – Goal: To engage internal and external stakeholders to build relationships and earn trust through collaborative communication.

FPUA has renewed our commitment toward being proactive and strategic with our community and communications programming. We recognize that keeping our customers informed and engaged not only **enhances their quality of life** but also garners their trust in our ability to serve the community.

**Strategy 1.1:** Demonstrate to citizens the benefits of FPUA to the community.

**Strategy 1.2:** Use results from the brand needs workshops with individual departments and/or divisions to establish an opinion baseline, opportunities for improved communications, and empower the Board, Utility Advisory Committee, and staff to be brand ambassadors in the community.

**Strategy 1.3:** Collect customer feedback to establish an opinion baseline, identify specific interests for customer engagement opportunities, and determine how best to communicate with them.

**Strategy 1.4:** Foster positive relationships and provide resources to schools and youth-oriented organizations to reach the next generation of customers and employees.



**Growth and Rates** – Goal: To strategically expand services to grow the utility and the city in order to provide economical and reliable services to our customers.

Building out our utility systems further and expanding our service territory contributes to providing **economical** service, as increasing our customer base and adding new technology has a long-term effect of lowering costs across all systems.

**Strategy 2.1:** Continue to improve efficiencies for operation and expansion of services.

**Strategy 2.2:** Complete the Wastewater Treatment Plant relocation.

**Strategy 2.3:** Expand and upgrade utility systems for additional customers while maintaining reliability, which includes completion of annexation agreements and leveraging improved brand image to attract additional customers.

**Strategy 2.4:** Work with FMPA to evaluate strategies for creating natural gas price and Power Cost Adjustment predictability.

**Strategy 2.5:** Continue to review and evaluate utility rates with a consultant.



**Workforce** – Goal: To retain and attract the employees necessary to lead FPUA into the future.

Adequately developing and training employees and having a high rate of employee satisfaction through advancement within the organization contributes to a more effective workforce overall, and impacts our **friendly service**. Satisfied employees are typically more productive and conscientious, which has a direct influence on our **economical** and **reliable** service.

**Strategy 3.1:** Engage in succession planning to prepare for upcoming vacancies due to retirements and a tenured workforce.

**Strategy 3.2:** Conduct a comprehensive compensation and benefits study.

**Strategy 3.3:** Work with a consultant to create leadership training and staff development programs.

**Strategy 3.4:** Educate students on internships and apprenticeships available at FPUA.



**Technology** – Goal: To streamline and automate processes.

We have begun to evaluate, throughout the organization, system processes and identifying the opportunities for technology improvements. Conducting a business practices assessment, will help to identify opportunities where separate and distinct computer platforms and internal processes overlap creating a duplication of efforts. Streamlining processes will create efficiencies saving time and money in our quest to provide **reliable** and **economical** services.

- Strategy 4.1:** Conduct a technology/business practices assessment to identify opportunities for streamlining overlapping platforms and internal functions.
- Strategy 4.2:** Leverage geospatial and operational data to create real-time business intelligence that can drive a more efficient operation and improve critical decision-making.
- Strategy 4.3:** Work with cyber and physical security consultants to ensure that all systems and critical infrastructure are properly protected.



**Utility Governance** – Goal: To provide our board with the education and resources needed to continue to excel at the performance of its Charter responsibilities.

We are here to serve our customers and support them through proactive community outreach, including a comprehensive public-facing Annual Report that was released in FY 2025 to share our efforts and accomplishments throughout the community. The report can be accessed at [https://issuu.com/fpuu/docs/annual\\_report\\_fy24](https://issuu.com/fpuu/docs/annual_report_fy24). FPUA also sponsors the Utility Advisory Committee (UAC), a group of citizens appointed by the Commission of the City of Fort Pierce and the FPUA Board members. The committee plays a vital role in strengthening our utility's connection to the public. Through comprehensive training and educational sessions on utility operations, members gain a deep understanding of FPUA systems and the responsibilities involved. Equipped with this knowledge, they actively promote our utility and projects, fostering public support and engagement within the community.

- Strategy 5.1:** Develop an onboarding program for new Board Members and provide governance training.
- Strategy 5.2:** FPUA Board will monitor efforts and hold FPUA leadership accountable for the execution of the strategic workplan.
- Strategy 5.3:** FPUA Board and leadership will regularly participate in industry conferences and engage with industry-related organizations to learn best practices.

## **KEY BUDGET DRIVERS**

FPUA continues to monitor and measure financial performance against the **DART** program. This program, developed in 2024, established key targets for **Days of Operating Cash**, frequency of changing the **Power Cost Adjustment (PCA)**, and the **Rate Stabilization Fund (RSF)**. The Target for days of operating cash on hand, excluding the RSF, is 90 days. The average balance of the Rate Stabilization Fund should be \$10,000,000 to minimize the impact to the PCA during short-term spikes in the prices of natural gas. The RSF and the PCA are continuously analyzed, with the goal of updating the PCA on the utility billing annually instead of monthly. The DART program created a plan to increase emergency reserves for natural disasters from currently \$900,000 to \$5,000,000 over the next ten years.

Purchases for resale account for 37% of the Operations and Maintenance budget for FY 2026. FPUA's cost of power through FMPA is strongly influenced by natural gas prices. FMPA's Gas Stability Program minimizes cost variability associated with large swings in natural gas or energy prices. In February 2025, FMPA's Board of Directors and the Executive Committee held a strategic planning session to execute the mission of providing low-cost and reliable power. Projected costs have been budgeted at \$82 MWH. With the Gas Stability Program, this cost will strategically and methodically be locked in or at lower than budgeted cost. FPUA will continue to work with FMPA and the other member cities to achieve the goal of maintaining electric rates below the budgeted cost.

Electric reliability projects continue with storm hardening and grid resiliency. Primary/secondary conductor enhancements, system modernization, and undergrounding of electric lines whenever practicable will enhance our systems performance. With a total of twelve 69kV Breakers that need to be replaced, five have been completed to date, with two additional breakers slated for FY 2026. Lead times of 18 months – 2 years for breakers remain a challenge. To improve reliability, FPUA has installed just over 100 TripSaver devices in areas that have had higher than normal outages. Utility crews have been replacing utility poles that have been identified during our pole inspection and maintenance program. Prioritizing and planning pole replacement is crucial in ensuring availability of internal crews. Continued growth in the southwest portion of FPUA's service territory will cause a significant increase in electric demand over the next 5 years. To offset this increase and to be able to redistribute feeder loading, a new substation will need to be built to increase the capacity.

FPUA's efforts continued in our migration from manual meter reading to an Advanced Metering Infrastructure (AMI). Since deployment began in FY 2020 and including the advanced deployment, we have installed about 30,000 electric meters, 6,700 water meters and 3,000 gas meters. Since the initial deployment, operationally, FPUA will need to pivot from a mesh network to using a point-to-multi-point (PTMP) system to achieve full deployment for both the water and gas systems. The transition is budgeted in the capital improvement plan for \$6.2 million. The PTMP is effective for reaching a broad geographical region and will allow FPUA to better serve

water and gas customers that are outside FPUA's electric service territory. The entire network can be accessed from a single location, allowing for easier monitoring, maintenance upgrades.

Gas expansion projects include the completion of gas distribution in the Lakewood Park area estimated to bring new residential and commercial service connections. Purchase of the property for the new North Gate Station was completed in April 2025. This will enhance service reliability for existing customers by adding redundancy should either of the two gate stations require maintenance. This expansion is expected to double our gas customer base within ten years. Residential customers participating in the interest-free payment options on new Natural Gas appliances is expected to increase as services become available in new areas. Expansion projects in the northwest will bring new gas services to almost 400 homes.

The U.S. Environmental Protection Agency (EPA) made significant changes to regulations concerning per and polyfluoroalkyl substance (PFAS) and maximum contaminant levels (MCLs) in drinking water. Capital projects are budgeted in order to meet the heightened regulatory requirements within the next 5 years. Predesign and replacement of the Reverse Osmosis (RO) trains A & B will increase the output of RO water by one million gallons each day. The RO Clearwell discharge line will be tied-in with the lime stripping tower discharge line to blend the two water sources through the sand filters, creating a blend basin in the lime clearwell. Payments received from a class action settlement will fund these projects over the next decade.

In addition, in accordance with the EPA's Lead and Copper Rule Revisions, FPUA has begun developing an inventory of all water service line materials within our service area, communicated via a Lead & Copper Resource webpage, which is available at <https://fpu.com/lead-copper/>. The inventory includes information on both the public-side and private-side material of water service lines that are connected to our water mains. The inventory indicates if the material is lead, non-lead, galvanized requiring replacement, or lead status unknown. Public pipes that are verified to contain lead are replaced as-identified, and any that cannot be replaced right away will be included in a plan to replace them moving forward. The water system operations budget includes the cost of time and materials required to complete the associated inventory, reports, replacements, and monitoring. This is one of the most comprehensive efforts in the history of Drinking Water Systems, and we are joining Drinking Water Systems nationwide in this effort.

The Wastewater system's predominant project now, and into the first quarter of fiscal year 2026, is the completion of the new Mainland Water Reclamation Facility (MWRf). Construction activities continue to advance toward critical milestones across multiple areas of the project, which is completed in two major phases: 1) construction of the treatment plant, and 2) redirection of the wastewater flow through multiple conveyance system projects. The project is shared publicly through a weekly blog with photos available at [www.SustainableSewer.net/WastewaterWednesdays](http://www.SustainableSewer.net/WastewaterWednesdays).

At the new treatment plant, as of July 2025, the installation of the plant lift stations and the startup of associated pumps are nearing completion. Progress on the Operations & Maintenance (O&M) building includes interior finishing work, as windows, doors, and HVAC are completed. The Nereda basin concrete exterior will continue to receive its aesthetic finish coat. All basins have been hydrostatically tested and crews are wrapping up the internal plumbing. Major process equipment has arrived and the majority of it has already been installed. The headworks to AquaNereda basin 42-inch pipe connections are complete and the final concrete framing work for the headworks is underway. Electrical contractors will continue to rough-in both the main and secondary electrical buildings, now that masonry walls of both electrical buildings are complete, primary power switch, transformers, and switchgear will be installed this fall. Deliveries of materials and equipment will continue, with all components stored securely on-site to support ongoing project progress. The project at a Guaranteed Maximum Price of \$140 million was fully funded by a combination of Utilities Refunding Revenue Bonds Series 2022A, grants, and interest on bond proceeds.

The Systematic Wastewater Conveyance System Redirection (Conveyance System) to the new Mainland Water Reclamation Facility (MWRF) is equally important for relocating the FPUA wastewater treatment plant. This effort is a concurrent phase of relocating FPUA's Island Water Reclamation Facility (IWRF) and is conducted as multiple smaller projects throughout the conveyance system. It consists of systematic modifications that will re-route wastewater away from the Indian River Lagoon (IRL), where the existing, aging IWRF is located. The Conveyance System will be designed and constructed in phases. The first phase (Phase 1A) includes four capital improvement projects that, once complete, will redirect 5.75 million gallons per day (MGD) of flow to the new MWRF. One of these projects, the Jenkins Road Force Main Extension (Okeechobee Road to Edwards Road), is currently 80% complete. The Lift Station A/AE Backus Force Main Extension will begin construction in the next few weeks. Moore's Creek Booster Station and Jenkins Road/NSLRWCD Force Main (Edwards Road to MWRF) are currently in design. The first phase (Phase 1A) is budgeted at \$34 million. The second phase (Phase 1B) is budgeted at \$33 million. Grant funding has been awarded to fund 58% of these projects at this time. FPUA is continuing to pursue financing options to minimize the impact to the rate payers.

Water and wastewater expansion projects are numerous and have been phased in over the past three years, with plans to continue for the foreseeable future. To date, twelve projects have been completed in different sectors of the service area, with six currently under construction. These projects have generated 97 new water customers and 61 new sewer customers. The majority of these new sewer customers were partially subsidized through Septic-to-Sewer grant funding from the Federal Government and State Departments of Environmental Protection. Additional grants are currently being pursued so that FPUA can continue to assist customers in connecting to public sewer.

FPUAnet continues to provide free public WiFi at designated locations throughout the city. This free public service allows FPUAnet to build the foundation of a SMART City network while taking important steps toward empowering individuals of all income levels to thrive and grow. The continued expansion of the fiber network within targeted areas of the Electric Territory remains a strategic priority. Over the next 3 years, FPUAnet has expansion plans to pass over 10,000 parcels, utilizing future debt funding of \$3.8 million.

FPUA, with Information Technology Services taking the lead, is strategically focusing on modernizing core systems. Key initiatives include enhancing cybersecurity, migrating to cloud-based platforms, and upgrading server infrastructure. This will result in more resilient and efficient operations across all utility systems.

Interest rates have remained steady. Lending rates are expected to decline slightly in 2025, projecting both residential and commercial construction to continue. The demand for housing and the growth of the surrounding area have presented opportunities for development of the service areas that are not otherwise restricted by boundaries. Additionally, in our favor was the opportunity to invest existing restricted and unrestricted funds at rates that will aid in the funding of other projects that are pay-as-you-go. Fitch Ratings Inc. (Fitch), conducted their annual surveillance and affirmed FPUA to maintain our “A” rating. The “A” rating indicates FPUA’s stability and financial soundness. FPUA remains optimistic about the long-term economic rebound of our service area and the growth that will emerge. Standard & Poors (S&P) also conducted a review of FPUA in March 2025. They released a report in April with a positive outlook and FPUA maintaining our “A” rating.

FPUA’s grants team continues to pursue grants for our Electric, Gas, Water, Wastewater and support systems with awards to date in excess of \$90 million. These grants help fund capital spending, and improve the environmental impact on the Indian River Lagoon, Fort Pierce, and the surrounding area. As of July 2025, FPUA has submitted about \$9 million in additional pending grant applications to assist in the funding of future capital projects such as the ESC Hazard Mitigation, septic-to-sewer conversions and gas equipment. Applications have also been submitted to reimburse operations and maintenance expenses for Electric Fault indicators and Manatee Center Program Support.

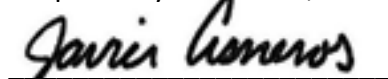
**FUTURE FUNDING FOR CAPITAL**

Debt issuance is a common and necessary financial tool in utility infrastructure planning. The use of proceeds allows FPUA to fund large capital projects while spreading costs over time through annual debt service payments. FPUA’s cost of capital is fairly low due to our credit rating and the ability to access the tax-exempt market. The Capital Improvement Plan for FY 2026 – FY 2030, consists of major projects that account for 47% of the CIP, and will require debt financing to proceed. These major projects include the completion of the Wastewater Conveyance system redirection to the new plant, building a new Electric Substation, storm hardening FPUA’s emergency center and completing the installation of AMI. FPUA leadership is currently working with the contracted financial advisor and bond counsel to develop a financial plan that will result in level debt service payments and little impact to customer rates.

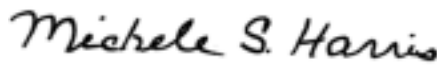
This budget reflects FPUA’s continued commitment to responsible financial planning, while providing economical, reliable and friendly service to our community. The budgeting process is complex, challenging, and takes a team. We would like to recognize the efforts and expertise of the Finance Staff, Director of Utilities, Directors, Department Heads, and support staff for the many hours dedicated to completing this budget.

FPUA continues to focus on growth and reliability under the direction of the management team. The team also relies on the vision and leadership of the Board. We appreciate the dedication of the Board Members to the mission that we work toward every day.

Respectfully submitted,



Javier Cisneros, P.E.  
Director of Utilities



Michele Harris, CGFO  
Chief Financial Officer

## STRATEGIC PLANNING PROCESS



- \*Launch online anonymous survey of utility management to brainstorm potential Goals
- \*Close online survey of utility management
- \*Complete phone calls with governing board members to discuss potential Goals and Strategies



- \*The management team meets to review the brainstorm list of Goals and Strategies to clarify, fine-tune, expand or condense them. Finalize the list of potential Goals and Strategies
- \* Launch an online pre-workshop survey of governing board and utility management with the following objectives: 1) Get initial feedback on Vision, Mission, and Values, 2) Produce an initial rating of potential Goals and Strategies, 3) Explain the desired Workshop objectives and seek confirmation



- \*Close pre-workshop survey of governing board and utility management
- \* Finalize a report on the pre-workshop survey results
- \* Draft workshop agenda
- \* Utility management begins drafting PowerPoint presentation for the workshop. Consultant to recommend a content outline/-template for the presentations to keep the slides concise, relevant, and consistent.
- \* Initial draft\_ PowerPoint slides due from management.



- \*Finalize PowerPoint presentation
- \*Finalize the workshop agenda. Send the survey report and PowerPoint to the workshop participants
- \*Hold Strategic Planning Workshop
- \* Issue final report on Strategic Planning Workshop, including Vision, Mission, Values, Goals and Strategies



- \* Project debrief with the Client representative and Consultant to document what went well and what could be done differently in the future. Also, discuss thoughts on creating Action Plans, creating accountability for implementation, and periodic progress reports to the governing board.

## What Is A Budget?

The annual budget is presented as a policy document, an operational tool, a financial planning tool, and a link to the strategic plan. In addition, it is also considered a link to the community. This document will be submitted to the Government Finance Officers Association (GFOA) for review and consideration for the Distinguished Budget Award, which Fort Pierce Utilities Authority (FPUA) has received annually since fiscal year 1996. The budget provides significant policy direction from the Board to staff.

### The Budget Serves As:

#### A Policy Document

Decisions made within the budget reflect the general principles or plans that guide the actions taken for the future. As a policy document, the budget links FPUA goals and policy direction to the actual day-to-day activities of the organization. The budget process affords an interesting and challenging opportunity to reassess plans, goals, and the means for accomplishing them.

#### An Operational Tool

The budget directs the operation of the Utilities Authority. Activities of each function or department have been formalized and described in the Operations and Maintenance section of the document. This section gives an understanding of the various systems of FPUA, how they relate to each other, and to the strategic goals of FPUA and the Board.

#### A Financial Planning Tool

Traditionally, the budget is a financial planning tool, but it is also a requirement. A balanced budget must be adopted and in place prior to October 1. The budget provides the authority to spend within the means of the approved budget. Revenues are estimated, along with available cash reserves to indicate funds available for spending.

#### A Link To The Strategic Plan

The budget follows FPUA's mission statement, and the Strategic Plan is an integral part of achieving that mission. The Strategic Plan lays out the direction for FPUA, and the budget is a link to getting there. The key result areas that were developed as a part of the Strategic Plan are linked to specific departments and are incorporated and reflected in their goals and budgets.

#### A Link With The Community

The budget provides a unique opportunity to encourage the public to review and understand FPUA operations. The document describes company activities, the underlying reasons or causes for those activities, their future implications, and the ways in which they directly impact and relate to our customers.

**BUDGET OVERVIEW**

**RATES**

FPUA continually monitors cash balances, and compares revenues to spending levels to evaluate the need for rate adjustments and/or the implementation of cost cutting measures. In the event that there is a significant variation due to regulatory obligations, growth demands, or other economic factors, rates may need to be adjusted. Any rate increases beyond the Public Service Commission (PSC) inflationary index require approval by City Commission. In FY 2026, rates for all systems are scheduled to be increased by The PSC inflationary index of 2.23%. Below is an illustration of residential rates for the average customer per month, currently approved by the Board.

<u>Utility Service</u>	<u>Average Consumption</u>	<u>July 2025</u>	<u>March 2026</u>
Electric	1,000 kWh	\$124.79	\$125.79
Water	6,000 gallons	51.18	52.35
Wastewater	6,000 gallons	68.39	69.89
Natural Gas	13 ccf	39.86	40.63

**UNIT SALES**

Unit sales levels and customer billings for FY 2025 and FY 2026 for the Electric, Water, Wastewater and Natural Gas systems have been estimated by FPUA staff, and are based upon historical data and the detailed plans for expansion of services and territorial boundaries, and infill within the existing borders. The projections assume normal weather patterns.

These budgets reflect predictions for marginal increases in unit sales and customer billings for all systems with the completion of current expansion projects coming online with new and existing customers.

Projected unit sales and customer billings are as follows:

	<u>Original Budget FY 2025</u>	<u>Amended Budget FY 2025</u>	<u>Percent Change</u>	<u>Original Budget FY 2026</u>	<u>Percent Change</u>
Electric (MWh)	592,875	593,999	0.2%	605,880	2.0%
Water (MG)	3,158,369	3,124,815	(1.1%)	3,171,687	1.5%
Wastewater (MG)	1,821,197	1,840,016	1.0%	1,867,616	1.5%
Natural Gas (ccf)	5,201,547	5,077,674	(2.4%)	5,153,838	1.5%

The [Unit Sales Statistics](#) details by system are presented further down in this overview section.

The budget reflects the expected number of customer services billed to increase in FY 2026:

	<u>FY 2025</u>	<u>FY 2026</u>	<u>Increase (Decrease)</u>	
			<u>#</u>	<u>%</u>
Electric	29,616	29,880	264	0.9%
Water	22,891	23,480	589	2.6%
Wastewater	16,947	17,460	513	3.0%
Natural Gas	4,117	4,260	143	3.5%
FPUAnet	340	633	293	86.2%

## **REVENUES**

The schedule below summarizes total budgeted revenues by utility system:

	<u>Original</u> <u>Budget</u> <u>FY 2025</u>	<u>Amended</u> <u>Budget</u> <u>FY 2025</u>	<u>Percent</u> <u>Change</u>	<u>Original</u> <u>Budget</u> <u>FY 2026</u>	<u>Percent</u> <u>Change</u>
Electric	\$ 79,213,240	\$ 78,688,202	(0.7%)	\$ 80,644,702	2.5%
Water	31,951,308	31,905,178	(0.1%)	32,526,278	1.9%
Wastewater	28,190,020	37,202,849	32.0%	59,254,349	59.3%
Natural Gas	7,316,982	7,555,379	3.3%	7,593,937	0.5%
FPUAnet	2,422,150	2,496,050	3.1%	2,688,200	7.7%
Manatee Center	778,484	851,289	9.4%	816,982	(4.0%)
TCEC	<u>2,047,662</u>	<u>2,025,775</u>	(1.1%)	<u>2,058,522</u>	1.6%
<b>TOTAL REVENUES</b>	<b><u>\$ 151,919,846</u></b>	<b><u>\$ 160,724,722</u></b>	<b>5.8%</b>	<b><u>\$ 185,582,970</u></b>	<b>15.5%</b>

Staff has estimated sales revenues for FY 2025 and FY 2026 for all of FPUA's utility systems. This forecast reflects some growth in all services. Increases were developed as a result of a Rate Sufficiency Study performed and incorporates infrastructure and growth needs of all systems.

Power Cost revenue and expenses are driven by the stabilized cost of natural gas accomplished through FMPA's Gas Stability Program through October of 2026. The Power Cost Adjustment (PCA) and Purchased Gas Adjustment (PGA) are both a pass through of FPUA's cost of power and gas purchased for resale. The PCA and PGA calculations are reviewed monthly to ensure that current electric and natural gas costs are recovered from our customers and the Rate Stabilization Fund (RSF) projections remain within targets, currently \$10 million for Electric and \$1 million for Natural Gas, established by the DART program. FPUA's goals are to maintain these healthy RSF balances while maintaining a PCA and PGA of zero.

FPUAnet revenue is derived primarily from providing dedicated internet access, the sale of fiber optic transmission and bandwidth connections, as well as dark fiber transmission. Fiber system expansion in FY 2026 includes building additional zones which will enlarge the Fiber footprint. Included in the plan, is construction to a portion of South Hutchinson Island and additional growth in the Downtown area.

The Manatee Center has rebranded and anticipates positive changes, improving the visitor experience. The planned expansion of the Exhibit Hall and educational programming activities offered, over the next two years should draw attention from the tourism in the Fort Pierce area. We have applied for and are currently receiving grants that help promote educational understanding about our local ecosystems, the native manatees, and the Indian River Lagoon. FPUA will continue to make contributions, reported as revenue, in order to balance its budget.

Costs and the anticipated reimbursements associated with staffing the Treasure Coast Energy Center are accounted for in its own system. We have included estimated revenues and costs of \$2,025,775, as we amend the budget for FY 2025, and \$2,058,522 for FY 2026.

Investment income has decreased in FY 2025 as capital projects come to completion and the balance of unspent bond proceeds declines. The Federal Reserve held interest rates steady during the last policy meeting. Short-term investments, including certificates of deposit and bank sweep accounts are likely to hold steady as well or may begin to slowly decline as 2025 progresses.

The schedule below summarizes total revenues by source:

	Original Budget FY 2025	Amended Budget FY 2025	% of Total	Original Budget FY 2026	% of Total
General Service Sales	\$ 73,424,500	\$ 73,210,700	45.6%	\$ 75,423,700	40.6%
Residential Sales	55,326,900	55,648,600	34.6%	57,348,100	30.9%
Other Operating Revenues	4,568,280	4,961,889	3.1%	5,184,582	2.7%
Non-Operating Revenue	12,255,166	16,132,833	10.0%	37,433,588	20.2%
Capital Contributions:					
Capital Impr. Charges	2,970,000	3,651,900	2.3%	3,837,000	2.1%
Contr. Capital - Cash	975,000	2,926,400	1.8%	2,506,000	1.4%
Contr. Capital - Non-Cash	2,400,000	4,192,400	2.6%	3,850,000	2.1%
<b>TOTAL REVENUES</b>	<b>\$ 151,919,846</b>	<b>\$ 160,724,722</b>	<b>100.0%</b>	<b>\$ 185,582,970</b>	<b>100.0%</b>

Non-Operating Revenues anticipated in FY 2026 will come in the form of Federal and State Grants to fund major portions of the construction of the MWRf, redirecting Wastewater Conveyance infrastructure, and enhancing the Electric Grid for resiliency. The relocation and redirection of wastewater flow combined are multi-million-dollar projects. All environmental grants and low-cost funding are being pursued to subsidize this critical project. It is anticipated that capital contributions resulting from developer construction, both commercial and residential will

continue at a slightly lower pace as FY 2025 budgeted amounts as buyers remain cautious to economic conditions.

Summary tables and graphs of revenues, as well as a more detailed discussion by system and presentations thereof, can be found in [Revenues Section](#) of this document.

### **OPERATIONS & MAINTENANCE EXPENSES**

The schedule below summarizes budgeted total expenses by major classifications:

	Original Budget FY 2025	Amended Budget FY 2025	Percent Change	Original Budget FY 2026	Percent Change
Purchases for Resale	\$ 50,419,848	\$ 50,760,132	0.7%	\$ 53,778,999	5.9%
Personnel Services	21,691,459	20,646,696	(4.8%)	22,549,020	9.2%
Employee Benefits	11,231,132	11,721,688	4.4%	12,526,702	6.9%
Contractual Services	12,994,942	13,444,394	3.5%	13,091,397	(2.6%)
Commodities	5,840,581	5,869,072	0.5%	5,471,275	(6.8%)
Depreciation	14,710,578	14,710,578	0.0%	15,130,400	2.9%
Interest Expense	6,105,632	6,239,477	2.2%	6,048,597	(3.1%)
City Distribution	8,002,938	7,908,082	(1.2%)	7,979,145	0.9%
Other Fixed & Sundry	7,205,617	7,271,024	0.9%	6,943,522	(4.5%)
<b>TOTAL</b>	<b>138,202,727</b>	<b>138,571,143</b>	<b>0.3%</b>	<b>143,519,057</b>	<b>3.6%</b>
Less Transfers*	2,768,082	3,330,288	20.3%	3,330,288	0.0%
<b>TOTAL APPROPRIATION</b>	<b>\$ 135,434,645</b>	<b>\$ 135,240,855</b>	<b>(0.1%)</b>	<b>\$ 140,188,769</b>	<b>3.7%</b>

\*Transfers include capitalized labor and overhead, as well as unallocated contingency.

The O&M Budget supports the strategic goals, engaging our community, expanding services to grow our utility in the most economical and reliable manner. In addition, this budget meets regulatory standards (including unfunded mandates) and reflects appropriate adjustments due to the changing economy.

Summary tables and graphs for the expense budgets are located at the beginning of the [Operations & Maintenance](#) section. The particulars for each department can be found in the subsequent [departmental detail](#) pages.

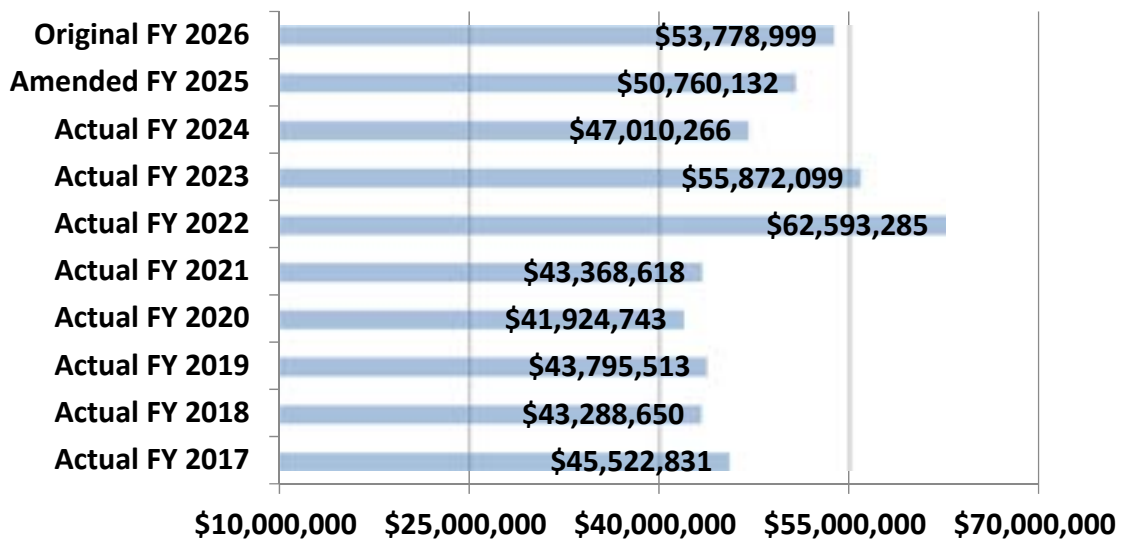
The Amended FY 2025 O&M Budget, totaling \$135,240,855, decreased slightly from the Original FY 2025 Budget. The Original FY 2026 O&M Budget expenses total \$140,188,769 which is an increase of 3.7% from the Amended FY 2025 Budget, and an increase of 3.5% when compared to

the Original FY 2025 Budget. These total budgeted amounts address the inflationary impact on the costs associated with the overall O&M expenditures.

Explanations for some of the major increases/decreases between the Original FY 2025 Budget, the Amended FY 2025 Budget, and the Original FY 2026 Budget are discussed in greater detail below:

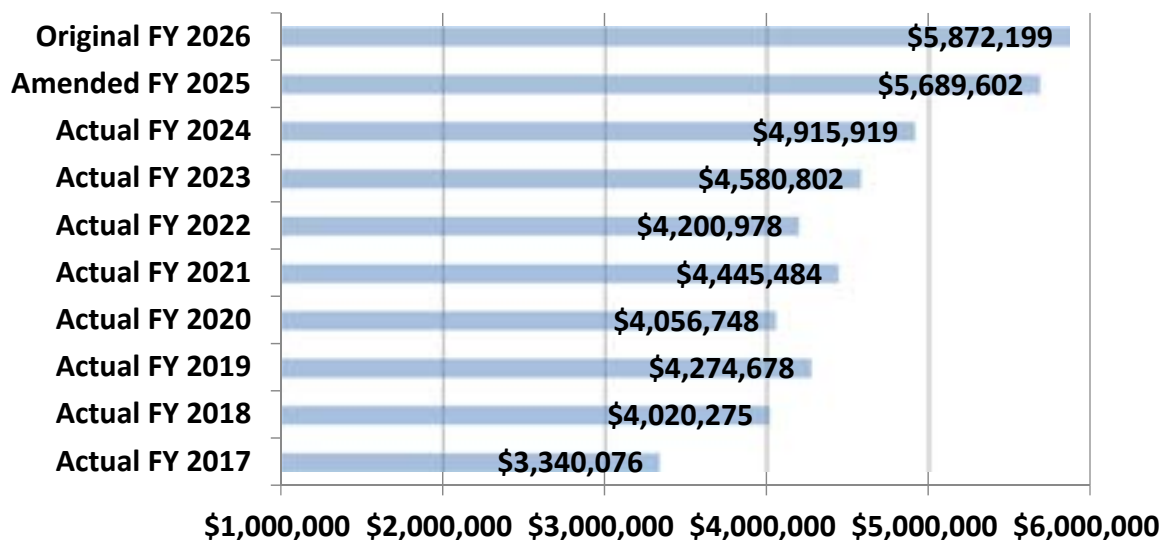
- **3360 – Purchases for Resale:** Purchases for Resale is 37.5% of the FY 2026 operating budget. The chart below illustrates the changes in the cost of purchased power and natural gas over the past ten years. FPUA’s power supplier, Florida Municipal Power Agency (FMPA), passes through its costs to the member cities of the All-Requirements Project (ARP). The cost of purchased power and natural gas is recovered through the power cost adjustment (PCA) and the purchased gas adjustment (PGA). Estimated FY 2026 purchases for resale have increased slightly when compared to the Amended FY 2025 Budget due to increases in the estimated price of power purchased from FMPA. As additional hedging positions are secured by FMPA for FY 2026 periods on behalf of the All Requirements Participants, the estimated costs of purchases for resale may decline further.

### Purchases for Resale



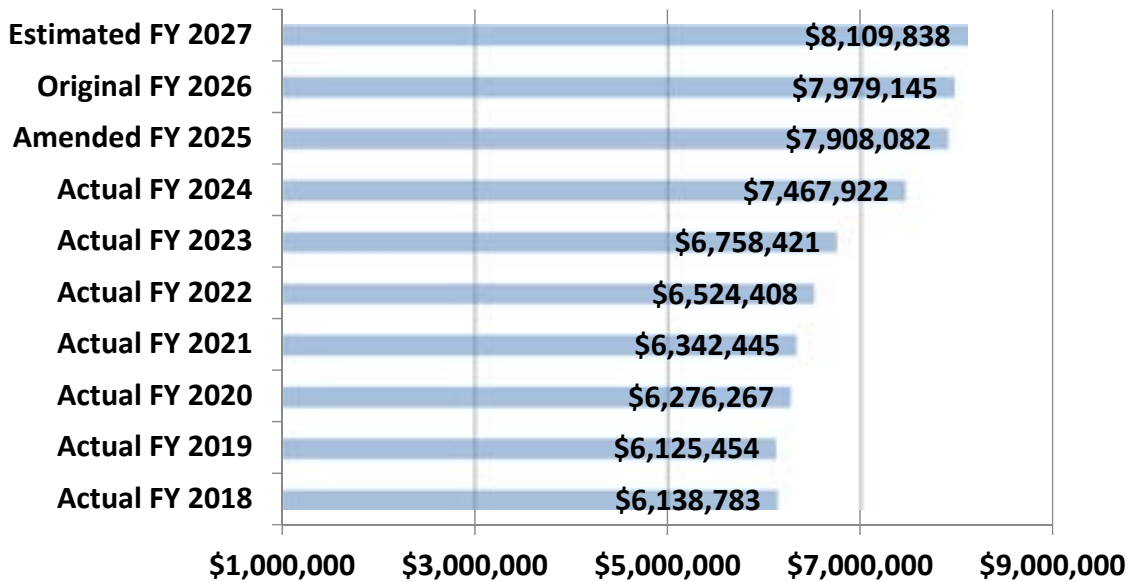
- **1010 – Salaries and Wages:** Personnel head count is evaluated to ensure we are appropriately staffed and resources are efficiently allocated. The Amended FY 2025 Salary and Wage budget has decreased 5.0% from the Original FY 2025 budget due to vacant positions remaining unfilled throughout the year. The FY 2026 budgeted headcount changes are summarized under [Personnel](#) on the subsequent pages in this section. Annual Performance Adjustments of 3.5% in the amount of \$709,383, have been included in the FY 2026 Original Budget.
  
- **1020 – Overtime:** Staffing shortages in various departments has resulted in an increase in overtime in order to meet project deadlines and maintain operations. The Treasure Coast Energy center experienced a planned maintenance outage in FY 2025. After-hours work typically arises from the need for emergency repairs caused by severe weather or aging infrastructure.
  
- **4050 – Retirement:** The actuarially required employer contribution to the City of Fort Pierce Retirement and Benefit System will increase from 21.51% in FY 2025 to 21.80% in FY 2026. Employer contributions will be commensurate with the actual salaries paid.
  
- **4070 – Employees’ Insurance:** Current projections of the self-funded medical and dental plans indicate costs is projected to increase with the Amended FY 2025 and FY 2026 budgets based upon current experience and the anticipated annual trend rate of 16.5% for Medical and 4.5% for Dental.

### Employees' Insurance



- **9000 – Distribution to the City of Fort Pierce:** As provided for by the Charter of the City of Fort Pierce, Florida, a percentage of the FPUA’s utility systems revenue, is distributed to the City’s General Fund on an annual basis. The distribution calculation is based on the preceding fiscal year’s audited financial statements. The distribution to the city based upon FY 2025 revenue, payable in FY 2026, is estimated to be \$7,979,145, down \$23,793 or 0.3% from the distribution paid in FY 2025. The distribution to the city based upon projected FY 2026 revenue, payable in the subsequent year, is estimated at \$8,109,838.

### Distribution to the City of Fort Pierce



- **4700 – Utility Bad Debt Expense:** A modest rise in bad debt expense is projected for FY 2026. Fortunately, solid customer deposit practices and the continued use of special payment arrangements will remain key strategies in helping manage and reduce that risk.
- 5721 – Interest – Bonds:** Due to the level design of FPUA’s debt service structure, interest expense is expected to minimally fluctuate in the near future.
- **9030 – Depreciation:** Depreciation, which is an allocation of the cost of capital assets over their estimated useful lives, is expected to fairly level until the completion of the major expansion projects underway, through funding from bond proceeds.

**PERSONNEL**

The number of full-time positions proposed as of September 30, 2026 is three (3) higher than the number of full-time positions approved as of September 30, 2024 in the Original FY 2025 Budget. When an employee leaves FPUA, management evaluates the viability of reorganizing workflows. As a result, positions are being added when the need arises (or is anticipated), and eliminated when possible. There are currently 16 employees participating in the deferred retirement option program (DROP), resulting in savings of \$305,172 in FY 2025 and \$282,903 in FY 2026 for employer retirement contributions, which are not being made for these employees.

The following is a summary of the changes since the Original FY 2025 Budget was published:

<b>Full-time positions September 30, 2024</b>	<b>288</b>
Positions Added in Original FY 2025 Budget:	
Low Pressure Sewer Coordinator, Wastewater Collection	1
Fiber Network Specialist, FPUAnet Communications	1
	<hr/>
<b>Full-time positions September 30, 2024</b>	<b>290</b>
Positions Added in FY 2025:	
Digital Media and Marketing Specialist, Public Affairs & Sustainability	1
Utilities Inspector, Water/Wastewater Engineering	1
Positions Combined in FY 2025:	
Network and Systems Supervisor	(1)
<b>Full-time positions proposed, September 30, 2025</b>	<b>291</b>
Positions Proposed in Original FY 2025 Budget:	
<b>Full-time positions proposed, September 30, 2026</b>	<b><u>291</u></b>

## PERSONNEL - NUMBER OF FULL-TIME POSITIONS

DEPARTMENT	FINAL 9/30/2023	FINAL 9/30/2024	AMENDED BUDGET 9/30/2025	ORIGINAL BUDGET 9/30/2026
01 Manatee Center	4	5	5	5
02 Treasure Coast Energy Center	11 D	9 D	8 D	8 D
10 Board	5	5	5	5
11 Director of Utilities	2	2	2	2
12 General Counsel	2	2	2	2
14 Chief Financial Officer	4	1	1	1
15 Human Resources	3	4	4	4
18 Safety	1	1	1	1
21 Finance	9	9	10	10
22 Supply Chain Management	7	9	9	9
31 Chief Operating Officer	1	1	1	1
32 Information Technology Services	16	15	14	14
35 Facilities	6	6	6	6
41 Public Affairs and Sustainability	4	5	6	6
43 Customer Service	23 D	21 D	21 D	21 D
44 Utility Operations	18 D	18 D	18 D	18 D
46 Geospatial Technology Services	5	5	5	5
51 Director of Gas & Electric Systems	2 D	2 D	2	2
54 Electric Transmission & Distribution	27 D	27 D	27 D	27 D
55 Electric Operations	11 D	11 D	11 D	11 D
56 Electric & Gas Engineering	9 P	9 P	9 P	9 P
61 Director of Water/Wastewater Systems	1	1	1	1
62 Water Resources	25 D	23 D	23 D	23 D
64 Water Distribution	28 D	26 D	26 D	26 D
66 Water/Wastewater Engineering	12 D,P	12 D,P	13 D,P	13 D,P
74 Gas Operations	15 D	14 D	14	14
82 Water Reclamation	16 D	16 D	16 D	16 D
84 Wastewater Collection	20 D	18 D	19 D	19 D
93 FPUAnet Communications	9	11	12	12
<b>TOTAL</b>	<b>296</b>	<b>288</b>	<b>291</b>	<b>291</b>

D Includes Deferred Retirement Option Program (DROP) participants  
P Excludes part-time positions  
H Positions on Hold

**LONG RANGE FINANCIAL PLAN**

The long-term plan for FPUA must coincide with the strategies of the organization and is vital for the secure future of the utility. It ensures that our cash availability remains sufficient and provides for the growth and revitalization of the utility. Our budget prepares us with a solid short-term plan for the next year. The growth of our service territory will continue to propel the utility forward, coinciding with the ongoing development of the region. The projected increase in our customer base will generate additional income that will sustain and support the specific systems’ operations and maintenance.

Electric territorial agreements with Florida Power and Light limit FPUA’s outward growth, but do not affect our ability to focus on pockets of growth within our boundaries, and increase the strength and reliability of our current electric services. The Water and Wastewater service area will have potential for growth through infill and the connection of well and septic to FPUA water and sewer where available. The availability of grants to support this endeavor has bolstered this septic-to-sewer campaign. Natural Gas services’ plan over the long-term is to extend the service territory to the north, with a major installation of a third Gate Station and miles of gas mains. This will bring services to current and future business in that region, and provide opportunities to increase the gas customer base. The new gate station will position FPUA to be the sole supplier of Natural Gas services to an area with zoning proposed for a community of residential and commercial development. FPUAnet provides fiber optic services for FPUA, as well as residential and commercial customers. FPUAnet provides fast, reliable broadband services at competitive pricing, in addition to deploying fiber optic lines and promoting initiatives for a Smart City.

The following assumptions and projections were used in the forecast for the next five years. Operating revenues include the approved and projected rate adjustments. Expense projections are adjusted for inflation and other escalation factors. Purchases for resale projected costs are based upon the forecast provided by Florida Municipal Power Association (FMPA) and are managed in real time through adjustments to the fuel cost charge or PCA. Capital spending has been limited in the forecast to the funds available as indicated in a system-by-system analysis and is based upon the sustainability of each system.

Projected Fiscal Year Customer and Sales Growth Assumptions						
System	Category	2026	2027	2028	2029	2030
Electric	Customer	0.90%	0.40%	0.40%	0.40%	0.40%
	Sales (kWh)	2.00%	0.40%	0.40%	0.40%	0.40%
Water	Customer	2.60%	2.00%	2.00%	2.00%	2.00%
	Sales (Gal.)	1.50%	1.80%	1.80%	1.80%	1.70%
Wastewater	Customer	3.00%	2.30%	2.30%	2.20%	2.20%
	Sales (Gal.)	1.50%	2.00%	1.90%	1.90%	1.90%
Natural Gas	Customer	2.40%	9.60%	8.70%	8.00%	7.40%
	Sales (CCF)	0.50%	1.40%	1.40%	1.40%	1.30%
FPUAnet	Customer	86.00%	81.00%	59.00%	43.00%	31.00%
	Sales (\$)	13.00%	11.00%	13.00%	13.00%	11.00%

Revenue	Actual		Forecast					
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Operating Revenues (1)	\$ 130,112,574	\$ 127,857,132	\$ 133,821,189	\$ 137,956,382	\$ 140,937,059	\$ 145,207,314	\$ 149,654,481	\$ 149,654,481
Non-Operating Revenues (2)	9,981,172	36,086,325	16,132,833	37,433,588	14,810,000	5,600,000	4,200,000	4,200,000
Capital Contributions (3)	8,574,876	10,571,759	10,770,700	10,193,000	10,294,930	10,397,879	10,501,858	10,606,877
<b>Total Revenues</b>	<b>148,668,622</b>	<b>174,515,216</b>	<b>160,724,722</b>	<b>185,582,970</b>	<b>166,041,989</b>	<b>161,205,193</b>	<b>164,356,339</b>	<b>164,461,358</b>
<b>Expenses (5)</b>								
Purchases for Resale (4)	55,872,099	47,010,266	50,760,132	53,778,999	54,316,789	54,859,957	55,408,556	55,962,642
Personnel Services	18,288,755	19,418,242	20,646,696	22,549,020	23,225,491	23,922,255	24,639,923	25,379,121
Employee Benefits	14,070,538	13,078,784	11,721,688	12,526,702	12,902,503	13,289,578	13,688,265	14,098,913
Contractual Services	10,288,283	9,903,442	13,444,394	13,091,397	13,353,225	13,620,289	13,892,695	14,170,549
Commodities	3,981,855	4,451,262	5,869,072	5,471,275	5,580,701	5,692,315	5,806,161	5,922,284
Depreciation (6)	14,564,931	15,694,807	14,710,578	15,130,400	15,584,312	16,051,841	16,533,397	17,029,398
Interest Expense (7)	6,638,139	6,470,656	6,239,477	6,048,597	6,298,000	5,994,750	5,676,250	5,676,250
City Distribution (8)	6,758,421	7,467,922	7,908,082	7,979,145	8,058,936	8,139,526	8,220,921	8,303,130
Other Fixed & Sundry	5,034,019	5,046,920	7,271,024	6,943,522	7,082,392	7,224,040	7,368,521	7,515,892
Transfers	(2,234,993)	(2,917,376)	(3,330,288)	(3,330,288)	(3,396,894)	(3,464,832)	(3,534,128)	(3,604,811)
<b>Total Expenses</b>	<b>133,262,047</b>	<b>125,624,926</b>	<b>135,240,855</b>	<b>140,188,769</b>	<b>143,005,455</b>	<b>145,329,720</b>	<b>147,700,561</b>	<b>150,453,369</b>
<b>Change in Net Position</b>	<b>\$ 15,406,575</b>	<b>\$ 48,890,290</b>	<b>\$ 25,483,867</b>	<b>\$ 45,394,201</b>	<b>\$ 23,036,534</b>	<b>\$ 15,875,473</b>	<b>\$ 16,655,778</b>	<b>\$ 14,007,989</b>
<b>Capital</b>								
Capex (9)	\$ 32,441,876	\$ 64,991,917	\$ 103,314,078	\$ 102,522,461	\$ 66,265,795	\$ 55,631,922	\$ 34,754,544	\$ 18,707,793

**Assumptions:**

(1) Revenues Rates	Adopted Rates		Projection FPSC Index					
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2029
Electric System	4.5%	7.1%	3.2%	2.0%	2.0%	2.0%	2.0%	2.0%
Water System	10.0%	7.1%	3.2%	2.0%	2.0%	2.0%	2.0%	2.0%
Wastewater System	10.0%	7.1%	3.2%	2.0%	2.0%	2.0%	2.0%	2.0%
Natural Gas System	4.5%	7.1%	3.2%	2.0%	2.0%	2.0%	2.0%	2.0%
FPUAnet Communications	None	None	None	None	None	None	None	None

Forecast assumptions, other than Operating Revenues, are as follows:

- (2) Non-Operating revenues include miscellaneous income and grant funds available for any lawful operating purpose not otherwise restricted.
- (3) Capital Contributions include Capital Improvement Charges and Contributed Capital
- (4) Cost of purchased power on historical average. Actual results will be managed through the adopted power cost adjustment (PCA) clause.
- (5) Amounts for operating expenses are based on the assigned escalation: General Inflation 1.02, Employee Benefits 1.03, Contractual Services 1.02, Personnel Services 1.03, and Commodities 1.02.
- (6) Depreciation is based on a 3% increase per year mainly for the completion of the AMI, MWRF & Conveyance, and system expansions.
- (7) Interest expense amounts based on Debt Service Requirements
- (8) City Distribution is based on Operating Revenues growth of 1% per year
- (9) CAPEX reported in Capital Improvement Plan FY 2026 - FY 2030

### **DEBT SERVICE**

The utility's debt service obligations remain a key component of our financial planning. In FY 2022 FPUA issued debt totaling \$146 million to support the acquisition, construction and equipping of certain capital improvements to the systems. The largest of these projects was the construction of a new state-of-the-art wastewater treatment plant. A new debt issuance of approximately \$70 million is budgeted during the Spring of 2026 to support the Capital Improvement Plan and ensure continued investment in critical infrastructure. The redirection of the wastewater flow to the new plant, along with storm hardening FPUA's Emergency Services Center, and construction of a new Electric Substation, will require additional capital funding in future years. Various short and long-term financing options are currently being evaluated, and will include funds from grants, loans, and new debt issuances. A summary of each system's cost of borrowed money is in the Debt Service section of this Budget. The debt service narrative and schedules can be seen in detail beginning with the pages on [Outstanding Debt](#). These schedules reflect both the current and anticipated debt service cash requirements by fiscal year.

### **DEBT SERVICE COVERAGE RATIO**

The [Debt Service Coverage Ratio](#) is detailed, along with other financial ratios, along with the Budgeted Statement of Net Position and is estimated at 2.60 times for FY 2025, and 2.14 times for FY 2026. Based on these projections, FPUA is expected to maintain its debt service coverage above the minimum requirement of 1.25 times.

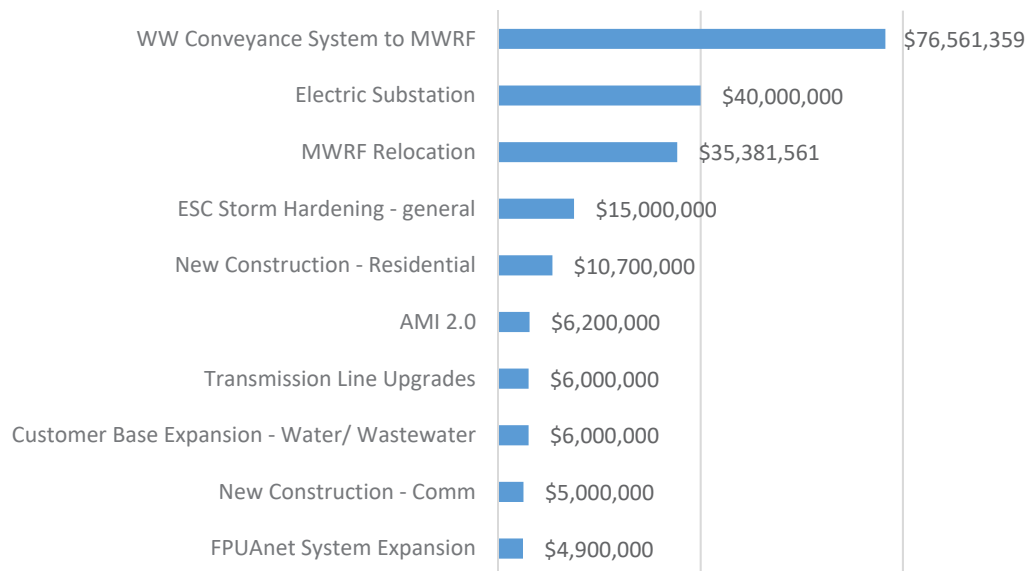
### **CAPITAL IMPROVEMENT PLAN (CIP)**

The FY 2026 Capital Budget totals \$102,522,461, including \$1,000,000 in contingency funding. The CIP for FY 2026 through FY 2030 totals \$277,882,515. A significant portion of this five year plan, 55% or \$151,942,920, is allocated to major projects for the relocation of the wastewater plant to the Mainland Water Reclamation Facility (MWRF) and redirecting the WW conveyance system to MWRF, and design and construction of an electric substation. Anticipated debt is projected to fund 47% or \$129,312,000 of the CIP for FY 2026–2030. These funds are primarily earmarked for the conveyance system redirection to MWRF, the electric substation, ESC storm hardening, and the completion of the Advanced Metering Infrastructure 2.0 installation. Additionally, a portion will support the FPUAnet system expansion for the Smart and Connected City fiber initiative. Revenue from utility rates is anticipated to provide 15% or \$42,214,336 of the five-year total funding. This is specifically for improvements to aging infrastructure ensuring the continued quality and reliability of services. Projects aimed at enhancing FPUA’s reliability, efficiency, or safety for all the systems account for 21% of the five-year CIP. Furthermore, government and regulatory- required projects account for 52% of the five-year CIP, primarily driven by the City of Fort Pierce’s request to relocate the wastewater plant and redirect the WW conveyance system.

The first year of FPUA’s CIP is the Capital Budget for FY 2026. Future capital projects are placed in out years and moved up until they are included in the current year’s capital budget. Each system has been allotted capital spending limits based on rate sufficiency analyses. If project priorities change during FY 2026, requiring additional funds or moving a project into the current year, staff will perform budget transfers within the approved CIP ensuring compliance with budget limitations. Quarterly updates on major capital spending by system, along project completion status will be provided to the FPUA Board.

The chart below depicts the proposed FY 2026 – FY 2030 CIP major projects. These projects account for 74% or \$205,742,920 of the total CIP:

FY 2026 - 2030 Major Projects



For the upcoming CIP budget for fiscal year 2026 of \$102,522,461, grants awarded to FPUA will cover 47% or \$47,150,611 of the total budget. Anticipated Debt will fund 35% of next year’s capital budget or \$35,762,000. Spending on debt funded projects will not commence until funding has been Board approved. Rates will cover 10% of the budget, totaling \$10,371,106. Contributions from external sources (CIA/CIC) are expected to provide 7%, or \$7,208,744. Finally, PFAS funding will account for 1%, or \$1,030,000, which are designated for reverse osmosis water projects.

The remaining \$1,000,000 of the FY 2026 Capital Budget is identified as Contingency and Contingency funds will only be used for unforeseen events. All requests for use of contingency funds must be submitted to the FPUA Board for approval. In the event that contingencies are drawn upon, they will be funded through cash reserves and/or contributions from outside sources.

Meeting the requirements of regulatory and governmental agencies necessitate a substantial capital investment. For the FY 2026 through FY 2030 CIP, 52% of the budget will be committed to meeting these compliance requirements. Additionally, 24% of the CIP is allocated to support system growth. The remaining 24% addresses the critical need for renewing aging infrastructure, replacing worn-out equipment, and implementing safety and efficiency improvements.

Over the last 10 to 15 years, FPUA has incurred considerable renewal and replacement expenses in an effort to prevent unplanned system outages. While preventive maintenance is less costly than emergency repairs, these significant renewals and replacements still have a profound impact on the operating budget. The projected [annual impact on the operating budget](#) is described in more detail in the Capital Section. Across FPUA's systems, various improvements have been implemented. The Electric system has performed storm hardening, including upgrades to distribution power transformers and breakers at substations and replacement of distribution poles, all to prevent extensive and costly outages for both FPUA and its customers. The Supervisory Control and Data Acquisition (SCADA) system is continually being upgraded for enhanced security and to allow for remote monitoring and control of utility operations. The Water and Wastewater systems have completed water well refurbishments and replacements, made numerous water treatment plants improvements (such as repairing and recoating Lime Stripping Towers to remove volatile organic compounds), and undertaken wastewater treatment initiatives to mitigate flood impacts, remediate infiltration, and address hydraulic and biological upsets at the IWRP. The Natural Gas system is working on highly anticipated expansion projects expected to generate new revenue. Furthermore, FPUA is committed to replacing older, gasoline-powered vehicles with cleaner, more efficient compressed natural gas, bi-fuel, and electric alternatives, anticipating long-term cost savings. Despite these ongoing efforts across all utility systems, the resources required to complete all desired improvements are unfortunately limited.

Capital projects and fixed asset purchases are discussed in additional detail in the [Capital Section](#).

### **ESTIMATE OF FUNDS AVAILABLE FOR CAPITAL AND OTHER**

The amount of current-year cash available for capital expenses and other, based on budgeted revenues and expenses, is estimated to be \$30,126,522 in FY 2025 and \$49,770,425 in FY 2026. The details of this calculation can be seen in the table of [Changes in Net Position and Funds Available](#). If these estimates are correct, and the amount available falls short of the cash required to fully fund FPUA's capital program, staff will use cash reserves and/or reduce capital spending.

## **SUMMARY**

The annual budget was developed to maintain long-term financial sustainability for Electric, Water, Wastewater, Natural Gas, and FPUAnet communication systems. Revenues have increased based upon rate adjustments, grant opportunities and growth in services. The rising costs of commodities and contractual services continue to impact operating and capital budgets. FPUA's operating budget will increase as close to the PSC Inflationary Index annually to allow for utility infrastructure to be maintained for compliance and reliability. FPUA has sufficient rate revenues and cash reserves to cover anticipated expenses. The estimated debt service coverage and days of cash-on-hand ratios remain above those required by FPUA bond covenants. This Annual Budget and Resolution will be presented at the August 5, 2025 FPUA Board meeting.



## SIGNIFICANT FINANCIAL POLICIES

The accounting policies of FPUA conform to generally accepted accounting principles (GAAP) as applicable to local governmental units. FPUA complies with the standards of the Governmental Accounting Standards Board (GASB) as they become effective. Private-sector standards of accounting and financial reporting issued on or before November 30, 1989 are followed to the extent that those standards do not conflict with or contradict GASB pronouncements, in accordance with GASB 62. Financial policies are reviewed annually and updated as needed for compliance with changes in Florida Statutes and Governmental Finance Officers Association (GFOA) best practices. Written policies exist for the following major areas:

- Cash Management
- Accounts Receivable
- Investments
- Debt
- Procurement
- Accounts Payable
- Fixed Assets & Capital
- Budget
- Inventory
- Procurement Card

Summarized excerpts from those significant policies are described below:

### REPORTING ENTITY

The voters of the City of Fort Pierce, Florida authorized the organization of Fort Pierce Utilities Authority (FPUA) at a special election held May 30, 1972. FPUA commenced operations as of June 30, 1972, and is responsible for management and operation of the combined Electric, Water, Wastewater and Natural Gas Systems, as well as the Treasure Coast Energy Center, the Manatee Center and FPUAnet® Communications. The City Charter, Article XII, defines the powers, duties and responsibilities of FPUA. The members of FPUA's governing board are selected or removed from office by the Fort Pierce City Commission. FPUA's final audited financial statements and budget are subject to approval of the City Commission, as are rates for service.

The accounts of the various utility systems of FPUA are included as a discretely presented component unit within the financial statements of the City of Fort Pierce, Florida. FPUA has no component units.

### BASIS OF PRESENTATION – FUND ACCOUNTING

The accounts of FPUA are a single enterprise fund, organized on the basis of various utility systems, each of which is considered a separate accounting entity. FPUA's basic financial statements consist of fund financial statements and the notes to the financial statements. The Annual Comprehensive Financial Report also includes supplementary information intended to furnish additional details to support the basic financial statements. Resources are allocated to, and accounted for, in these systems based upon the purpose for which they are to be spent. For external reporting purposes, these systems are combined. This document presents a balanced budget; i.e., projected revenues for a set period of time will equal or exceed projected expenses for the same period. Any shortfall will be funded by unrestricted reserves.

**BASIS OF ACCOUNTING AND BUDGETING**

The budget and the financial statements are prepared on the accrual basis; accordingly, budgeted revenues are recognized when earned, and budgeted expenses are recognized when incurred, regardless of the timing of related cash flows.

**CASH MANAGEMENT POLICY**Cash Handling:

1. All cash, checks, money orders, and cashier's checks (revenues) will be recorded on the date received and forwarded to the bank for deposit.
2. All checks, money orders, etc. will be endorsed with the FPUA endorsement stamp upon receipt.
3. Daily cash reports must be presented to the Department of Finance and reconciled daily to the Bank activity.
4. Cash drawers will be counted and balanced daily, with armored truck pick up and delivery to the local bank branch office.
5. Bank account activity is reviewed daily for otherwise unaccounted-for items.

**INVESTMENT POLICY**Purpose:

Resolution No. U.A. 2023-1, January 3, 2023, revised and brought current the criteria for the operation of the investment portfolio. The primary objective of the policy is to establish a conservative set of investment criteria that will prudently protect FPUA's principal sums and enable generation of a fair rate of return on investments.

Authority:

The Chief Financial Officer is responsible for the implementation of the investment policy, has been approved by the FPUA Board. An Investment/Financial Committee, consists of the Chief Financial Officer, Director of Utilities and at minimum two additional directors at FPUA to review and concur on investments prior to implementation.

Objectives:

The objectives of the investment policy are to provide safety, liquidity and return on investment that is comparable with the current market. Utilization of an Investment Manager can provide benchmarks and active management with a return strategy that will enhance the portfolio.

Authorized Investment Institutions:

Securities purchased Repurchase agreements shall only be made with financial institutions which are qualified as public depositories by the Treasurer of the State of Florida, or institutions designated as "Primary Dealers" by the Federal Reserve Bank of New York.

Investment of bond proceeds shall be made with financial institutions pursuant to the debt covenants.

Risk Management:

Assets held shall be diversified to control risks resulting from over concentration of assets in a specific maturity, issuer, instruments, dealer, or bank through which these instruments are bought and sold. The Investment Committee shall determine diversification strategies within the established guidelines as outlined by this Investment Policy.

Investment Techniques:

It is recognized that the future level of interest rates is almost impossible to predict. When interest rates are at higher levels, funds may be shifted to longer maturities to lock into higher yields; when interest rates are at lower levels, funds will be placed in short-term maturities to avoid being locked in to low rates of return. All investments are purchased through an informal bidding award process.

**DEBT POLICY**

Capital Budgeting:

FPUA annually reviews a 5-year Capital Improvement Plan (CIP). Debt may be issued to meet these cash flow needs on a short-term or long-term basis, depending upon the intended use of the proceeds.

Debt is considered an option when:

- Interest rates are low
- The community can benefit from lower construction costs
- The asset will have a long, useful life
- Forecasts indicate that debt is affordable
- Use of debt is consistent with legal and other limits

Allowable Debt Instruments:

The debt instruments that FPUA is allowed to use are described by Florida law and fall within the limitations of the City Charter.

General Debt Limitations:

The City of Fort Pierce Charter or Code of Ordinances, nor the Florida Statutes limit the amount of debt FPUA can issue. FPUA determines the amount of affordable debt by assessing the sufficiency of future revenues through the use of long-term financial projections.

FPUA is in compliance with the covenants set forth in Resolution No. UA 2022-10, as amended on May 17, 2022, which includes:

- A minimum Days Cash on Hand Ratio of at least 45 must be maintained as of September 30 and March 31 of each year.
- FPUA's current minimum debt service coverage ratio is 1.25x.

Maturity Guidelines:

The term of any debt issued should not exceed the useful life of the asset being funded.

Professional Consultants:

Financial advisors, underwriters and bond counsel are selected using a Request for Proposal (RFP) or Request for Qualification (RFQ) competitive process.

Credit Rating:

FPUA strives to maintain or improve bond rating in order to maintain easy access to credit markets.

Continuing Disclosure:

FPUA is committed to providing continuing disclosure of financial and pertinent credit information relevant to FPUA's outstanding securities, and shall abide by provisions of Securities and Exchange Commission (SEC) Rule 15c2-12 concerning primary and secondary disclosure.

Post-Issuance Compliance:

Management are accountable for ensuring funds are spent in compliance with provisions of the issuance. FPUA will monitor the earnings on its bond proceeds for each debt series to comply with arbitrage requirements.

**PROCUREMENT POLICY**

FPUA strives to uphold fairness and integrity in all purchasing practices, and seeks to lower operational costs whenever possible. The purchasing policies of FPUA are established by the City of Fort Pierce, Florida, Charter, Article XII, Section 179 (Competitive Bidding) and by directive from the Director of Utilities. All purchases for services, construction, materials, supplies, equipment, or machinery are made fairly by securing quotations and bids where necessary prior to the purchase.

Purchasing Limits:

- *Small Purchases - below \$5,000:*

Small purchases under \$5,000 may be made by departments, with proper approvals. Purchases over \$5,000 require a purchase order. Additionally, any transaction requiring signatures for approval also necessitates a purchase order, such as contracts.

- *Informal Quotes \$5,000 – up to \$50,000:*

The term "Informal Quote" is used to identify mid-level purchases between \$5,000 and \$50,000. The Director of Utilities can authorize purchases up to \$50,000. Purchases over \$50,000 must be formally bid, unless a specific exemption applies. Departments must submit an electronic purchase requisition flagged as a Purchase Order Authorization (POA) for such purchases, with quote specifications attached and all other required documentation. Supply Chain Management will place the required notice advertisement in the newspaper. After the quote evaluation, approvals and recommendation, the requisition is then forwarded to the Department of Finance, where the purchase order is created and distributed.

- *Formal Bids/Proposals - over \$50,000:*

A “Formal Bid” is used to identify solicitations which represent major purchases that require a public “formal” sealed procurement process. Purchases more than \$50,000 are handled in the same manner as Informal Quotes except that the FPUA Board must also authorize the purchase.

## **FIXED ASSETS & CAPITAL POLICY**

### Capital expenditures:

- Useful Life greater than 3 years.
- Individual value of \$5,000 or greater.

### Asset Book Value:

- Constructed cost is equal to the total of contractor costs, materials/inventory, labor and related overhead.
- Acquired assets are valued at the purchase price plus transportation.
- Contributed Assets are valued at market value on the date received.

### Depreciation:

- Taken at straight-lined method over the estimated useful life of the asset.
- Useful lives are evaluated periodically and updated when new data is learned.

### Disposition/Replacement:

- Assets that have reached the end of life due to damage, wear or loss of function are replaced in accordance with the limits of the available capital budget.
- Disposed assets are scrapped, salvaged or sold at auction with proceeds going toward FPUA’s civic contributions to the The Manatee Center.

Annually, FPUA Board members, and its leadership team develop a capital plan, including vehicle and equipment replacement, taking into consideration both expansion and major rehabilitation. The key items identified are then combined into the five-year Capital Improvement Plan (CIP) and put through the same rigorous scrutiny as the other budgets to determine which projects/items will be funded in the upcoming fiscal year.

## **BUDGET POLICY**

In accordance with the City of Fort Pierce Charter, Article XII, Section 176 (12), FPUA shall annually prepare and adopt a budget for the ensuing year and furnish a copy to the City Commission at least forty-five (45) days prior to the beginning of the next fiscal year (October 1). If a four-fifths (4/5) vote of the City Commission does not disapprove of any line item expenses in the budget, or any amendments thereto, within thirty (30) days of the date of submission to the City Commission, the budget or any amendments thereto shall be deemed approved as submitted.

The City Commission may not increase any amounts in the proposed budget or amendments thereto, but may reduce by a four-fifths (4/5) vote of the city commission any line item in the budget or amendments thereto. The City Commission may by majority vote waive the thirty-day

period for disapproval and approve the budget, or any amendment thereto. Any expenses disapproved shall not be authorized. No amendments to the FPUA budget shall be authorized unless submitted to the City Commission.

The budget includes proposed capital and operations and maintenance expenses and the means by which they are to be financed. The budget is presented on the accrual basis; accordingly, revenues and expenses are budgeted for the specific periods of time and are recorded as incurred, along with acquired assets, without regard to the date of receipts or payment of cash, which is consistent with generally accepted accounting principles (GAAP).

Once approved, the Annual Budget becomes the basis for capital and operations and maintenance expenses during the ensuing fiscal year. Expenses may not exceed the adopted budget.

Formal budgetary integration is employed as a management control device during the year. Controls are in place to reduce the possibility of overspending in individual line items. Requisitions that exceed budgeted amounts are flagged as such, and are not converted to Purchase Orders until the over-budget condition is corrected. Cumulative budget transfers are limited to the spending authority levels of Department Heads, Directors and the Director of Utilities.

After the close of the fiscal year, the budget is amended to reflect changes in available revenues and transfers of appropriations between departments and utility systems. Unexpended balances of appropriations lapse at year end.

## BUDGET PREPARATION PROCESS



### COMPILATION

Each department completes Operations and Maintenance (O&M) Budget worksheets which are provided by Finance, including comparative prior year(s) data. Departments are also provided with templates and historical trends to complete worksheets for the Capital Improvement Plan (CIP). These budget worksheets are the basis for the O&M Budget and CIP. Department Heads review and update the worksheets as necessary, and Directors give final approval.

### REVIEW AND REVISE

Once all budget worksheets are completed by the departments, they are then compiled and summary schedules are prepared to provide an overview of the departmental budgets. A draft of each budget document is sent to the Budget Review Committee (BRC) prior to the budget meetings. The BRC, consisting of the Director of Utilities, Chief Financial Officer, Finance Manager, Assistant Controllers and Utility Accountants responsible for Capital and O&M meet with the respective Department Heads and Directors, to discuss the budgets and make any necessary revisions. The Department Heads and Directors must also describe their Goals and Objectives, Accomplishments, and Performance Measures.

The Chief Financial Officer submits the completed O&M Budget and CIP to the Director of Utilities, which is then submitted to the FPUA Board for approval. The public is invited to this meeting and individuals are given the opportunity to address their questions and concerns.

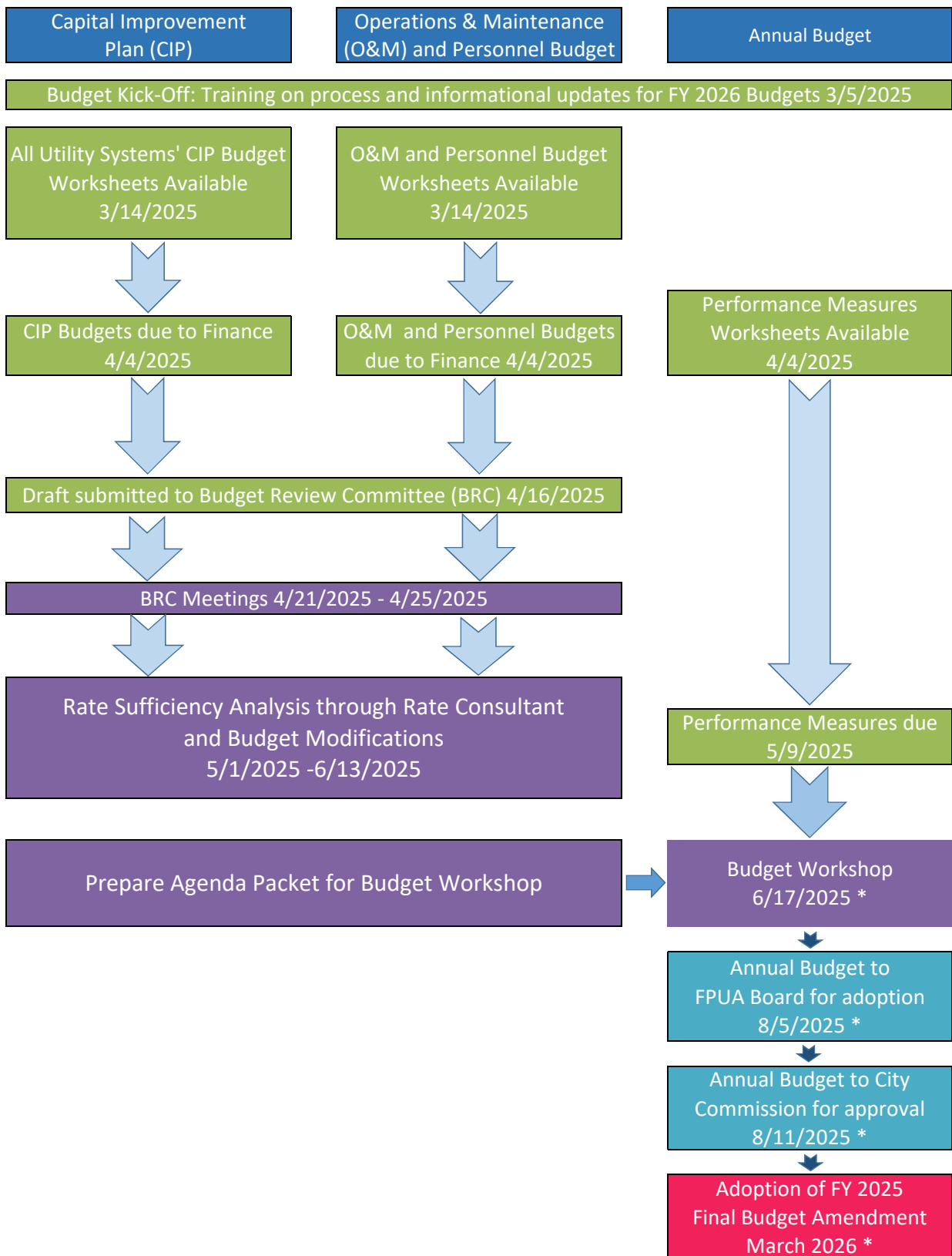
### APPROVAL

The two prefatory budgets - the O&M Budget, which includes Revenue and Personnel, and the CIP are compiled into the Annual Budget. This document is sent to the Director of Utilities for review before being submitted to the FPUA Board for adoption by Resolution. The final step in the budget approval process is to present the Annual Budget to the City Commission for their approval.

### FINAL BUDGET AMENDMENT

The budget and amendments thereto, have been approved according to the above procedures.

### BUDGET PREPARATION FLOWCHART



\* Public are invited to these meetings.

## UNIT SALES STATISTICS

	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<b>ELECTRIC - MWH</b>				
Residential	255,391	254,456	259,036	264,217
General Service	320,146	320,491	326,260	332,786
Street Lights	3,163	3,149	3,206	3,270
Traffic Signals	804	804	818	835
Rental Lights	4,807	4,596	4,679	4,772
<i>TOTAL</i>	<u>584,311</u>	<u>583,496</u>	<u>593,999</u>	<u>605,880</u>
<b>WATER - 1000's of GALLONS</b>				
Residential	1,015,216	1,065,935	1,080,858	1,097,071
General Service	1,655,016	1,621,995	1,644,703	1,669,373
Sales for Resale	348,613	393,742	399,254	405,243
<i>TOTAL</i>	<u>3,018,845</u>	<u>3,081,672</u>	<u>3,124,815</u>	<u>3,171,687</u>
<b>NATURAL GAS - CCF</b>				
Residential	415,775	423,634	429,566	436,008
General Service	2,777,909	2,983,012	3,024,774	3,070,146
Heat Only	258	373	378	384
Contract Sales	1,516,746	1,600,548	1,622,956	1,647,300
<i>TOTAL</i>	<u>4,710,688</u>	<u>5,007,567</u>	<u>5,077,674</u>	<u>5,153,838</u>
<b>WASTEWATER - 1000's of GALLONS</b>				
Residential	734,321	772,798	785,163	796,940
General Service	1,013,707	1,038,241	1,054,853	1,070,676
<i>TOTAL</i>	<u>1,748,028</u>	<u>1,811,039</u>	<u>1,840,016</u>	<u>1,867,616</u>

**COMPUTATION OF CHANGE IN NET POSITION AND FUNDS AVAILABLE FOR CAPITAL AND OTHER**

<b>AMENDED BUDGET FY 2025</b>	<b>ELECTRIC</b>	<b>WATER</b>	<b>NATURAL GAS</b>	<b>WASTEWATER</b>	<b>FPUAnet</b>	<b>OTHER</b>	<b>TOTAL</b>
REVENUES	\$ 78,688,202	\$ 31,905,178	\$ 7,555,379	\$ 37,202,849	\$ 2,496,050	\$ 2,877,064	\$ 160,724,722
EXPENSES	76,396,780	24,368,788	7,359,656	21,822,355	2,416,252	2,877,024	135,240,855
<b>Change in Net Position</b>	<b>2,291,422</b>	<b>7,536,390</b>	<b>195,723</b>	<b>15,380,494</b>	<b>79,798</b>	<b>40</b>	<b>25,483,867</b>
ADD BACK:							
Depreciation	4,669,119	5,304,881	470,075	4,319,652	366,411	262	15,130,400
OPEB accrual	23,373	23,555	5,741	16,693	3,855	3,783	77,000
SUBTRACT:							
Principal payments on debt	1,616,169	1,697,513	219,510	2,151,809	-	-	5,685,000
Amortization of bond premiums	58,818	96,425	38,724	463,558	29,820	-	687,345
Non-Cash Capital Contributions	50,000	1,886,300	-	2,256,100	-	-	4,192,400
<b>FUNDS AVAILABLE FOR CAPITAL AND OTHER</b>	<b>\$ 5,258,927</b>	<b>\$ 9,184,589</b>	<b>\$ 413,305</b>	<b>\$ 14,845,373</b>	<b>\$ 420,244</b>	<b>\$ 4,085</b>	<b>\$ 30,126,522</b>

<b>ORIGINAL BUDGET FY 2026</b>	<b>ELECTRIC</b>	<b>WATER</b>	<b>NATURAL GAS</b>	<b>WASTEWATER</b>	<b>FPUAnet</b>	<b>OTHER</b>	<b>TOTAL</b>
REVENUES	\$ 80,644,702	\$ 32,526,278	\$ 7,593,937	\$ 59,254,349	\$ 2,688,200	\$ 2,875,504	\$ 185,582,970
EXPENSES	79,956,024	24,584,290	7,605,528	22,583,550	2,583,913	2,875,464	140,188,769
<b>Change in Net Position</b>	<b>688,678</b>	<b>7,941,988</b>	<b>(11,591)</b>	<b>36,670,799</b>	<b>104,287</b>	<b>40</b>	<b>45,394,201</b>
ADD BACK:							
Depreciation	4,533,128	5,150,370	456,383	4,193,837	355,738	21,122	14,710,578
OPEB accrual	23,373	23,555	5,741	16,693	3,855	3,783	77,000
SUBTRACT:							
Principal payments on debt	1,658,210	1,744,435	227,845	2,240,510	-	-	5,871,000
Amortization of bond premiums	61,595	97,810	38,711	461,373	30,865	-	690,354
Non-Cash Capital Contributions	50,000	1,800,000	-	2,000,000	-	-	3,850,000
<b>FUNDS AVAILABLE FOR CAPITAL AND OTHER</b>	<b>\$ 3,475,374</b>	<b>\$ 9,473,668</b>	<b>\$ 183,977</b>	<b>\$ 36,179,447</b>	<b>\$ 433,015</b>	<b>\$ 24,945</b>	<b>\$ 49,770,425</b>



**ESTIMATED DISTRIBUTION TO THE CITY OF FORT PIERCE**

<b>AMENDED FY 2025 REVENUE BUDGET</b>	<b>ELECTRIC</b>	<b>WATER</b>	<b>NATURAL GAS</b>	<b>WASTE- WATER</b>	<b>FPUAnet</b>	<b>OTHER</b>	<b>TOTAL</b>
GROSS REVENUE	\$78,688,202	\$31,905,178	\$ 7,555,379	\$ 37,202,849	\$2,496,050	\$2,877,064	\$160,724,722
FMPA Management Fee	40,485						40,485
REVERSE:							
Purchased Power & Gas Adjustments	(1,603,300)	-	1,634,200	-	-	-	30,900
Capital Contributions	1,665,900	3,458,900	60,900	5,520,000	65,000	-	10,770,700
Grant Revenue	1,371,900	-	-	10,303,900	120,000	-	11,795,800
FMPA O&M Cost Recovery	-	-	-	-	-	2,025,775	2,025,775
FPUAnet Operating Revenue	-	-	-	-	2,306,000	-	2,306,000
Manatee Center Operating Revenue	-	-	-	-	-	850,289	850,289
<b>ADJUSTED GROSS REVENUE</b>	<b>\$77,294,187</b>	<b>\$28,446,278</b>	<b>\$ 5,860,279</b>	<b>\$ 21,378,949</b>	<b>\$ 5,050</b>	<b>\$ 1,000</b>	<b>\$132,985,744</b>
<b>DISTRIBUTION TO CITY PAYABLE IN FY 2026</b>	<b>\$ 4,637,651</b>	<b>\$ 1,706,777</b>	<b>\$ 351,617</b>	<b>\$ 1,282,737</b>	<b>\$ 303</b>	<b>\$ 60</b>	<b>\$ 7,979,145</b>

<b>ORIGINAL FY 2026 REVENUE BUDGET</b>	<b>ELECTRIC</b>	<b>WATER</b>	<b>NATURAL GAS</b>	<b>WASTE- WATER</b>	<b>FPUAnet</b>	<b>OTHER</b>	<b>TOTAL</b>
GROSS REVENUE	\$80,644,702	\$32,526,278	\$ 7,593,937	\$ 59,254,349	\$2,688,200	\$2,875,504	\$185,582,970
FMPA Management Fee	41,294						41,294
REVERSE:							
Purchased Power & Gas Adjustments	(1,098,000)	-	1,634,000	-	-	-	536,000
Capital Contributions	2,050,000	3,620,000	61,000	4,437,000	25,000	-	10,193,000
Grant Revenue	1,147,300	-	-	33,061,000	-	40,000	34,248,300
FMPA O&M Cost Recovery	-	-	-	-	-	2,058,522	2,058,522
FPUAnet Operating Revenue	-	-	-	-	2,657,500	-	2,657,500
Manatee Center Operating Revenue	-	-	-	-	-	766,982	766,982
<b>ADJUSTED GROSS REVENUE</b>	<b>\$78,586,696</b>	<b>\$28,906,278</b>	<b>\$ 5,898,937</b>	<b>\$ 21,756,349</b>	<b>\$ 5,700</b>	<b>\$ 10,000</b>	<b>\$135,163,960</b>
<b>DISTRIBUTION TO CITY PAYABLE IN FY 2027</b>	<b>\$ 4,715,202</b>	<b>\$ 1,734,377</b>	<b>\$ 353,936</b>	<b>\$ 1,305,381</b>	<b>\$ 342</b>	<b>\$ 600</b>	<b>\$ 8,109,838</b>

## BUDGETED STATEMENT OF NET POSITION

The first page of the Budgeted Statement of Net Position displays the Total Assets and Deferred Outflows of resources, and the second page displays the Total Liabilities, Deferred Inflows of Resources and Net Position of the statement. Total Assets and Deferred Outflows are equal to Total Liabilities, Deferred Inflows plus Total Net Position, which are projected to be \$524,031,000 as of September 30, 2025 and \$563,511,000 as of September 30, 2026.

The decrease in Total Current Assets for FY 2025 and FY 2026 is a result of continued spending on infrastructure projects such as the Mainland Water Reclamation Facility, the related Conveyance System, and various system expansion initiatives. Grant reimbursement funds received will be reinvested into these projects during the same year. The spenddown of bond proceeds is expected to continue as planned throughout Fiscal Year 2025. Additional financing in the form of a debt issuance of approximately \$70,000,000 is anticipated to provide continued funding of the wastewater conveyance system and a new electric substation. As the projects near completion, the growth in net investment in capital assets will increase total net position.

The current ratios on restricted and unrestricted accounts demonstrate FPUA's ability to pay debt, which is a key indicator of solvency. Higher ratios indicate an increased ability to repay debt. The debt to equity ratio of 0.59 in the FY 2026 Original Budget shows that for every dollar of internal financing, there will be \$0.59 in financed debt. Debt Service coverage ratio is a ratio of Net Available Income to the Net Cash required to cover our Debt Service.

Selected financial ratios are highlighted below:

FINANCIAL RATIOS	ACTUAL 9/30/2024	AMENDED BUDGET 9/30/2025	ORIGINAL BUDGET 9/30/2026
Current Ratio			
Unrestricted Assets	4.71	4.25	2.77
Restricted Assets	1.81	1.27	1.27
Debt to Equity Ratio	0.80	0.70	0.80
Debt Service Ratio	3.18x	2.60x	2.14x

Net Position is defined as the difference between FPUA's Assets and Liabilities, as displayed on the Budgeted Statement of Net Position. Projected changes in Net Position are as follows:

NET POSITION	<i>Dollars in thousands</i>		
	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
Net Position - Beginning of Year	\$ 224,835	\$ 273,725	\$ 299,209
Change in Net Position	48,890	25,484	45,394
Net Position - End of Year	\$ 273,725	\$ 299,209	\$ 344,603

## BUDGETED STATEMENT OF NET POSITION (Dollars in Thousands)

	ACTUAL	ACTUAL	AMENDED	ORIGINAL	CHANGE	
	9/30/23	9/30/24	BUDGET 9/30/25	BUDGET 9/30/26	9/30/25 TO 9/30/26 \$	%
<b>ASSETS AND DEFERRED OUTFLOWS</b>						
<b>ASSETS</b>						
Current Assets:						
Equity in Pooled Cash and Investments	\$ 35,159	\$ 33,405	\$ 37,791	\$ 12,995	\$ (24,796)	(65.61%)
Accounts Receivable, Net of Allowance for Uncollectible Accounts	10,797	35,401	9,222	9,514	292	3.17%
Unbilled Receivables	7,571	8,077	8,077	8,077	-	0.00%
Due from Other Governments	773	699	699	249	(450)	(64.38%)
Inventories and Other Current Assets	12,151	16,585	16,434	16,278	(156)	(0.95%)
Restricted Equity in Pooled Cash and Investments	22,249	25,370	18,678	18,998	320	1.71%
Restricted Cash with Fiscal Agent	8,554	8,576	5,577	5,629	52	0.93%
Total Current Assets	97,254	128,113	96,478	71,740	(24,738)	(25.64%)
Noncurrent Assets:						
Capital Assets:						
Utility Plant in Service	515,567	531,035	544,536	698,536	154,000	28.28%
Construction Work in Progress	47,403	100,211	219,710	130,441	(89,269)	(40.63%)
Less Accumulated Depreciation	(318,052)	(331,913)	(345,624)	(346,137)	(513)	0.15%
Right to Use Assets	156	156	156	156	-	0.00%
Less Accumulated Depreciation	(18)	(50)	(50)	(50)	-	0.00%
Right to Use Subscription Asset	441	441	441	441	-	0.00%
Less Accumulated Depreciation	(65)	(206)	(206)	(206)	-	0.00%
Total Capital Assets (net of Accumulated Depreciation)	245,432	299,674	418,963	483,181	64,218	15.33%
Other Noncurrent Assets:						
FMPA Working Capital Receivable	1,919	1,919	1,919	1,919	-	0.00%
Preliminary Surveys	41	41	42	42	-	0.00%
Restricted Equity in Pooled Cash and Investments	106,314	74,336	3,377	77,377	74,000	2191.29%
Total Other Noncurrent Assets	108,274	76,296	5,338	79,338	74,000	1386.29%
Total Noncurrent Assets	353,706	375,970	424,301	562,519	138,218	32.58%
<b>TOTAL ASSETS</b>	450,960	504,083	520,779	634,259	113,480	21.79%
<b>DEFERRED OUTFLOWS OF RESOURCES</b>						
Deferred Pension Outflow	11,001	2,596	2,596	2,596	-	0.00%
Purchased Power and Gas Under-Recovery	-	-	-	-	-	0.00%
Deferred OPEB Outflow	276	298	298	298	-	0.00%
Deferred Amount on Debt Refunding	412	385	385	385	-	0.00%
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	11,689	3,279	3,279	3,279	-	0.00%
<b>TOTAL ASSETS AND DEFERRED OUTFLOWS</b>	\$462,649	\$507,362	\$524,058	\$637,538	\$113,480	21.65%

## BUDGETED STATEMENT OF NET POSITION

### (Dollars in Thousands)

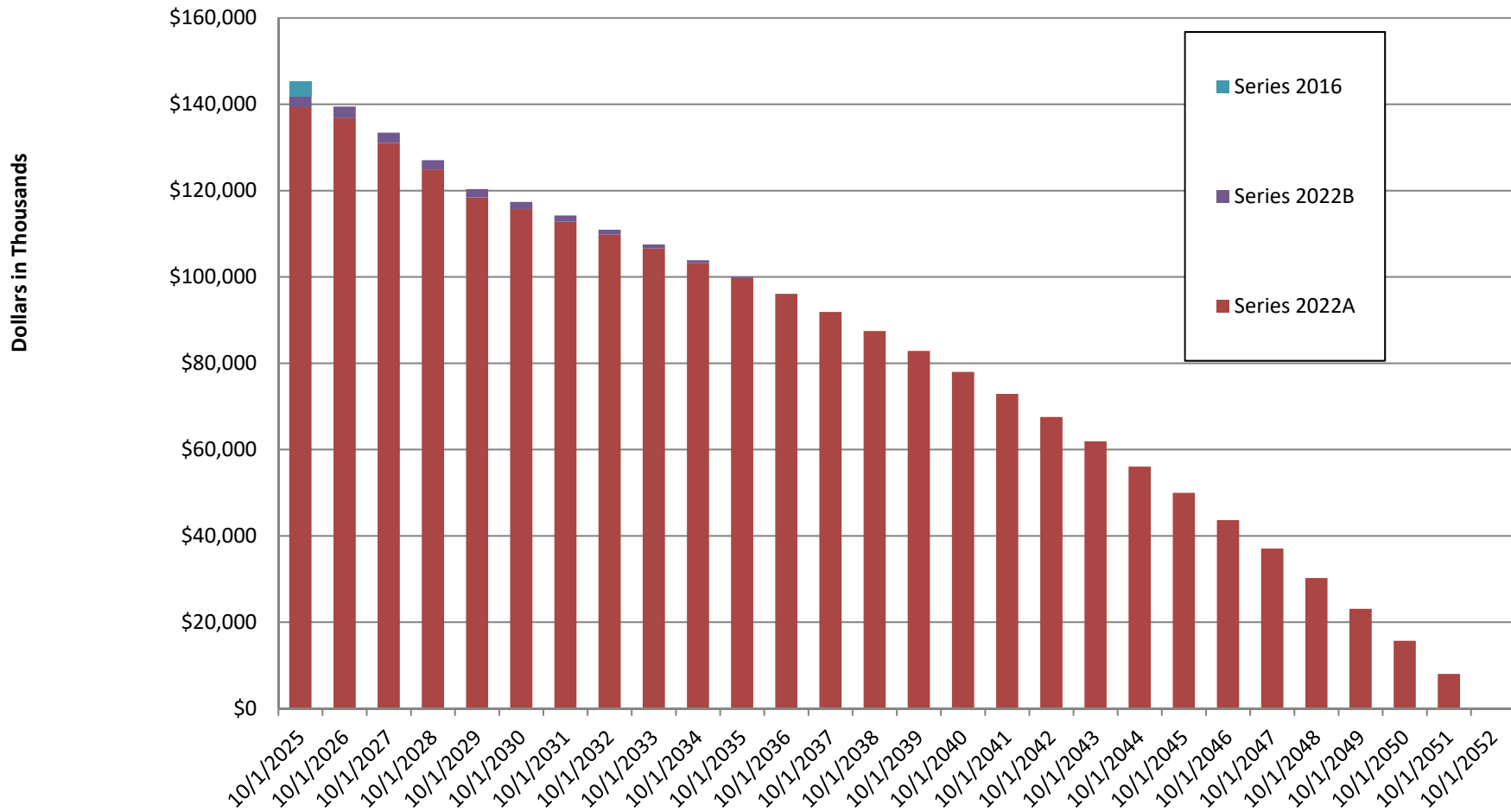
	ACTUAL	ACTUAL	AMENDED	ORIGINAL	CHANGE	
	9/30/23	9/30/24	BUDGET 9/30/25	BUDGET 9/30/26	9/30/25 TO 9/30/26 \$	9/30/25 TO 9/30/26 %
<b>LIABILITIES, DEFERRED INFLOWS AND NET POSITION</b>						
<b>LIABILITIES</b>						
Current Liabilities:						
Accounts Payable and Accrued Expenses	\$ 13,502	\$ 18,178	\$ 15,179	\$ 15,179	\$ -	0.00%
Due to City of Fort Pierce	953	1,188	1,188	1,188	-	0.00%
Customer Deposits	9,429	9,775	10,055	10,335	280	2.78%
Revenue Bonds Payable - restricted assets	5,575	5,628	5,685	5,871	186	3.27%
Accrued Interest Payable - restricted assets	3,394	3,368	3,340	3,246	(94)	(2.81%)
Accrued Compensated Absences	348	308	308	308	-	0.00%
Lease Liability	28	31	31	31	-	0.00%
Subscription Asset Liability	100	109	109	109	-	0.00%
Other Current Liabilities	277	199	194	189	(5)	(2.58%)
Total Current Liabilities	<u>33,606</u>	<u>38,784</u>	<u>36,089</u>	<u>36,456</u>	<u>367</u>	<u>1.02%</u>
Noncurrent Liabilities:						
Revenue Bonds Payable, Net of Unamortized Discounts/Premiums Restricted portion \$61,227 in 2024	163,823	157,742	151,356	218,782	67,426	44.55%
Accrued Compensated Absences	1,923	3,021	3,021	3,021	-	0.00%
Other Post Employment Benefits Obligation	1,336	1,457	1,534	1,611	77	5.02%
Net Pension Liability	27,665	16,531	16,531	16,531	-	0.00%
Lease Liability	114	84	50	16	(34)	(68.00%)
Subscription Asset Liability	109	-	-	-	-	0.00%
Other Non Current Liabilities	35	69	69	69	-	0.00%
Total Noncurrent Liabilities	<u>195,005</u>	<u>178,904</u>	<u>172,561</u>	<u>240,030</u>	<u>67,469</u>	<u>39.10%</u>
<b>TOTAL LIABILITIES</b>	<u>228,611</u>	<u>217,688</u>	<u>208,650</u>	<u>276,486</u>	<u>67,836</u>	<u>32.51%</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Purchased Power and Gas Over-Recovery	8,884	11,201	11,201	11,201	-	0.00%
Reserve for Emergencies	-	-	250	500	250	100.00%
Deferred Pension Inflow	302	4,739	4,739	4,739	-	0.00%
Deferred OPEB Inflow	17	9	9	9	-	0.00%
Total Deferred Inflows of Resources	<u>9,203</u>	<u>15,949</u>	<u>16,199</u>	<u>16,449</u>	<u>250</u>	<u>1.54%</u>
<b>NET POSITION</b>						
Net Investment in Capital Assets	171,276	191,079	253,000	294,000	41,000	16.21%
Restricted for Capital Improvement Charges	12,405	15,175	5,175	5,175	-	0.00%
Restricted for Debt Service	1,977	1,977	1,977	1,977	-	0.00%
Restricted for Emergencies	900	900	900	900	-	0.00%
Restricted for Renewals and Replacements	500	500	500	500	-	0.00%
Unrestricted	37,777	64,094	37,657	42,051	4,394	11.67%
Total Net Position	<u>224,835</u>	<u>273,725</u>	<u>299,209</u>	<u>344,603</u>	<u>45,394</u>	<u>15.17%</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION</b>	<u>\$462,649</u>	<u>\$507,362</u>	<u>\$524,058</u>	<u>\$637,538</u>	<u>\$113,480</u>	<u>21.65%</u>

## OUTSTANDING DEBT

FPUA has four revenue bond series outstanding. All are collateralized by pledge of the net revenues of the combined systems as required by bond covenants. On June 21, 2022, FPUA completed a new tax-exempt debt issuance that refinanced a portion of our existing debt and provided funding for capital improvements. This restructuring extends debt service out to FY 2052, permitting relocation of the wastewater plant and necessary expansion projects to take place. As of June 30, 2025 the existing outstanding debt consists of:

- \$143,500,000 Utilities Refunding Revenue Bonds, Series 2022A, interest varying from 4.00% to 5.00%. The bonds mature October 1, 2025 through October 1, 2052, with annual principal amounts ranging from \$2,310,000 to \$8,005,000. The outstanding balance as of June 30, 2025 was \$141,645,000.
- \$2,500,000 Utilities Revenue Bonds, Series 2022B, interest fixed at 5.00%. The bonds mature October 1, 2027 through October 1, 2036, with annual principal amounts ranging from \$200,000 to \$315,000. The outstanding balance as of June 30, 2025 was \$2,550,000.
- \$9,545,000 Utilities Revenue Bond, Series 2016, interest fixed at 2.14%. Future bond maturity dates October 1, 2025 through October 1, 2026 carry annual principal amounts ranging from \$3,375,000 to \$3,451,000. The outstanding balance as of June 30, 2025 was \$6,826,000.

### Outstanding Debt Through Maturity



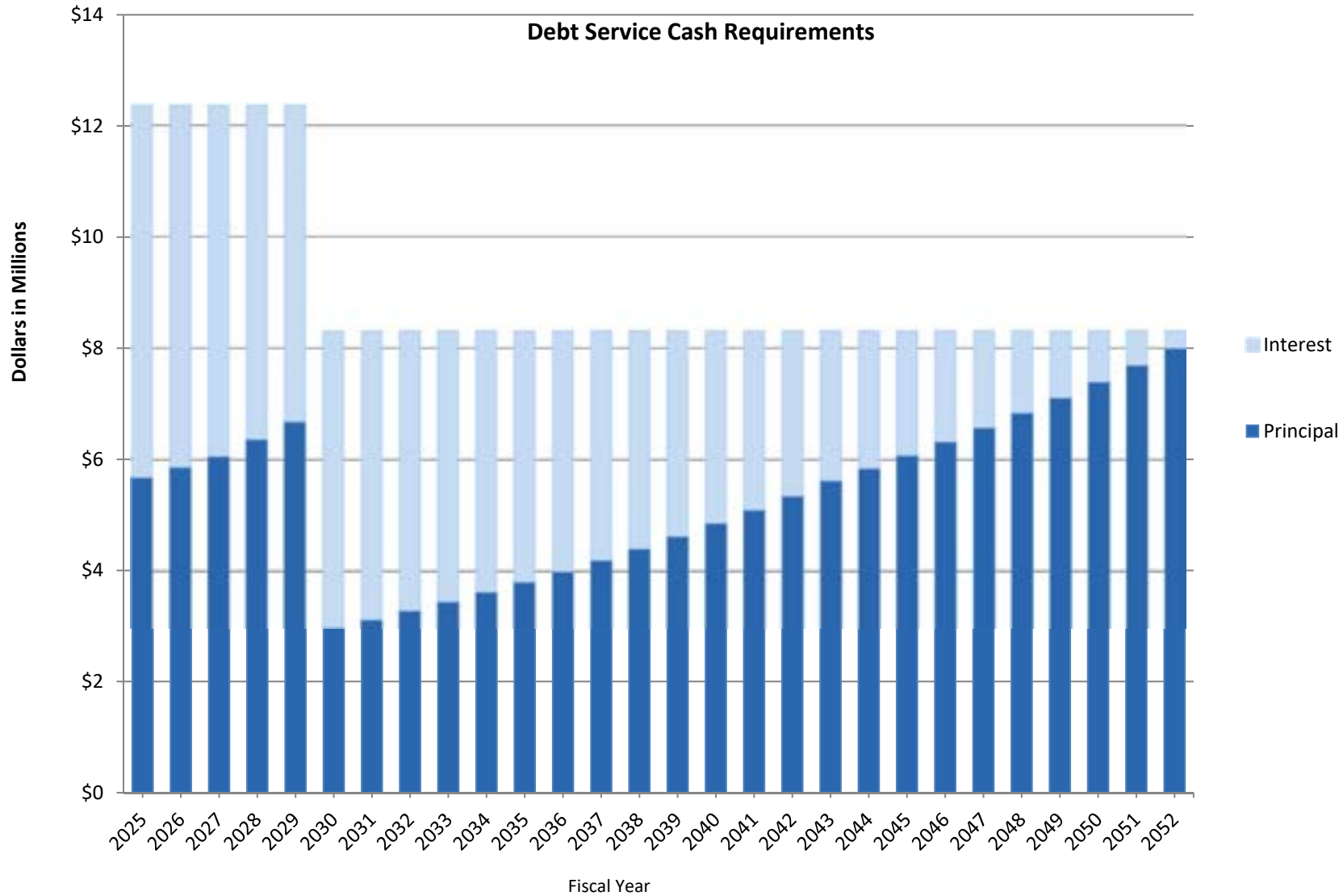
## DEBT SERVICE

Following is a summary of each system's cost of borrowed money, including principal repayments and interest expense associated with the retirement of outstanding bonded debt. FPUA does not have a legally mandated debt limit. This schedule includes accretion of Capital Appreciation Bonds, which is not included in the calculation of debt service coverage.

	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026	ANTICIPATED DEBT FY 2026
<b><u>ELECTRIC</u></b>					
Principal	\$ 2,013,121	\$ 2,020,802	\$ 1,616,169	\$ 1,658,210	\$ 1,658,210
Interest	895,448	792,848	684,254	643,234	1,446,889
<i>Total</i>	<u>2,908,569</u>	<u>2,813,650</u>	<u>2,300,423</u>	<u>2,301,444</u>	<u>3,105,099</u>
<b><u>WATER</u></b>					
Principal	2,005,151	2,015,103	1,697,513	1,744,435	1,744,435
Interest	1,229,760	1,127,615	1,019,524	973,288	1,036,520
<i>Total</i>	<u>3,234,911</u>	<u>3,142,718</u>	<u>2,717,037</u>	<u>2,717,723</u>	<u>2,780,955</u>
<b><u>NATURAL GAS</u></b>					
Principal	169,693	172,525	219,510	227,845	227,845
Interest	396,148	387,546	378,461	369,899	424,098
<i>Total</i>	<u>565,841</u>	<u>560,071</u>	<u>597,971</u>	<u>597,744</u>	<u>651,943</u>
<b><u>WASTEWATER</u></b>					
Principal	1,387,036	1,419,570	2,151,809	2,240,509	2,240,509
Interest	4,614,910	4,544,792	4,470,836	4,378,931	5,230,844
<i>Total</i>	<u>6,001,946</u>	<u>5,964,362</u>	<u>6,622,645</u>	<u>6,619,440</u>	<u>7,471,353</u>
<b><u>FPUAnet</u></b>					
Principal	-	-	-	-	-
Interest	127,500	127,500	127,500	127,500	216,000
<i>Total</i>	<u>127,500</u>	<u>127,500</u>	<u>127,500</u>	<u>127,500</u>	<u>216,000</u>
<b>TOTAL ALL SYSTEMS</b>	<u>\$ 12,838,767</u>	<u>\$ 12,608,301</u>	<u>\$ 12,365,576</u>	<u>\$ 12,363,851</u>	<u>\$ 14,225,351</u>
<b><u>SUMMARY</u></b>					
Principal	\$ 5,575,000	\$ 5,628,000	\$ 5,685,000	\$ 5,870,999	\$ 5,870,999
Interest	7,263,767	6,980,301	6,680,576	6,492,852	8,354,352
<i>Total</i>	<u>\$ 12,838,767</u>	<u>\$ 12,608,301</u>	<u>\$ 12,365,576</u>	<u>\$ 12,363,851</u>	<u>\$ 14,225,351</u>

**DEBT SERVICE CASH REQUIREMENTS BY FISCAL YEAR**

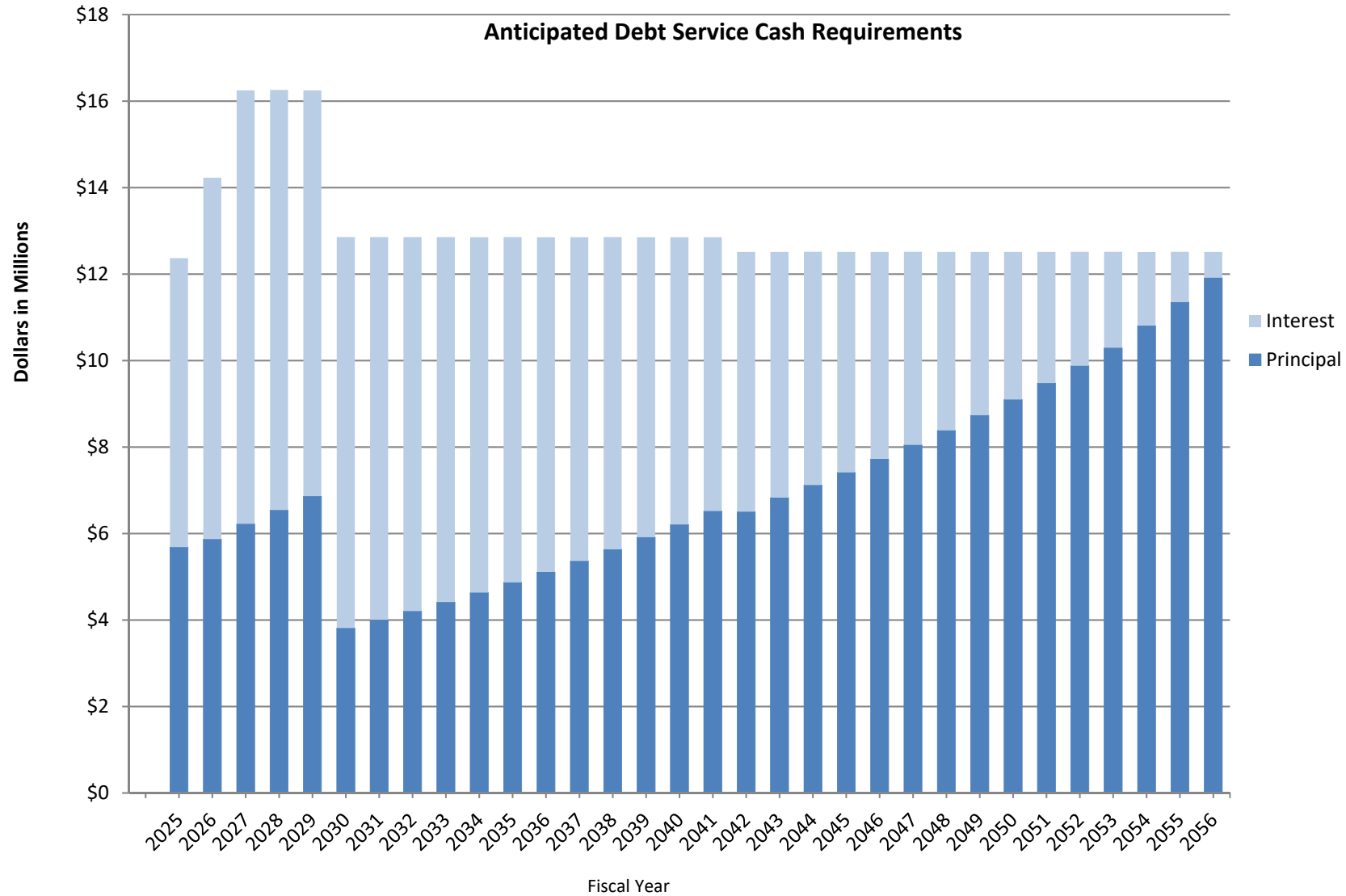
<b><u>Year Ending</u></b> <b><u>September 30</u></b>	<b><u>Principal</u></b>	<b><u>Interest</u></b>	<b><u>Total</u></b>
2025	\$ 5,685,000	\$ 6,680,576	\$ 12,365,576
2026	5,871,000	6,492,851	12,363,851
2027	6,065,000	6,298,000	12,363,000
2028	6,370,000	5,994,750	12,364,750
2029	6,685,000	5,676,250	12,361,250
2030	2,980,000	5,342,000	8,322,000
2031	3,130,000	5,193,000	8,323,000
2032	3,290,000	5,036,500	8,326,500
2033	3,455,000	4,872,000	8,327,000
2034	3,625,000	4,699,250	8,324,250
2035	3,805,000	4,518,000	8,323,000
2036	3,995,000	4,327,750	8,322,750
2037	4,195,000	4,128,000	8,323,000
2038	4,405,000	3,918,250	8,323,250
2039	4,625,000	3,698,000	8,323,000
2040	4,860,000	3,466,750	8,326,750
2041	5,100,000	3,223,750	8,323,750
2042	5,355,000	2,968,750	8,323,750
2043	5,625,000	2,701,000	8,326,000
2044	5,850,000	2,476,000	8,326,000
2045	6,080,000	2,242,000	8,322,000
2046	6,325,000	1,998,800	8,323,800
2047	6,580,000	1,745,800	8,325,800
2048	6,845,000	1,482,600	8,327,600
2049	7,115,000	1,208,800	8,323,800
2050	7,400,000	924,200	8,324,200
2051	7,700,000	628,200	8,328,200
2052	8,005,000	320,200	8,325,200
<b>Totals</b>	<b><u>\$ 151,021,000</u></b>	<b><u>\$ 102,262,028</u></b>	<b><u>\$ 253,283,028</u></b>



Debt service requirements are higher prior to FY 2030 due to bond retirements during FY 2025-2026, and increased principal repayment requirements during FY 2027-2029.

**ANTICIPATED  
DEBT SERVICE CASH REQUIREMENTS BY FISCAL YEAR**

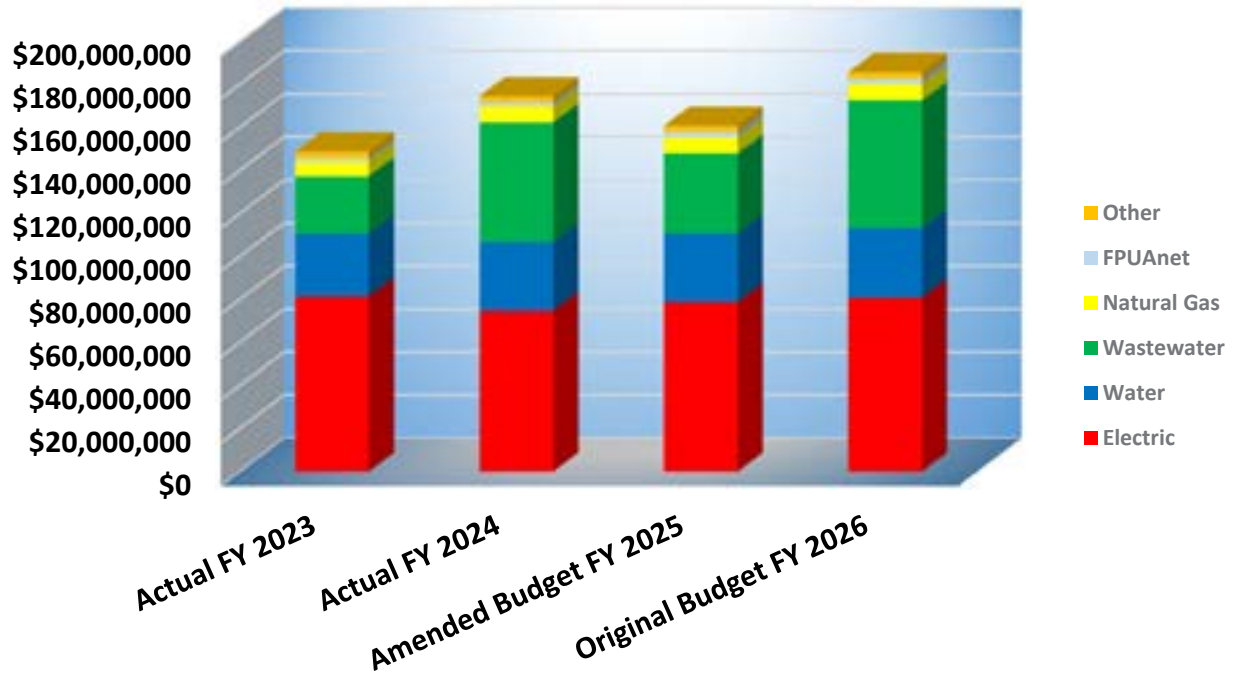
<u>Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 5,685,000	\$ 6,680,576	\$ 12,365,576
2026	5,871,000	8,354,351	14,225,351
2027	6,225,000	10,021,000	16,246,000
2028	6,545,000	9,709,750	16,254,750
2029	6,865,000	9,382,500	16,247,500
2030	3,815,000	9,039,250	12,854,250
2031	4,005,000	8,848,500	12,853,500
2032	4,205,000	8,648,250	12,853,250
2033	4,415,000	8,438,000	12,853,000
2034	4,635,000	8,217,250	12,852,250
2035	4,870,000	7,985,500	12,855,500
2036	5,110,000	7,742,000	12,852,000
2037	5,365,000	7,486,500	12,851,500
2038	5,635,000	7,218,250	12,853,250
2039	5,915,000	6,936,500	12,851,500
2040	6,210,000	6,640,750	12,850,750
2041	6,520,000	6,330,250	12,850,250
2042	6,505,000	6,004,250	12,509,250
2043	6,830,000	5,679,000	12,509,000
2044	7,120,000	5,393,750	12,513,750
2045	7,415,000	5,096,250	12,511,250
2046	7,725,000	4,786,300	12,511,300
2047	8,050,000	4,463,300	12,513,300
2048	8,385,000	4,126,600	12,511,600
2049	8,735,000	3,775,800	12,510,800
2050	9,100,000	3,410,200	12,510,200
2051	9,480,000	3,029,200	12,509,200
2052	9,880,000	2,632,200	12,512,200
2053	10,295,000	2,218,250	12,513,250
2054	10,805,000	1,703,500	12,508,500
2055	11,350,000	1,163,250	12,513,250
2056	11,915,000	595,750	12,510,750
<b>Totals</b>	<b><u>\$ 225,481,000</u></b>	<b><u>\$ 191,756,778</u></b>	<b><u>\$ 417,237,778</u></b>



Debt service requirements are higher prior to FY 2030 due to bond retirements during FY 2025-2026, and increased principal repayment requirements during FY 2027-2029.



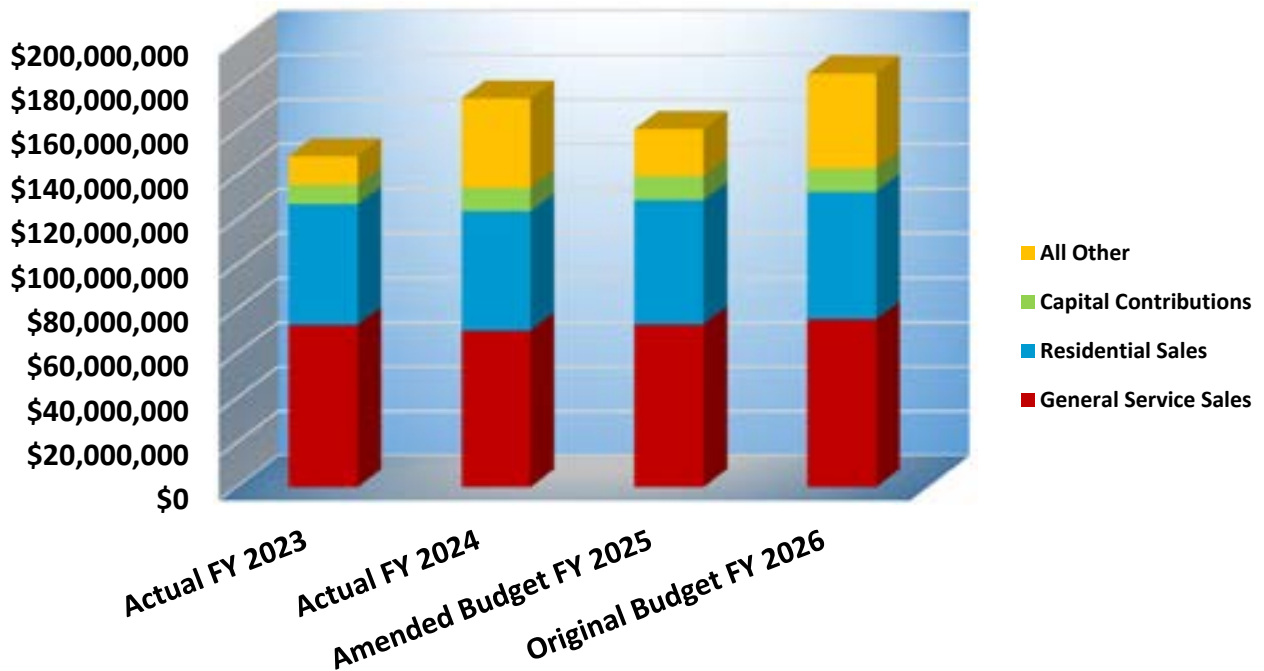
### REVENUES BY SYSTEM



	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
Electric	\$ 81,252,463	\$ 74,696,543	\$ 78,688,202	\$ 80,644,702
Water	29,140,346	31,978,172	31,905,178	32,526,278
Wastewater	26,794,536	55,545,923	37,202,849	59,254,349
Natural Gas	6,994,112	7,447,507	7,555,379	7,593,937
FPUAnet	1,626,992	1,815,769	2,496,050	2,688,200
Other	2,860,173	3,031,302	2,877,064	2,875,504
<b>Total Revenues</b>	<b>\$ 148,668,622</b>	<b>\$ 174,515,216</b>	<b>\$ 160,724,722</b>	<b>\$ 185,582,970</b>

FPUA staff estimated unit sales and sales revenues for FY 2025 and FY 2026 for the Electric, Water, Wastewater, Natural Gas Systems, FPUAnet Communications and Other Revenues which include the Treasure Coast Energy Center and Manatee Center. Future unit sales and revenues are based upon projected growth, rate adjustments, historical data, financial results and statistics. The projections assume normal weather patterns. To ensure that FPUA continues to meet its goal of maintaining adequate operating reserves, staff compares revenues to spending levels on an ongoing basis.

### REVENUES BY SOURCE

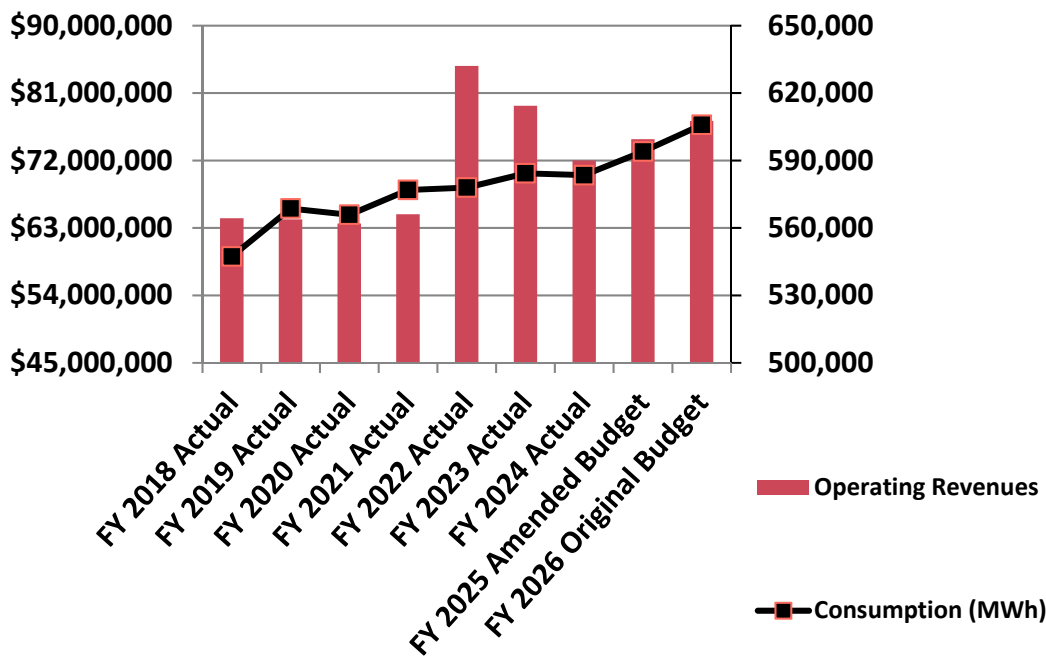


	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
General Service Sales	\$ 72,975,097	\$ 70,482,515	\$ 73,210,700	\$ 75,423,700
Residential Sales	54,164,469	53,398,914	55,648,600	57,348,100
Capital Contributions	8,574,876	10,571,759	10,770,700	10,193,000
All Other	12,954,181	40,062,028	21,094,722	42,618,170
<b>Total Revenues</b>	<b>\$ 148,668,622</b>	<b>\$ 174,515,216</b>	<b>\$ 160,724,722</b>	<b>\$ 185,582,970</b>

In FY 2026, FPUA expects to generate 71.5% of its revenues through rates charged to customers, the power cost adjustment (PCA), and the purchased gas adjustment (PGA). Of those sales, 57.0% is from general service sales, and 43.0% is from residential sales. The remaining 28.5% of the budget is made up of other operating, non-operating and contributed revenues. Other operating revenues include service charges such as penalties, interest and field contact charges (service turn-ons and turn-offs), as well as the Manatee Center and FPUAnet Communications revenues. Other non-operating revenues include Treasure Coast Energy Center, which is a direct reimbursement of contracted cost, grant revenue, revenue for City billing, and investment income.

### ELECTRIC REVENUES

Electric operating revenues and consumption are depicted in the chart below.



The Original Budget for FY 2026 Electric operating revenues is expected to increase \$2.4 million, or 3.2%, from the Amended Budget for FY 2025. The FY 2026 sales revenues include a 2.23% projected rate increase, with an effective date of March 1, 2026. While projected consumption is expected to increase slightly due to infill of services, the forecasts include the adjustments to the Rate Stabilization Fund that is directly impacted by consumption and costs of purchased power. These fluctuations are directly attributable to changes in the cost to FPUA of our purchased power and are offset by increases/decreases to expense.

It is estimated that FPUA will purchase approximately 620,000 MWh and sell approximately 606,000 MWh for FY 2026. These estimates reflect an unaccounted for or, line loss factor, of 2%. The electric power cost is projected to be \$51 million or \$81.50 per MWh purchased for FY 2025. Based upon budgeted unit sales at current rates, electric sales revenues for FY 2026 will be approximately \$77.2 million.

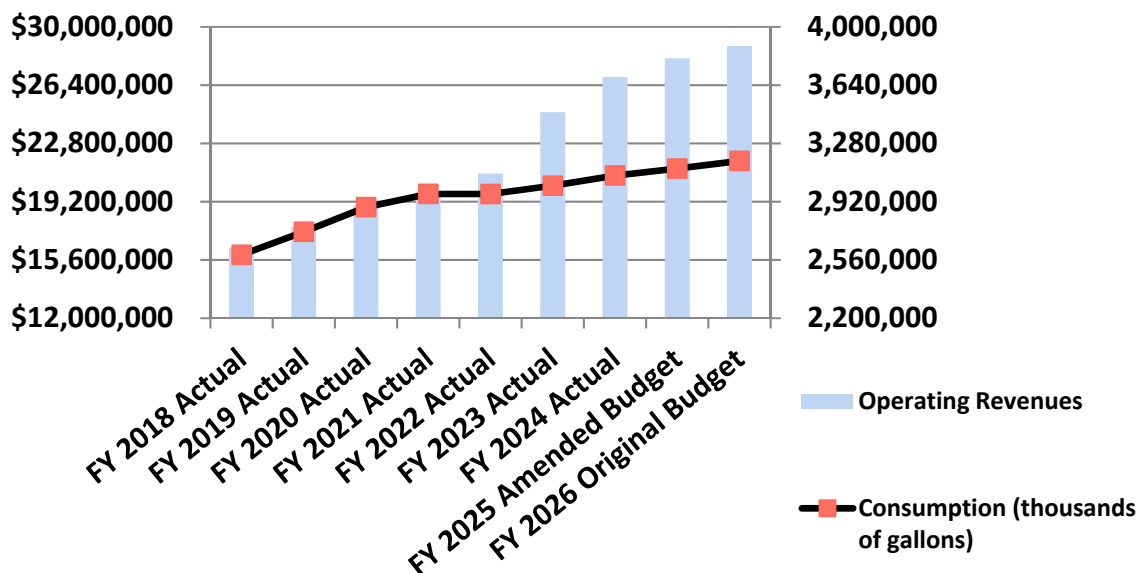
Based upon territorial boundaries and the current look for infill of services, it is expected that electric customer services billed will increase by .9% FY 2025 to FY 2026.

**ELECTRIC REVENUES**

	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<b><u>OPERATING REVENUES</u></b>				
<i>SALES OF ELECTRICITY:</i>				
<i>RESIDENTIAL SALES:</i>				
Inside City	\$ 26,125,853	\$ 26,588,049	\$ 27,225,700	\$ 27,934,400
Outside City	6,422,311	6,570,647	6,784,000	6,960,100
<i>GENERAL SERVICE:</i>				
Inside City	32,079,525	32,701,911	33,599,700	34,484,200
Outside City	6,040,740	6,040,154	5,976,100	6,132,600
<i>POWER COST ADJUSTMENT:</i>				
Residential	2,610,334	(1,250,871)	(735,500)	(518,000)
General Service	3,625,354	(1,422,334)	(867,800)	(580,000)
UNBILLED SERVICE REVENUE	(314,200)	94,800	-	-
<i>RENTAL LIGHTS:</i>				
Residential	74,501	73,480	70,400	72,300
General Service	1,165,767	1,168,750	1,182,000	1,213,200
STREETLIGHTS & TRAFFIC SIGNALS	528,871	523,480	528,800	542,800
<i>TOTAL</i>	<u>78,359,056</u>	<u>71,088,066</u>	<u>73,763,400</u>	<u>76,241,600</u>
<i>OTHER OPERATING REVENUES</i>	<u>933,285</u>	<u>915,634</u>	<u>1,077,400</u>	<u>1,028,000</u>
<i>TOTAL OPERATING REVENUES</i>	<u>79,292,341</u>	<u>72,003,700</u>	<u>74,840,800</u>	<u>77,269,600</u>
<b><u>NON-OPERATING REVENUES</u></b>				
INVESTMENT INCOME	1,051,235	1,358,849	696,800	65,000
REVENUE FOR CITY BILLING	76,340	75,741	97,402	97,402
MISCELLANEOUS INCOME	21,592	18,578	15,400	15,400
GAIN (LOSS) ON DISPOSITION OF PROPERTY	-	-	-	-
GRANT REVENUE	75,569	48,433	1,371,900	1,147,300
<i>TOTAL NON-OPERATING REVENUES</i>	<u>1,224,736</u>	<u>1,501,601</u>	<u>2,181,502</u>	<u>1,325,102</u>
<i>REVENUES BEFORE CAPITAL CONTRIBUTIONS</i>	<u>80,517,077</u>	<u>73,505,301</u>	<u>77,022,302</u>	<u>78,594,702</u>
<b><u>CAPITAL CONTRIBUTIONS</u></b>				
CONTRIBUTED CAPITAL - CASH	517,154	1,144,272	1,615,900	2,000,000
CONTRIBUTED CAPITAL - NONCASH	218,232	46,970	50,000	50,000
<i>TOTAL CAPITAL CONTRIBUTIONS</i>	<u>735,386</u>	<u>1,191,242</u>	<u>1,665,900</u>	<u>2,050,000</u>
<b><u>TOTAL REVENUES</u></b>	<u>\$ 81,252,463</u>	<u>\$ 74,696,543</u>	<u>\$ 78,688,202</u>	<u>\$ 80,644,702</u>

## WATER REVENUES

Water operating revenues and consumption are depicted in the chart below.



FY 2026 Water operating revenues are expected to increase by 2.7% when compared to the Amended FY 2025 levels. These revenues include a 2.23% projected rate increase, effective March 1, 2026.

Consumption is expected to increase 1.5% from FY 2025 to FY 2026. It is estimated that FPUA will sell approximately 3.2 billion gallons of water in FY 2026. Based upon these unit sales at current rates, water sales revenue for FY 2026 will be approximately \$28.6 million.

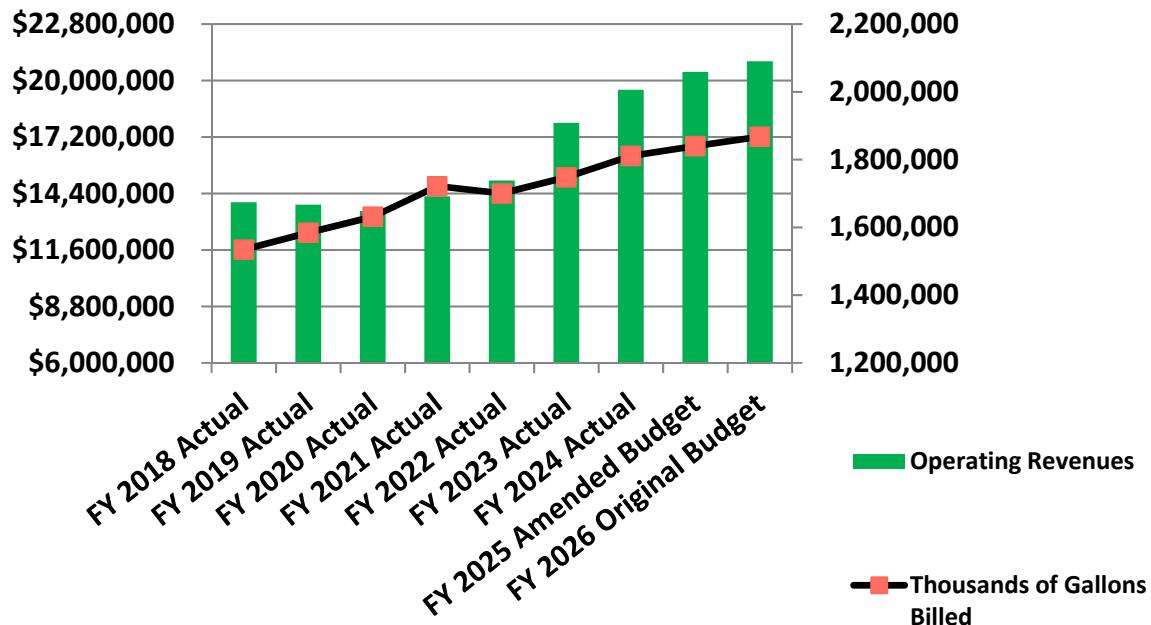
New residential home developments continue, coupled with commercial expansion projects, the number of water customer services billed is projected to increase by 2.6% from FY 2025 to FY 2026.

**WATER REVENUES**

	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<b><u>OPERATING REVENUES</u></b>				
<i>SALES OF WATER:</i>				
<i>RESIDENTIAL SALES:</i>				
Inside City	\$ 7,230,165	\$ 7,924,146	\$ 8,228,200	\$ 8,451,300
Outside City	2,813,912	3,103,176	3,284,700	3,374,000
<i>GENERAL SERVICE:</i>				
Inside City	7,811,720	8,142,382	8,304,600	8,529,900
Outside City	4,345,757	4,693,219	5,111,400	5,250,000
UNBILLED SERVICE REVENUE	(20,000)	150,200	-	-
SALES FOR RESALE	2,098,650	2,370,327	2,485,400	2,552,600
UNMETERED FIRE PROTECTION	223,596	250,394	267,000	274,200
<b>TOTAL</b>	<b>24,503,800</b>	<b>26,633,844</b>	<b>27,681,300</b>	<b>28,432,000</b>
<i>OTHER OPERATING REVENUES</i>	228,186	268,503	382,400	384,000
<b>TOTAL OPERATING REVENUES</b>	<b>24,731,986</b>	<b>26,902,347</b>	<b>28,063,700</b>	<b>28,816,000</b>
<b><u>NON-OPERATING REVENUES</u></b>				
INVESTMENT INCOME	536,125	731,146	301,700	10,000
GRANT REVENUE	12,236	2,982	-	-
REVENUE FOR CITY BILLING	57,508	57,864	75,278	75,278
MISCELLANEOUS INCOME	7,809	-	5,600	5,000
GAIN (LOSS) ON DISPOSITION OF PROPERTY	(564)	-	-	-
<b>TOTAL NON-OPERATING REVENUES</b>	<b>613,114</b>	<b>791,992</b>	<b>382,578</b>	<b>90,278</b>
<b>REVENUES BEFORE CAPITAL CONTRIBUTIONS</b>	<b>25,345,100</b>	<b>27,694,339</b>	<b>28,446,278</b>	<b>28,906,278</b>
<b><u>CAPITAL CONTRIBUTIONS</u></b>				
CAPITAL IMPROVEMENT CHARGES	2,311,521	1,474,405	1,288,000	1,500,000
CONTRIBUTED CAPITAL - CASH	115,346	338,476	284,600	320,000
CONTRIBUTED CAPITAL - NONCASH	1,368,379	2,470,952	1,886,300	1,800,000
<b>TOTAL CAPITAL CONTRIBUTIONS</b>	<b>3,795,246</b>	<b>4,283,833</b>	<b>3,458,900</b>	<b>3,620,000</b>
<b>TOTAL REVENUES</b>	<b>\$ 29,140,346</b>	<b>\$ 31,978,172</b>	<b>\$ 31,905,178</b>	<b>\$ 32,526,278</b>

## WASTEWATER REVENUES

Wastewater operating revenues and gallons billed are depicted in the chart below.



Total FY 2026 Wastewater operating revenues are up when compared with the Amended FY 2025, increasing with a planned implementation rate adjustment effective March 1, 2026 of 2.23%.

It is estimated that FPUA will bill approximately 1.9 billion gallons during FY 2026. With rate increases in place, wastewater charges for FY 2026 are estimated to be \$21.0 million. Wastewater volumes typically follow the trend set by water consumption. Expansion projects planned for septic to sewer conversions are expected to increase revenue and the number of services billed.

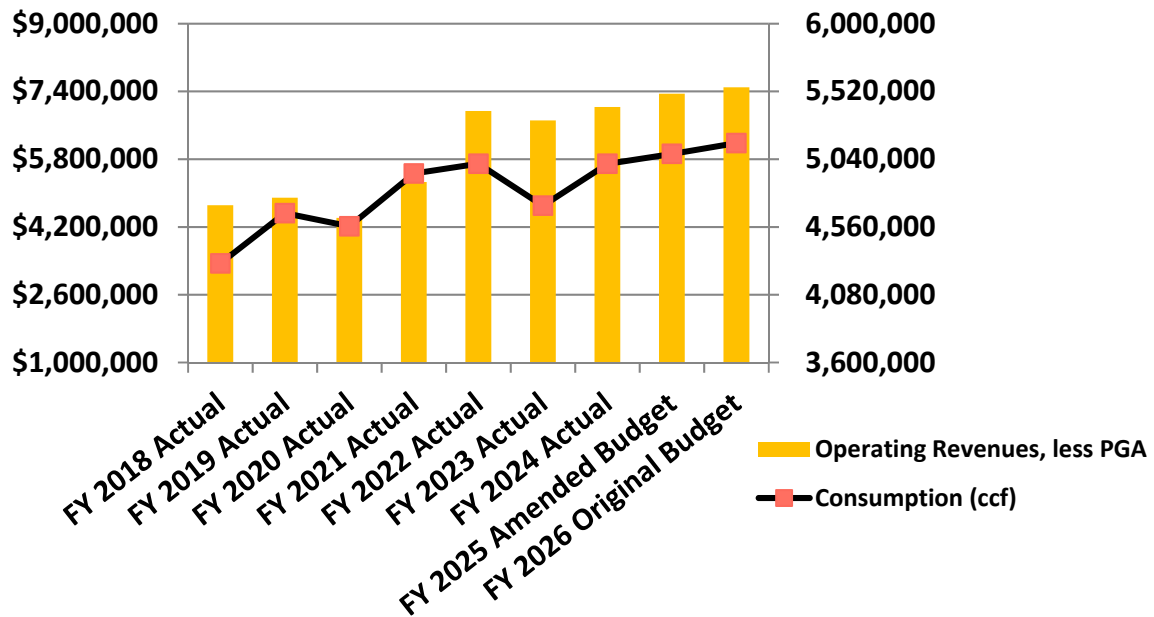
New residential home developments continue, coupled with commercial expansion projects the number of wastewater customer services billed, is anticipated to increase by 3.0% FY 2025 to FY 2026.

**WASTEWATER REVENUES**

	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<b><u>OPERATING REVENUES</u></b>				
<b>WASTEWATER CHARGES:</b>				
<b>RESIDENTIAL:</b>				
Inside City	\$ 7,052,115	\$ 7,688,308	\$ 8,093,700	\$ 8,306,600
Outside City	877,429	967,108	1,108,900	1,138,100
<b>GENERAL SERVICE:</b>				
Inside City	7,486,565	7,706,670	7,797,600	8,003,800
Outside City	1,504,298	1,817,704	1,994,700	2,047,100
REVENUE FROM ST. LUCIE COUNTY	681,006	904,981	1,127,400	1,156,300
UNBILLED SERVICE REVENUE	14,600	96,200	-	-
<b>TOTAL</b>	<b>17,616,013</b>	<b>19,180,971</b>	<b>20,122,300</b>	<b>20,651,900</b>
<b>OTHER OPERATING REVENUES</b>	<b>279,505</b>	<b>355,386</b>	<b>295,000</b>	<b>297,000</b>
<b>TOTAL OPERATING REVENUES</b>	<b>17,895,518</b>	<b>19,536,357</b>	<b>20,417,300</b>	<b>20,948,900</b>
<b><u>NON-OPERATING REVENUES</u></b>				
INVESTMENT INCOME	1,710,606	2,417,147	903,800	750,000
REVENUE FOR CITY BILLING	42,419	42,738	55,749	55,749
GRANT REVENUE	3,819,417	28,681,855	10,303,900	33,061,000
MISCELLANEOUS INCOME	1,323	1,341	2,100	1,700
GAIN (LOSS) ON DISPOSITION OF PROPERTY	(2,718)	-	-	-
<b>TOTAL NON-OPERATING REVENUES</b>	<b>5,571,047</b>	<b>31,143,081</b>	<b>11,265,549</b>	<b>33,868,449</b>
<b>REVENUES BEFORE CAPITAL CONTRIBUTIONS</b>	<b>23,466,565</b>	<b>50,679,438</b>	<b>31,682,849</b>	<b>54,817,349</b>
<b><u>CAPITAL CONTRIBUTIONS</u></b>				
CAPITAL IMPROVEMENT CHARGES	2,945,344	2,278,482	2,363,900	2,337,000
CONTRIBUTED CAPITAL - CASH	(43,080)	67,668	900,000	100,000
CONTRIBUTED CAPITAL - NONCASH	425,707	2,520,335	2,256,100	2,000,000
<b>TOTAL CAPITAL CONTRIBUTIONS</b>	<b>3,327,971</b>	<b>4,866,485</b>	<b>5,520,000</b>	<b>4,437,000</b>
<b>TOTAL REVENUES</b>	<b>\$ 26,794,536</b>	<b>\$ 55,545,923</b>	<b>\$ 37,202,849</b>	<b>\$ 59,254,349</b>

## NATURAL GAS

Natural Gas operating revenues and consumption are depicted in the chart below.



Budgeted operating revenues for Natural Gas in FY 2026 are expected to be slightly higher than the Amended FY 2025 levels with a projected rate adjustment effective March 1, 2026 of 2.23%.

Staff estimates that FPUA will purchase approximately 4,979,350 ccf in FY 2025 and approximately 5,326,760 ccf in FY 2026. At current rates, natural gas sales revenues for FY 2026 will be approximately \$7.5 million.

Based upon a review of historical customer statistics and the most recent plans for new development, it is expected that natural gas customer services billed will increase by 2.4% from FY 2025 to FY 2026. FPUA continues to promote commercial and residential natural gas usage. Expansion of the Natural Gas service area is expected to bring additional commercial customers to Fort Pierce. The completion in the next one to two years of the new gate station will increase the gas customer base. Development is happening and the trend is anticipated to continue for the next several years.

**NATURAL GAS REVENUES**

	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<b><u>OPERATING REVENUES</u></b>				
<i>SALES OF NATURAL GAS:</i>				
<i>RESIDENTIAL SALES:</i>				
Inside City	\$ 1,171,468	\$ 1,254,256	\$ 1,261,200	\$ 1,296,000
Outside City	197,208	212,050	213,400	219,000
<i>GENERAL SERVICE:</i>				
Inside City	2,378,101	2,568,800	2,694,700	2,769,000
Outside City	906,506	1,081,989	1,084,100	1,114,000
<i>CONTRACT SALES:</i>				
Commercial	196,156	160,310	123,800	127,000
Industrial	214,857	237,787	253,100	260,000
<i>HEAT ONLY:</i>				
Residential	5,294	6,021	6,300	6,300
General Service	2,172	2,295	2,300	2,000
<i>PURCHASED GAS ADJUSTMENT:</i>				
Residential	89,559	80,739	88,400	89,000
General Service	1,459,295	1,371,177	1,545,800	1,545,000
COMPRESSED NATURAL GAS	21,982	20,824	19,200	19,000
UNBILLED SERVICE REVENUE	18,100	(17,700)	-	-
<b>TOTAL</b>	<b>6,660,698</b>	<b>6,978,548</b>	<b>7,292,300</b>	<b>7,446,300</b>
<i>OTHER OPERATING REVENUES</i>	<i>54,078</i>	<i>53,319</i>	<i>50,800</i>	<i>51,100</i>
<b>TOTAL OPERATING REVENUES</b>	<b>6,714,776</b>	<b>7,031,867</b>	<b>7,343,100</b>	<b>7,497,400</b>
<b><u>NON-OPERATING REVENUES</u></b>				
INVESTMENT INCOME	193,685	265,782	121,000	5,000
REVENUE FOR CITY BILLING	10,783	10,596	13,279	13,537
GAS PIPING & APPLIANCE SALES	198,822	266,206	200,200	200,000
GAS PIPING & APPLIANCE COSTS	(191,342)	(186,219)	(183,100)	(183,000)
MISCELLANEOUS INCOME	-	-	-	-
GAIN (LOSS) ON DISPOSITION OF PROPERTY	-	-	-	-
GRANT REVENUE	1,715	314	-	-
<b>TOTAL NON-OPERATING REVENUES</b>	<b>213,663</b>	<b>356,679</b>	<b>151,379</b>	<b>35,537</b>
<b>REVENUES BEFORE CAPITAL CONTRIBUTIONS</b>	<b>6,928,439</b>	<b>7,388,546</b>	<b>7,494,479</b>	<b>7,532,937</b>
<b><u>CONTRIBUTED CAPITAL - CASH</u></b>	<b>65,673</b>	<b>58,961</b>	<b>60,900</b>	<b>61,000</b>
<b>TOTAL REVENUES</b>	<b>\$ 6,994,112</b>	<b>\$ 7,447,507</b>	<b>\$ 7,555,379</b>	<b>\$ 7,593,937</b>

**FPUAnet COMMUNICATIONS REVENUES**

	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<b><u>OPERATING REVENUES</u></b>				
DEDICATED INTERNET ACCESS	\$ 294,460	\$ 388,587	\$ 440,000	\$ 553,000
FIBER BANDWIDTH CONNECTIONS	113,480	128,479	132,000	132,000
COMMERICAL	25,585	55,802	126,000	235,500
RESIDENTIAL	383	18,613	54,000	137,000
DARK FIBER TRANSMISSION	537,113	1,045,148	1,554,000	1,600,000
WIRELESS BROADBAND INTERNET ACCESS	(27)	(108)	-	-
WIRELESS BANDWIDTH CONNECTIONS	-	-	-	-
OTHER OPERATING REVENUES	4,874	7,748	-	-
<b>TOTAL OPERATING REVENUES</b>	<b>975,868</b>	<b>1,644,269</b>	<b>2,306,000</b>	<b>2,657,500</b>
<b><u>NON-OPERATING REVENUES</u></b>				
GATEWAY RENTALS	-	-	3,500	4,000
VOICE SERVICES	-	-	1,350	1,500
SECURITY SERVICES	371	-	-	-
REVENUE FOR CITY BILLING	150	262	200	200
GRANT REVENUE	3	-	120,000	-
GAIN (LOSS) ON DISPOSITION OF PROPERTY	-	-	-	-
<b>TOTAL NON OPERATING REVENUES</b>	<b>524</b>	<b>262</b>	<b>125,050</b>	<b>5,700</b>
<b>REVENUES BEFORE CAPITAL CONTRIBUTIONS</b>	<b>976,392</b>	<b>1,644,531</b>	<b>2,431,050</b>	<b>2,663,200</b>
<b><u>CONTRIBUTED CAPITAL - CASH</u></b>	<b>650,600</b>	<b>171,238</b>	<b>65,000</b>	<b>25,000</b>
<b>TOTAL REVENUES</b>	<b>\$ 1,626,992</b>	<b>\$ 1,815,769</b>	<b>\$ 2,496,050</b>	<b>\$ 2,688,200</b>



**MANATEE CENTER REVENUES**

	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<b><u>OPERATING REVENUES</u></b>				
FPUA CONTRIBUTION	\$ 269,472	\$ 524,207	\$ 625,789	\$ 586,482
GIFT SHOP SALES	166,522	155,530	155,000	135,000
BOAT TOURS	-	-	-	-
DONATIONS	6,123	2,166	1,500	500
ADMISSIONS	46,463	41,640	54,000	30,000
TEACHING INCOME & CAMPS	13,099	15,049	14,000	15,000
MEMBERSHIPS	150	-	-	-
FUND RAISING INCOME	256	-	-	-
<b>TOTAL OPERATING REVENUES</b>	<b>502,085</b>	<b>738,592</b>	<b>850,289</b>	<b>766,982</b>
<b><u>NON-OPERATING REVENUES</u></b>				
GRANT REVENUE	109,275	40,938	-	40,000
GAIN (LOSS) ON DISPOSITION OF PROPERTY	92,916	7,140	1,000	10,000
<b>TOTAL NON-OPERATING REVENUES</b>	<b>202,191</b>	<b>48,078</b>	<b>1,000</b>	<b>50,000</b>
<b><u>CONTRIBUTED CAPITAL - NONCASH</u></b>				
	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 704,276</b>	<b>\$ 786,670</b>	<b>\$ 851,289</b>	<b>\$ 816,982</b>

**TREASURE COAST ENERGY CENTER REVENUES**

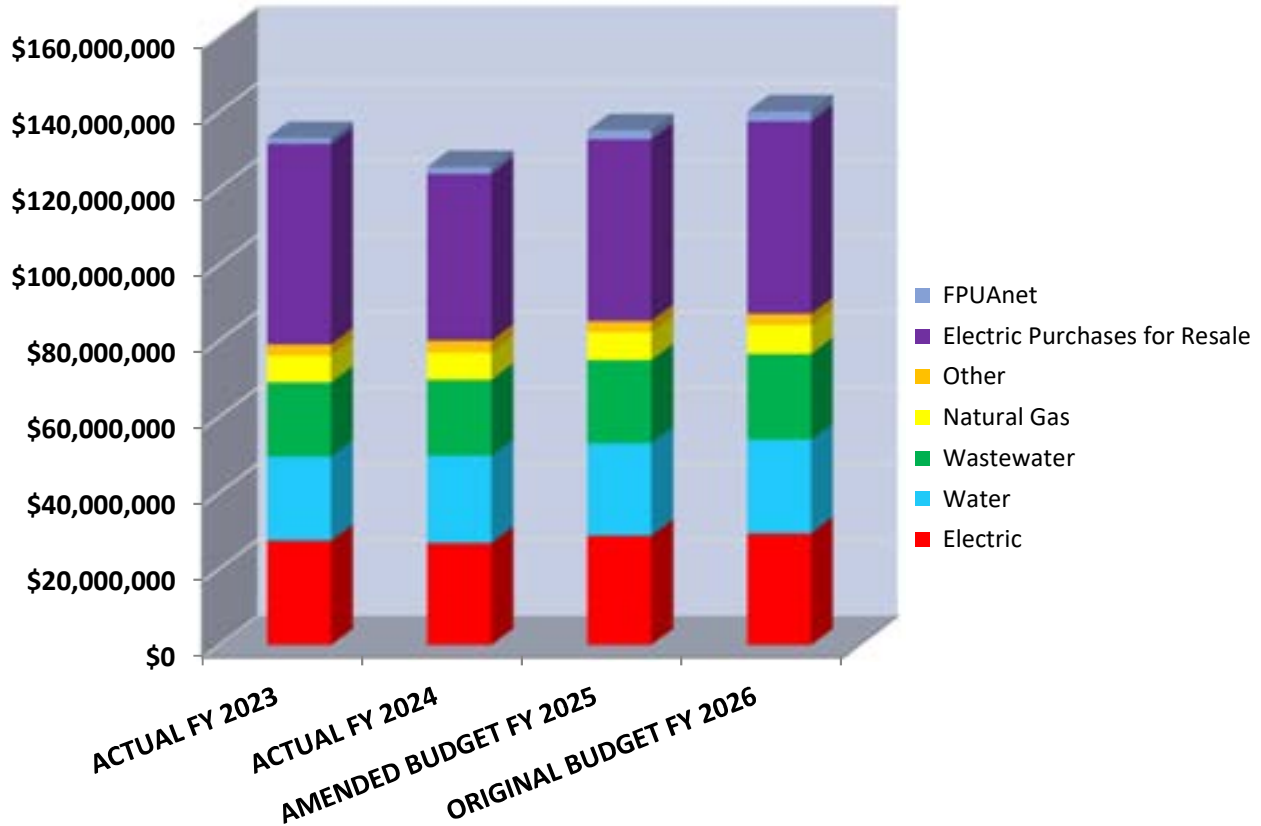
	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<b><u>NON-OPERATING REVENUES</u></b>				
FMPA O&M EXPENSE RECOVERY	\$ 2,155,897	\$ 2,244,632	\$ 2,025,775	\$ 2,058,522
<b>TOTAL NON-OPERATING REVENUES</b>	<b>2,155,897</b>	<b>2,244,632</b>	<b>2,025,775</b>	<b>2,058,522</b>
<b>TOTAL REVENUES</b>	<b>\$ 2,155,897</b>	<b>\$ 2,244,632</b>	<b>\$ 2,025,775</b>	<b>\$ 2,058,522</b>



## OPERATIONS AND MAINTENANCE EXPENSES BY DEPARTMENT

Department Name	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
01 - Manatee Center	\$ 704,267	\$ 781,095	\$ 850,861	\$ 816,922
02 - Treasure Coast Energy Center	2,155,897	2,244,632	2,025,775	2,058,522
10 - Board	121,996	127,555	137,341	137,357
11 - Director of Utilities	469,663	525,745	489,471	497,733
12 - General Counsel	194,603	438,561	348,922	441,902
14 - Chief Financial Officer	526,953	248,498	344,387	267,257
15 - Human Resources	476,476	467,891	633,649	682,807
18 - Safety	177,359	153,114	113,390	167,847
21 - Finance	1,932,467	1,730,558	1,790,656	1,895,079
22 - Supply Chain Management	881,101	910,079	967,189	1,197,254
31 - Chief Operating Officer	345,647	353,769	385,017	381,481
32 - Information Technology Services	4,001,370	3,823,320	5,700,340	5,650,820
35 - Facilities	1,178,699	1,117,923	1,124,557	1,147,276
39 - Administrative & General - Manatee Cntr	10	5,575	428	60
41 - Public Affairs - Sustainability	483,759	565,125	713,577	866,759
43 - Customer Service	2,305,543	1,982,933	2,083,826	2,064,705
44 - Utility Operations	701,606	1,490,401	1,376,154	1,470,247
46 - Geospatial Technology Services	602,346	636,549	709,285	853,744
49 - Administrative & General - Administration	66,848	52,074	817,460	702,405
51 - Director of Gas & Electric Systems	301,653	358,011	333,539	389,413
53 - Electric Purchases for Resale	52,691,991	43,814,416	47,678,132	50,562,999
54 - Electric Transmission & Distribution	10,359,264	10,822,991	10,629,885	10,873,392
55 - Electric Operations	2,403,558	2,043,321	2,418,643	2,422,808
56 - Electric & Gas Engineering	1,478,183	1,251,474	1,358,141	1,455,048
59 - Administrative & General - Electric	8,365,432	8,176,933	9,472,611	9,474,244
61 - Dir of Water/Wastewater Systems	550,126	395,315	502,574	496,173
62 - Water Resources	8,514,259	8,776,421	8,893,809	8,806,996
64 - Water Distribution	5,858,661	6,340,817	6,180,910	6,269,860
66 - Water/Wastewater Engineering	1,264,907	1,322,895	1,544,228	1,748,339
69 - Administrative & General - Water	2,749,640	2,963,105	3,167,088	3,071,517
74 - Gas Operations	2,243,509	2,309,077	2,364,554	2,459,358
75 - Gas Purchases for Resale	3,123,982	3,134,257	3,000,000	3,100,000
79 - Administrative & General - Gas	849,353	896,374	958,806	929,720
82 - Water Reclamation	4,694,473	4,868,937	5,227,842	5,229,136
84 - Wastewater Collection	5,793,946	5,961,568	6,349,800	6,330,577
85 - Mainland Water Reclamation Facility	-	-	-	797,720
89 - Administrative & General - Wastewater	5,394,050	5,575,102	5,847,210	5,630,909
93 - FPUAnet Communications	1,374,038	1,708,611	1,836,113	1,947,733
95 - FPUAnet Purchases for Resale	55,954	61,592	80,000	114,000
99 - Administrative & General - FPUAnet	103,451	105,688	114,973	108,938
<b>Grand Total</b>	<b>\$ 135,497,040</b>	<b>\$ 128,542,302</b>	<b>\$ 138,571,143</b>	<b>\$ 143,519,057</b>

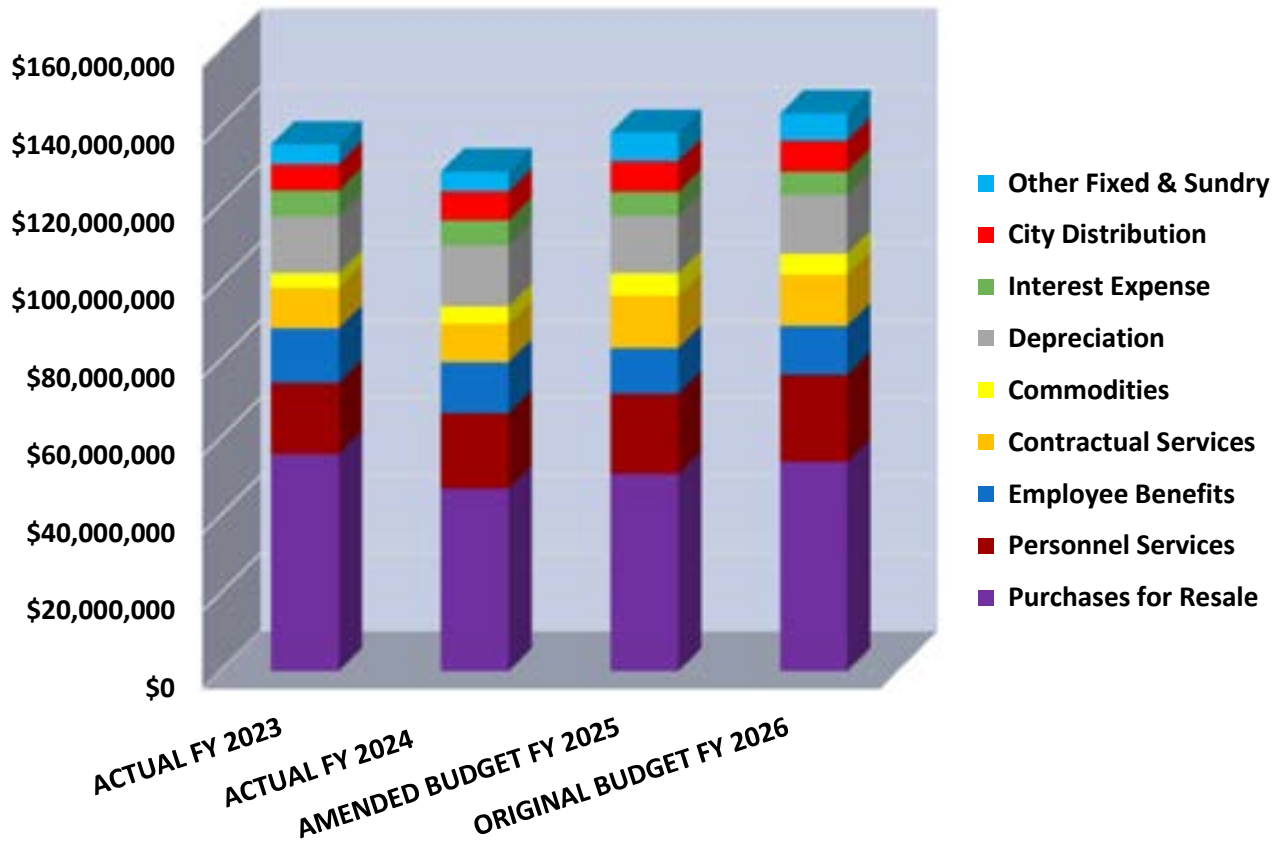
### OPERATIONS & MAINTENANCE EXPENSES BY SYSTEM



	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
Electric	\$ 27,418,228	\$ 26,793,872	\$ 28,718,648	\$ 29,393,025
Electric Purchases for Resale	52,691,992	43,814,416	47,678,132	50,562,999
Water	22,199,946	23,026,832	24,368,788	24,584,290
Wastewater	19,429,899	19,955,570	21,822,355	22,583,550
Natural Gas	7,106,972	7,191,491	7,359,656	7,605,528
FPUAnet	1,554,836	1,811,443	2,416,252	2,583,913
Other	2,860,173	3,031,302	2,877,024	2,875,464
<b>TOTAL, net</b>	<b>\$ 133,262,047</b>	<b>\$ 125,624,926</b>	<b>\$ 135,240,855</b>	<b>\$ 140,188,769</b>

NOTE: Excludes capitalized labor and overhead, and unallocated contingency

### OPERATIONS & MAINTENANCE EXPENSES BY CATEGORY



Type	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
Purchases for Resale	\$ 55,872,099	\$ 47,010,266	\$ 50,760,132	\$ 53,778,999
Personnel Services	18,288,755	19,418,242	20,646,696	22,549,020
Employee Benefits	14,070,538	13,078,784	11,721,688	12,526,702
Contractual Services	10,288,283	9,903,442	13,444,394	13,091,397
Commodities	3,981,855	4,451,262	5,869,072	5,471,275
Depreciation	14,564,931	15,694,807	14,710,578	15,130,400
Interest Expense	6,638,139	6,470,656	6,239,477	6,048,597
City Distribution	6,758,421	7,467,922	7,908,082	7,979,145
Other Fixed & Sundry	5,034,019	5,046,921	7,271,024	6,943,522
<b>TOTAL</b>	<b>\$ 135,497,040</b>	<b>\$ 128,542,302</b>	<b>\$ 138,571,143</b>	<b>\$ 143,519,057</b>

**OPERATIONS & MAINTENANCE EXPENSES BY OBJECT CODE**

Object Code	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>				
1010 Salaries & Wages	\$ 17,034,321	\$ 18,098,499	\$ 19,267,996	\$ 21,168,320
1020 Overtime	1,254,434	1,319,744	1,378,700	1,380,700
<i>Personnel Services Total</i>	<u>18,288,754</u>	<u>19,418,243</u>	<u>20,646,696</u>	<u>22,549,020</u>
<u>EMPLOYEE BENEFITS</u>				
4050 Retirement	7,775,976	5,373,527	4,132,092	4,628,858
4060 FICA	1,343,922	1,441,264	1,579,472	1,725,000
4070 Employees' Insurance	4,580,802	4,915,919	5,689,602	5,872,199
4090 Vacation Pay Expense	52,991	224,963	-	-
4100 Sick Pay Expense	97,686	833,868	-	-
4110 Net OPEB Expense	78,363	90,099	77,000	77,000
4600 Workers' Compensation	137,443	200,227	240,000	220,000
4640 Unemployment Claims	3,355	(1,083)	3,522	3,645
<i>Employee Benefits Total</i>	<u>14,070,538</u>	<u>13,078,783</u>	<u>11,721,688</u>	<u>12,526,702</u>
<u>CONTRACTUAL SERVICES</u>				
2110 Advertising	68,174	81,393	84,028	72,282
2122 Rentals	90,268	184,655	146,335	220,936
2131 Maintenance of Structures	82,985	71,421	258,430	182,045
2132 Maintenance of Vehicles	172,880	265,930	282,235	251,985
2133 Maintenance of Equipment	187,371	262,848	453,658	276,721
2139 Maintenance/Service Contracts	4,043,994	3,490,510	4,455,966	4,188,742
2140 Postage	206,068	207,317	270,094	231,217
2151 Printing	74,776	42,977	104,827	91,446
2161 Professional Fees - Audit	68,651	59,000	64,600	53,979
2164 Professional Fees - Consult/Eng	878,182	630,627	1,735,136	1,775,667
2165 Temporary Labor	39,460	79,316	26,813	18,000
2166 Professional Fees - Other	191,754	148,594	254,750	631,852
2170 Training	247,937	225,036	379,740	353,306
2171 Travel	21,118	28,663	27,839	25,094
2172 Car Allowance	146,836	145,430	130,350	108,486
2190 Communications	719,604	1,255,442	1,797,400	1,576,854
2200 Utilities	2,874,946	2,530,194	2,657,170	2,734,800
2230 Employee Relations	36,117	51,793	81,753	74,025
2240 Business Relations	5,946	1,645	8,171	27,652
2250 Community Relations	32,662	40,557	66,500	57,833
2260 Memberships - Professional	68,139	69,842	75,713	67,231
2262 Memberships - Civic	27,940	27,760	80,086	68,904
2290 Billing - Housing Authority	2,475	2,491	2,800	2,340
<i>Contractual Services Total</i>	<u>10,288,284</u>	<u>9,903,440</u>	<u>13,444,394</u>	<u>13,091,397</u>
<u>PURCHASES FOR RESALE</u>				
3360 Purchases for Resale	55,872,099	47,010,266	50,760,132	53,778,999
<i>Purchases for Resale Total</i>	<u>55,872,099</u>	<u>47,010,266</u>	<u>50,760,132</u>	<u>53,778,999</u>

**OPERATIONS & MAINTENANCE EXPENSES BY OBJECT CODE**

Object Code	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>COMMODITIES</u>				
3311 Office Supplies	68,772	105,954	152,266	125,789
3313 Subscriptions	70,105	701,438	1,453,975	1,443,313
3316 Operating Supplies	1,902,407	1,675,027	2,050,679	1,781,801
3320 Chemicals	1,361,551	1,527,738	1,644,000	1,628,194
3331 Vehicle Supplies	495,666	357,997	450,657	394,367
3340 Small Tools	83,354	83,108	117,495	97,811
<i>Commodities Total</i>	<u>3,981,856</u>	<u>4,451,262</u>	<u>5,869,072</u>	<u>5,471,275</u>
<u>FIXED &amp; SUNDRY</u>				
4010 Cost of Goods Sold	78,738	70,436	81,100	83,533
4015 Sales Discounts	2,987	11,880	5,000	5,000
4020 Cash (Over) Short	(1,260)	(784)	300	300
4080 Employee Suggestions & Awards	9,395	3,558	9,396	9,678
4509 Other Taxes	38,986	38,538	38,434	40,356
4510 Gross Receipts Tax	2,256,646	1,914,028	2,565,600	2,642,600
4520 Licenses & Permits	57,601	91,642	109,481	113,669
4531 Contributions - Civic	269,472	524,207	625,789	586,482
4610 Insurance - Prop/Liability	978,008	1,472,098	1,845,850	1,844,600
4666 Inventory Adjustments	247,484	137,469	151,605	155,346
4700 Utility Bad Debt Expense	339,466	210,484	349,650	360,139
5730 Bank Charges	639,717	603,038	617,000	230,000
9005 Duplicate Charges	(50,663)	(50,905)	(52,284)	(52,284)
<i>Fixed &amp; Sundry Total</i>	<u>4,866,578</u>	<u>5,025,689</u>	<u>6,346,921</u>	<u>6,019,419</u>
<u>INTEREST EXPENSES</u>				
5721 Interest - Bonds	7,263,767	6,980,301	6,680,576	6,492,851
5723 Interest - Deposits	17,420	136,209	220,246	220,100
5729 Interest - Other	13,526	25,022	26,000	26,000
5731 Amortization of Bond Discounts	(656,574)	(670,875)	(687,345)	(690,354)
<i>Interest Expenses Total</i>	<u>6,638,139</u>	<u>6,470,656</u>	<u>6,239,477</u>	<u>6,048,597</u>
<u>MISCELLANEOUS</u>				
5710 Storm Expenses	167,439	21,233	424,103	424,103
9000 Distribution to City of Fort Pierce	6,758,421	7,467,922	7,908,082	7,979,145
9010 Contingency	-	-	500,000	500,000
9030 Depreciation	14,564,931	15,694,807	14,710,578	15,130,400
<i>Miscellaneous Total</i>	<u>21,490,791</u>	<u>23,183,962</u>	<u>23,542,763</u>	<u>24,033,648</u>
<b>Grand Total</b>	<u><u>\$ 135,497,040</u></u>	<u><u>\$ 128,542,302</u></u>	<u><u>\$ 138,571,143</u></u>	<u><u>\$ 143,519,057</u></u>

**ALLOCATION DISTRIBUTION**  
AMENDED BUDGET FY 2025






	DEPARTMENTS	CAPITAL OR UNALLOC. CONTING.	ELECTRIC	WATER	NATURAL GAS	WASTE-WATER	FPUA Net	OTHER	TOTAL
01	Manatee Center	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850,821	\$ 850,861
02	Treasure Coast Energy Center	-	-	-	-	-	-	2,025,775	2,025,775
10	Board	5,684	52,861	40,853	7,346	30,255	342	-	137,341
11	Director of Utilities	22,505	133,039	154,706	38,011	108,616	32,594	-	489,471
12	General Counsel	20,193	131,984	102,005	18,343	75,542	855	-	348,922
14	Chief Financial Officer	35,939	123,843	95,711	17,211	70,881	802	-	344,387
15	Human Resources	50,824	166,047	193,090	47,442	135,565	40,681	-	633,649
18	Risk Management	9,420	41,744	32,262	5,802	23,892	270	-	113,390
21	Finance	94,480	681,015	526,323	94,647	389,781	4,410	-	1,790,656
22	Supply Chain Management	951,899	6,874	2,988	3,396	842	1,190	-	967,189
31	Chief Operating Officer	19,221	104,215	121,188	29,776	85,084	25,533	-	385,017
32	Information Technology Services	212,303	1,563,542	1,818,187	446,726	1,276,517	383,065	-	5,700,340
35	Facilities	50,007	399,303	339,235	67,052	247,684	21,276	-	1,124,557
39	Administrative & General	-	-	-	-	-	-	428	428
41	Public Affairs & Sustainability	23,300	277,146	214,193	38,517	158,626	1,795	-	713,577
43	Customer Service	8,564	833,217	643,954	115,800	476,895	5,396	-	2,083,826
44	Utility Operations	1,213	391,721	455,518	111,920	319,811	95,971	-	1,376,154
46	Geospatial Technology	32,860	192,714	224,100	55,061	157,336	47,214	-	709,285
49	Administrative & General	503,573	89,427	103,991	25,550	73,010	21,909	-	817,460
51	Director of Gas & Electric Systems	11,656	321,883	-	-	-	-	-	333,539
53	Electric Purchases for Resale	-	47,678,132	-	-	-	-	-	47,678,132
54	Electric Transmission & Distribution	647,329	9,982,556	-	-	-	-	-	10,629,885
55	Electric Operations	17,946	2,400,697	-	-	-	-	-	2,418,643
56	Electric & Gas Engineering	5,932	1,352,209	-	-	-	-	-	1,358,141
59	Administrative & General	-	9,472,611	-	-	-	-	-	9,472,611
61	Director of W/WW Systems	75	-	301,499	-	201,000	-	-	502,574
62	Water Resources	4,998	-	8,888,811	-	-	-	-	8,893,809
64	Water Distribution	124,187	-	6,056,723	-	-	-	-	6,180,910
66	W/WW Engineering	66,957	-	886,363	-	590,908	-	-	1,544,228
69	Administrative & General	-	-	3,167,088	-	-	-	-	3,167,088
74	Gas Operations	86,304	-	-	2,278,250	-	-	-	2,364,554
75	Gas Purchases for Resale	-	-	-	3,000,000	-	-	-	3,000,000
79	Administrative & General	-	-	-	958,806	-	-	-	958,806
82	Water Reclamation	10,500	-	-	-	5,217,342	-	-	5,227,842
84	Wastewater Collection	14,242	-	-	-	6,335,558	-	-	6,349,800
89	Administrative & General	-	-	-	-	5,847,210	-	-	5,847,210
93	FPUAnet Communications	298,137	-	-	-	-	1,537,976	-	1,836,113
95	FPUAnet Purchases for Resale	-	-	-	-	-	80,000	-	80,000
99	Administrative & General	-	-	-	-	-	114,973	-	114,973
	<b>TOTALS</b>	<b>\$ 3,330,288</b>	<b>\$ 76,396,780</b>	<b>\$ 24,368,788</b>	<b>\$ 7,359,656</b>	<b>\$ 21,822,355</b>	<b>\$ 2,416,252</b>	<b>\$ 2,877,024</b>	<b>\$ 138,571,143</b>

**ALLOCATION DISTRIBUTION**  
ORIGINAL BUDGET FY 2026

DEPARTMENTS		CAPITAL OR UNALLOC. CONTING.	ELECTRIC	WATER	NATURAL GAS	WASTE-WATER	FPUA Net	OTHER	TOTAL
01	Manatee Center	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 816,882	\$ 816,922
02	Treasure Coast Energy Center	-	-	-	-	-	-	2,058,522	2,058,522
10	Board	5,684	52,868	40,858	7,347	30,258	342	-	137,357
11	Director of Utilities	22,505	135,392	157,443	38,684	110,538	33,171	-	497,733
12	General Counsel	20,193	169,317	130,856	23,531	96,909	1,096	-	441,902
14	Chief Financial Officer	35,939	92,874	71,778	12,908	53,157	601	-	267,257
15	Human Resources	50,824	180,053	209,376	51,443	146,999	44,112	-	682,807
18	Risk Management	9,420	63,608	49,160	8,840	36,407	412	-	167,847
21	Finance	94,480	722,940	558,726	100,473	413,778	4,682	-	1,895,079
22	Supply Chain Management	951,899	110,312	47,942	54,493	13,519	19,089	-	1,197,254
31	Chief Operating Officer	19,221	103,207	120,017	29,488	84,262	25,286	-	381,481
32	Information Technology Services	212,303	1,549,434	1,801,781	442,695	1,264,999	379,608	-	5,650,820
35	Facilities	50,007	407,744	346,408	68,470	252,921	21,726	-	1,147,276
39	Administrative & General	-	-	-	-	-	-	60	60
41	Public Affairs & Sustainability	23,300	338,649	261,725	47,065	193,827	2,193	-	866,759
43	Customer Service	8,564	825,540	638,021	114,733	472,501	5,346	-	2,064,705
44	Utility Operations	1,213	418,528	486,691	119,579	341,697	102,539	-	1,470,247
46	Geospatial Technology	32,860	233,869	271,959	66,820	190,938	57,298	-	853,744
49	Administrative & General	503,573	56,648	65,873	16,185	46,248	13,878	-	702,405
51	Director of Gas & Electric Systems	11,656	377,757	-	-	-	-	-	389,413
53	Electric Purchases for Resale	-	50,562,999	-	-	-	-	-	50,562,999
54	Electric Transmission & Distribution	647,329	10,226,063	-	-	-	-	-	10,873,392
55	Electric Operations	17,946	2,404,862	-	-	-	-	-	2,422,808
56	Electric & Gas Engineering	5,932	1,449,116	-	-	-	-	-	1,455,048
59	Administrative & General	-	9,474,244	-	-	-	-	-	9,474,244
61	Director of W/WW Systems	75	-	297,659	-	198,439	-	-	496,173
62	Water Resources	4,998	-	8,801,998	-	-	-	-	8,806,996
64	Water Distribution	124,187	-	6,145,673	-	-	-	-	6,269,860
66	W/WW Engineering	66,957	-	1,008,829	-	672,553	-	-	1,748,339
69	Administrative & General	-	-	3,071,517	-	-	-	-	3,071,517
74	Gas Operations	86,304	-	-	2,373,054	-	-	-	2,459,358
75	Gas Purchases for Resale	-	-	-	3,100,000	-	-	-	3,100,000
79	Administrative & General	-	-	-	929,720	-	-	-	929,720
82	Water Reclamation	10,500	-	-	-	5,218,636	-	-	5,229,136
84	Wastewater Collection	14,242	-	-	-	6,316,335	-	-	6,330,577
85	Mainland Wtr Reclamation Fac	-	-	-	-	797,720	-	-	797,720
89	Administrative & General	-	-	-	-	5,630,909	-	-	5,630,909
93	FPUAnet Communications	298,137	-	-	-	-	1,649,596	-	1,947,733
95	FPUAnet Purchases for Resale	-	-	-	-	-	114,000	-	114,000
99	Administrative & General	-	-	-	-	-	108,938	-	108,938
<b>TOTALS</b>		<b>\$ 3,330,288</b>	<b>\$ 79,956,024</b>	<b>\$ 24,584,290</b>	<b>\$ 7,605,528</b>	<b>\$ 22,583,550</b>	<b>\$ 2,583,913</b>	<b>\$ 2,875,464</b>	<b>\$ 143,519,057</b>

## SUMMARY OF FPUA STRATEGIC MANAGEMENT PLAN

As outlined in the budget message, FPUA’s Strategic Management Plan promotes communication and cooperation, as well as encouraging departmental involvement in achieving company goals that support FPUA’s long-term plan. FPUA works closely with the City of Fort Pierce to determine the five key result areas below based on the City’s top priorities and Annual Action Plan to improve the rate of success for both entities. The proceeding pages show how the departments are setting goals for expansion and maintenance while tracking the key results. This demonstrates each department’s continued involvement and commitment to achieving the service delivery goals that advance our mission.

	<p><b>Community Relations</b></p>	<p>FPUA will engage internal and external stakeholders to build relationships and earn trust through collaborative communication.</p>
	<p><b>Growth and Rates</b></p>	<p>FPUA will strategically expand services to grow the utility and city in order to provide economical and reliable services for customers.</p>
	<p><b>Workforce</b></p>	<p>FPUA will retain and attract the employees necessary to lead FPUA into the future.</p>
	<p><b>Technology</b></p>	<p>FPUA will streamline and automate processes.</p>
	<p><b>Utility Governance</b></p>	<p>FPUA will provide its Board with the education and resources needed to continue to excel at the performance of its Charter responsibilities.</p>

\*For further information on all key result areas; each above listed strategic goal is linked to the budget message.

## *FORT PIERCE UTILITIES AUTHORITY BOARD*

Mayor Linda Hudson, Barbara Bennett, Pearl Davis, Frank H. Fee IV, Kristina Gibbons

### *General Counsel*

Stefanie Beskovoyne, J.D.

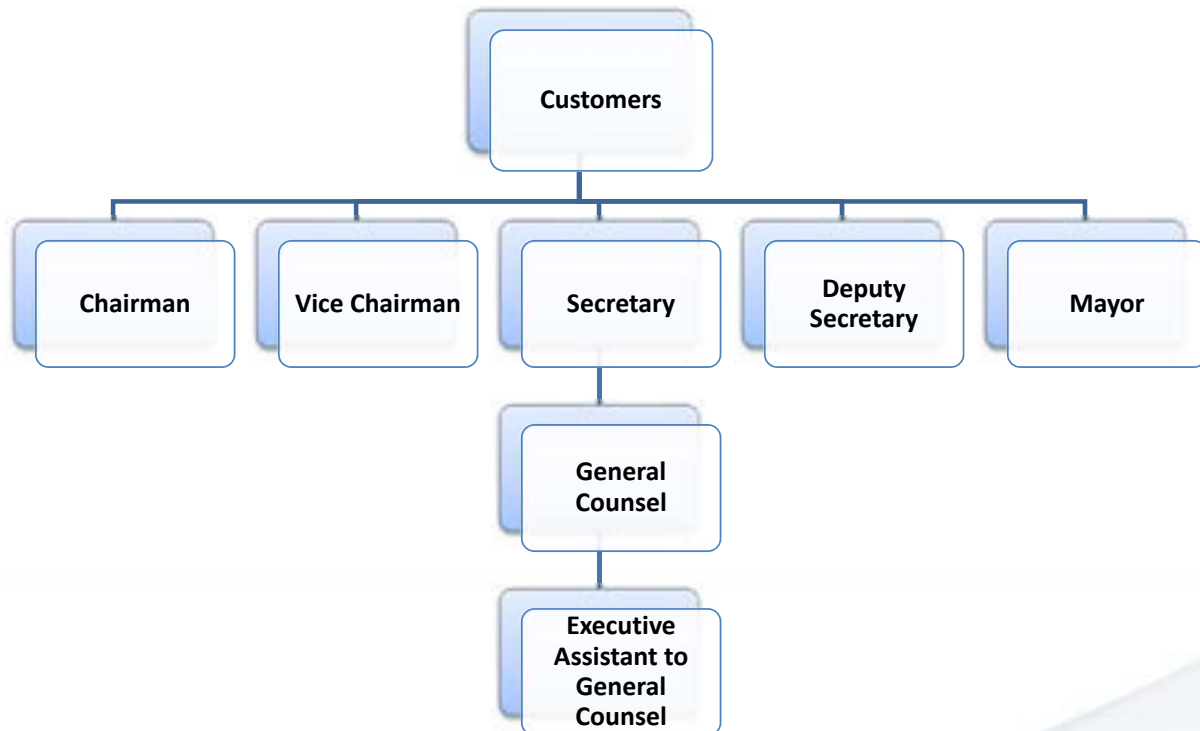
Department	ACTUAL 9/30/2023	ACTUAL 9/30/2024	AMENDED BUDGET 9/30/2025	ORIGINAL BUDGET 9/30/2026	CHANGE FROM 9/30/2025 TO 9/30/2026
10 Board	5	5	5	5	-
12 General Counsel	2	2	2	2	-
<b>TOTAL FTE</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	-

# FPUA BOARD

## DEPARTMENT DESCRIPTION


FPUA's Board consists of five members; four are appointed by the Fort Pierce City Commission (for four-year overlapping terms) and the Mayor of the City of Fort Pierce. Additionally, the Fort Pierce City Manager is a non-voting ex-officio member. The responsibilities of the Board include enacting resolutions and policies necessary for FPUA's operations and reviewing and adopting the annual budget.


## FPUA BOARD STAFFING



## FPUA BOARD

### DEPARTMENTAL GOALS AND OBJECTIVES

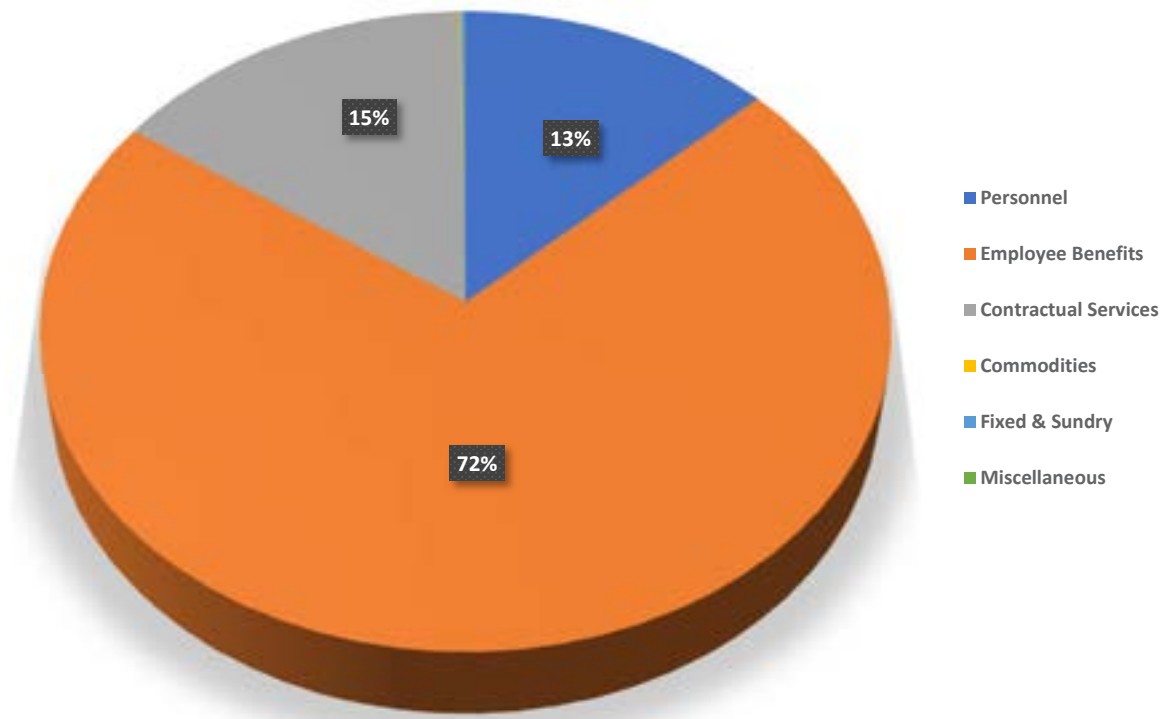
	<b>Utility Governance</b>	Hold public meetings to conduct FPUA business
		Participate in industry conferences and engage with industry related organizations to enhance knowledge of best practices
		Review and approve utility rates
		Approve purchases of goods and services greater than \$50,000
		Provide direction to staff regarding rate setting strategy that balances good utility business practices with customer affordability
		Provide direction, oversight, and final review for annual budget that accomplishes objectives of rate setting strategy
		Adopt resolutions and policies necessary for FPUA's operations
		Review and approve the Annual Budget for FPUA
		Provide for an annual independent audit of the finances for FPUA

Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Board meetings	20	19	20	19	20	20	20
	Agenda items reviewed	250	234	250	294	250	300	250
	Workshops- Budget, Rates, Employee Benefits, Compensation, and Strategic Planning	2	2	2	2	3	2	2
	Accept annual independent audit	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Provide direction for rate adjustments or control of rates to balance need of utility with customer affordability	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Approval of budget that accomplishes objective of rate setting strategy	Yes	Yes	Yes	Yes	Yes	Yes	Yes

**BUDGET SUMMARY - DEPT 10**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 18,005	\$ 18,074	\$ 17,853	\$ 18,005	\$ 152
Employee Benefits	85,076	91,232	95,301	98,148	2,847
Contractual Services	18,555	17,943	23,800	20,807	(2,993)
Commodities	119	64	123	107	(16)
Fixed & Sundry	241	241	264	290	26
Miscellaneous	-	-	-	-	-
<b>TOTALS</b>	<b>\$ 121,996</b>	<b>\$ 127,555</b>	<b>\$ 137,341</b>	<b>\$ 137,357</b>	<b>\$ 16</b>

**Original Budget  
FY 2026**



**DEPT. 10 - BOARD**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 18,005	\$ 18,074	\$ 17,853	\$ 18,005
	<i>Personnel Services Total</i>	<u>18,005</u>	<u>18,074</u>	<u>17,853</u>	<u>18,005</u>
<u>EMPLOYEE BENEFITS</u>					
4060	FICA	2,013	2,017	1,366	1,377
4070	Employees' Insurance	82,857	88,898	93,622	96,425
4600	Workers' Compensation	206	317	313	346
	<i>Employee Benefits Total</i>	<u>85,076</u>	<u>91,232</u>	<u>95,301</u>	<u>98,148</u>
<u>CONTRACTUAL SERVICES</u>					
2170	Training	6,555	3,572	10,000	8,607
2171	Travel	-	525	-	-
2172	Car Allowance	12,000	12,000	11,300	10,027
2190	Communications	-	1,846	2,500	2,173
	<i>Contractual Services Total</i>	<u>18,555</u>	<u>17,943</u>	<u>23,800</u>	<u>20,807</u>
<u>COMMODITIES</u>					
3311	Office Supplies	119	64	123	107
	<i>Commodities Total</i>	<u>119</u>	<u>64</u>	<u>123</u>	<u>107</u>
<u>FIXED &amp; SUNDRY</u>					
4610	Property & Liab./Ins. & Uninsur.	241	241	264	290
	<i>Fixed &amp; Sundry Total</i>	<u>241</u>	<u>241</u>	<u>264</u>	<u>290</u>
	<b>Total</b>	<u>\$ 121,996</u>	<u>\$ 127,555</u>	# <u>\$ 137,341</u>	<u>\$ 137,357</u>

# GENERAL COUNSEL

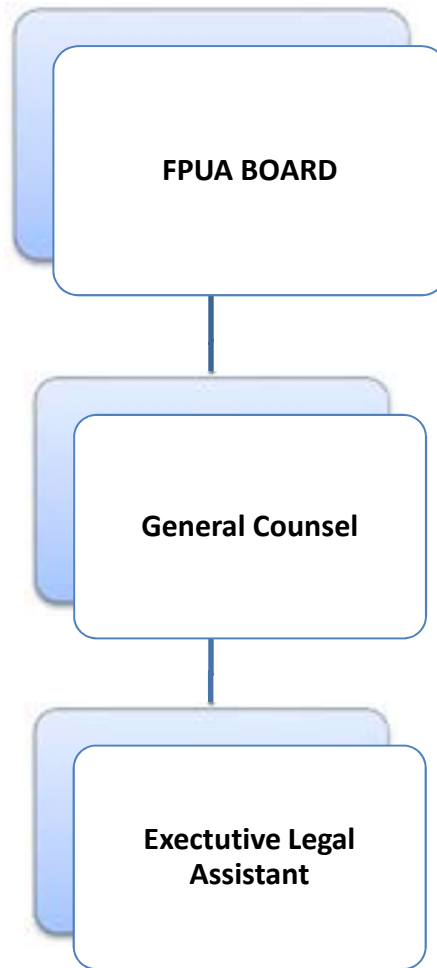
## DEPARTMENT DESCRIPTION

The General Counsel is appointed by and reports directly to the FPUA Board. The General Counsel serves as the chief legal officer and attorney responsible for leading all legal affairs of the FPUA Board, Director of Utilities, system directors and staff in support of FPUA's mission. The General Counsel provides comprehensive legal services covering all aspects of the current and future business requirements for the electric, water, wastewater, natural gas, fiber and other systems, including the provision of general legal advice in such areas as utilities, labor and employment, public records, public finance, procurement, purchasing and contracts, real property matters, and risk management and compliance; representation before all levels of court; review of all resolutions submitted for Board action; and review of all contracts, agreements, and other documents executed on behalf of FPUA.

## DEPARTMENT ACCOMPLISHMENTS

- The FPUA Board selected a new General Counsel, who began her tenure on December 16, 2024. In the first six months of employment, the new General Counsel accomplished the following:
- Provided ongoing legal counsel at FPUA Board meetings to ensure regulatory compliance and facilitate transparent decision-making. Delivered training to Board members and the Utilities Advisory Committee on Public Records, Florida Sunshine Law, Ethics, and Gifts, and supplied timely legislative updates.
- Represented FPUA at the 2025 Florida Municipal Electric Association (FMEA) Legislative Rally, monitored legislative developments, and cultivated interagency relationships to enhance collaboration on procurement and shared legal matters.
- Reviewed all contracts and agreements prior to Board consideration, drafting a variety of legal documents—including annexation agreements, easements, supply/service contracts, contract templates, and Board resolutions—to support operational needs, partnerships, and compliance requirements.
- Provided comprehensive legal support across personnel and human resources issues by issuing legal opinions on claims and policies and recruiting essential staff. Offered guidance on risk management and litigation matters, including claims advising and managing public records requests. Assisted with real estate transactions by reviewing property acquisitions and associated agreements


**GENERAL COUNSEL STAFFING**




	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
<b>Classification</b>				
General Counsel	1	1	1	-
Executive Legal Assistant	1	1	1	-
<b>TOTAL FTE</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>-</b>

**GENERAL COUNSEL**

**DEPARTMENTAL GOALS AND OBJECTIVES**

	<b>Utility Governance</b>	Provide legal services and assistance to FPUA and its Board
		Serve as a representative of FPUA before all levels of court
		Review, approve, and make available all contracts, agreements, and documents executed on behalf of FPUA
		Review and approve resolutions submitted for Board action

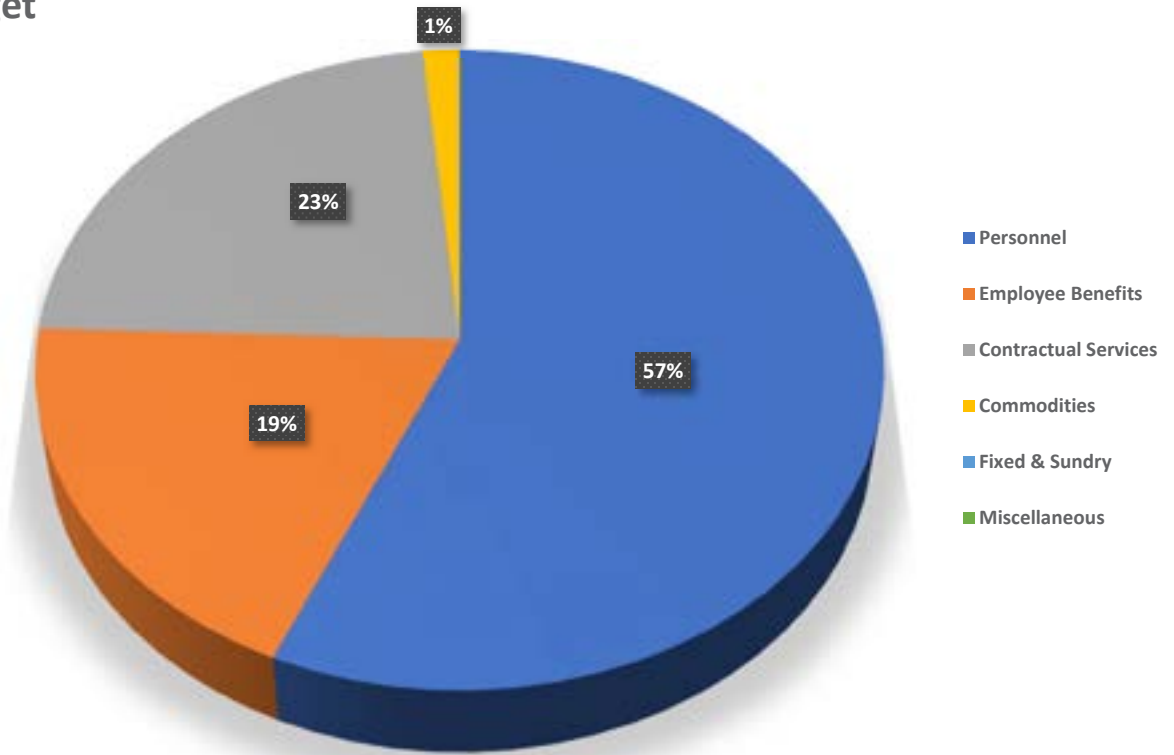
**Performance Measures**

Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Board Meetings	20	10	20	1	20	20	20
	Special topic meetings	2	2	2	0	2	2	2
	Workshops	2	2	2	0	2	2	2
	Resolutions reviewed	10	8	10	0	15	15	15
	Contracts/agreements	150	198	150	10	170	200	170

**BUDGET SUMMARY - DEPT 12**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 104,888	\$ 227,975	\$ 166,083	\$ 250,145	\$ 84,062
Employee Benefits	78,872	125,080	58,054	83,686	25,632
Contractual Services	8,170	69,208	116,785	101,336	(15,449)
Commodities	2,674	12,961	8,000	6,735	(1,265)
Fixed & Sundry	-	3,337	-	-	-
Miscellaneous	-	-	-	-	-
<b>TOTALS</b>	<b>\$ 194,603</b>	<b>\$ 438,561</b>	<b>\$ 348,922</b>	<b>\$ 441,902</b>	<b>\$ 92,980</b>

**Original Budget  
FY 2026**



**DEPT. 12 - GENERAL COUNSEL**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 104,888	\$ 227,975	\$ 166,083	\$ 250,145
	<i>Personnel Services Total</i>	104,888	227,975	166,083	250,145
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	54,416	78,875	35,724	54,532
4060	FICA	6,700	17,281	12,705	19,136
4070	Employees' Insurance	10,903	34,888	8,948	9,216
4090	Vacation Pay Expense	6,773	(6,773)	-	-
4110	Net OPEB Expense	-	637	540	540
4600	Workers' Compensation	80	172	137	262
	<i>Employee Benefits Total</i>	78,872	125,080	58,054	83,686
<u>CONTRACTUAL SERVICES</u>					
2166	Professional Fees - Other	2,025	60,000	100,000	86,066
2170	Training	3,360	479	9,000	7,746
2171	Travel	-	2,555	500	430
2172	Car Allowance	2,150	4,300	4,085	4,311
2190	Communications	-	1,669	2,200	1,922
2260	Memberships - Professional	635	205	1,000	861
	<i>Contractual Services Total</i>	8,170	69,208	116,785	101,336
<u>COMMODITIES</u>					
3311	Office Supplies	2,674	12,911	2,000	1,721
3313	Subscriptions	-	50	6,000	5,014
	<i>Commodities Total</i>	2,674	12,961	8,000	6,735
<u>FIXED &amp; SUNDRY</u>					
4610	Property & Liab./Ins. & Uninsur.	-	3,337	-	-
	<i>Fixed &amp; Sundry Total</i>	-	3,337	-	-
	<b>Total</b>	\$ 194,603	\$ 438,561	348,922	\$ 441,902

**DIRECTOR OF UTILITIES**  
**Javier Cisneros, P.E.**

**Director of**  
**Electric & Gas Systems**  
 Keith Stephens

**Director of**  
**Water/Wastewater Systems**  
 Bo Hutchinson, P.E.

**Chief Financial Officer**  
 Michele Harris, CGFO

**Chief Operating Officer**  
 Daniel Retherford, P.E.

**Director of**  
**Human Resources & Risk Management**  
 Colleen Thurston, PHR, SHRM-CP

**Director of**  
**Public Affairs & Sustainability**  
 Rachel Tennant, J.D.

**Treasure Coast Energy Center**  
 Jay Butters  
 Plant Manager

	ACTUAL 9/30/2023	ACTUAL 9/30/2024	AMENDED BUDGET 9/30/2025	ORIGINAL BUDGET 9/30/2026	CHANGE FROM 9/30/2025 TO 9/30/2026
<b>Department</b>					
02 Treasure Coast Energy Center	11 D	9 D	8 D	8 D	-
11 Director of Utilities	2	2	2	2	-
15 Human Resources	3	4	4	4	-
18 Safety	1	1	1	1	-
<b>TOTAL FTE</b>	<b>17</b>	<b>16</b>	<b>15</b>	<b>15</b>	<b>-</b>

D - Includes DROP participant employees

P - Excludes part-time employees

# DIRECTOR OF UTILITIES

## DEPARTMENT DESCRIPTION

The Director of Utilities is the Chief Executive Officer of FPUA. It is the Director's responsibility to execute the plans and decisions of the Board, thereby directing and coordinating the activities of all FPUA employees.




The Director ensures that all policies and resolutions passed by the Board are enforced and duly administered. In addition, the Director informs the Board of legislative matters, capital improvements, budget items, policies, and services offered to customers.




## DEPARTMENT ACCOMPLISHMENTS

- Implementation of DART program, providing rate stability to our customers.
- Memorandum of Understanding on Charter Revenue Distribution
- Facilitated 2025 Classification and Compensation Study to ensure a sustainable workforce
- Continued five-year rate planning effort to assure rate sufficiency of all utilities by making rate adjustments
- Served on the Florida Municipal Power Agency (FMPA) Board of Directors & Executive Committee responsible for making all final decisions for the projects of FMPA
- Served on the St. Lucie Economic Development Council responsible for driving economic growth

## DIRECTOR OF UTILITIES

### DEPARTMENTAL GOALS AND OBJECTIVES

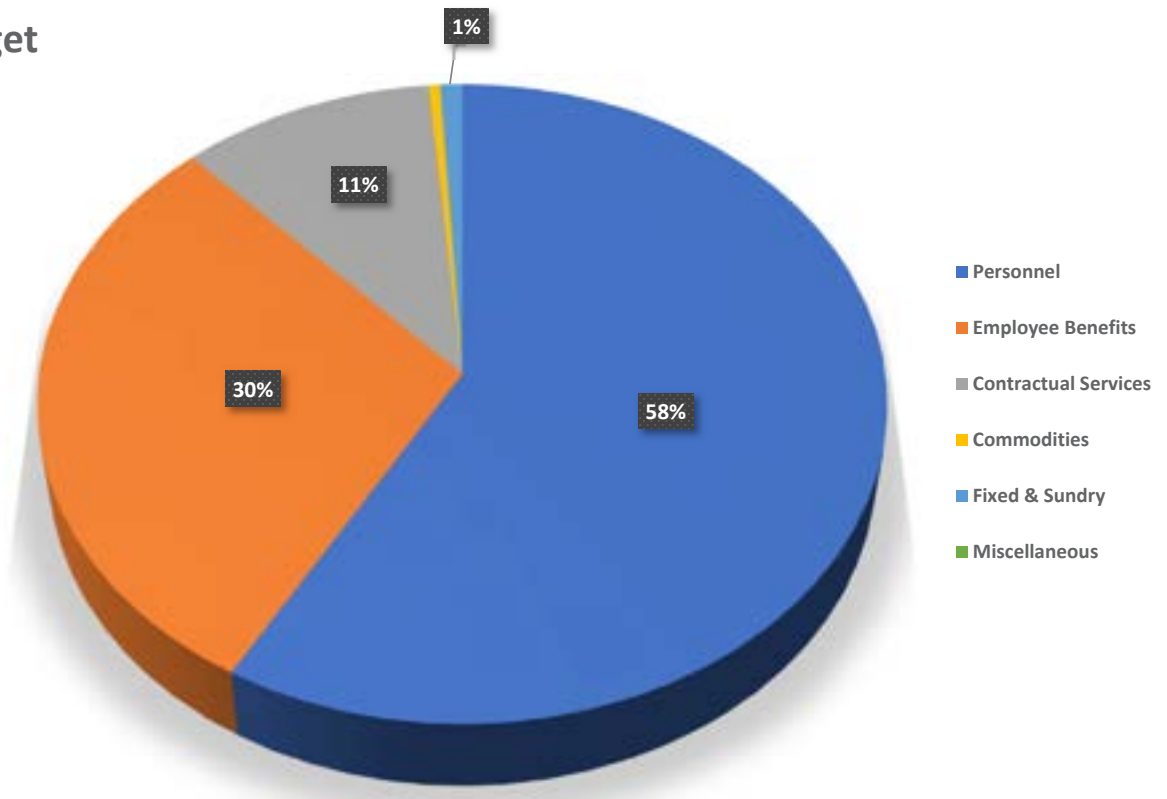
	<b>Growth and Rates</b>	Serve as General Manager and Chief Executive Officer of FPUA
		Direct and coordinate activities of all FPUA employees
		Establish general procedure to ensure all policies and resolutions passed by the Board are enforced and duly administered with controlled resources in an effort to enhance service delivery
		Direct the budget and rate processes
		Work with FMPA to evaluate strategies for creating natural gas price and Power Cost Adjustment predictability
	<b>Utility Governance</b>	Inform the FPUA Board of legislative matters, capital improvements, budget items, policies, and services offered to customers
	<b>Community Relations</b>	Maintain open lines of communication with City Commission and City staff regarding utility issues

Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Director/direct report meetings	50	39	50	34	50	40	50
	Exempt staff meetings	4	3	4	3	4	3	4
	Accept annual independent audit	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	FMPA meetings	20	31	20	42	20	30	20
	Utility planning meetings with St. Lucie County, City of Port St. Lucie, and Economic Development Council	20	20	20	20	20	20	20
	Meetings with Mayor, Commissioners, or City Commission Meetings	10	26	14	35	15	20	15

**BUDGET SUMMARY - DEPT 11**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 244,101	\$ 269,140	\$ 279,365	\$ 290,418	\$ 11,053
Employee Benefits	178,653	207,784	141,843	147,664	5,821
Contractual Services	42,133	37,389	61,377	52,725	(8,652)
Commodities	1,583	5,630	2,680	2,307	(373)
Fixed & Sundry	3,194	3,602	4,206	4,619	413
Miscellaneous	-	2,200	-	-	-
<b>TOTALS</b>	<b>\$ 469,663</b>	<b>\$ 525,745</b>	<b>\$ 489,471</b>	<b>\$ 497,733</b>	<b>\$ 8,262</b>

**Original Budget  
FY 2026**



**DEPT. 11 - DIRECTOR OF UTILITIES**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 244,101	\$ 269,140	\$ 279,365	\$ 290,418
	<i>Personnel Services Total</i>	<u>244,101</u>	<u>269,140</u>	<u>279,365</u>	<u>290,418</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	119,902	82,841	60,091	63,311
4060	FICA	16,608	18,678	21,371	22,217
4070	Employees' Insurance	42,519	50,751	59,481	61,262
4090	Vacation Pay Expense	(1,124)	(3,059)	-	-
4100	Sick Pay Expense	-	57,629	-	-
4110	Net OPEB Expense	539	637	540	540
4600	Workers' Compensation	208	308	360	334
	<i>Employee Benefits Total</i>	<u>178,653</u>	<u>207,784</u>	<u>141,843</u>	<u>147,664</u>
<u>CONTRACTUAL SERVICES</u>					
2133	Maintenance of Equipment	20	-	-	-
2139	Maintenance/Service Contracts	1,507	1,191	500	430
2140	Postage	-	24	-	-
2151	Printing	46	23	47	40
2164	Profess. Fees - Consulting/Eng.	12,407	1,365	25,000	21,517
2170	Training	4,462	7,172	9,000	7,746
2171	Travel	1,824	7,679	2,000	1,721
2172	Car Allowance	5,160	5,160	5,160	4,311
2190	Communications	433	1,627	2,100	1,838
2230	Employee Relations	12,063	11,727	12,425	10,694
2240	Business Relations	2,932	496	3,020	2,599
2250	Community Relations	-	500	-	-
2260	Memberships - Professional	878	-	1,700	1,463
2262	Memberships - Civic	400	425	425	366
	<i>Contractual Services Total</i>	<u>42,133</u>	<u>37,389</u>	<u>61,377</u>	<u>52,725</u>
<u>COMMODITIES</u>					
3311	Office Supplies	1,445	5,424	2,500	2,152
3313	Subscriptions	138	192	180	155
3316	Operating Supplies	-	15	-	-
	<i>Commodities Total</i>	<u>1,583</u>	<u>5,630</u>	<u>2,680</u>	<u>2,307</u>
<u>FIXED &amp; SUNDRY</u>					
4520	Licenses & Permits	99	-	102	105
4610	Property & Liab./Ins. & Uninsur.	3,095	3,602	4,104	4,514
	<i>Fixed &amp; Sundry Total</i>	<u>3,194</u>	<u>3,602</u>	<u>4,206</u>	<u>4,619</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	-	2,200	-	-
	<i>Miscellaneous Total</i>	<u>-</u>	<u>2,200</u>	<u>-</u>	<u>-</u>
	<b>Total</b>	<u>\$ 469,663</u>	<u>\$ 525,745</u>	<u>\$ 489,471</u>	<u>\$ 497,733</u>

# TREASURE COAST ENERGY CENTER

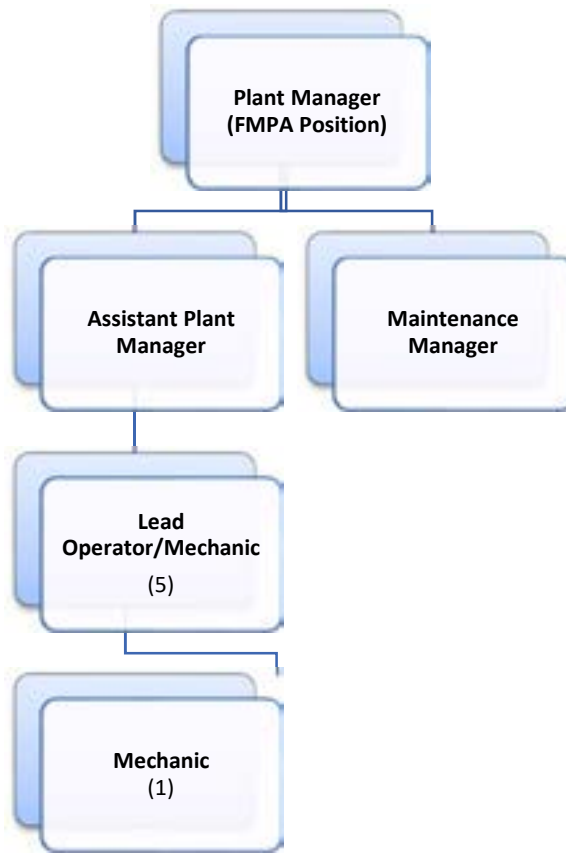
## DEPARTMENT DESCRIPTION

Treasure Coast Energy Center, a 300-megawatt natural gas-fired power plant, generates enough electricity to serve approximately 60,000 homes in 13 cities served by Florida Municipal Power Association's (FMPA's) All-Requirements Project. The cities include Fort Pierce, Clewiston, Bushnell, Fort Meade, Green Cove Springs, Town of Havana, Jacksonville Beach, Key West, Kissimmee, Leesburg, Newberry, Ocala and Starke. The plant is wholly owned by the All-Requirements Project and is operated under contract by Fort Pierce Utilities Authority.

The 69-acre Treasure Coast Energy Center site is located in the Midway Industrial Park, southwest of Fort Pierce, along Glades Cut-Off Road.



### TREASURE COAST ENERGY CENTER STAFFING



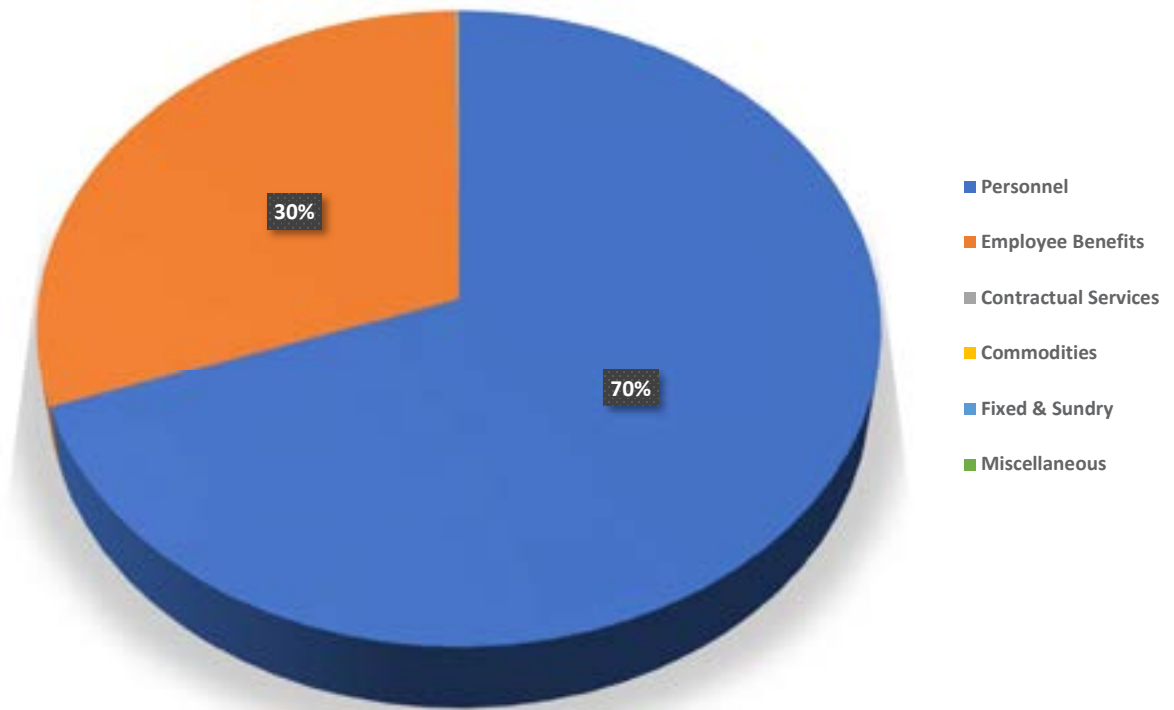
Classification	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
Plant Manager <sup>1</sup>	-	-	-	-
Assistant Plant Manager	1	1	1	-
Maintenance Manager	1	1	1	-
Instrumentation Controls Specialist	1	-	-	-
Admin/Warehouse Coordinator <sup>1</sup>	-	-	-	-
Lead Operator/Mechanic <sup>1</sup>	4	4	5	1
Operator/Mechanic	1	1	-	(1)
Mechanic	1	1	1	-
<b>TOTAL FTE</b>	<b>9</b>	<b>8</b>	<b>8</b>	<b>-</b>

<sup>1</sup> The TCEC remains operating with 15 full-time positions. Seven positions have transitioned to being employed by FMPA.

**BUDGET SUMMARY - DEPT 2**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 1,447,472	\$ 1,485,756	\$ 1,412,134	\$ 1,432,348	\$ 20,214
Employee Benefits	698,390	751,600	607,557	623,013	15,456
Contractual Services	9,010	6,252	4,580	1,722	(2,858)
Commodities	525	525	1,000	861	(139)
Fixed & Sundry	500	500	504	578	74
Miscellaneous	-	-	-	-	-
<b>TOTALS</b>	<b>\$ 2,155,897</b>	<b>\$ 2,244,632</b>	<b>\$ 2,025,775</b>	<b>\$ 2,058,522</b>	<b>\$ 32,747</b>

**Original Budget  
FY 2026**



**DEPT. 02 - TREASURE COAST ENERGY CENTER**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 1,026,230	\$ 1,067,386	\$ 1,012,134	\$ 1,032,348
1020	Overtime	421,242	418,370	400,000	400,000
	<i>Personnel Services Total</i>	<u>1,447,472</u>	<u>1,485,756</u>	<u>1,412,134</u>	<u>1,432,348</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	410,309	318,061	279,529	286,845
4060	FICA	104,314	104,127	108,028	109,575
4070	Employees' Insurance	169,837	184,589	206,884	213,080
4090	Vacation Pay Expense	(8,696)	29,760	-	-
4100	Sick Pay Expense	13,920	104,345	-	-
4110	Net OPEB Expense	2,962	2,865	2,432	2,432
4600	Workers' Compensation	5,743	7,853	10,684	11,081
	<i>Employee Benefits Total</i>	<u>698,390</u>	<u>751,600</u>	<u>607,557</u>	<u>623,013</u>
<u>CONTRACTUAL SERVICES</u>					
2170	Training	-	800	1,000	861
2172	Car Allowance	8,170	5,160	2,580	-
2230	Employee Relations	840	293	1,000	861
	<i>Contractual Services Total</i>	<u>9,010</u>	<u>6,252</u>	<u>4,580</u>	<u>1,722</u>
<u>COMMODITIES</u>					
3316	Operating Supplies	525	525	1,000	861
	<i>Commodities Total</i>	<u>525</u>	<u>525</u>	<u>1,000</u>	<u>861</u>
<u>FIXED &amp; SUNDRY</u>					
4610	Property & Liab./Ins. & Uninsur.	500	500	504	578
	<i>Fixed &amp; Sundry Total</i>	<u>500</u>	<u>500</u>	<u>504</u>	<u>578</u>
<b>Total</b>		<u>\$ 2,155,897</u>	<u>\$ 2,244,632</u>	<u>\$ 2,025,775</u>	<u>\$ 2,058,522</u>

***DIRECTOR OF HUMAN RESOURCES***  
**Colleen Thurston, PHR, SHRM-CP**

<b>Department</b>	<b>ACTUAL 9/30/2023</b>	<b>ACTUAL 9/30/2024</b>	<b>AMENDED BUDGET 9/30/2025</b>	<b>ORIGINAL BUDGET 9/30/2026</b>	<b>CHANGE FROM 9/30/2025 TO 9/30/2026</b>
15 Human Resources	3	4	4	4	-
18 Safety	1	1	1	1	-
<b>TOTAL FTE</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>-</b>

# DIRECTOR OF HUMAN RESOURCES & RISK MANAGEMENT

## DEPARTMENT DESCRIPTION

Provide strategic direction and oversight for the following departments:

- Human Resources & Risk Management – Department 15
- Safety – Department 18



# HUMAN RESOURCES

## DEPARTMENT DESCRIPTION

The Human Resource & Risk Management department contributes to providing company structure and order, fostering productivity and organizational success. We partner with management to address personnel concerns and provide support and resources, where needed, so that leadership can focus on running department operations. The Human Resource team manages recruiting, training, skills development, policy implementation, benefits, compensation, government regulation, legal compliance, risk management and safety. The Human Resource team works to bolster FPUA's reputation as a top employer within the industry and community, to attract and retain top talent

## DEPARTMENT ACCOMPLISHMENTS

- Awarded "Best Places to Work" recognition for the ninth year
- Exceeded benchmarks for medical plan performance, maintaining grandfathered status with accompanying significant savings
- Maintained a turnover rate well below industry averages
- Partners with community and corporate organizations as well as vocational education institutions to groom future labor force
- Continuous review and updates of FPUA Rules and Regulations to ensure organizational policies remain aligned with evolving business needs and support appropriate staff conduct


## HUMAN RESOURCES CENTER STAFFING




Classification	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
Director of Human Resources and Risk Management	1	1	1	-
Human Resources Specialist	1	1	1	-
Benefits and Risk Program Administrator	1	1	1	-
Records Management Coordinator	1	1	1	-
<b>TOTAL FTE</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>-</b>

## HUMAN RESOURCES

### DEPARTMENTAL GOALS AND OBJECTIVES

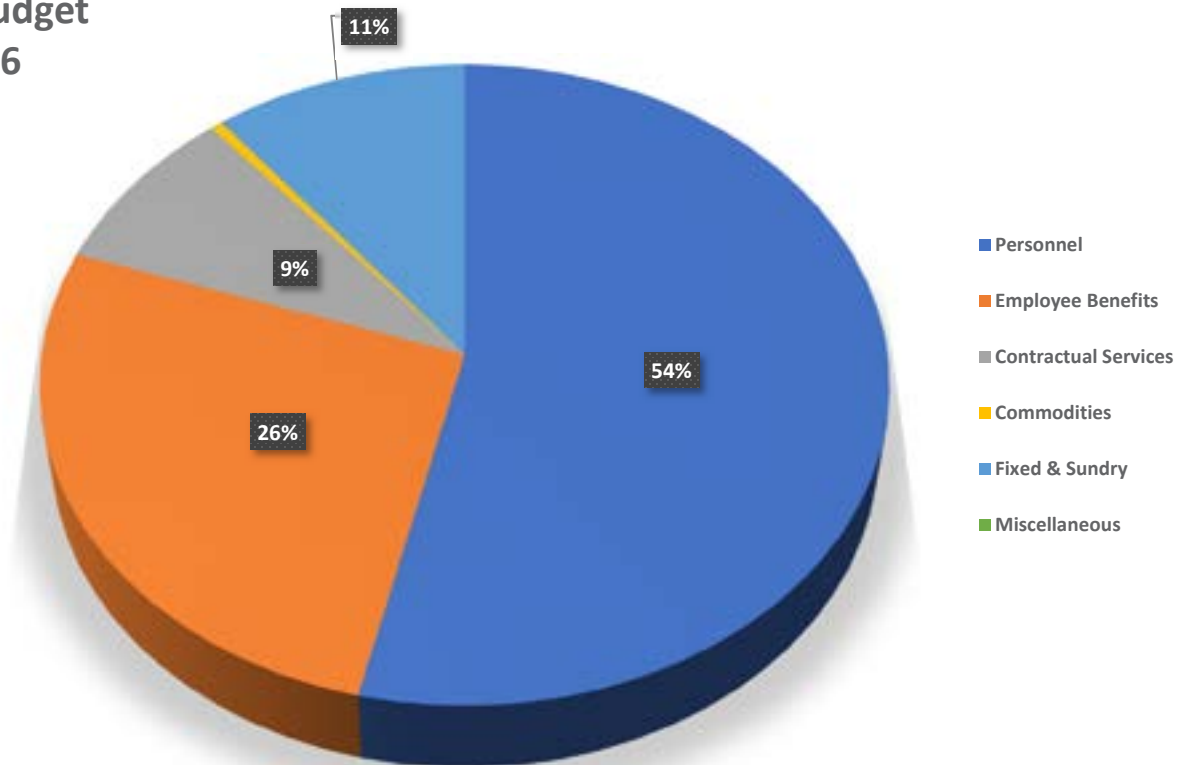
	<h3>Workforce</h3>	Provide equal employment opportunities and encourage diversity
		Provide quality support services to departmental leadership toward the achievement of organizational goals and objectives
		Recruit “right fit” talent and select the highest quality employees
		Ensure fair and equitable compensation structure
		Provide benefit plans attractive to job applicants that meet employee needs
		Enhance employee relations through effective communication and fair and consistent application of work rules
		Provide employee and management development through ongoing educational programs

Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Job applications processed	1,200	1,300	1,200	1,800	1,300	1,600	1,400
	Interviews scheduled	130	132	120	168	130	180	175
	Positions advertised/posted	50	68	40	53	50	55	50
	Enrollment in Education Assistance Program	18	12	15	10	12	8	10
	Turnover Rate (Voluntary)	8.0%	11.82%	5.0%	7.26%	5.0%	4.1%	7.0%
	Turnover Rate (DROP)	2.0%	1.0%	4.0%	0.4%	4.0%	0.8%	2.0%
	Turnover Rate (Involuntary)	1.0%	1.0%	2.0%	4.6%	2.0%	1.0%	3.00%
	% of new hires successfully completing probationary period	99%	93%	99%	74%	99%	90%	99%
	% of employees completing Intro to FPUA within first four-months of service	100%	100%	100%	100%	100%	100%	100%
	% of employees participating in a wellness program activity	75%	72%	75%	56%	80%	57%	85%

**BUDGET SUMMARY - DEPT 15**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 240,656	\$ 269,692	\$ 317,545	\$ 366,479	\$ 48,934
Employee Benefits	177,606	128,741	167,003	181,558	14,555
Contractual Services	41,503	52,050	78,704	58,863	(19,841)
Commodities	3,788	7,586	3,902	3,358	(544)
Fixed & Sundry	12,922	9,822	66,495	72,549	6,054
Miscellaneous	-	-	-	-	-
<b>TOTALS</b>	<b>\$ 476,476</b>	<b>\$ 467,891</b>	<b>\$ 633,649</b>	<b>\$ 682,807</b>	<b>\$ 49,158</b>

**Original Budget  
FY 2026**



**DEPT. 15 - HUMAN RESOURCES**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 240,374	\$ 266,267	\$ 317,045	\$ 365,979
1020	Overtime	282	3,425	500	500
	<i>Personnel Services Total</i>	<u>240,656</u>	<u>269,692</u>	<u>317,545</u>	<u>366,479</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	84,704	84,078	68,304	79,892
4060	FICA	17,686	19,698	24,292	28,036
4070	Employees' Insurance	52,330	58,259	70,174	72,275
4090	Vacation Pay Expense	3,979	(8,496)	-	-
4100	Sick Pay Expense	17,974	(26,261)	-	-
4110	Net OPEB Expense	808	1,273	1,081	1,081
4600	Workers' Compensation	124	191	3,152	274
	<i>Employee Benefits Total</i>	<u>177,606</u>	<u>128,741</u>	<u>167,003</u>	<u>181,558</u>
<u>CONTRACTUAL SERVICES</u>					
2110	Advertising	150	-	155	133
2131	Maintenance of Structures	-	25	-	-
2139	Maintenance/Service Contracts	18,837	20,817	19,402	16,699
2140	Postage	31	137	330	552
2151	Printing	-	114	100	84
2164	Profess. Fees - Consulting/Eng.	6,000	14,500	20,000	10,328
2165	Temporary Labor	-	444	-	-
2166	Professional Fees - Other	3,882	1,532	10,000	4,304
2170	Training	6,095	7,561	20,000	17,213
2171	Travel	-	(26)	450	836
2172	Car Allowance	3,483	3,300	4,385	4,311
2190	Communications	907	844	900	752
2230	Employee Relations	1,110	1,685	1,144	2,089
2240	Business Relations	1,008	245	1,038	894
2260	Memberships - Professional	-	872	800	668
	<i>Contractual Services Total</i>	<u>41,503</u>	<u>52,050</u>	<u>78,704</u>	<u>58,863</u>
<u>COMMODITIES</u>					
3311	Office Supplies	3,788	6,206	3,902	3,358
3313	Subscriptions	-	1,580	-	-
3316	Operating Supplies	-	(200)	-	-
	<i>Commodities Total</i>	<u>3,788</u>	<u>7,586</u>	<u>3,902</u>	<u>3,358</u>
<u>FIXED &amp; SUNDRY</u>					
4080	Employee Suggestions & Awards	8,503	3,558	8,503	8,758
4610	Property & Liab./Ins. & Uninsur.	4,419	6,264	57,992	63,791
	<i>Fixed &amp; Sundry Total</i>	<u>12,922</u>	<u>9,822</u>	<u>66,495</u>	<u>72,549</u>
	<b>Total</b>	<u>\$ 476,476</u>	<u>\$ 467,891</u>	<u>\$ 633,649</u>	<u>\$ 682,807</u>

# SAFETY

## DEPARTMENT DESCRIPTION

The Safety Department is responsible for planning, developing and coordinating safety, and workers compensation activities at FPUA. The Safety Officer performs safety orientation to all FPUA employees upon hire. This department coordinates, develops, and delivers employee safety-training programs. The Safety Officer leads the Safety Committee which consists of representatives from each department. Should any incident or injury occur the Safety Officer is called upon to review all incidents or injuries through documentation or onsite investigation.

## DEPARTMENT ACCOMPLISHMENTS

- Reviewed and updated the Safety Manual annually.
- Completed all required training programs:
  - FDOT Maintenance of Traffic (MOT)
  - Annual Flu Shots for all employees
  - First Aid, AED & CPR training
- Assisted departments with evaluating monthly safety training topics.
- 52 quarterly safety checks completed of FPUA buildings and periodic jobsite and department safety checks.
- Attended FMEA Hurricane & Safety Preparedness Forum
- FPUA had just 3 injuries reported in 2024 with a DART Rate of 0.83

**SAFETY STAFFING**





	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
<b>Classification</b>				
Safety Officer	1	1	1	-
<b>TOTAL FTE</b>	1	1	1	-

<sup>1</sup>Position count held in Department 15, Human Resources

**SAFETY**

**DEPARTMENTAL GOALS AND OBJECTIVES**

 <b>Workforce</b>	Update and schedule needed training and safety procedures per each department
	Update vehicle safety protection to align with safety standards in the workplace to ensure employee safety
	Provide quality OSHA-based safety training to employees to ensure understanding of work environment hazards and effective accident
	Maintain and implement FPUA’s Safety Program which is composed of the following elements: <ul style="list-style-type: none"> <li>○ Reasonable Suspicion Training (Continue)</li> <li>○ Safety and health training for employees</li> <li>○ Hazard prevention and control</li> <li>○ Worksite safety analysis</li> <li>○ Monitor Workers Compensation program</li> </ul>

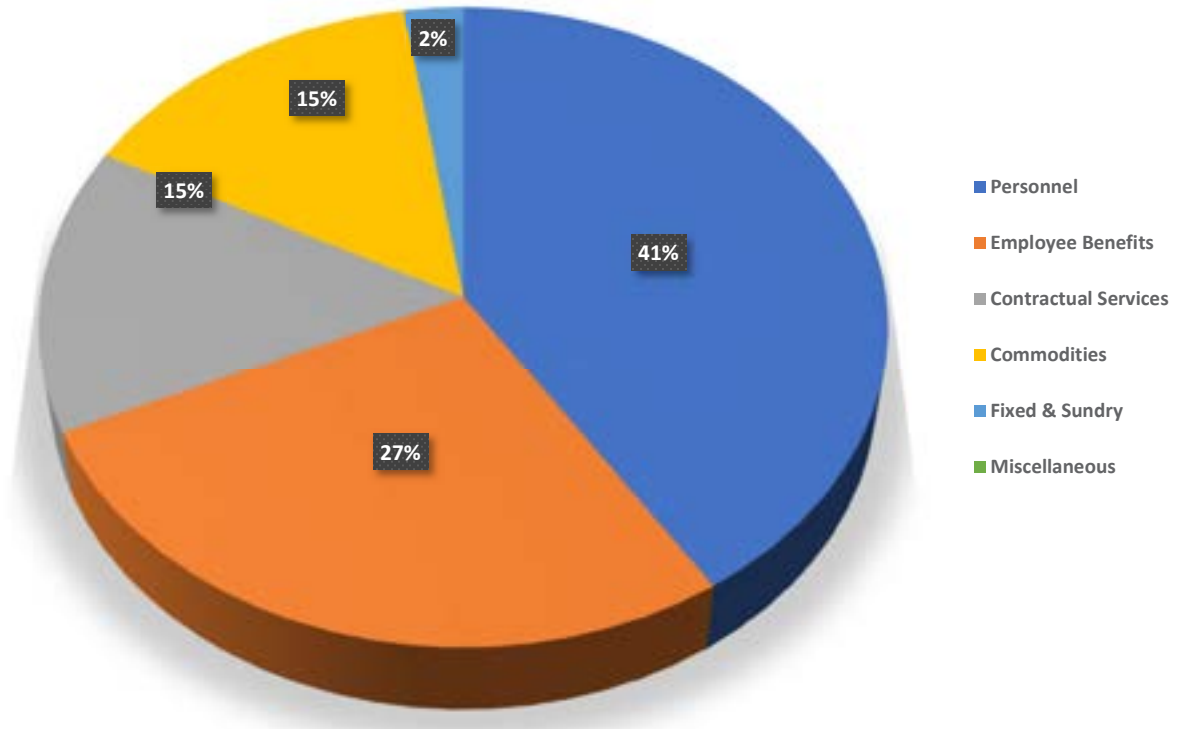
Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Incident Reports	<15	14	<15	6	<12	3	<10
	Claims – W/C	<5	3	<5	5	<5	3	<5
	Building Safety Inspections	55	57	55	52	55	52	55
	Vehicle Accident Rate*	<.05	0.03	<.05	0.04	<.05	0.04	<.05
	FPUA Frequency Rate	<1	0.76	<1	49.51	<1.5	0.5	<1
	FPUA DART Rate	<45	1.26	<10	0.83	<1.5	1	<45

\* Vehicle Accident Rate is the number of accidents/total number of vehicles (includes *not at fault accidents* ).

**BUDGET SUMMARY - DEPT 18**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 66,247	\$ 63,946	\$ 29,699	\$ 68,571	\$ 38,872
Employee Benefits	64,434	49,313	21,861	45,926	24,065
Contractual Services	15,628	9,299	29,105	24,334	(4,771)
Commodities	28,063	27,777	28,904	24,875	(4,029)
Fixed & Sundry	2,987	2,778	3,821	4,141	320
Miscellaneous	-	-	-	-	-
<b>TOTALS</b>	<b>\$ 177,359</b>	<b>\$ 153,114</b>	<b>\$ 113,390</b>	<b>\$ 167,847</b>	<b>\$ 54,457</b>

**Original Budget  
FY 2026**



**DEPT. 18 - SAFETY**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 66,247	\$ 63,946	\$ 29,699	\$ 68,571
	<i>Personnel Services Total</i>	<u>66,247</u>	<u>63,946</u>	<u>29,699</u>	<u>68,571</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	33,180	19,701	6,388	14,948
4060	FICA	4,593	4,491	2,272	5,246
4070	Employees' Insurance	26,891	25,105	12,600	25,200
4090	Vacation Pay Expense	(688)	(546)	-	-
4110	Net OPEB Expense	269	318	270	270
4600	Workers' Compensation	188	244	331	262
	<i>Employee Benefits Total</i>	<u>64,434</u>	<u>49,313</u>	<u>21,861</u>	<u>45,926</u>
<u>CONTRACTUAL SERVICES</u>					
2132	Maintenance Of Vehicles	615	747	1,525	543
2139	Maintenance/Service Contracts	3,837	3,837	10,000	8,607
2166	Professional Fees - Other	-	59	-	-
2170	Training	9,105	1,915	10,000	8,607
2171	Travel	-	345	-	-
2190	Communications	1,123	1,086	1,200	1,003
2200	Utilities	612	1,282	1,380	1,270
2230	Employee Relations	336	28	5,000	4,304
	<i>Contractual Services Total</i>	<u>15,628</u>	<u>9,299</u>	<u>29,105</u>	<u>24,334</u>
<u>COMMODITIES</u>					
3311	Office Supplies	70	288	72	61
3316	Operating Supplies	25,631	25,000	26,399	22,720
3331	Vehicle Supplies	2,362	2,489	2,433	2,094
	<i>Commodities Total</i>	<u>28,063</u>	<u>27,777</u>	<u>28,904</u>	<u>24,875</u>
<u>FIXED &amp; SUNDRY</u>					
4080	Employee Suggestions & Awards	893	-	893	920
4610	Property & Liab./Ins. & Uninsur.	2,094	2,778	2,928	3,221
	<i>Fixed &amp; Sundry Total</i>	<u>2,987</u>	<u>2,778</u>	<u>3,821</u>	<u>4,141</u>
<b>Total</b>		<u>\$ 177,359</u>	<u>\$ 153,114</u>	<u>\$ 113,390</u>	<u>\$ 167,847</u>

**CHIEF FINANCIAL OFFICER**  
**Michele Harris, CGFO**

**Finance Manager**  
 Andrea Trasferini-Slown, MA

<b>Department</b>	<b>ACTUAL 9/30/2023</b>	<b>ACTUAL 9/30/2024</b>	<b>AMENDED BUDGET 9/30/2025</b>	<b>ORIGINAL BUDGET 9/30/2026</b>	<b>CHANGE FROM 9/30/2025 TO 9/30/2026</b>
14 Chief Financial Officer	- <sup>1</sup>	- <sup>1</sup>	1	1	-
21 Finance	9	9	10	10	-
<b>TOTAL FTE</b>	<b>9</b>	<b>9</b>	<b>11</b>	<b>11</b>	<b>-</b>

<sup>1</sup> Position previously included in Regulatory Affairs

# CHIEF FINANCIAL OFFICER

## DEPARTMENT DESCRIPTION

Provide strategic direction and oversight for the following departments:

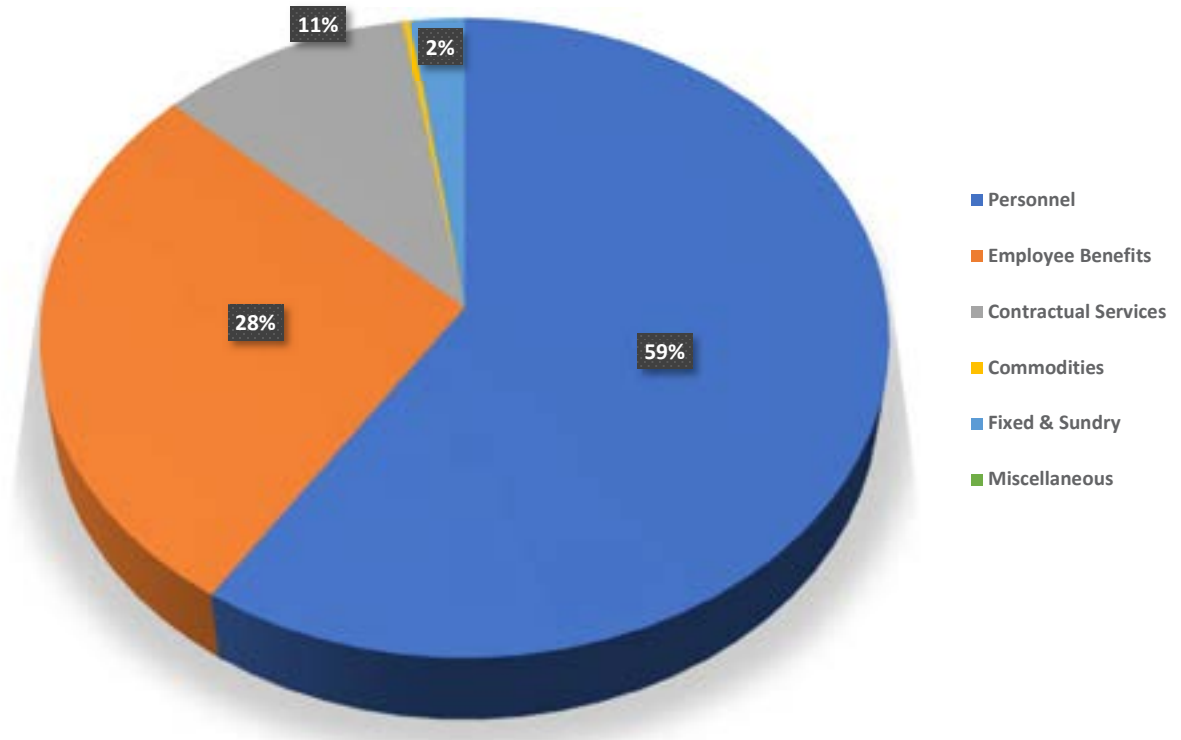
- Finance – Department 21



**BUDGET SUMMARY - DEPT 14**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 285,922	\$ 154,138	\$ 215,925	\$ 158,455	\$ (57,470)
Employee Benefits	230,436	71,346	89,093	73,775	(15,318)
Contractual Services	16,330	24,883	32,885	28,134	(4,751)
Commodities	828	-	1,000	861	(139)
Fixed & Sundry	(6,563)	(1,870)	5,484	6,032	548
Miscellaneous	-	-	-	-	-
<b>TOTALS</b>	<b>\$ 526,953</b>	<b>\$ 248,498</b>	<b>\$ 344,387</b>	<b>\$ 267,257</b>	<b>\$ (77,130)</b>

**Original Budget  
FY 2026**



**DEPT. 14 - CHIEF FINANCIAL OFFICER**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 285,922	\$ 154,138	\$ 215,925	\$ 158,455
	<i>Personnel Services Total</i>	<u>285,922</u>	<u>154,138</u>	<u>215,925</u>	<u>158,455</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	139,811	47,166	46,445	34,543
4060	FICA	21,125	11,632	16,518	12,122
4070	Employees' Insurance	64,132	24,385	25,610	26,377
4090	Vacation Pay Expense	(3,223)	(8,866)	-	-
4100	Sick Pay Expense	7,349	(3,683)	-	-
4110	Net OPEB Expense	1,077	318	270	270
4600	Workers' Compensation	165	394	250	463
	<i>Employee Benefits Total</i>	<u>230,436</u>	<u>71,346</u>	<u>89,093</u>	<u>73,775</u>
<u>CONTRACTUAL SERVICES</u>					
2110	Advertising	2,076	-	-	-
2140	Postage	-	-	100	86
2151	Printing	-	23	-	-
2164	Profess. Fees - Consulting/Eng.	4,069	11,313	15,000	12,910
2166	Professional Fees - Other	850	2,500	5,000	4,304
2170	Training	2,891	4,200	5,500	4,734
2171	Travel	163	-	-	-
2172	Car Allowance	5,160	5,160	5,160	4,311
2190	Communications	433	1,257	1,600	1,337
2230	Employee Relations	229	-	150	130
2260	Memberships - Professional	460	430	375	322
	<i>Contractual Services Total</i>	<u>16,330</u>	<u>24,883</u>	<u>32,885</u>	<u>28,134</u>
<u>COMMODITIES</u>					
3311	Office Supplies	828	-	1,000	861
	<i>Commodities Total</i>	<u>828</u>	<u>-</u>	<u>1,000</u>	<u>861</u>
<u>FIXED &amp; SUNDRY</u>					
4520	Licenses & Permits	(12,245)	(8,868)	-	-
4610	Property & Liab./Ins. & Uninsur.	5,682	6,998	5,484	6,032
	<i>Fixed &amp; Sundry Total</i>	<u>(6,563)</u>	<u>(1,870)</u>	<u>5,484</u>	<u>6,032</u>
<b>Total</b>		<u>\$ 526,953</u>	<u>\$ 248,498</u>	<u>\$ 344,387</u>	<u>\$ 267,257</u>

# FINANCE

## DEPARTMENT DESCRIPTION

The Department of Finance safeguards FPUA's assets and financial activities, provide for long-term financial stability, integrity, accountability and transparency. The Department's operations and financial transactions are conducted in accordance with Generally Accepted Accounting Principles (GAAP) and the Governmental Accounting Standards Board (GASB).

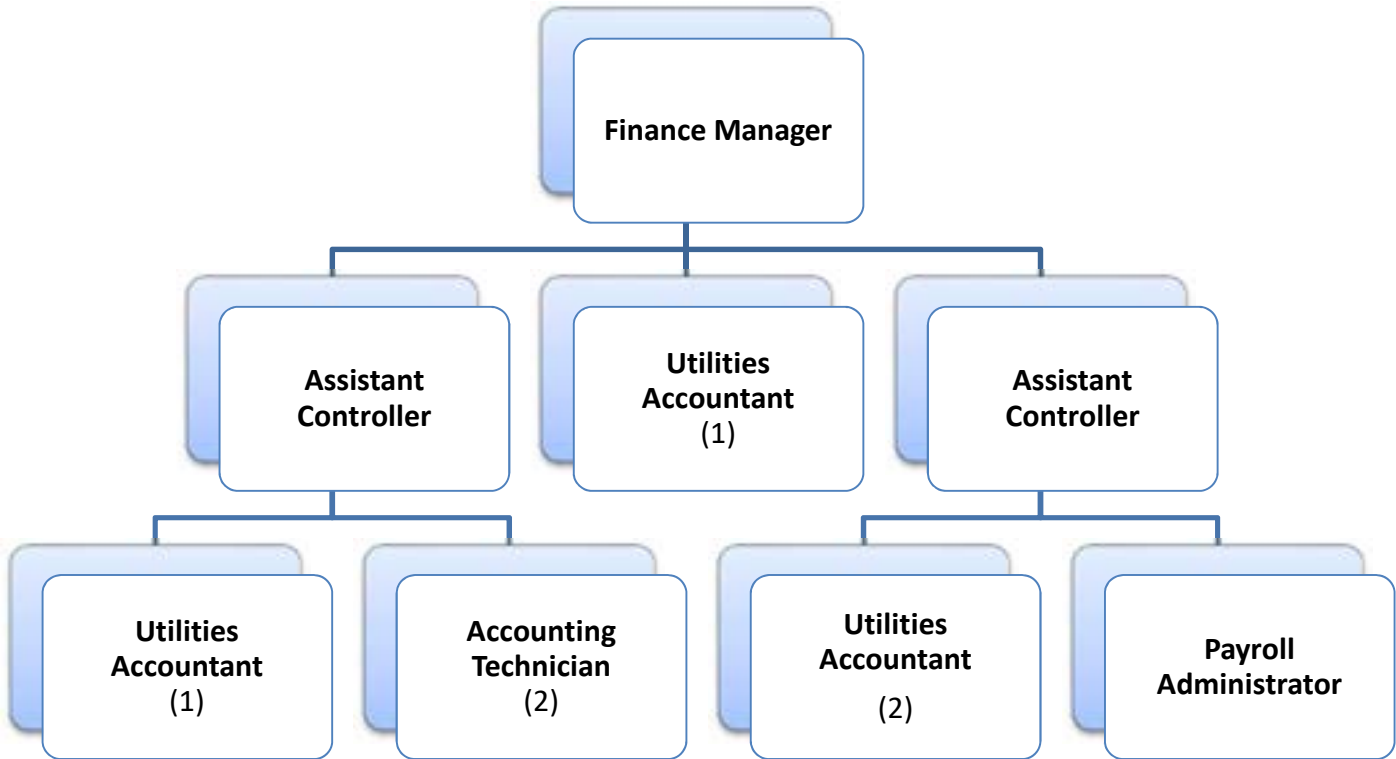
The Finance Department provides guidance and ensures departments are fiscally responsible. Finance provides services through the functions of financial administration, budgeting, accounts payable, cash management, fixed asset and project accounting, payroll, inventory, and debt management.

Finance is responsible for preparing the Annual Comprehensive Financial Report, Annual Budget, Capital Improvement Plan, Budget Amendments, and Financial Reports. Coordinating rate studies to stabilize rates and reporting required financial and statistical information to state and federal regulatory agencies, bond holders and financial advisors ensures transparency and trust.

## DEPARTMENT ACCOMPLISHMENTS

- Awarded GFOA's Distinguished Budget Presentation Award for the Annual Budget, with special recognition for Budget Process and Capital Program
- Presented with GFOA's Certificate of Achievement for Excellence in Financial Reporting for the Annual Comprehensive Financial Report
- Expanded training opportunities to Finance personnel and trained external departments' new staff on finance administrative duties
- Maximized investment earnings on bond proceeds while maintaining safety, liquidity and yield objectives
- Expected to recover expenses incurred by property damages of approximately \$120,000 during FY 2025
- Reduced costs by implementing the credit card convenience fee



**FINANCE STAFFING**





	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/26
<b>Classification</b>				
Finance Manager	1	1	1	-
Assistant Controller	2	2	2	-
Utility Accountant	3	4	4	-
Accounting Technician	2	2	2	-
Payroll Administrator	1	1	1	-
<b>TOTAL FTE</b>	<b>9</b>	<b>10</b>	<b>10</b>	<b>-</b>

## FINANCE

### DEPARTMENTAL GOALS AND OBJECTIVES

	<b>Utility Governance</b>	Plan, organize and direct the financial, accounting, and rate matters throughout FPUA
		Preparation of financial statements, statistical and regulatory reports, budget documents and coordination of financial forecasts, rate studies, debt issuance and cash management
		Maintain FPUA’s accounting records in accordance with generally accepted accounting principles
		Follow GFOA Best Practices for Budget and Financial Planning
		Maintain compliance with Bond Covenants
	<b>Workforce</b>	Expand training opportunities to Finance personnel and train external department’s new staff on finance administrative duties

Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Active vendors	2,500	3,152	2,500	3,537	2,500	3,537	2,500
	% Payments issued – Check	42.0%	43.0%	42.0%	44.0%	42.0%	37.0%	37.0%
	% Payments issued - EFT	58.0%	57.0%	58.0%	56.0%	58.0%	63.0%	63.0%
	Overall % of Annual Budget award judged to be:							
	Proficient	0.0%	100.0%	0.0%	50.0%	0.0%	83.0%	0.0%
	Outstanding	100.0%	0.0%	100.0%	50.0%	100.0%	17%	100.0%
	Does not Satisfy	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Proficient grading on Annual Financial Report from Special Review Committee	100%	100%	100%	<sup>1</sup>	100%	100%	100%
	Unqualified audit opinion by external CPA firm	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Bond Ratings:							
Fitch	A+	A	A	A	A	A	A+	
Standard & Poor's	A	A	A	A	A	A	A	
Rate Stabilization Fund (RSF) in thousands	<sup>2</sup>	\$8,884	\$10,000	\$11,202	\$10,000	\$11,000	\$11,000	
Days of Cash on Hand Sept 30, excluding RSF	90	92	90	78	90	93	90	
Debt Service Ratio	2.31x	2.52x	3.01x	3.18x	3.01x	2.60x	2.50x	
	Staff Education Hours: CPE credits earned	160	120	120	120	120	120	160
	FGFOA Members	<sup>2</sup>	5	7	5	7	5	7

<sup>1</sup>Rating not yet available

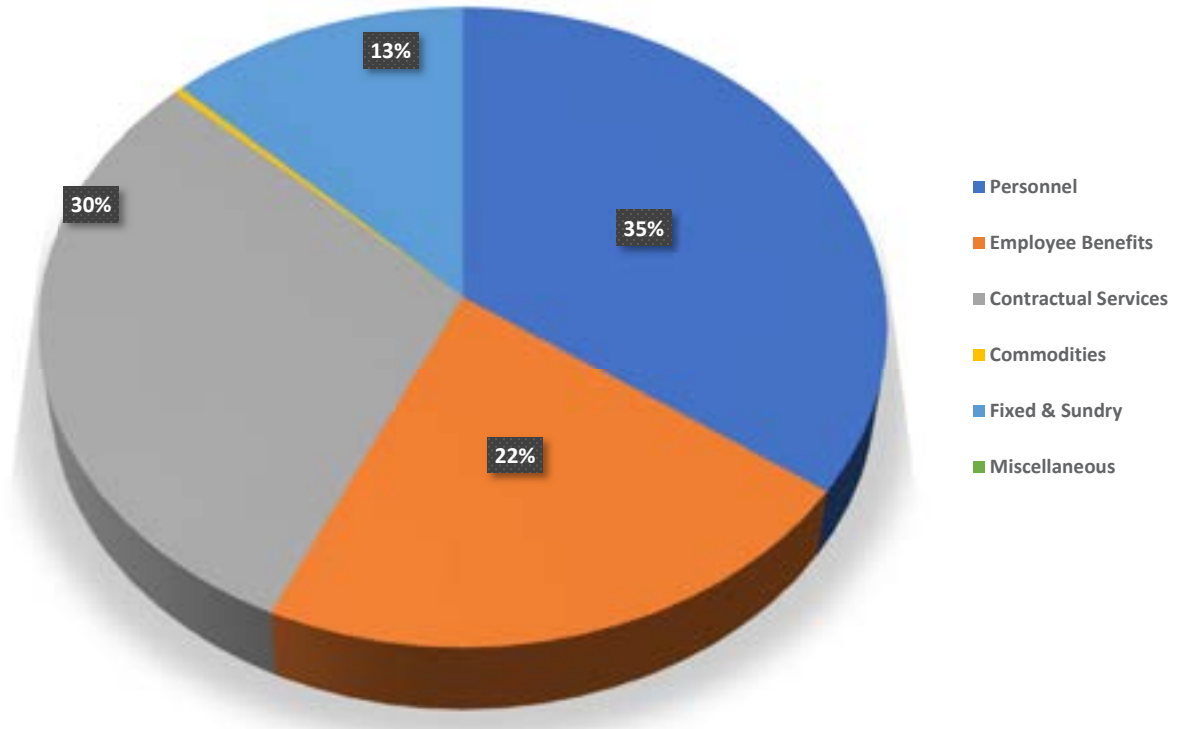
<sup>2</sup> New Performance Measure

**BUDGET SUMMARY - DEPT 21**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 593,230	\$ 578,422	\$ 621,433	\$ 661,080	\$ 39,647
Employee Benefits	526,093	417,870	395,710	415,449	19,739
Contractual Services	162,113	117,217	140,775	572,762	431,987
Commodities	7,657	5,798	8,100	6,771	(1,329)
Fixed & Sundry	643,375	611,251	624,638	239,017	(385,621)
Miscellaneous	-	-	-	-	-
<b>TOTALS</b>	<b>\$ 1,932,467</b>	<b>\$ 1,730,558</b>	<b>\$ 1,790,656</b>	<b>\$ 1,895,079</b>	<b>\$ 104,423</b>

\* Fixed & Sundry reflects the implementation of credit card convenience fees.

**Original Budget  
FY 2026**



**DEPT. 21 - FINANCE**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 593,065	\$ 575,576	\$ 618,433	\$ 658,080
1020	Overtime	164	2,846	3,000	3,000
	<i>Personnel Services Total</i>	<u>593,230</u>	<u>578,422</u>	<u>621,433</u>	<u>661,080</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	268,917	177,885	133,670	144,115
4060	FICA	41,655	41,001	47,540	50,573
4070	Employees' Insurance	196,296	176,123	211,379	217,709
4090	Vacation Pay Expense	(725)	3,993	-	-
4100	Sick Pay Expense	16,533	15,367	-	-
4110	Net OPEB Expense	2,962	2,865	2,432	2,432
4600	Workers' Compensation	455	635	689	620
	<i>Employee Benefits Total</i>	<u>526,093</u>	<u>417,870</u>	<u>395,710</u>	<u>415,449</u>
<u>CONTRACTUAL SERVICES</u>					
2139	Maintenance/Service Contracts	240	182	1,200	1,003
2140	Postage	1	1	50	43
2151	Printing	-	958	-	836
2161	Professional Fees - Audit	68,651	59,000	64,600	53,979
2164	Profess. Fees - Consulting/Eng.	11,926	17,388	41,000	117,819
2166	Professional Fees - Other	69,164	25,215	19,900	388,134
2170	Training	4,661	8,443	9,000	8,356
2171	Travel	462	522	500	418
2172	Car Allowance	3,300	3,300	1,925	-
2190	Communications	1,588	659	500	418
2230	Employee Relations	1,135	599	1,000	836
2250	Community Relations	-	85	-	-
2260	Memberships - Professional	985	865	1,100	920
	<i>Contractual Services Total</i>	<u>162,113</u>	<u>117,217</u>	<u>140,775</u>	<u>572,762</u>
<u>COMMODITIES</u>					
3311	Office Supplies	7,657	5,747	8,000	6,685
3313	Subscriptions	-	51	100	86
	<i>Commodities Total</i>	<u>7,657</u>	<u>5,798</u>	<u>8,100</u>	<u>6,771</u>
<u>FIXED &amp; SUNDRY</u>					
4020	Cash (Over) Short	(1,041)	(743)	-	-
4520	Licenses & Permits	-	-	250	250
4610	Property & Liab./Ins. & Uninsur.	10,562	13,901	13,788	15,167
5730	Bank Charges	633,854	598,093	610,600	223,600
	<i>Fixed &amp; Sundry Total</i>	<u>643,375</u>	<u>611,251</u>	<u>624,638</u>	<u>239,017</u>
<b>Total</b>		<u>\$ 1,932,467</u>	<u>\$ 1,730,558</u>	<u>\$ 1,790,656</u>	<u>\$ 1,895,079</u>

## CHIEF OPERATING OFFICER

**Daniel Retherford, P.E.**

**Customer Service**

Julie Sizemore  
*Manager*

**Facilities**

Brian Prewitt  
*Manager*

**The Manatee Center**

Jessica Kadie Barclay  
*Manager*

**Purchasing Program**

Andrew Gauthier  
*Manager*

**Information Technology Services**

Steve Crites  
*Manager*

**FPUAnet® Communications**

Jason Mittler  
*Manager*

**Geospatial Technology**

Jason Drost  
*Manager*

**Utility Operations**

Melissa Martin  
*Manager*

Department	ACTUAL 9/30/2023	ACTUAL 9/30/2024	AMENDED BUDGET 9/30/2025	ORIGINAL BUDGET 9/30/2026	CHANGE FROM 9/30/2025 TO 9/30/2026
01 The Manatee Center	4	5	5	5	-
14 Regulatory Affairs	4	1	- <sup>2</sup>	- <sup>2</sup>	-
22 Supply Chain Management	7	9	9	9	-
31 Chief Operating Officer	1	1	1	1	-
32 Information Technology Services	16	15	14	14	-
41 Public Affairs and Sustainability	4	5	- <sup>1</sup>	- <sup>1</sup>	-
35 Facilities	6	6	6	6	-
43 Customer Service	23 D	21 D	21 D	21 D	-
44 Utility Operations	18 D	18 D	18 D	18 D	-
46 Geospatial Technology Services	5	5	5	5	-
93 FPUAnet Communications	9	11	12	12	-
<b>TOTAL FTE</b>	<b>97</b>	<b>97</b>	<b>91</b>	<b>91</b>	<b>-</b>

D - Includes DROP participant employees

P - Excludes part-time employees

<sup>1</sup> Four positions moved from Chief Operating Officer, Dept. 31 to Director of Public Affairs & Sustainability, Dept. 41

<sup>2</sup> Two Regulatory Affairs, Dept. 14 positions incorporated into to Supply Chain Management, Dept. 22.

One position transferred to Chief Operating Officer, and one position was eliminated

# CHIEF OPERATING OFFICER

## DEPARTMENT DESCRIPTION

Provide strategic direction and oversight for the following areas within FPUA:

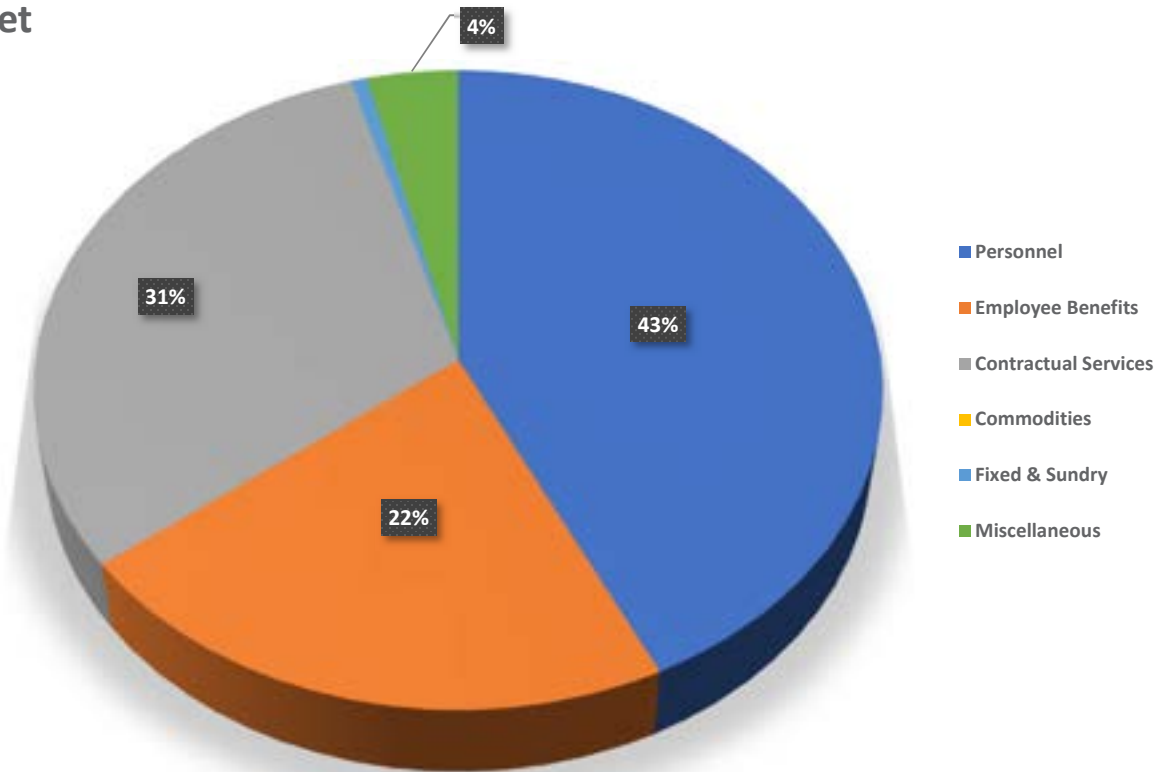
- The Manatee Center – Department 01
- Supply Chain Management – Department 22
- Information Technology Services – Department 32
- Facilities – Department 35
- Customer Service – Department 43
- Utility Operations – Department 44
- Geospatial Technology – Department 46
- FPUAnet® Communications – Department 93



**BUDGET SUMMARY - DEPT 31**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 135,614	\$ 143,340	\$ 151,671	\$ 163,383	\$ 11,712
Employee Benefits	110,778	106,524	78,103	82,940	4,837
Contractual Services	83,385	88,024	138,845	118,114	(20,731)
Commodities	-	18	-	-	-
Fixed & Sundry	1,910	1,903	2,298	2,521	223
Miscellaneous	13,961	13,961	14,100	14,523	423
<b>TOTALS</b>	<b>\$ 345,647</b>	<b>\$ 353,769</b>	<b>\$ 385,017</b>	<b>\$ 381,481</b>	<b>\$ (3,536)</b>

**Original Budget  
FY 2026**



**DEPT. 31 - CHIEF OPERATING OFFICER**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 135,614	\$ 143,340	\$ 151,671	\$ 163,383
	<i>Personnel Services Total</i>	<u>135,614</u>	<u>143,340</u>	<u>151,671</u>	<u>163,383</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	67,980	44,929	32,624	35,617
4060	FICA	10,252	10,864	11,603	12,499
4070	Employees' Insurance	26,703	28,582	33,480	34,482
4090	Vacation Pay Expense	5,533	4,514	-	-
4100	Sick Pay Expense	-	17,252	-	-
4110	Net OPEB Expense	269	318	270	270
4600	Workers' Compensation	41	64	126	72
	<i>Employee Benefits Total</i>	<u>110,778</u>	<u>106,524</u>	<u>78,103</u>	<u>82,940</u>
<u>CONTRACTUAL SERVICES</u>					
2151	Printing	-	23	-	-
2164	Profess. Fees - Consulting/Eng.	46,447	46,513	50,000	41,780
2166	Professional Fees - Other	-	-	-	-
2170	Training	3,218	9,917	5,000	4,304
2171	Travel	2,075	983	2,137	1,839
2172	Car Allowance	5,435	5,160	5,160	4,311
2190	Communications	435	95	-	-
2230	Employee Relations	42	-	43	36
2240	Business Relations	365	333	376	323
2260	Memberships - Professional	368	-	379	326
2262	Memberships - Civic	25,000	25,000	75,750	65,195
	<i>Contractual Services Total</i>	<u>83,385</u>	<u>88,024</u>	<u>138,845</u>	<u>118,114</u>
<u>COMMODITIES</u>					
3311	Office Supplies	-	18	-	-
	<i>Commodities Total</i>	<u>-</u>	<u>18</u>	<u>-</u>	<u>-</u>
<u>FIXED &amp; SUNDRY</u>					
4520	Licenses & Permits	99	-	102	105
4610	Property & Liab./Ins. & Uninsur.	1,811	1,903	2,196	2,416
	<i>Fixed &amp; Sundry Total</i>	<u>1,910</u>	<u>1,903</u>	<u>2,298</u>	<u>2,521</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	13,961	13,961	14,100	14,523
	<i>Miscellaneous Total</i>	<u>13,961</u>	<u>13,961</u>	<u>14,100</u>	<u>14,523</u>
<b>Total</b>		<u>\$ 345,647</u>	<u>\$ 353,769</u>	<u>\$ 385,017</u>	<u>\$ 381,481</u>

# THE MANATEE CENTER

## DEPARTMENT DESCRIPTION

This department manages the operations of the Manatee Center, a nature-based museum located where the mouth of Moore’s Creek meets the Indian River Lagoon. The Manatee Center exists as a joint agreement between the City of Fort Pierce, FPUA, and the Treasure Coast Manatee Foundation, a 501(c)(3) organization.

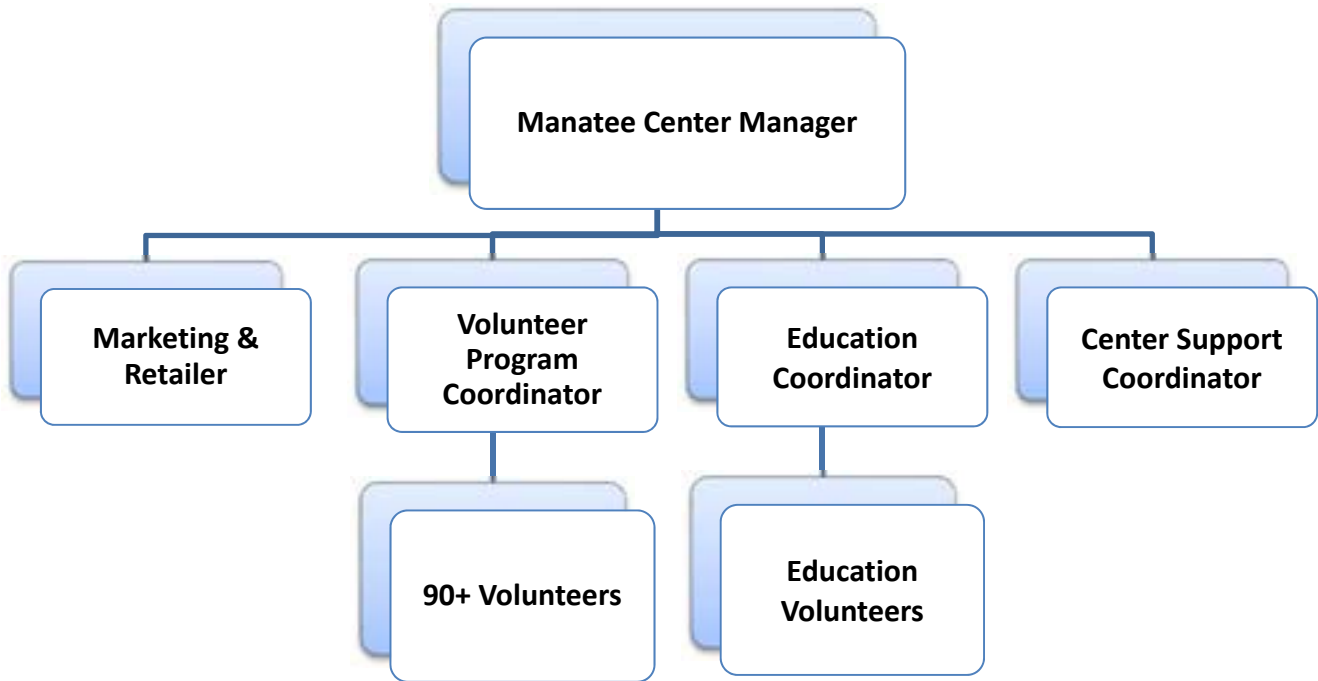
Thanks to FPUA’s ongoing commitment to community and environmental stewardship, as demonstrated through support for this department, the Manatee Center is able to focus on its mission to lead environmental education through inspiring visitor experiences. Sharing the scientific story of the Treasure Coast’s marine ecology, it is an inclusive space to enjoy, explore, and advance environmental knowledge and advocacy together.

The Manatee Center fulfills this purpose by providing quality educational programming to residents and visitors across the Treasure Coast—while placing special emphasis on serving Fort Pierce through accessible programs, local partnerships, and targeted community engagement. Whether introducing a first-time visitor to manatees or deepening a lifelong resident’s connection to the Lagoon, the Center fosters meaningful learning through engaging exhibits and the efforts of professional staff and dedicated volunteers.

## DEPARTMENT ACCOMPLISHMENTS

- Rebranded the Manatee Center and launched a modern website, strengthening our identity as a hub for coastal education, conservation, and community connection.
- Expanded Lagoon-based education with a 25% increase in students served and strong adult participation, driven by inclusive programming and local school partnerships.
- Advanced our Eco-Resource Hub role through staff collaboration on partner-led programs, regional presentations, and nine new environmental exhibitors at Nature Fest 2025.
- Improved operational reliability and volunteer support, reducing visitor disruption days from 73 to just 2 by streamlining systems and expanding training.
- Reached more local youth by replacing in-house camps with field trips hosted by community partners—serving more children with fewer resources and greater impact.

## THE MANATEE CENTER STAFFING





Classification	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
Manatee Center Manager	1	1	1	-
Marketing & Retailer	1	1	1	-
Program Coordinator	1	1	1	-
Center Support Coordinator <sup>1</sup>	1	1	1	-
Education Coordinator	1	1	1	-
<b>TOTAL FTE</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>-</b>

<sup>1</sup> New position in FY 2024

**THE MANATEE CENTER**

**DEPARTMENTAL GOALS AND OBJECTIVES**

	<b>Community Relations</b>	Increase the total number of individuals reached through all engagement opportunities (visitors, special events, outreach)
		Increase local visibility by creating and marketing high-quality engagement opportunities for residents of all ages & abilities
		Reduce the amount of volunteer hours utilized for operations purposes, and increase the hours used for education and engagement efforts
		Increase the number of public and special attendance events offered each year
		Continued exploration of supplemental income opportunities through grants, earned revenues, and other funding sources

Strategic Goal	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	<b>Total Individuals Reached</b> <sup>1</sup>	60,000	52,078	60,000	48,291	60,000	62,000	60,000
	<b>% of Labor Utilized for Education</b> <sup>2</sup>	-	9.8	-	10.3	5	3.4	5
	<b>% of Labor Utilized for Operations</b> <sup>2</sup>	-	65.7	-	74.59	70	84.62	75
	<b>Volunteer hours</b>	12,000	8,177	9,000	6,007	12,000	6,500	6,500
	<b>% increase in number of events offered</b> <sup>2</sup>	-	-	5%	7%	5%	33%	33%
	<b>Adult Education Participants</b> <sup>3</sup> (formerly Lunch & Learn)	365	194	400	404	400	1,255	600
	<b>Student Education Participants</b> <sup>3</sup> (students & campers)	4,700	5,076	2,700	4,551	5,000	6,000	5,000
	<b>Visitors Reached at Offsite Partner Events</b> <sup>3</sup>	-	-	25,000	18,000	25,000	29,500	25,000
	<b>Hosted Special Event Attendance</b> <sup>3</sup>	-	-	2,750	3,181	2,500	4,200	3,000

<sup>1</sup> Total Individuals Reached represents the sum of: Visitors to The Manatee Center exhibit hall, Education Program Participants (on-site and off-site), and Visitors Engaged at Offsite Partner Events where The Manatee Center participates.

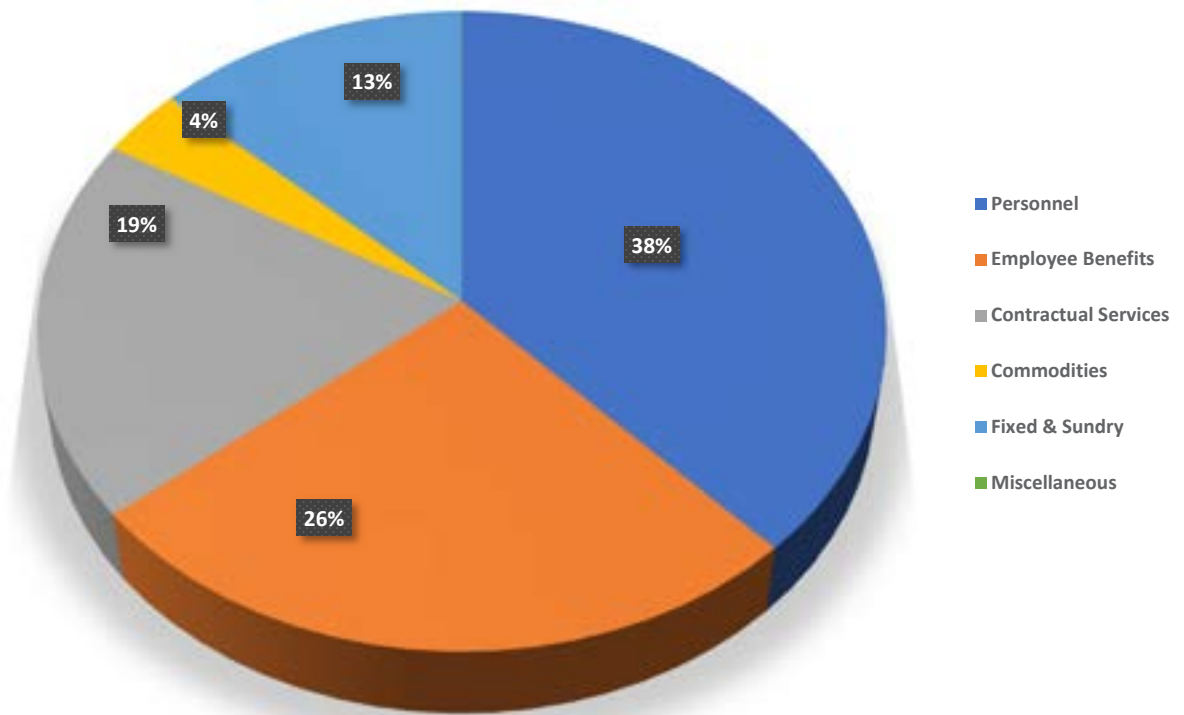
<sup>2</sup> New data point no previous goals set

<sup>3</sup> Data point now being tracked independently, though still included within Total Individuals Reached <sup>1</sup>

**BUDGET SUMMARY - DEPT 1**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 202,424	\$ 244,555	\$ 291,397	\$ 309,725	\$ 18,328
Employee Benefits	190,637	216,985	203,573	213,711	10,138
Contractual Services	166,702	138,796	188,072	157,865	(30,207)
Commodities	22,991	52,701	33,385	28,735	(4,650)
Fixed & Sundry	100,600	110,085	113,312	106,624	(6,688)
Miscellaneous	20,913	17,974	21,122	262	(20,860)
<b>TOTALS</b>	<b>\$ 704,267</b>	<b>\$ 781,095</b>	<b>\$ 850,861</b>	<b>\$ 816,922</b>	<b>\$ (33,939)</b>

**Original Budget  
FY 2026**



**DEPT. 01 - MANATEE CENTER**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 201,797	\$ 244,506	\$ 291,197	\$ 309,525
1020	Overtime	627	49	200	200
<i>Personnel Services Total</i>		<u>202,424</u>	<u>244,555</u>	<u>291,397</u>	<u>309,725</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	98,891	76,489	62,679	67,520
4060	FICA	14,393	17,721	22,292	23,694
4070	Employees' Insurance	72,112	83,982	116,216	119,696
4090	Vacation Pay Expense	2,067	17,128	-	-
4100	Sick Pay Expense	1,397	19,538	-	-
4110	Net OPEB Expense	1,077	1,592	1,351	1,351
4600	Workers' Compensation	700	534	1,035	1,450
<i>Employee Benefits Total</i>		<u>190,637</u>	<u>216,985</u>	<u>203,573</u>	<u>213,711</u>
<u>CONTRACTUAL SERVICES</u>					
2110	Advertising	10,669	14,414	14,000	12,049
2122	Rentals	-	641	-	-
2131	Maintenance Of Buildings	14,010	4,718	14,430	12,420
2132	Maintenance of vehicles	76	-	78	67
2133	Maintenance Of Equipment	890	6	917	790
2139	Maintenance/Service Contracts	103,366	80,146	95,000	77,460
2140	Postage	431	763	244	210
2151	Printing	1,002	1,634	7,500	6,455
2166	Professional Fees - Other	12,597	9,400	10,000	8,607
2170	Training	547	1,938	10,460	9,003
2171	Travel	-	1,253	-	-
2172	Car Allowance	3,300	3,300	3,300	2,758
2190	Communications	5,267	5,551	7,000	6,100
2200	Utilities	11,082	10,165	9,330	8,573
2230	Employee/Volunteer Relations	2,836	3,992	5,000	4,304
2240	Business Relations	-	-	-	-
2250	Community Relations	-	97	9,500	7,939
2260	Memberships - Professional	629	779	648	558
2262	Memberships - Civic	-	-	665	572
<i>Contractual Services Total</i>		<u>166,702</u>	<u>138,796</u>	<u>188,072</u>	<u>157,865</u>
<u>COMMODITIES</u>					
3311	Office Supplies	3,027	1,595	2,718	2,340
3313	Postage	528	140	544	468
3316	Operating Supplies	19,316	50,965	30,000	25,820
3331	Vehicle Supplies	119	-	123	107
<i>Commodities Total</i>		<u>22,991</u>	<u>52,701</u>	<u>33,385</u>	<u>28,735</u>
<u>FIXED &amp; SUNDRY</u>					
4010	Cost of Goods Sold	78,738	70,436	81,100	83,533
4015	Sales Discount	2,987	11,880	5,000	5,000
4020	Cash (Over) Short	(285)	89	200	200
4520	Licenses & Permits	60	-	62	64
4610	Property & Liab./Ins. & Uninsur.	12,651	18,413	19,945	11,081
4666	Inventory Adjustments	587	4,321	605	346
5730	Bank Charges	5,863	4,945	6,400	6,400
<i>Fixed &amp; Sundry Total</i>		<u>100,600</u>	<u>110,085</u>	<u>113,312</u>	<u>106,624</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	20,913	17,974	21,122	262
<i>Miscellaneous Total</i>		<u>20,913</u>	<u>17,974</u>	<u>21,122</u>	<u>262</u>
<b>Total</b>		<u>\$ 704,267</u>	<u>\$ 781,095</u>	<u>\$ 850,861</u>	<u>\$ 816,922</u>

# SUPPLY CHAIN MANAGEMENT

## DEPARTMENT DESCRIPTION

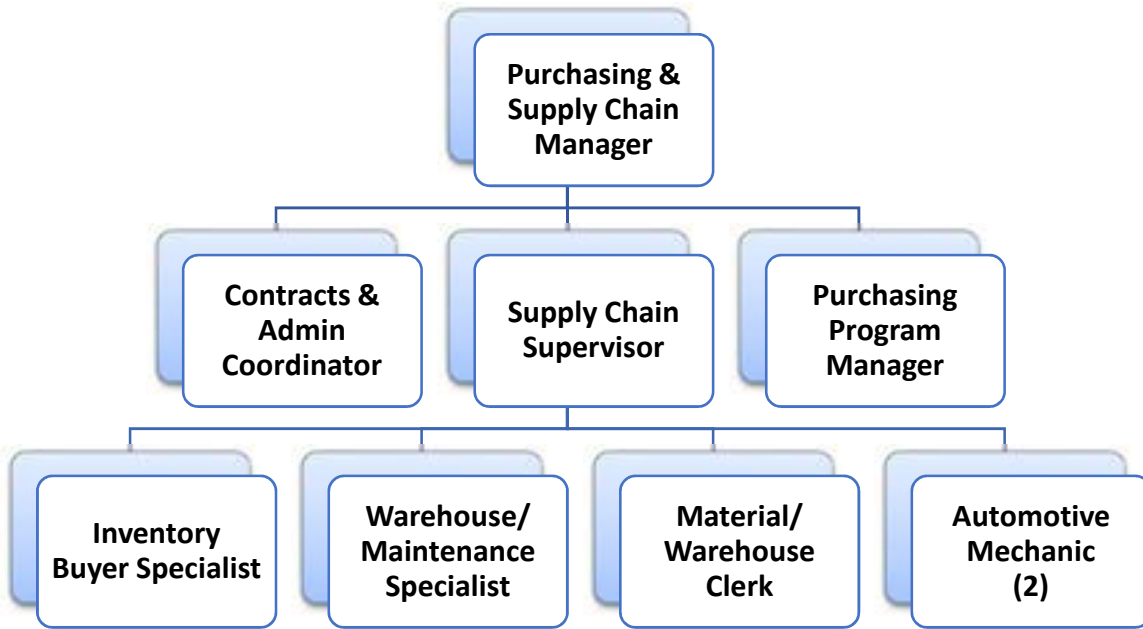
The Supply Chain Management Department is responsible for the procurement of all goods and services by FPUA, including all operational supplies (parts and equipment to run + maintain all our utilities...aka warehouse inventory) formal and informal bids, request for proposals (RFP), and other types of public solicitations in compliance with FPUA's rules and all applicable federal, state and local laws. Contract Administration processes contracts from inception to final approval and signature by the Board, and manages the contract renewal process. In addition, Supply Chain Management facilitates the disposition of obsolete materials and maintaining the vehicle fuels inventory.

Supply Chain Management also includes Centralized Fleet Services which oversees the entire fleet of vehicles from cradle to grave. This portion of the department ensures the timely procurement, maintenance, repairs, and vehicle safety inspections are completed for each vehicle to optimize the efficiency of our fleet. Fleet Services also ensures that vehicles that are no longer reliable are auctioned online at a public auction site.

## DEPARTMENT ACCOMPLISHMENTS

- Continued to reduce the time required to complete competitive procurements through the use of revised purchasing and competitive bidding thresholds on purchases and services
- Renewed the FY 2024 temporary exemption on emergency purchases of goods and services, in accordance with the purchasing manual, to include the hurricane season
- Saved \$58,000 on the WTP Control Room Solicitation through the Purchasing Program Manager's research and discovery of a Co-Op contract with a furniture vendor who was subcontracted for the job by the original vendor
- Worked with Finance to develop a process to streamline inventory purchases, resulting in blanket Board approval of annual inventory spend of \$10 million on routine items
- Fulfilled all AMI equipment purchases as required by our 6-year contract

**SUPPLY CHAIN MANAGEMENT STAFFING**



	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/26
<b>Classification</b>				
Purchasing and Supply Chain Manager	1	1	1	-
Supply Chain Supervisor	1	1	1	-
Purchasing Program Manager	1	1	1	-
Contracts & Admin Coordinator	1	1	1	-
Inventory Buyer Specialist	1	1	1	-
Warehouse/Maintenance Specialist	1	1	1	-
Material/Warehouse Clerk	1	1	1	-
Fleet Management Administrator	-	-	-	-
Automotive Mechanics	2	2	2	-
<b>TOTAL FTE</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>-</b>

## SUPPLY CHAIN MANAGEMENT

### DEPARTMENTAL GOALS AND OBJECTIVES

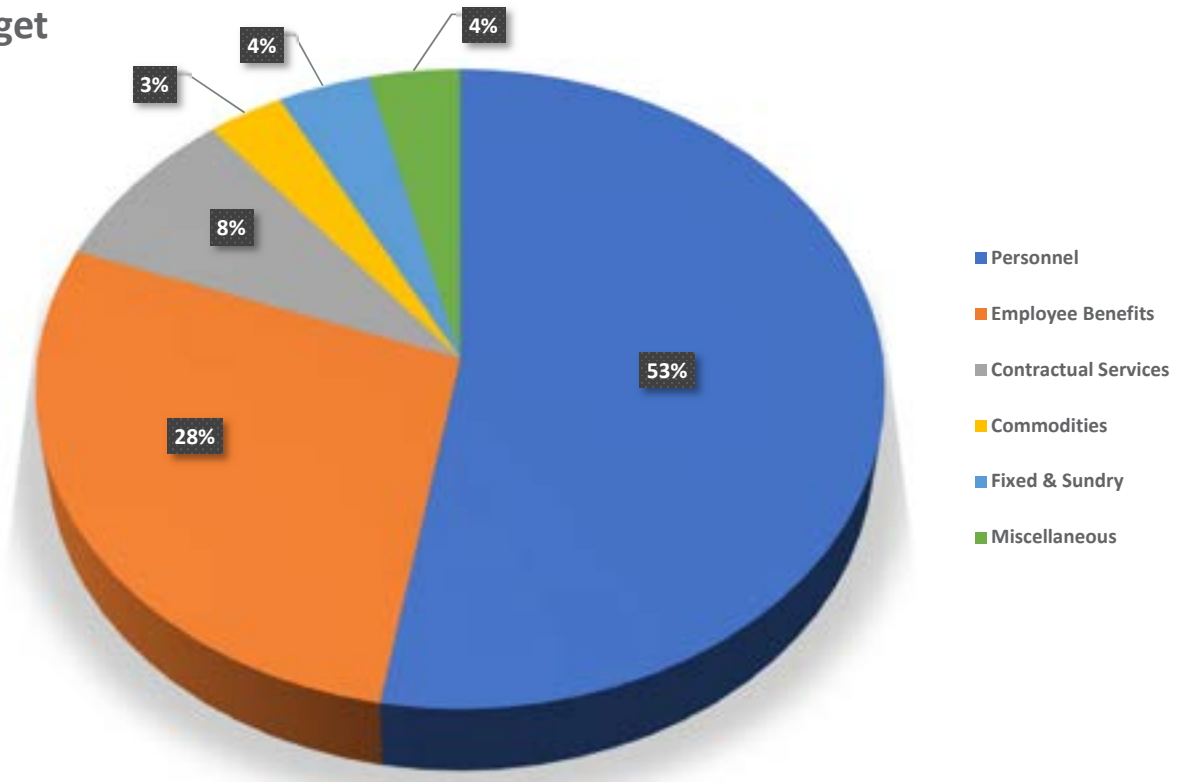
	<b>Technology</b>	Leverage an online inventory system and job management system to proactively plan for proper inventory levels for all utility operations and develop more meaningful measures of identifying meaningful purchasing
	<b>Growth and Rates</b>	Migrate from a department specific fleet planning and procurement process to a centralized managed process that leverages data to make
		Plan, organize and direct all procurement and contracts administration for the organization
		Continue to streamline the requisition contract and procurement process for all FPUA departments
		Ensure the fair and equitable treatment of all parties involved with formal solicitations issued by FPUA, to maximize the purchasing value of FPUA funds, and provide safeguards for maintaining a procurement system of quality and integrity
		Auction obsolete equipment and material on an annual basis to minimize overhead cost and maximize warehouse space
		Recycle all metals that are removed or retired from all the utilities systems
	<b>Workforce</b>	Carefully dispose of hazardous material according to local, state, and federal laws
		Provide the appropriate tools, education and training to ensure that employees are able to efficiently and safely carry out their role responsibilities

Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Formal Solicitations Completed	40	29	30	32	25	40	< 40
	Informal Solicitations Completed	75	80	90	55	75	50	< 50
	POA's Completed	400	524	460	551	480	490	< 500
	Stock purchase orders	900	747	900	861	< 950	< 900	< 810
	Stock items issued	9,000	10,431	9,000	10,333	>9,500	9,800	> 9,000
	Stock items returned	75	57	75	66	<75	< 75	< 75
	Inventory Shrinkage	0	0.10%	0	0.40%	0	< 1 %	0
	Pounds of recycled metal	50,000	99,717	50,000	92,273	>50,000	95,000	< 100,000
	Dept. Safety Frequency Rate	0	0	0	0	0	0	0
	Dept. Safety DART Rate	0	0	0	0	0	0	0

**BUDGET SUMMARY - DEPT 22**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 388,760	\$ 401,468	\$ 469,325	\$ 631,675	\$ 162,350
Employee Benefits	331,606	315,376	282,480	334,221	51,741
Contractual Services	65,618	73,893	84,111	101,383	17,272
Commodities	42,021	14,800	44,032	38,125	(5,907)
Fixed & Sundry	9,188	54,332	42,894	46,173	3,279
Miscellaneous	43,908	50,210	44,347	45,677	1,330
<b>TOTALS</b>	<b>\$ 881,101</b>	<b>\$ 910,079</b>	<b>\$ 967,189</b>	<b>\$ 1,197,254</b>	<b>\$ 230,065</b>

**Original Budget  
FY 2026**



**DEPT. 22 - SUPPLY CHAIN MANAGEMENT**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 373,130	\$ 394,589	\$ 462,325	\$ 624,675
1020	Overtime	15,631	6,879	7,000	7,000
	<i>Personnel Services Total</i>	<u>388,760</u>	<u>401,468</u>	<u>469,325</u>	<u>631,675</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	174,334	117,975	100,952	137,705
4060	FICA	23,959	27,120	35,903	48,323
4070	Employees' Insurance	133,335	108,870	137,845	141,973
4090	Vacation Pay Expense	(4,577)	18,637	-	-
4100	Sick Pay Expense	(505)	36,198	-	-
4110	Net OPEB Expense	1,885	2,229	1,891	1,891
4600	Workers' Compensation	3,174	4,347	5,889	4,329
	<i>Employee Benefits Total</i>	<u>331,606</u>	<u>315,376</u>	<u>282,480</u>	<u>334,221</u>
<u>CONTRACTUAL SERVICES</u>					
2110	Advertising	-	1,910	3,500	3,012
2122	Rentals	2,327	2,247	2,397	2,063
2132	Maintenance Of Vehicles	13,534	9,737	10,000	16,712
2133	Maintenance Of Equipment	87	85	2,000	4,178
2139	Maintenance/Service Contracts	701	2,439	10,000	16,712
2140	Postage	23	-	24	21
2166	Professional Fees - Consult/Eng	-	1,006	-	-
2170	Training	1,520	4,734	5,000	9,818
2171	Travel	-	1,501	500	1,671
2190	Communications	5,343	3,772	3,700	3,259
2200	Utilities	41,996	46,110	46,140	42,407
2230	Employee Relations	85	61	350	301
2260	Memberships - Professional	-	290	500	1,229
	<i>Contractual Services Total</i>	<u>65,618</u>	<u>73,893</u>	<u>84,111</u>	<u>101,383</u>
<u>COMMODITIES</u>					
3311	Office Supplies	1,212	1,943	2,000	1,254
3313	Subscriptions	2,473	-	2,547	2,192
3316	Operating Supplies	16,487	6,618	16,981	14,615
3331	Vehicle Supplies	15,564	4,566	16,031	13,797
3340	Small Tools	6,285	1,673	6,473	6,267
	<i>Commodities Total</i>	<u>42,021</u>	<u>14,800</u>	<u>44,032</u>	<u>38,125</u>
<u>FIXED &amp; SUNDRY</u>					
4520	Licenses & Permits	150	50	155	160
4610	Property & Liab./Ins. & Uninsur.	21,021	32,375	32,739	36,013
4666	Inventory Adjustments	(11,983)	21,907	10,000	10,000
	<i>Fixed &amp; Sundry Total</i>	<u>9,188</u>	<u>54,332</u>	<u>42,894</u>	<u>46,173</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	43,908	50,210	44,347	45,677
	<i>Miscellaneous Total</i>	<u>43,908</u>	<u>50,210</u>	<u>44,347</u>	<u>45,677</u>
	<b>Total</b>	<u>\$ 881,101</u>	<u>\$ 910,079</u>	<u>\$ 967,189</u>	<u>\$ 1,197,254</u>

# INFORMATION TECHNOLOGY

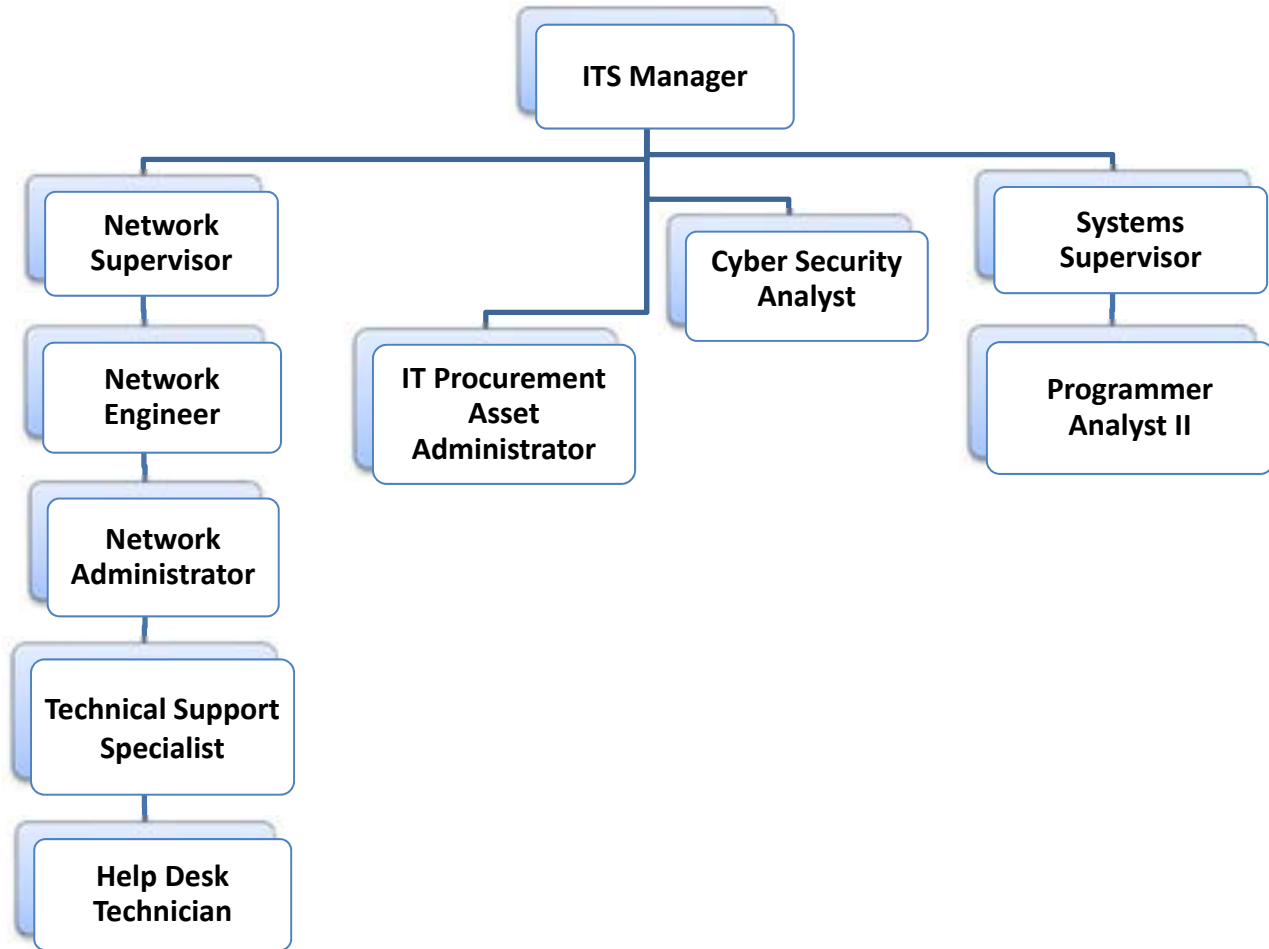
## DEPARTMENT DESCRIPTION

The Information Systems Department is responsible for providing its customers with cost-effective, innovative information management and technical solutions that support the business strategies of FPUA. This department is responsible for design, development, support, and maintenance of computerized management information systems, cyber security, and voice/data communications systems within the FPUA. Information systems include the customer and billing system, a uniform accounting system, computer-based office automation system, VoIP telephone system.

## DEPARTMENT ACCOMPLISHMENTS

- Upgrade of Cisco VoIP System. The new UCS infrastructure is a modular architecture box built on innovative virtual technology that provides greater redundancy, capacity, and scalability at a lower administration cost. The new system will allow software updates to increase reliability, improve customer service, and provide better integration with third-party systems.
- Replace Storage Area Network in Annex building with a higher storage capacity unit.
- Upgraded SysAid internal work order system to a cloud-based solution
- Upgraded Vehicle Tracking to a cloud-based solution

### INFORMATION TECHNOLOGY SERVICES STAFFING





Classification	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 10/01/2025 to 10/01/2026
ITS Manager	1	1	1	-
Cyber Security Analyst <sup>1</sup>	1	1	1	-
Help Desk Technician	1	1	1	-
IT Procurement Asset Administrator	1	1	1	-
Network and Systems Supervisor	1	1	1	-
Network Administrator	1	1	1	-
Network Engineer	2	2	2	-
Programmer Analyst I <sup>1</sup>	1	1	1	-
Programmer Analyst II	2	2	2	-
Systems Analyst Supervisor	1	-	-	-
Technical Support Specialist	3	3	3	-
<b>TOTAL FTE</b>	<b>15</b>	<b>14</b>	<b>14</b>	<b>-</b>

<sup>1</sup> Position is on Hold

## INFORMATION TECHNOLOGY SERVICES

### DEPARTMENTAL GOALS AND OBJECTIVES

	<h3>Technology</h3>	Administration: Provide general administrative support to the other groups of ITS; provide financial management, administration of the telecommunications, IT operating account, and company-wide computer replacement, which includes centralized purchasing of all computer and communication-related equipment and software
		Systems Support: Provide maintenance and support of FPUA’s Core Business System (CBS); development, maintenance, support, and training of applications; development and maintenance of web services; and operate a centralized help desk for all technology support requests.
		Technology Support: Provide hardware/software support and user training; technological support and consultation for all departments throughout FPUA; maintain client/server environment; develop and maintain telecommunication infrastructure, which includes voice over internet protocol (VoIP) phones, radios, cell phones, and mobile wireless fidelity (Mi-Fi); support and maintain Cardkey access control system

Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Workstations supported	330	350	360	356	360	350	350
	VoIP phones supported	286	290	260	232	260	235	235
	Cell phones supported	118	118	116	120	125	128	128
	Radios supported	225	226	230	230	231	235	235
	Servers supported	135	124	125	123	125	123	115
	Work orders completed	4,000	6,636	6,000	5,801	6,000	6,000	6,000
	AVL	100%	100%	100%	100%	100%	100%	100%
	CBS Applications <sup>1</sup>	99.9%	99.9%	99.9%	99.8%	99.9%	99.9%	99.9%
	Keycard	99.9%	100%	99.9%	100%	99.9%	100%	99.9%
	Telephones <sup>2</sup>	99.9%	100%	99.9%	100.0%	99.9%	99.9%	99.9%
	Radio <sup>3</sup>	99.9%	100%	99.9%	100.0%	99.9%	100.0%	99.9%
	VPN <sup>2</sup>	99.9%	100%	99.9%	99.9%	99.9%	99.9%	99.9%

<sup>1</sup> Supported by virtualization across multiple servers.

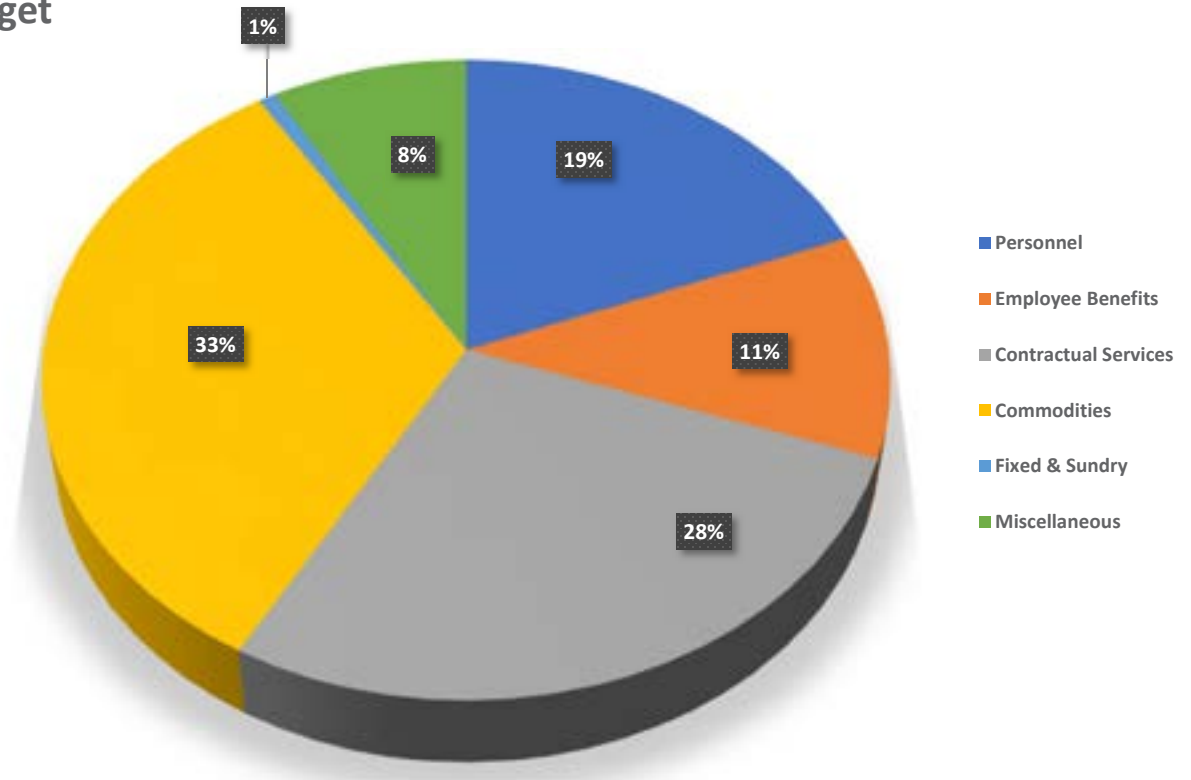
<sup>2</sup> Supported by redundant paths, equipment, and uninterruptible power supply (UPS).

<sup>3</sup> Supported by redundant equipment, UPS, and generator.

**BUDGET SUMMARY - DEPT 32**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 1,144,438	\$ 975,020	\$ 963,886	\$ 1,078,557	\$ 114,671
Employee Benefits	873,962	671,255	593,049	638,765	45,716
Contractual Services	1,015,909	840,567	1,761,251	1,572,485	(188,766)
Commodities	477,593	892,474	1,896,317	1,857,925	(38,392)
Fixed & Sundry	46,281	40,457	38,218	42,040	3,822
Miscellaneous	443,188	403,546	447,619	461,048	13,429
<b>TOTALS</b>	<b>\$ 4,001,370</b>	<b>\$ 3,823,320</b>	<b>\$ 5,700,340</b>	<b>\$ 5,650,820</b>	<b>\$ (49,520)</b>

**Original Budget  
FY 2026**



**DEPT. 32 - INFORMATION TECHNOLOGY SERVICES**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 1,137,319	\$ 965,359	\$ 953,886	\$ 1,068,557
1020	Overtime	7,120	9,661	10,000	10,000
	<i>Personnel Services Total</i>	<u>1,144,438</u>	<u>975,020</u>	<u>963,886</u>	<u>1,078,557</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	538,501	296,421	207,332	235,125
4060	FICA	83,590	68,885	73,737	82,510
4070	Employees' Insurance	283,234	277,415	306,862	316,051
4090	Vacation Pay Expense	(13,310)	15,385	-	-
4100	Sick Pay Expense	(23,067)	7,357	-	-
4110	Net OPEB Expense	4,309	4,776	4,053	4,053
4600	Workers' Compensation	704	1,017	1,065	1,026
	<i>Employee Benefits Total</i>	<u>873,962</u>	<u>671,255</u>	<u>593,049</u>	<u>638,765</u>
<u>CONTRACTUAL SERVICES</u>					
2132	Maintenance Of Vehicles	95	4,806	1,500	1,671
2133	Maintenance Of Equipment	20,329	10,970	25,000	20,890
2139	Maintenance/Service Contracts	787,466	283,441	500,000	355,574
2140	Postage	71	-	500	418
2151	Printing	45	-	30	50
2164	Professional Fees - Consulting/Eng	14,050	140,600	600,000	626,695
2170	Training	13,752	12,042	32,371	39,634
2171	Travel	952	351	500	418
2172	Car Allowance	10,175	6,600	3,300	2,758
2190	Communications	168,235	381,171	596,900	523,667
2230	Employee Relations	689	586	850	710
2240	Business Relations	-	-	300	-
2260	Memberships - Professional	50	-	-	-
	<i>Contractual Services Total</i>	<u>1,015,909</u>	<u>840,567</u>	<u>1,761,251</u>	<u>1,572,485</u>
<u>COMMODITIES</u>					
3311	Office Supplies	683	513	1,000	836
3313	Subscriptions	50,056	697,326	1,442,763	1,433,808
3316	Operating Supplies	424,729	191,243	450,804	421,401
3331	Vehicle Supplies	1,956	3,137	1,500	1,671
3340	Small Tools	169	254	250	209
	<i>Commodities Total</i>	<u>477,593</u>	<u>892,474</u>	<u>1,896,317</u>	<u>1,857,925</u>
<u>FIXED &amp; SUNDRY</u>					
4610	Property & Liab./Ins. & Uninsur.	46,281	40,457	38,218	42,040
	<i>Fixed &amp; Sundry Total</i>	<u>46,281</u>	<u>40,457</u>	<u>38,218</u>	<u>42,040</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	443,188	403,546	447,619	461,048
	<i>Miscellaneous Total</i>	<u>443,188</u>	<u>403,546</u>	<u>447,619</u>	<u>461,048</u>
	<b>Total</b>	<u><u>\$ 4,001,370</u></u>	<u><u>\$ 3,823,320</u></u>	<u><u>\$ 5,700,340</u></u>	<u><u>\$ 5,650,820</u></u>

# FACILITIES

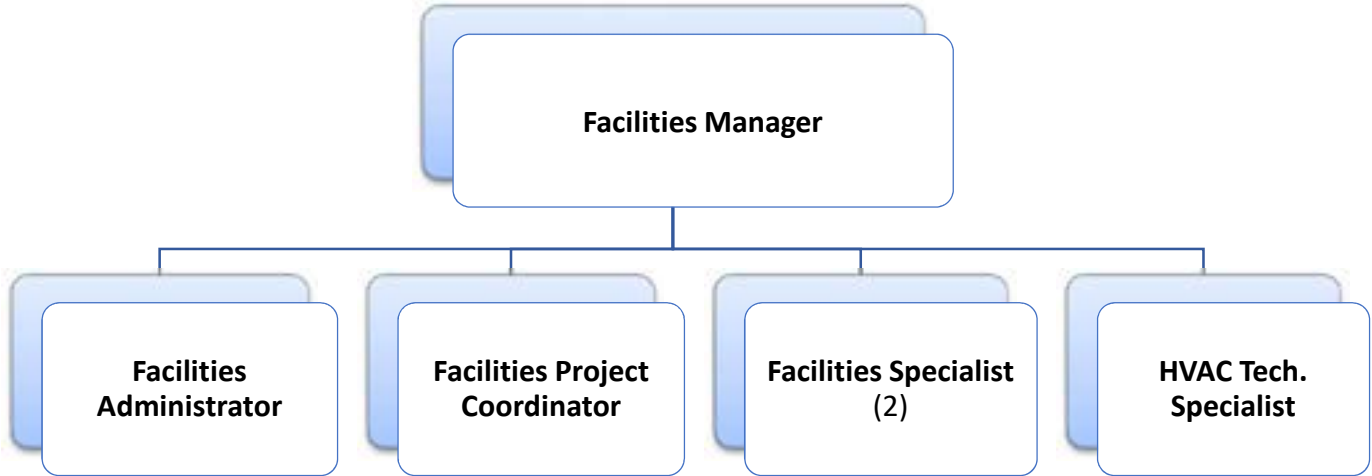
## DEPARTMENT DESCRIPTION

The Facilities Department is dedicated to delivering cost efficient solutions, technical expertise, and high-quality service in support of FPUA's mission. With a strong focus on enhancing organizational productivity, the department oversees a comprehensive range of facility construction, maintenance, and operational services to meet the evolving needs of all business units.

## DEPARTMENT ACCOMPLISHMENTS

- Achieved zero safety incidents or workplace injuries during the reporting period.
- Continued to enhance and modernize safety features across all FPUA facilities.
- Awarded and initiated the exterior revitalization project at the Todd Center, In Progress.
- Advanced planning and development of a secondary drive-thru at the Annex Building to support expanded customer service operations.
- Initiated preparations for the Annex Building exterior revitalization project.
- Progressed on multiple weatherization and hardening efforts at the Electrical Service Center Including: Replacement of storefront windows with hurricane rated systems, Roof overlay project, Fire sprinkler system replacement, and replacement of doors.
- Preparing to launch the ESC buildout project, pending final award.
- Launched exterior and interior remodeling of Annex Building to accommodate new drive thru location.
- Coordinating efforts for a system wide upgrade of FPUA security camera infrastructure.
- Successfully completed the Annex Elevator Modernization project.
- Successfully completed the Administrative Building Generator Modernization project.
- Executed several critical roof repairs across key FPUA facilities, Including the ESC, Annex various substations, and the Manatee Center Gift Shop.
- Completed Installation and Commissioning of 500KW fixed emergency generator at Electrical Service Center.
- Successfully replaced four HVAC system across the Water Resources, Water Reclamation, and Administration facilities



**FACILITIES STAFFING**



Classification	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
Facilities Manager	1	1	1	-
Facilities Administrator	1	1	1	-
Facilities Project Coordinator	1	1	1	-
Facilities Specialist	2	2	2	-
HVAC Tech Specialist	1	1	1	-
<b>TOTAL FTE</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>-</b>

## FACILITIES

### DEPARTMENTAL GOALS AND OBJECTIVES

	<b>Growth and Rates</b>	Oversee and assess the risk exposures of all FPUA-owned facilities and physical assets
		Ensure the design and upkeep of FPUA facilities are carried out in a cost-efficient and sustainable manner
		Maintain accurate records and oversee the monitoring and administration of all contracts, service agreements, and warranties related to FPUA.
	<b>Community Relations</b>	Ensure the prompt and efficient processing of all FPUA mail.
		Provide the community with Weatherization Educational Outreach Program services. (WEOP)

Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Facilities work requests	200	386	400	320	300	350	300
	Obsolete HVAC systems replaced	5	5	5	9	5	5 <sup>1</sup>	6
	Customer work requests	200	247	200	253	225	225	200
	Cycle time (days to complete work requests)	5.00	7.00	5.00	8.00	6.00	6.00	7.00
	Average age of active work orders (days)	8.00	11.56	8.00	8.00	5.00	5.00	5.00
	Homes participating in WEOP	25	N/A <sup>2</sup>	25	27	25	25	32

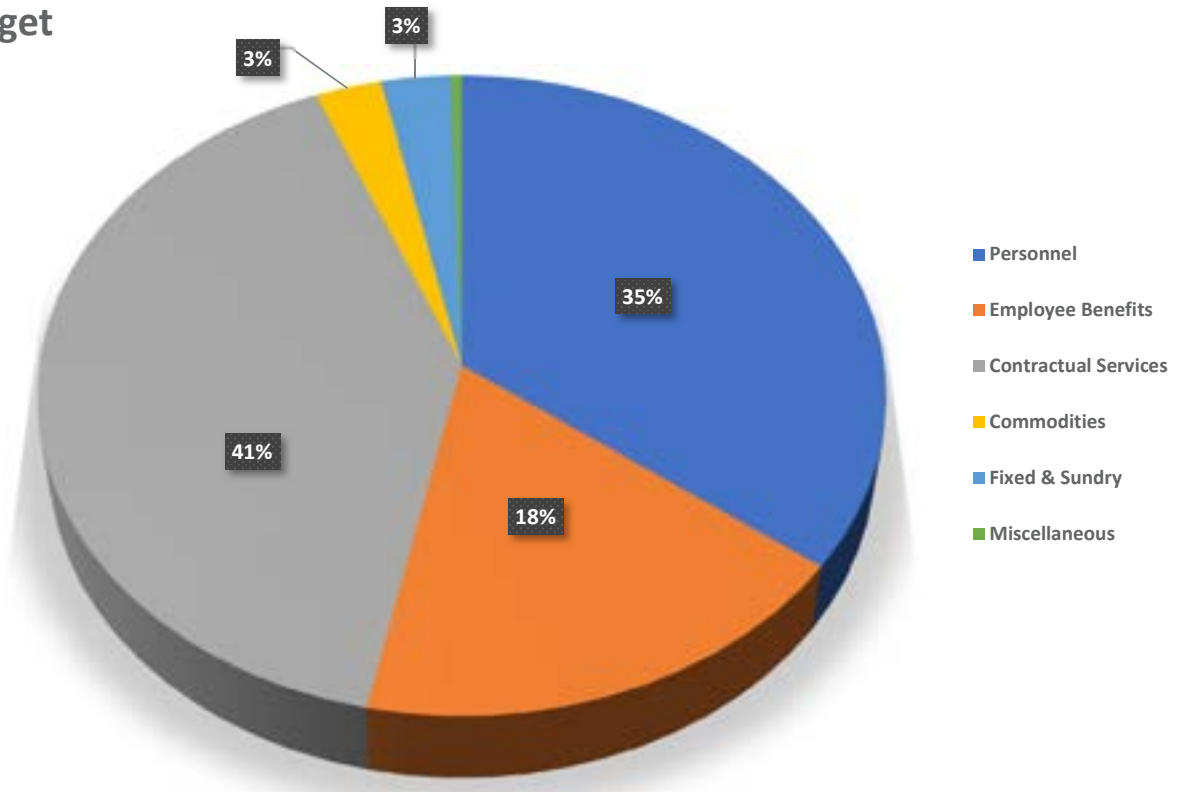
<sup>1</sup> (1) 3.5 ton HVAC @ Lift Station A (2) 4 ton HVAC @ Administrative Building; (3) 4 ton HVAC @ WTR; (4) 15 ton HVAC @ Administrative Building;

<sup>2</sup> Pandemic year - restricted access to homes.

**BUDGET SUMMARY - DEPT 35**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 375,849	\$ 479,366	\$ 320,684	\$ 403,993	\$ 83,309
Employee Benefits	343,820	260,260	179,298	207,245	27,947
Contractual Services	416,558	296,979	549,511	465,613	(83,898)
Commodities	22,080	53,028	39,464	31,784	(7,680)
Fixed & Sundry	15,248	21,364	30,404	33,289	2,885
Miscellaneous	5,144	6,927	5,196	5,352	156
<b>TOTALS</b>	<b>\$ 1,178,699</b>	<b>\$ 1,117,923</b>	<b>\$ 1,124,557</b>	<b>\$ 1,147,276</b>	<b>\$ 22,719</b>

**Original Budget  
FY 2026**



**DEPT. 35 - FACILITIES**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 352,652	\$ 448,028	\$ 300,684	\$ 368,993
1020	Overtime	23,197	31,338	20,000	35,000
	<i>Personnel Services Total</i>	<u>375,849</u>	<u>479,366</u>	<u>320,684</u>	<u>403,993</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	206,384	140,650	68,979	88,070
4060	FICA	31,900	37,198	24,532	30,905
4070	Employees' Insurance	91,204	121,588	78,708	81,065
4090	Vacation Pay Expense	8,744	(21,599)	-	-
4100	Sick Pay Expense	1,320	(24,471)	-	-
4110	Net OPEB Expense	1,616	2,547	2,161	2,161
4600	Workers' Compensation	2,652	4,347	4,918	5,044
	<i>Employee Benefits Total</i>	<u>343,820</u>	<u>260,260</u>	<u>179,298</u>	<u>207,245</u>
<u>CONTRACTUAL SERVICES</u>					
2122	Rentals	3,800	6,034	8,000	6,886
2131	Maintenance Of Buildings	27,941	40,333	100,000	83,559
2132	Maintenance Of Vehicles	2,524	6,747	15,000	12,534
2139	Maintenance/Service Contracts	195,072	161,680	280,000	233,966
2140	Postage	5,456	3,461	5,620	4,837
2151	Printing	49	69	50	43
2164	Professional Fees - Consult/Eng	83,600	-	60,000	50,136
2170	Training	3,528	773	5,000	4,178
2171	Travel	56	721	1,500	1,504
2172	Car Allowance	5,160	2,150	-	-
2190	Communications	3,341	5,178	6,300	5,515
2200	Utilities	85,052	69,469	66,980	61,559
2230	Employee Relations	367	241	361	311
2250	Community Relations	(17)	-	-	-
2260	Memberships - Professional	629	124	700	585
	<i>Contractual Services Total</i>	<u>416,558</u>	<u>296,979</u>	<u>549,511</u>	<u>465,613</u>
<u>COMMODITIES</u>					
3311	Office Supplies	2,176	3,179	2,241	1,928
3313	Subscriptions	217	759	223	192
3316	Operating Supplies	7,034	32,313	15,000	12,534
3331	Vehicle Supplies	9,170	9,863	12,000	10,445
3340	Small Tools	3,483	6,914	10,000	6,685
	<i>Commodities Total</i>	<u>22,080</u>	<u>53,028</u>	<u>39,464</u>	<u>31,784</u>
<u>FIXED &amp; SUNDRY</u>					
4520	Licenses & Permits	2,150	150	2,215	2,281
4610	Property & Liab./Ins. & Uninsur.	13,098	21,214	28,189	31,008
	<i>Fixed &amp; Sundry Total</i>	<u>15,248</u>	<u>21,364</u>	<u>30,404</u>	<u>33,289</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	5,144	6,927	5,196	5,352
	<i>Miscellaneous Total</i>	<u>5,144</u>	<u>6,927</u>	<u>5,196</u>	<u>5,352</u>
<b>Total</b>		<u>\$ 1,178,699</u>	<u>\$ 1,117,923</u>	<u>\$ 1,124,557</u>	<u>\$ 1,147,276</u>

# CUSTOMER SERVICE

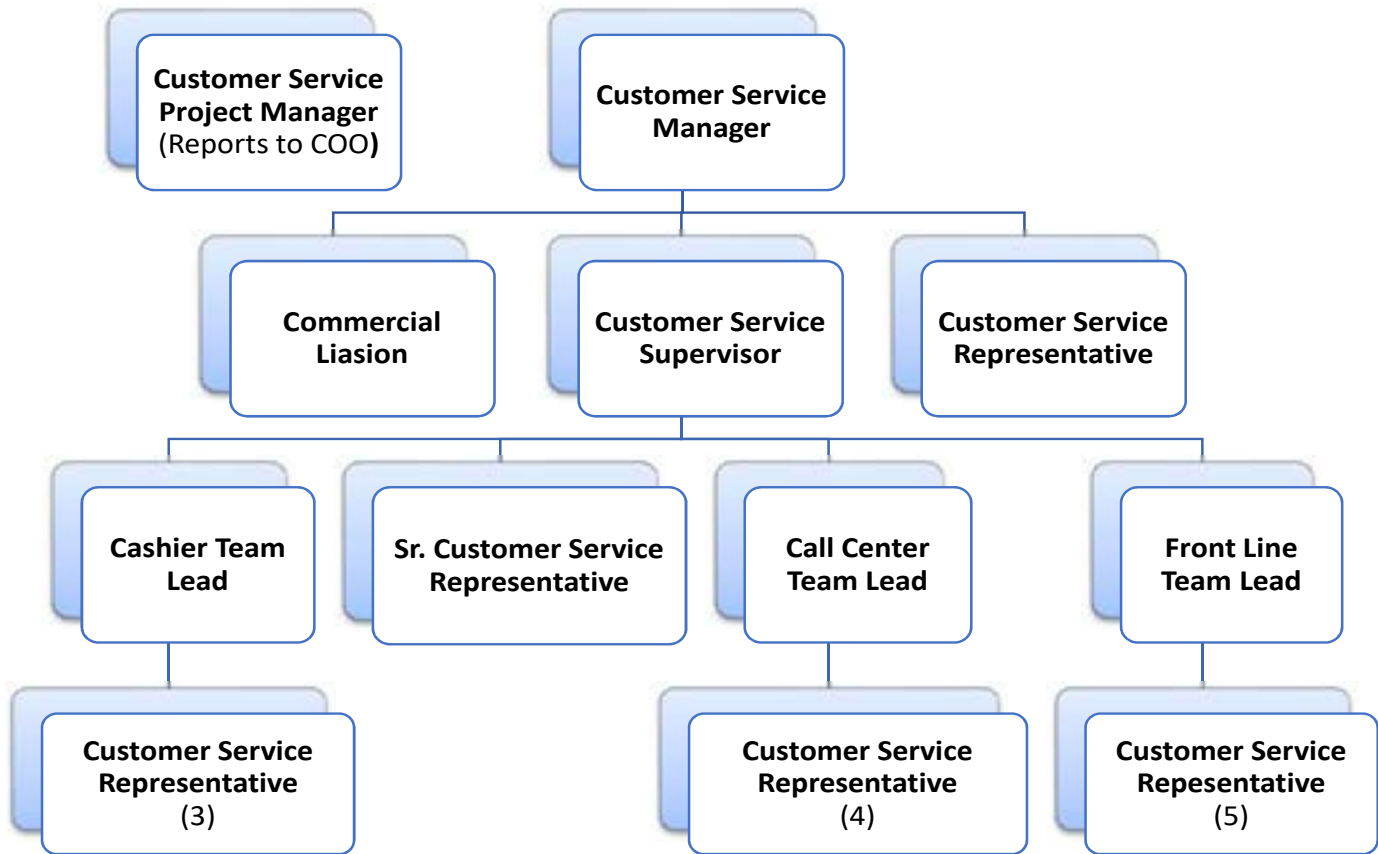
## DEPARTMENT DESCRIPTION

The Customer Service Department is the primary contact for Fort Pierce Utilities Authority customers. Customer Service handles all requests regarding the activation and disconnection of utility services, new construction account setup, as well as inquiries regarding billing and consumption, online account management, funding assistance, and payments. Customer Service also collaborates with other departments to improve efficiencies for FPUA and our customers.

## DEPARTMENT ACCOMPLISHMENTS

- Restructured the department to better adapt to our customers' communication needs, adding additional call center and email representatives.
- Continued cross-training, leading to expanded knowledge and skills of our representatives to improve efficiencies
- Launched a new Call Center phone system with a highly desired call back feature and improved reporting on metrics
- Implemented new Lobby Management System to personalize our lobby experience and gather metrics on lobby traffic
- Added a new Self-Service station for customers who don't have access to the internet
- Added new Self-Service online forms to assist customers with their needs at a time convenient for them
- Continued modernization of our Rules & Regulations, and Resolutions
- Increased E-Billing by 36%
- Increased Online Payment Transactions by 6%
- Increased Kiosk Payments by 3%
- Reduced Lobby Payment Transactions by 18%
- Reduced Hold Times by 40%

### CUSTOMER SERVICE STAFFING





	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
<b>Classification</b>				
Customer Service Manager	1	1	1	-
Customer Service Project Manager	1	1	1	-
Customer Service Supervisor	1	1	1	-
Commercial Liason	1	1	1	-
Staff Assistant <sup>1</sup>	-	-	-	-
Cashier team Lead	1	1	1	-
Front Line Team Lead	1	1	1	-
Call Center Team Lead	1	1	1	-
Customer Service Rep I, II, III	14	14	14	-
<b>TOTAL FTE</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>-</b>

<sup>1</sup> Position reclassified to Customer Service Representative

## CUSTOMER SERVICE

### DEPARTMENTAL GOALS AND OBJECTIVES

	<h3>Community Relations</h3>	<p>Customer Service is committed to providing friendly, timely service to all. Customer Service strives to fulfill our customers' needs through multi-department coordination and collaboration. Customer Service is dedicated to modernizing our processes and systems to improve efficiencies that enhance the quality of our service.</p>
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Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Increase E-Billing Customers <sup>1</sup>	10%	19%	10%	12%	10%	36%	10%
	Increase Auto Pay Transactions	10%	13%	10%	10%	10%	-3%	12%
	Increase Pay by Text & Pay Near Me Transactions	2%	2%	2%	4%	3%	-13%	8%
	Increase Online Payment Transactions	2%	-15%	6%	5%	2%	6%	7%
	Increase Kiosk Payment Transactions <sup>2</sup>	-26%	-27%	5%	-10%	5%	3%	15%
	Reduce Mail Payment Transactions <sup>2</sup>	-2%	-5%	-2%	-1%	-21%	-2%	-2%
	Reduce Drop Box Payment Transactions <sup>2,3</sup>	-11%	-15%	-10%	-27%	-21%	47%	-10%
	Reduce Lobby Payment Transactions <sup>3</sup>	-10%	257%	-27%	13%	-14%	-18%	-5%
	Reduce Drive Thru Payments <sup>2,6</sup>	5%	1%	-5%	-4%	-2%	1%	-2%
	Reduce Abandoned Calls <sup>4</sup>	N/A	N/A	N/A	-12%	N/A	54%	-5%
	Reduce Hold Times <sup>4</sup>	N/A	N/A	N/A	N/A	-1%	-40%	-1%
Reduce Call Volumes <sup>4,5</sup>	N/A	N/A	N/A	-7%	N/A	26%	-4%	

<sup>1</sup> Paperless Campaign for AutoPay Customers in January 2025

<sup>2</sup> Trying to guide our customers to online payments and kiosk

<sup>3</sup> Implemented Lobby Management System requiring check in

<sup>4</sup> New Webex Contact Center Implemented October 2024, may alter numbers

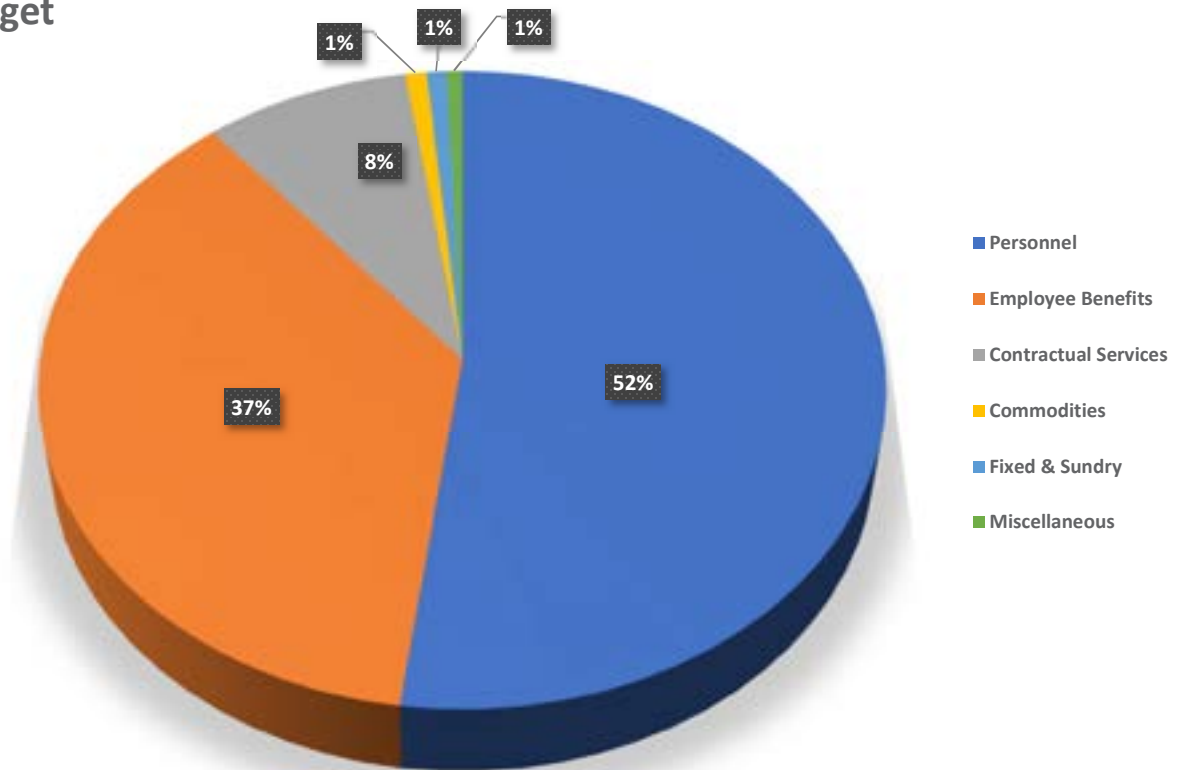
<sup>5</sup> New self service forms on website, hoping to reduce calls

<sup>6</sup> Full service second Drive Thru opening, Drive Thru traffic may increase.

**BUDGET SUMMARY - DEPT 43**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 1,064,206	\$ 1,000,866	\$ 1,110,095	\$ 1,076,738	\$ (33,357)
Employee Benefits	874,103	734,826	731,234	761,384	30,150
Contractual Services	319,002	214,145	195,217	177,730	(17,487)
Commodities	18,779	18,315	18,525	18,137	(388)
Fixed & Sundry	16,669	14,780	15,844	17,418	1,574
Miscellaneous	12,784	-	12,911	13,298	387
<b>TOTALS</b>	<b>\$ 2,305,543</b>	<b>\$ 1,982,933</b>	<b>\$ 2,083,826</b>	<b>\$ 2,064,705</b>	<b>\$ (19,121)</b>

**Original Budget  
FY 2026**



**DEPT. 43 - CUSTOMER SERVICE**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 1,054,347	\$ 992,923	\$ 1,095,095	\$ 1,066,738
1020	Overtime	9,859	7,943	15,000	10,000
	<i>Personnel Services Total</i>	<u>1,064,206</u>	<u>1,000,866</u>	<u>1,110,095</u>	<u>1,076,738</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	407,234	245,731	198,909	218,812
4060	FICA	72,878	73,086	84,922	82,370
4070	Employees' Insurance	388,670	368,555	439,912	453,085
4090	Vacation Pay Expense	(11,779)	10,603	-	-
4100	Sick Pay Expense	9,707	28,705	-	-
4110	Net OPEB Expense	6,194	6,686	5,674	5,674
4600	Workers' Compensation	1,200	1,460	1,817	1,443
	<i>Employee Benefits Total</i>	<u>874,103</u>	<u>734,826</u>	<u>731,234</u>	<u>761,384</u>
<u>CONTRACTUAL SERVICES</u>					
2139	Maintenance/Service Contracts	134,274	130,790	151,410	136,119
2140	Postage	116,050	-	1,783	-
2151	Printing	23,366	(8,036)	2,000	1,671
2165	Temporary Labor	15,837	62,499	1,363	-
2166	Professional Fees - Other	1,571	3,209	4,000	3,342
2170	Training	15,278	2,927	17,000	20,890
2172	Car Allowance	3,300	3,300	275	-
2190	Communications	6,477	6,131	6,200	5,515
2230	Employee Relations	-	10,634	8,000	7,520
2260	Memberships - Professional	375	200	386	333
2290	Billing Housing Authority	2,475	2,491	2,800	2,340
	<i>Contractual Services Total</i>	<u>319,002</u>	<u>214,145</u>	<u>195,217</u>	<u>177,730</u>
<u>COMMODITIES</u>					
3311	Office Supplies	14,720	14,132	13,379	11,515
3316	Operating Supplies	4,059	4,183	5,146	6,622
	<i>Commodities Total</i>	<u>18,779</u>	<u>18,315</u>	<u>18,525</u>	<u>18,137</u>
<u>FIXED &amp; SUNDRY</u>					
4020	Cash (Over) Short	66	(133)	100	100
4610	Property & Liab./Ins. & Uninsur.	16,603	14,913	15,744	17,318
	<i>Fixed &amp; Sundry Total</i>	<u>16,669</u>	<u>14,780</u>	<u>15,844</u>	<u>17,418</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	12,784	-	12,911	13,298
	<i>Miscellaneous Total</i>	<u>12,784</u>	<u>-</u>	<u>12,911</u>	<u>13,298</u>
	<b>Total</b>	<u>\$ 2,305,543</u>	<u>\$ 1,982,933</u>	<u>\$ 2,083,826</u>	<u>\$ 2,064,705</u>

# UTILITY OPERATIONS

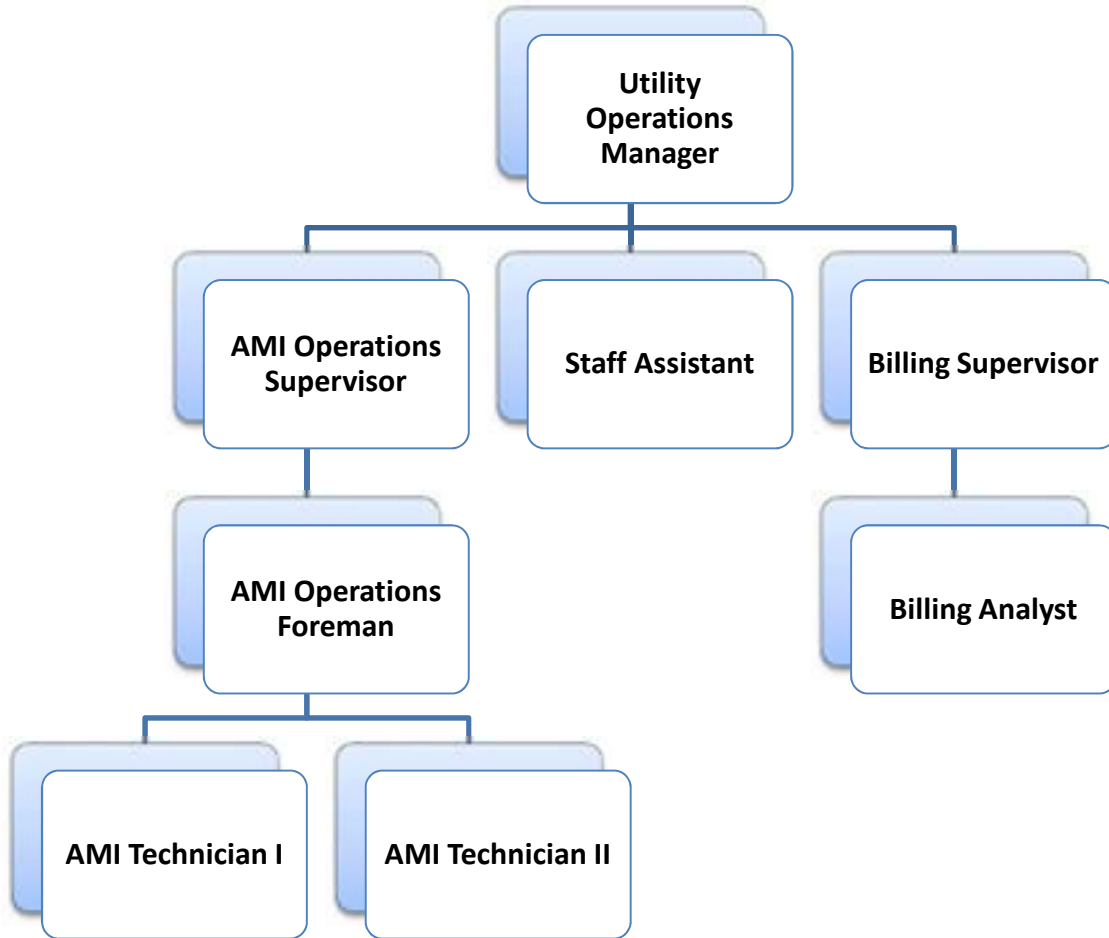
## DEPARTMENT DESCRIPTION

The designated department will assume full responsibility for all facets of billing and metering services, with a key objective of eliminating redundancies within our operational processes. By leveraging technologies, notably through the implementation of Advanced Metering Infrastructure (AMI), we aim to enhance operational efficiencies, streamline data collection and analysis, and significantly reduce the time required for bill generation and resolution of customer inquiries.

## DEPARTMENT ACCOMPLISHMENTS

- Achieved 100% deployment of AMI electric meters, coordinating contractor-lead installation of ~14,000 meters in just 4 months with high customer satisfaction and billing accuracy.
- Billing Analysts cross-trained in all core responsibilities of Billing area to strengthen succession planning.
- Implemented cross-training for AMI Technician I across Electric, Water and Gas field operations to strengthen support for AMI system responsibilities and enhance multi-utility support.
- Launched a paperless billing campaign through our payment processing partner, Invoice Cloud, resulting in 14,138 enrolled locations – an increase of over 6%, and 41% overall.
- Modernized operational procedures and established a standardized training framework to enhance efficiencies and comprehensive staff development.
- Utility Operations team members served on Cogsdale’s Nexus Product Advisory Council (N-PAC), to help guide functionality and design of the new CIS platform FPUA will adopt in FY25.
- Collaborated with Cogsdale and SilverBlaze to integrate AMI data into customer-facing web portal.




### UTILITY OPERATIONS STAFFING





	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
<b>Classification</b>				
Utility Operations Manager	1	1	1	-
Utility Operations Supervisor	1	1	1	-
Utility Operations Foreman	1	1	1	-
AMI Technician I	7	7	7	-
AMI Technician II	3	3	3	-
Billing Supervisor	1	1	1	-
Billing Analyst	3	3	3	-
Staff Assistant	1	1	1	-
<b>TOTAL FTE</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>-</b>

## UTILITY OPERATIONS

### DEPARTMENTAL GOALS AND OBJECTIVES

	<b>Community Relations</b>	Manage the monthly billing and monitor workflow between departments and our customers to improve service
	<b>Growth and Rates</b>	Ensure the accuracy of FPUA meters through continuous testing including connects, disconnects, and meter reads Reading electric, gas, and water meters to maintain consistent days within the customer's billing cycle
	<b>Workforce</b>	Provide the appropriate tools and education to ensure that employees are able to safely complete required projects

Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Avg. Bills Generated Monthly	36,000	36,095	36,000	36,748	37,500	37,050	37,500
	Billing Errors Caught After Bill Mailed vs. All Bills	0.50%	0.05%	0.05%	0.05%	0.50%	0.05%	0.50%
	Billing Errors Caught Before Bill Mailed vs. All Bills	99.50%	99.95%	99.95%	99.95%	99.50%	99.95%	99.50%
	Avg. # of Services Billed <sup>1</sup>	-	72,251	78,000	73,762	83,000	74,000	75,000
	Meters Read	>430,000	677,464	>540,000	687,894	>550,000	690,000	>560,000
	Avg. # of Move-Out SVO Disconnects <sup>2</sup>	-	956	950	660	950	685	750
	Avg. # of Move-In SVO Connections <sup>2</sup>	-	850	850	645	850	660	750
	Avg. # of Non-Pay Disconnects Monthly <sup>2</sup>	>500	640	>450	612	>450	610	>450
	Avg. # of Non-Pay Reconnects Monthly <sup>2</sup>	>500	681	>450	656	>450	660	>450
	Safety Frequency Rate	0	0	0	0	0	0	0
	Safety DART Rate	0	0	0	0	0	0	0

<sup>1</sup> Previously reported on department 55, Electric Operations as Electric only; Stats now include Electric, Water, Wastewater, Gas and Fiber Internet services billed monthly.

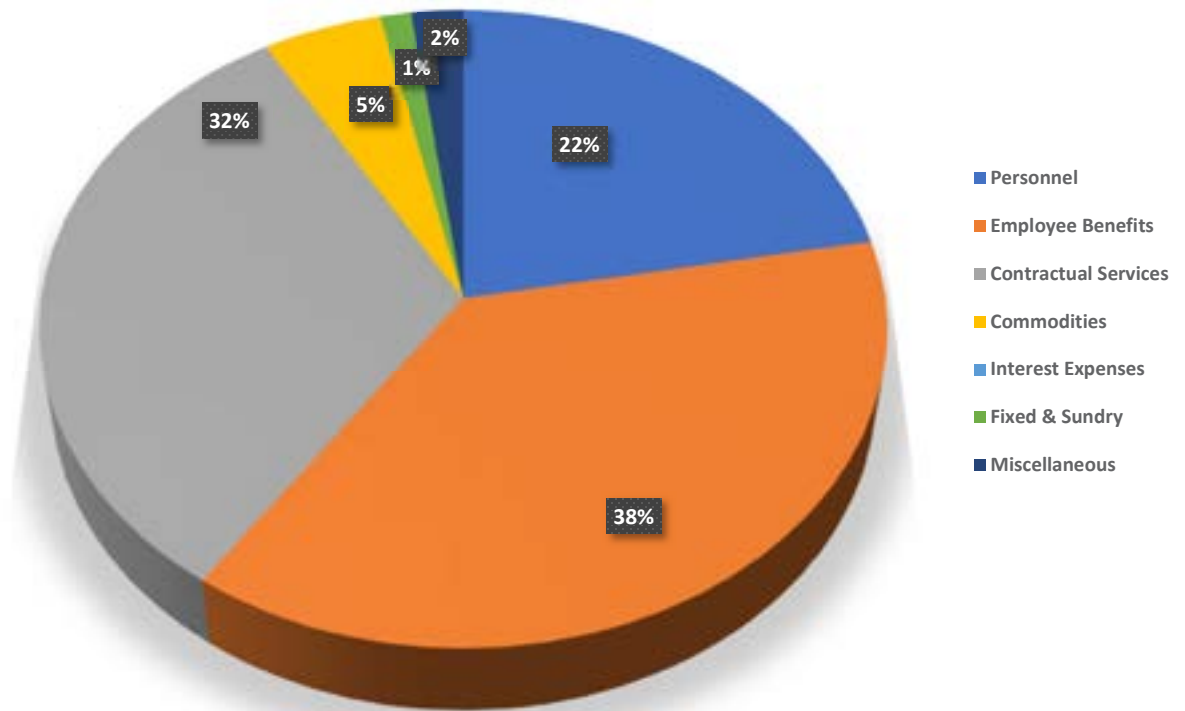
<sup>2</sup> Adding service order vs. non-pay disconnect/reconnects

**BUDGET SUMMARY - DEPT 44**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 158,330	\$ 296,824	\$ 283,096	\$ 324,384	\$ 41,288
Employee Benefits	351,181	738,156	499,181	552,500	53,319
Contractual Services	123,523	281,877	424,178	468,939	44,761
Commodities	12,959	65,573	121,500	73,569	(47,931)
Interest Expenses	-	16,502	-	-	-
Fixed & Sundry	25,000	38,873	17,280	19,008	1,728
Miscellaneous	30,613	52,597	30,919	31,847	928
<b>TOTALS</b>	<b>\$ 701,606</b>	<b>\$ 1,490,401</b>	<b>\$ 1,376,154</b>	<b>\$ 1,470,247</b>	<b>\$ 94,093</b>

\* Dept created in FY23

**Original Budget  
FY 2026**



**DEPT. 44 - UTILITY OPERATIONS**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 158,222	\$ 296,509	\$ 282,596	\$ 323,884
1020	Overtime	108	315	500	500
	<i>Personnel Services Total</i>	<u>158,330</u>	<u>296,824</u>	<u>283,096</u>	<u>324,384</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	146,472	236,788	48,155	57,354
4060	FICA	24,886	58,822	21,657	24,815
4070	Employees' Insurance	125,869	365,415	412,431	424,781
4090	Vacation Pay Expense	-	12,466	-	-
4100	Sick Pay Expense	49,107	48,720	-	-
4110	Net OPEB Expense	4,847	5,731	4,863	4,863
4600	Workers' Compensation	-	10,214	12,075	40,687
	<i>Employee Benefits Total</i>	<u>351,181</u>	<u>738,156</u>	<u>499,181</u>	<u>552,500</u>
<u>CONTRACTUAL SERVICES</u>					
2122	Rentals	-	2,092	11,000	-
2132	Maintenance of Vehicles	-	11,412	12,000	10,328
2133	Maintenance Of Equipment	-	1,487	5,000	4,304
2139	Maintenance/Service Contracts	8,221	16,441	56,328	48,479
2140	Postage	83,120	202,239	250,000	215,166
2151	Printing	25,716	24,475	58,000	49,918
2164	Professional Fees - Consult/Eng	-	-	-	108,627
2170	Training	3,505	14,291	23,000	24,099
2171	Travel	487	-	1,500	1,291
2172	Car Allowance	2,475	4,400	3,300	2,758
2190	Communications	-	3,434	3,300	2,925
2230	Employee Relations	-	1,606	750	1,044
	<i>Contractual Services Total</i>	<u>123,523</u>	<u>281,877</u>	<u>424,178</u>	<u>468,939</u>
<u>COMMODITIES</u>					
3311	Office Supplies	2,130	8,831	47,500	15,061
3316	Operating Supplies	10,830	26,588	40,000	29,246
3331	Vehicle Supplies	-	29,513	34,000	29,262
3340	Small Tools	-	642	-	-
	<i>Commodities Total</i>	<u>12,959</u>	<u>65,573</u>	<u>121,500</u>	<u>73,569</u>
<u>INTEREST EXPENSES</u>					
5729	Interest - Other	-	16,502	-	-
	<i>Interest Expenses Total</i>	<u>-</u>	<u>16,502</u>	<u>-</u>	<u>-</u>
<u>FIXED &amp; SUNDRY</u>					
4610	Property & Liab./Ins. & Uninsur.	25,000	38,873	17,280	19,008
	<i>Fixed &amp; Sundry Total</i>	<u>25,000</u>	<u>38,873</u>	<u>17,280</u>	<u>19,008</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	30,613	52,597	30,919	31,847
	<i>Miscellaneous Total</i>	<u>30,613</u>	<u>52,597</u>	<u>30,919</u>	<u>31,847</u>
	<b>Total</b>	<u>\$ 701,606</u>	<u>\$ 1,490,401</u>	<u>\$ 1,376,154</u>	<u>\$ 1,470,247</u>

# GEOSPATIAL TECHNOLOGY

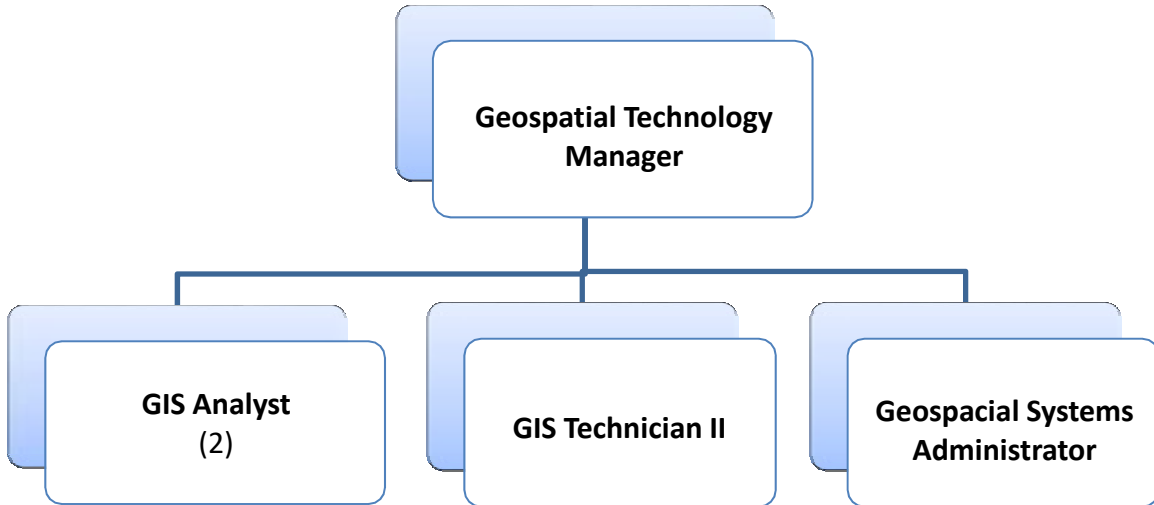
## DEPARTMENT DESCRIPTION

The Geospatial Technology Department is responsible for using location intelligence to provide insight and understanding in order to help solve problems in unique ways. This department's focus is to provide solutions to overcome the unique challenges facing the strategic goals of FPUA such as lowering costs, keeping staff safe, improving reliability, utility expansion, and a commitment to the community using a wide range of tools, software applications, and systems intended for collecting, analyzing, and delivering geospatial data. Our purpose is to maintain the geographic network of each utility, utilize spatial analysis to improve decision making, integrate location with federated systems, maintain infrastructure life cycle, design and implement web and mobile based mapping applications, and improve workflows and processes using geospatial data and location intelligence.

## DEPARTMENT ACCOMPLISHMENTS

- Provided detailed spatial analysis of and implemented a cross-departmental GIS solution that included several web and field-based applications to ensure FPUA's compliance with the EPA's October 2024 Lead and Copper Rule Revision that reduces lead exposure
- Finalized the GIS gas network to include service line connections to all gas meters providing improved tracing capabilities to the GIS gas system
- Developed several GIS mobile solutions for T&D field crews to manage joint use issues using tablets in the field
- Worked with the Gas Operations team to design and implement a GIS based web application to market, manage, and sell gas services to emerging markets and a GIS based survey to track interest in gas services from customers
- Invested in the ESRI Advantage Program providing FPUA with access to ESRI's industry specific technical resources and staff providing advisory, training, and enterprise-wide visioning and strategy support
- Developed a GIS foundation project to ensure a modern enterprise GIS for the organization that includes a transition plan from ArcMap to ArcGIS Pro, upgrades to the ArcGIS Enterprise environment, and upgrades to the enterprise geodatabases
- Implemented Safe Software's FME solution to benefit the organization by enabling more efficient data integration, transformation, and automation between disparate systems with text notifications from the outage management system being a fundamental use case
- Implemented a cloud-based Geospatial Service Request solution based on the JIRA platform to track all geospatial requests and projects to improve communication among team members, documentation, and prioritization
- Compiled R&R metrics for water main and gravity main vulnerabilities


## GEOSPATIAL TECHNOLOGY STAFFING




	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
<b>Classification</b>				
Geospatial Technology Manager	1	1	1	-
GIS Analyst	2	2	2	-
GIS Technician II	1	1	1	-
Geospatial Systems Administrator	1	1	1	-
<b>TOTAL FTE</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>-</b>

## GEOSPATIAL TECHNOLOGY

### DEPARTMENTAL GOALS AND OBJECTIVES

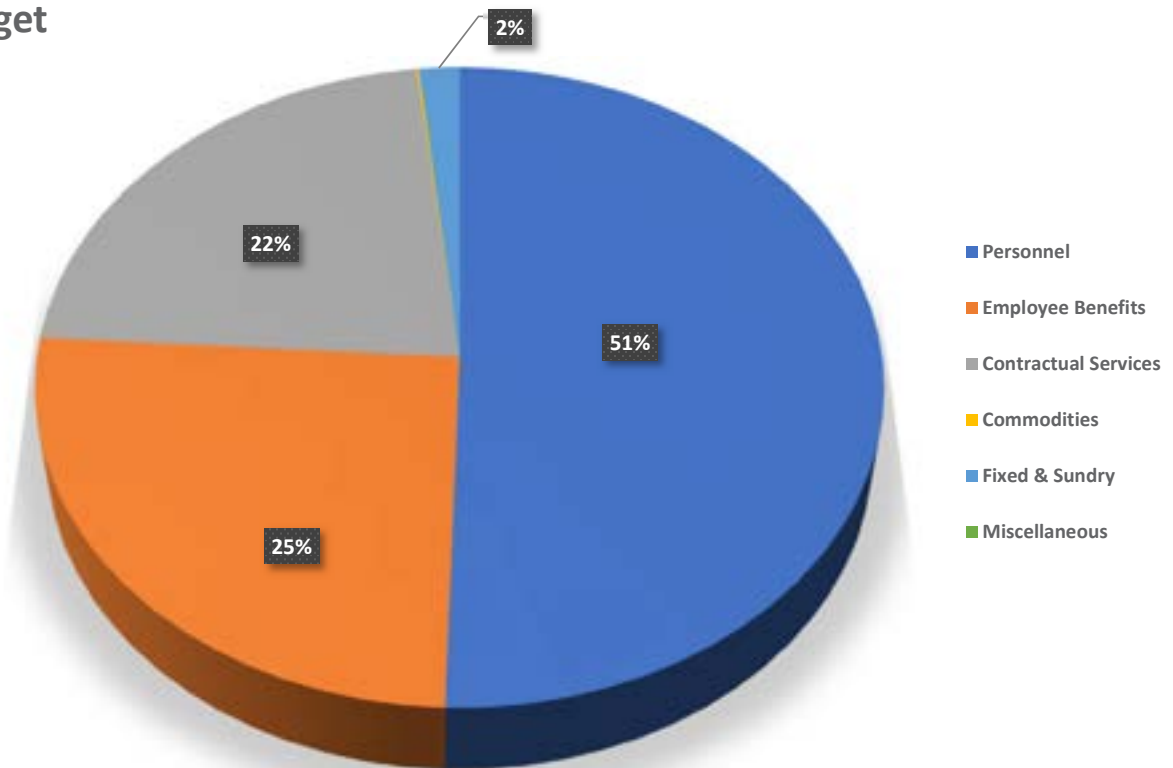
	<h3>Technology</h3>	Develop a management system of working together using defined principles and practices
		Maintain a modern, stable, and scalable Enterprise GIS architecture
		Provide reliable access to accurate, timely, and relevant geospatial data
		Foster a geospatial culture that promotes the adoption of new capabilities, integrates with business data, and aligns with FPUA goals and objectives
		Deliver a broad range of in-field, in-office, and field-to-office geospatial solutions to a wider range of users; implement self-service tools to capture and maintain data; automate workflows
		Improve and expand geospatial skills through focused, role-based training initiatives and aligned organizational structures

Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	% of FPUA geospatial support requests for GIS Correction/Edits; hard copy maps; data exports (5% annual decrease)	65%	64%	60%	77%	55%	77	70
	# of paper/pen or legacy workflows improved through geospatial digital solution	1	2	2	2	2	2	2
	# of new geospatial solutions	2	2	2	4	2	1	2
	# of active Portal for ArcGIS Users	25	30	35	67	65	75	70
	# of educational hours combined (e.g. ESRI Training, Conferences,	208	135	260	155	180	170	180
	GIS Data Quality Score (100-90 Excellent, 89-80 Good, 79-70 Avg, 69-60 Below Avg, <60 Needs Improvement)	90	83.75	90	83.75	90	85.00	90
	Electric	90	85	90	85	90	80	90
	Water/WW	90	80	90	80	90	85	90
	Gas	90	80	90	80	90	85	90
	Fiber	90	90	90	90	90	90	90

**BUDGET SUMMARY - DEPT 46**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 300,780	\$ 326,480	\$ 372,712	\$ 431,092	\$ 58,380
Employee Benefits	284,763	221,071	196,865	217,536	20,671
Contractual Services	9,723	76,314	125,580	189,814	64,234
Commodities	70	364	1,000	861	(139)
Fixed & Sundry	7,010	12,320	13,128	14,441	1,313
Miscellaneous	-	-	-	-	-
<b>TOTALS</b>	<b>\$ 602,346</b>	<b>\$ 636,549</b>	<b>\$ 709,285</b>	<b>\$ 853,744</b>	<b>\$ 144,459</b>

**Original Budget  
FY 2026**



**DEPT. 46 - GEOSPATIAL TECHNOLOGY SERVICES**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 300,780	\$ 326,480	\$ 372,712	\$ 431,092
	<i>Personnel Services Total</i>	<u>300,780</u>	<u>326,480</u>	<u>372,712</u>	<u>431,092</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	150,890	102,128	80,170	93,978
4060	FICA	22,205	24,035	28,512	32,979
4070	Employees' Insurance	66,262	74,886	85,673	88,238
4090	Vacation Pay Expense	41,935	1,921	-	-
4100	Sick Pay Expense	1,479	15,540	-	-
4110	Net OPEB Expense	1,346	1,592	1,351	1,351
4600	Workers' Compensation	646	968	1,159	990
	<i>Employee Benefits Total</i>	<u>284,763</u>	<u>221,071</u>	<u>196,865</u>	<u>217,536</u>
<u>CONTRACTUAL SERVICES</u>					
2151	Printing	-	399	-	167
2164	Professional Fees - Consult/Eng	-	59,200	100,000	167,119
2170	Training	5,819	11,537	19,320	16,629
2171	Travel	161	-	166	143
2172	Car Allowance	3,300	3,300	3,300	2,758
2190	Communications	-	1,646	2,100	1,922
2230	Employee Relations	158	232	400	345
2260	Memberships - Professional	285	-	294	731
	<i>Contractual Services Total</i>	<u>9,723</u>	<u>76,314</u>	<u>125,580</u>	<u>189,814</u>
<u>COMMODITIES</u>					
3311	Office Supplies	70	299	1,000	861
3313	Subscriptions	-	65	-	-
	<i>Commodities Total</i>	<u>70</u>	<u>364</u>	<u>1,000</u>	<u>861</u>
<u>FIXED &amp; SUNDRY</u>					
4610	Property & Liab./Ins. & Uninsur.	7,010	12,320	13,128	14,441
	<i>Fixed &amp; Sundry Total</i>	<u>7,010</u>	<u>12,320</u>	<u>13,128</u>	<u>14,441</u>
	<b>Total</b>	<u>\$ 602,346</u>	<u>\$ 636,549</u>	<u>\$ 709,285</u>	<u>\$ 853,744</u>

# FPUANET COMMUNICATIONS

## DEPARTMENT DESCRIPTION

FPUAnet is a SMART City Internet Provider. It provides SMART City Services, SMART Grid Solutions and Broadband Services to home and businesses throughout the City of Fort Pierce. It is responsible for all aspects of the fiber optic, ethernet and networking infrastructure that provides services to internal utility business units and external customers. It is broken up into five organizational pillars Network Engineering, Network Operations, Outside Plant Engineering, Outside Plant Construction and Business Operations.

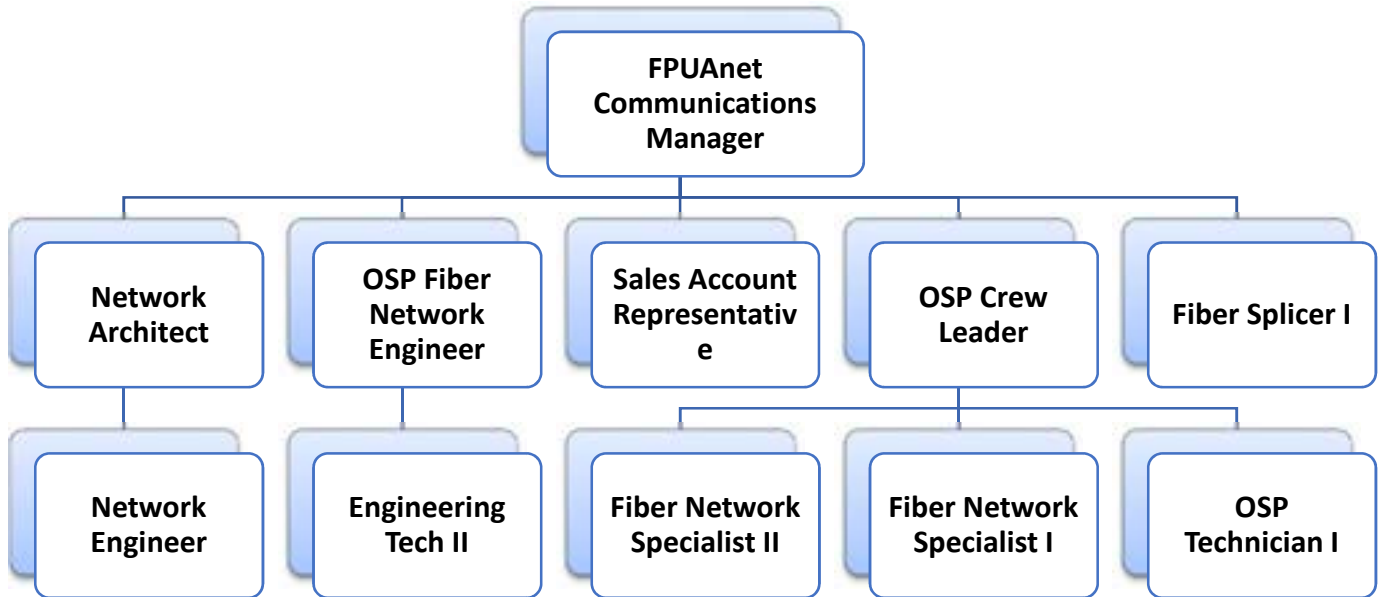
Our involvement in providing broadband communication services to the community helps to fulfill the mission of FPUA. Making improved communication services more readily available tends to positively affect the local economy by attracting businesses, residents and visitors. Providing these services economically encourages competitors to keep their prices low and quality high. And, increased FPUA revenue can benefit the community through lower utility rates and more City improvements.

## DEPARTMENT ACCOMPLISHMENTS

- Installed 3rd Optical Line Terminal at Jaycee Park
- Extended Feeder on South Beach to Ocean Village
- Upgraded all Feeders leaving ESC \*
- Added diverse Fiber route for Lawnwood Substation\*
- Upgraded Fiber within Totten & Hartman Substation\*
- Upgraded & Expanded Internal & External Wireless network at Admin & Annex\*
- Refurbished 10 existing fiber patch panels\*
- Implemented new network core architecture and core router upgrade to 400Gbps
- Implemented Cellular Remote Network Back Up

\*Denotes projects that enhance utility network infrastructure



## FPUANET COMMUNICATIONS STAFFING





Classification	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
FPUANet Communications Manager	1	1	1	-
Sales Account Representative	2	2	2	-
Network Architect	1	1	1	-
Network Engineer	1	1	1	-
OSP Fiber Network Engineer	1	1	1	-
OSP Technician I	-	1	1	-
OSP Crew Leader	1	1	1	-
Fiber Splicer I	1	1	1	-
Fiber Network Specialist I,II,III	2	2	2	-
Engineering Technician	1	1	1	-
<b>TOTAL FTE</b>	<b>11</b>	<b>12</b>	<b>12</b>	<b>-</b>

## FPUANET COMMUNICATIONS

### DEPARTMENTAL GOALS AND OBJECTIVES

	<b>Growth and Rates</b>	Continue to provide highly reliable and high-speed communications to our community & FPUA
		Launch free public Wi-Fi at Garden Terrace Housing Project
		Integrate FPUA Corporate Network into EPB Network Monitoring
		Clean Up 10 Ethernet Patch Panels
		Upgrade & Replace 10 Fiber Patch Panels
		Design and Build 6 fiber zones
		Upgrade Municipal Loops to 100Gbps MPLS
		Upgrade & Expand Internal & External Wireless Network at ESC
		Continue Increase awareness of FPUANet thru social media presence and marketing
		Document existing Corporate Network within Netbox
	<b>Workforce</b>	Provide the appropriate tools and education to ensure that employees are able to safely complete required projects

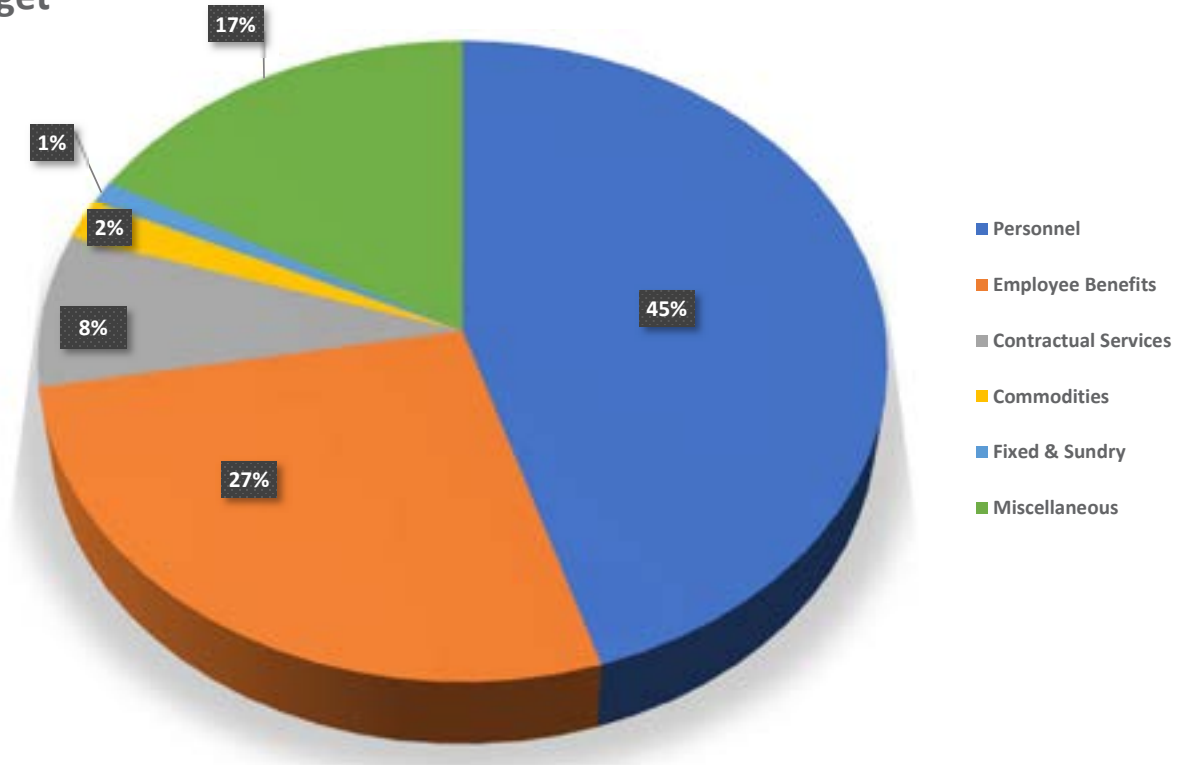
Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Avg. # of services billed	300	99	350	191	596	340	600
	Parcels Passed <sup>1</sup>	-	1,185	2,000	2,047	4,090	3,200	5,000
	Safety Frequency Rate	0	0	0	0	0	0	0
	Safety DART Rate	0	0	0	0	0	0	0

<sup>1</sup> New Performance Measure

**BUDGET SUMMARY - DEPT 93**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 449,480	\$ 587,896	\$ 800,196	\$ 880,149	\$ 79,953
Employee Benefits	389,396	470,550	489,855	526,215	36,360
Contractual Services	131,991	137,200	157,550	150,513	(7,037)
Commodities	55,205	59,091	48,568	39,226	(9,342)
Fixed & Sundry	31,824	27,439	20,624	22,444	1,820
Miscellaneous	316,142	426,435	319,320	329,186	9,866
<b>TOTALS</b>	<b>\$ 1,374,038</b>	<b>\$ 1,708,611</b>	<b>\$ 1,836,113</b>	<b>\$ 1,947,733</b>	<b>\$ 111,620</b>

**Original Budget  
FY 2026**



**DEPT. 93 - FPUAnet® COMMUNICATIONS**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 449,480	\$ 587,896	\$ 790,196	\$ 870,149
1020	Overtime	-	-	10,000	10,000
	<i>Personnel Services Total</i>	<u>449,480</u>	<u>587,896</u>	<u>800,196</u>	<u>880,149</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	221,405	189,425	172,122	191,872
4060	FICA	33,137	44,938	61,215	67,331
4070	Employees' Insurance	124,394	178,002	251,458	258,988
4090	Vacation Pay Expense	12,999	10,440	-	-
4100	Sick Pay Expense	(7,800)	40,888	-	-
4110	Net OPEB Expense	2,424	3,502	3,242	3,242
4600	Workers' Compensation	2,506	3,354	1,472	4,424
4640	Unemployment Claims	330	-	346	358
	<i>Employee Benefits Total</i>	<u>389,396</u>	<u>470,550</u>	<u>489,855</u>	<u>526,215</u>
<u>CONTRACTUAL SERVICES</u>					
2110	Advertising	3,711	2,078	7,300	6,283
2132	Maintenance Of Vehicles	4,780	17,536	7,500	6,455
2133	Maintenance of Equipment	2,730	-	2,812	2,420
2139	Maintenance/Service Contracts	67,549	65,647	75,000	79,590
2140	Postage	110	114	1,000	861
2151	Printing	2,065	831	2,127	1,831
2164	Profess. Fees - Consulting/Eng.	8,100	-	8,343	7,180
2166	Professional Fees - Other	5,877	10,395	6,053	5,210
2170	Training	18,890	16,549	19,457	16,747
2171	Travel	1,794	3,325	1,848	1,590
2172	Car Allowance	4,230	5,160	5,160	4,311
2190	Communications	5,854	8,712	10,300	9,024
2200	Utilities	48	48	50	50
2230	Employee Relations	-	168	600	516
2240	Business Relations	491	437	1,000	861
2250	Community Relations	761	-	2,500	2,152
2260	Memberships - Professional	5,000	6,200	6,500	5,432
	<i>Contractual Services Total</i>	<u>131,991</u>	<u>137,200</u>	<u>157,550</u>	<u>150,513</u>
<u>COMMODITIES</u>					
3311	Office Supplies	3,175	4,050	3,270	2,814
3313	Subscriptions	289	240	298	256
3316	Operating Supplies	13,766	26,857	20,000	16,712
3331	Vehicle Supplies	6,327	18,857	13,000	11,698
3340	Small Tools	31,648	9,087	12,000	7,746
	<i>Commodities Total</i>	<u>55,205</u>	<u>59,091</u>	<u>48,568</u>	<u>39,226</u>
<u>FIXED &amp; SUNDRY</u>					
4520	Licenses & Permits	600	600	600	618
4610	Property & Liab./Ins. & Uninsur.	13,543	19,643	18,024	19,826
4666	Inventory Adjustments	17,681	7,196	2,000	2,000
	<i>Fixed &amp; Sundry Total</i>	<u>31,824</u>	<u>27,439</u>	<u>20,624</u>	<u>22,444</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	316,142	426,435	319,304	328,883
	<i>Miscellaneous Total</i>	<u>316,142</u>	<u>426,435</u>	<u>319,320</u>	<u>329,186</u>
<b>Total</b>		<u>\$ 1,374,038</u>	<u>\$ 1,708,611</u>	<u>\$ 1,836,113</u>	<u>\$ 1,947,733</u>

**DEPT. 95 - FPUAnet® COMMUNICATIONS PURCHASES FOR RESALE**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
	<i>PURCHASES FOR RESALE</i>				
3360	Purchases For Resale	\$ 55,954	\$ 61,592	\$ 80,000	\$ 114,000
	<i>Purchases For Resale Total</i>	<u>55,954</u>	<u>61,592</u>	<u>80,000</u>	<u>114,000</u>
<b>Total</b>		<u>\$ 55,954</u>	<u>\$ 61,592</u>	<u>\$ 80,000</u>	<u>\$ 114,000</u>



*DIRECTOR OF PUBLIC AFFAIRS & SUSTAINABILITY*

**Rachel Tennant, J.D.**

<b>Department</b>	<b>ACTUAL 9/30/2023</b>	<b>ACTUAL 9/30/2024</b>	<b>AMENDED BUDGET 9/30/2025</b>	<b>ORIGINAL BUDGET 9/30/2026</b>	<b>CHANGE FROM 9/30/2025 TO 9/30/2026</b>
41 Public Affairs and Sustainability	- <sup>1</sup>	- <sup>1</sup>	6	6	-
<b>TOTAL FTE</b>	-	-	<b>6</b>	<b>6</b>	-

<sup>1</sup> Positions and Department were previously under Chief Operating Officer

# DIRECTOR OF PUBLIC AFFAIRS AND SUSTAINABILITY

## DEPARTMENT DESCRIPTION

Provide strategic direction and oversight for the following areas within the Public Affairs and Sustainability Division (Department 41):

- Grants – Identifying funding opportunities that align with FPUA’s strategic priorities, and leading the development, acquisition, and administration of external funding to advance infrastructure and sustainability goals
- Community Engagement – Leading public outreach, stakeholder partnerships, communications, and branding efforts
- Employee Engagement – Fostering an internal culture of connection, recognition, and involvement across all FPUA departments



# PUBLIC AFFAIRS & SUSTAINABILITY

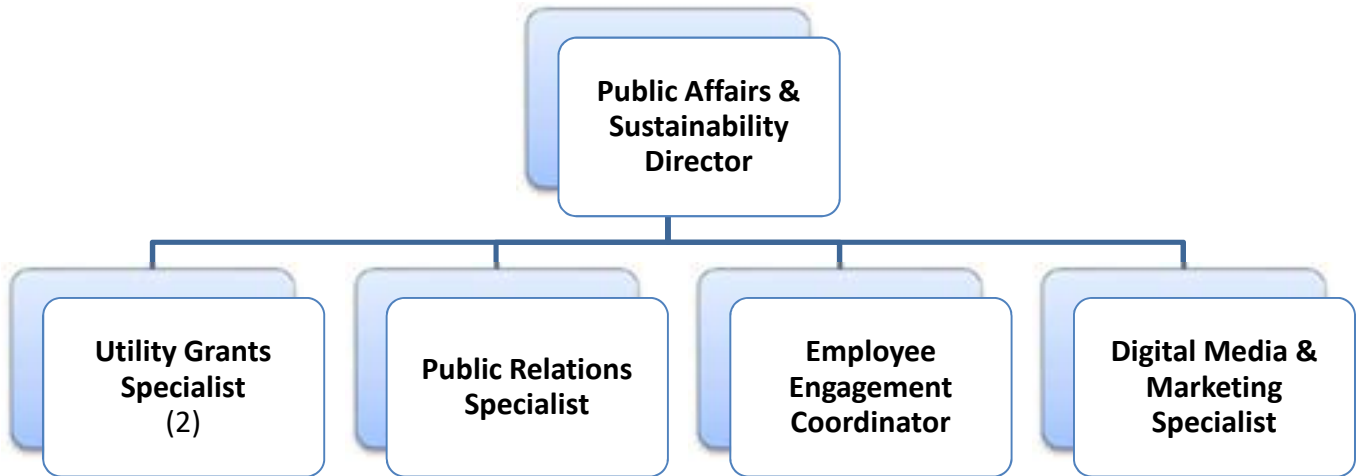
## DEPARTMENT DESCRIPTION

The Public Affairs & Sustainability Department is responsible for 1) FPUA's strategic community relations, branding, and communications; 2) grants, including grant research, writing, compliance, and support as a direct liaison to project managers who are leading grant-funded projects throughout the company; and 3) employee engagement initiatives that connect employees with community and grants initiatives. We promote FPUA internally and externally as a community partner who provides economical, reliable and friendly service in a continuous effort to enhance the quality of life in our community. We do this through community involvement, grant funding that alleviates our reliance on rates for utility projects, and raised awareness about FPUA's role as a steward for our community and environment.

## DEPARTMENT ACCOMPLISHMENTS

- Developed FPUA's comprehensive and customer-facing FY24 Annual Report, available online at: [https://issuu.com/fpua/docs/annual\\_report\\_fy24](https://issuu.com/fpua/docs/annual_report_fy24)
- Secured \$28,061,359 in grant funding to support FPUA's sewer treatment plant relocation project.
- Facilitated 78 septic to sewer conversions through grant-funded support.
- Co-hosted FPUA's inaugural Youth Career Event with the Utility Advisory Committee, welcoming over 100 attendees to explore entry level career opportunities across all FPUA departments.
- Completed the Utility Advisory Committee's first Annual Work Plan and launched the second, featuring measurable goals and activities aligned with the FPUA Strategic Plan to strengthen public engagement in utility operations.
- Introduced several employee engagement initiatives to connect FPUA staff with community outreach efforts, including quarterly *Spotlight TeamUA* newsletters, National Have Fun At Work Day activities, and year-round recognition of industry specialist days such as National Engineers Day, National Supply Chain Day, and more

**PUBLIC AFFAIRS & SUSTAINABILITY STAFFING**





Classification	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
Public Affairs & Sustainability Director <sup>1</sup>	1	1	1	-
Utility Grants Specialist	2	2	2	-
Public Relations Specialist	1	1	1	-
Staff Assistant	1	-	-	-
Digital Media & Marketing Specialist <sup>2</sup>	-	1	1	-
Employee Engagement Coordinator <sup>2</sup>	-	1	1	-
<b>TOTAL FTE</b>	<b>5</b>	<b>6</b>	<b>6</b>	<b>-</b>



<sup>1</sup> Position modified from Manager to Director during FY 24

<sup>2</sup> Position added during FY 25

## PUBLIC AFFAIRS & SUSTAINABILITY

### DEPARTMENTAL GOALS AND OBJECTIVES

	<b>Growth and Rates</b>	Oversees grant pursuits including research, writing, and management support to alleviate FPUA’s reliance on rates for utility projects
	<b>Community Relations</b>	Develops and implements strategic branding, communications, and community relations initiatives to benefit the community we serve Ensures continuity of brand and representation by serving as the primary point of contact with the media, policymakers, and lobbyists Performs specialized/technical work using desktop publishing software to effectively carry out public relations, advertising, social media, internal and external communications

Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	New grant revenue requested	\$45,000,000	\$130,843,530	\$30,000,000	\$71,523,590	\$30,000,000	\$20,000,000	\$20,000,000
	Active grants managed	10	10	8	10	10	13	10
	Individuals engaged <sup>2</sup>	35,000	45,408	35,000	40,396	45,000	45,000	45,000
	# of FPUA sponsored local events	16	29	25	31	25	30	30
	# of Employee Volunteer Hours	800	413	800	773	800	800	800
	# of Lbs. food donated to local food banks through employee food drives	2,000	1,812	2,500	1,250	2,500	1,000	2,000
	# of special partner marketing features about FPUA <sup>3</sup>	5	5	5	19	10	15	10
	# of marketing materials produced <sup>1</sup>	-	20	36	44	40	40	40

<sup>1</sup> New Performance Measurement

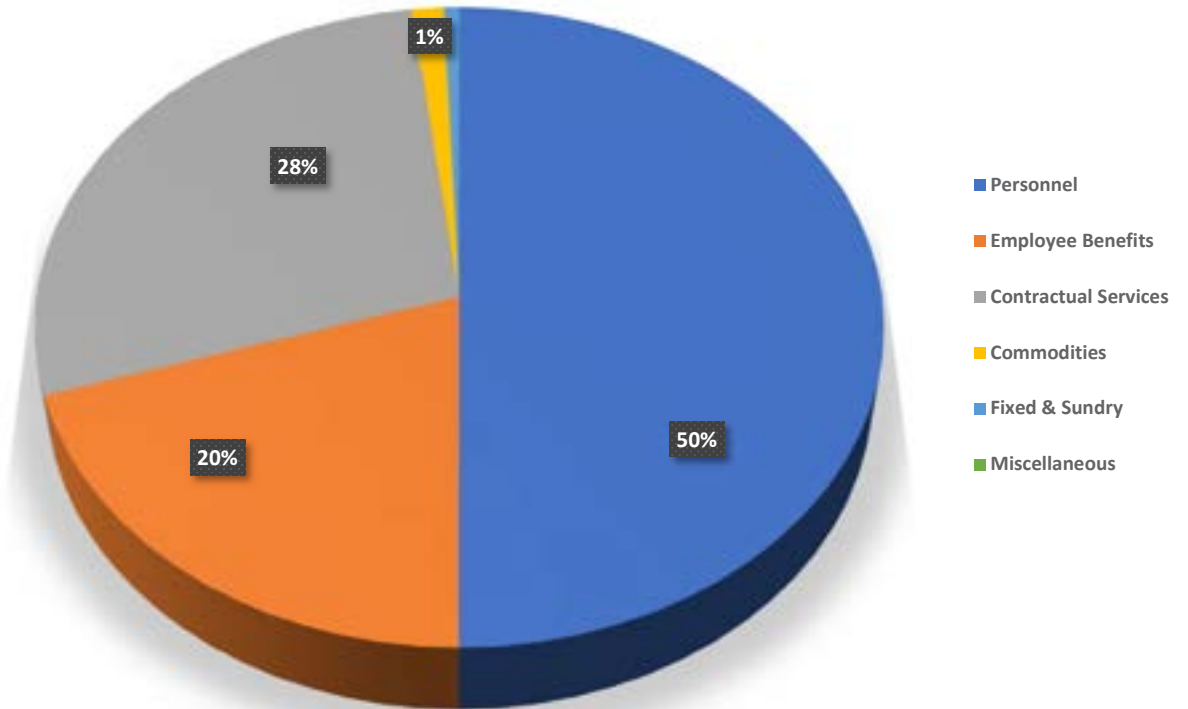
<sup>2</sup> Individuals engaged represents the sum of: Visitors Engaged at Offsite Partner Events where FPUA participates, Audience members reached through targeted presentations at community meetings, and Audience members reached through internal workshops led by the PAS group

<sup>3</sup> Special marketing features represents third-party partners who feature FPUA either through cover-page story coverage, radio show special guests, video updates, and more. These should rise above just a mention, and specifically feature FPUA as a demonstration of our strategic growth and community presence in Fort Pierce. Often driven by pre-existing materials created by the PAS group.

**BUDGET SUMMARY - DEPT 41**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 193,793	\$ 269,105	\$ 329,590	\$ 433,476	\$ 103,886
Employee Benefits	157,220	157,264	140,991	174,125	33,134
Contractual Services	102,683	118,503	224,604	242,107	17,503
Commodities	28,417	17,490	13,292	11,441	(1,851)
Fixed & Sundry	1,646	2,764	5,100	5,610	510
Miscellaneous	-	-	-	-	-
<b>TOTALS</b>	<b>\$ 483,759</b>	<b>\$ 565,125</b>	<b>\$ 713,577</b>	<b>\$ 866,759</b>	<b>\$ 153,182</b>

**Original Budget  
FY 2025**



**DEPT. 41 - PUBLIC AFFAIRS - SUSTAINABILITY**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 193,793	\$ 269,041	\$ 327,590	\$ 431,476
1020	Overtime	-	64	2,000	2,000
	<i>Personnel Services Total</i>	<u>193,793</u>	<u>269,105</u>	<u>329,590</u>	<u>433,476</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	95,531	83,482	70,895	94,498
4060	FICA	15,057	20,858	25,214	33,161
4070	Employees' Insurance	37,338	29,082	43,468	44,769
4090	Vacation Pay Expense	1,704	3,575	-	-
4100	Sick Pay Expense	6,429	18,420	-	-
4110	Net OPEB Expense	1,077	1,592	1,351	1,351
4600	Workers' Compensation	83	254	63	346
	<i>Employee Benefits Total</i>	<u>157,220</u>	<u>157,264</u>	<u>140,991</u>	<u>174,125</u>
<u>CONTRACTUAL SERVICES</u>					
2110	Advertising	7,030	9,731	12,868	11,075
2151	Printing	16,587	22,225	21,500	18,504
2164	Professional Fees - Consult/Eng	10,481	25,300	80,166	71,025
2166	Professional Fees - Other	4,000	613	4,120	49,504
2170	Training	10,203	3,092	7,750	6,671
2171	Travel	5,267	1,590	4,000	3,443
2172	Car Allowance	3,025	5,160	5,160	4,311
2190	Communications	986	614	600	501
2230	Employee Relations	10,909	7,674	30,000	25,820
2240	Business Relations	327	134	1,090	939
2250	Community Relations	31,918	39,876	54,500	46,906
2260	Memberships - Professional	-	584	350	1,256
2262	Memberships - Civic	1,950	1,910	2,500	2,152
	<i>Contractual Services Total</i>	<u>102,683</u>	<u>118,503</u>	<u>224,604</u>	<u>242,107</u>
<u>COMMODITIES</u>					
3311	Office Supplies	3,031	11,175	3,122	2,687
3313	Subscriptions	15,672	-	120	104
3316	Operating Supplies	9,713	6,316	10,050	8,650
	<i>Commodities Total</i>	<u>28,417</u>	<u>17,490</u>	<u>13,292</u>	<u>11,441</u>
<u>FIXED &amp; SUNDRY</u>					
4610	Property & Liab./Ins. & Uninsur.	1,646	2,764	5,100	5,610
	<i>Fixed &amp; Sundry Total</i>	<u>1,646</u>	<u>2,764</u>	<u>5,100</u>	<u>5,610</u>
<b>Total</b>		<u>\$ 483,759</u>	<u>\$ 565,125</u>	<u>\$ 713,577</u>	<u>\$ 866,759</u>

## DIRECTOR OF GAS & ELECTRIC SYSTEMS

### Keith Stephens

**Electric Transmission & Distribution**

Wilburn L. Crawford  
*Superintendent*

**Electric Operations**

Dino Nesselrode  
*Superintendent*

**Gas Operations**

Fred Gaddis  
*Superintendent*

**Electric & Gas Engineering**

Eric Meyer, P.E.  
*Supervising Engineer*

Department	ACTUAL 9/30/2023	ACTUAL 9/30/2024	AMENDED BUDGET 9/30/2025	ORIGINAL BUDGET 9/30/2026	CHANGE FROM 9/30/2025 TO 9/30/2026
51 Director of Electric & Gas Systems	2 D	2 D	2	2	-
54 Electric Transmission & Distribution	27 D	27 D	27 D	27 D	-
55 Electric Operations	11 D	11 D	11 D	11 D	-
56 Electric & Gas Engineering	9 P	9 P	9 P	9 P	-
74 Gas Operations	15 D	14 D	14	14	-
<b>TOTAL FTE</b>	<b>64</b>	<b>63</b>	<b>63</b>	<b>63</b>	-

D - Includes DROP participant employees

P - Excludes part-time employees

# DIRECTOR OF GAS & ELECTRIC SYSTEMS

## DEPARTMENT DESCRIPTION

Provide strategic direction and oversight for the following areas within the Gas & Electric Systems

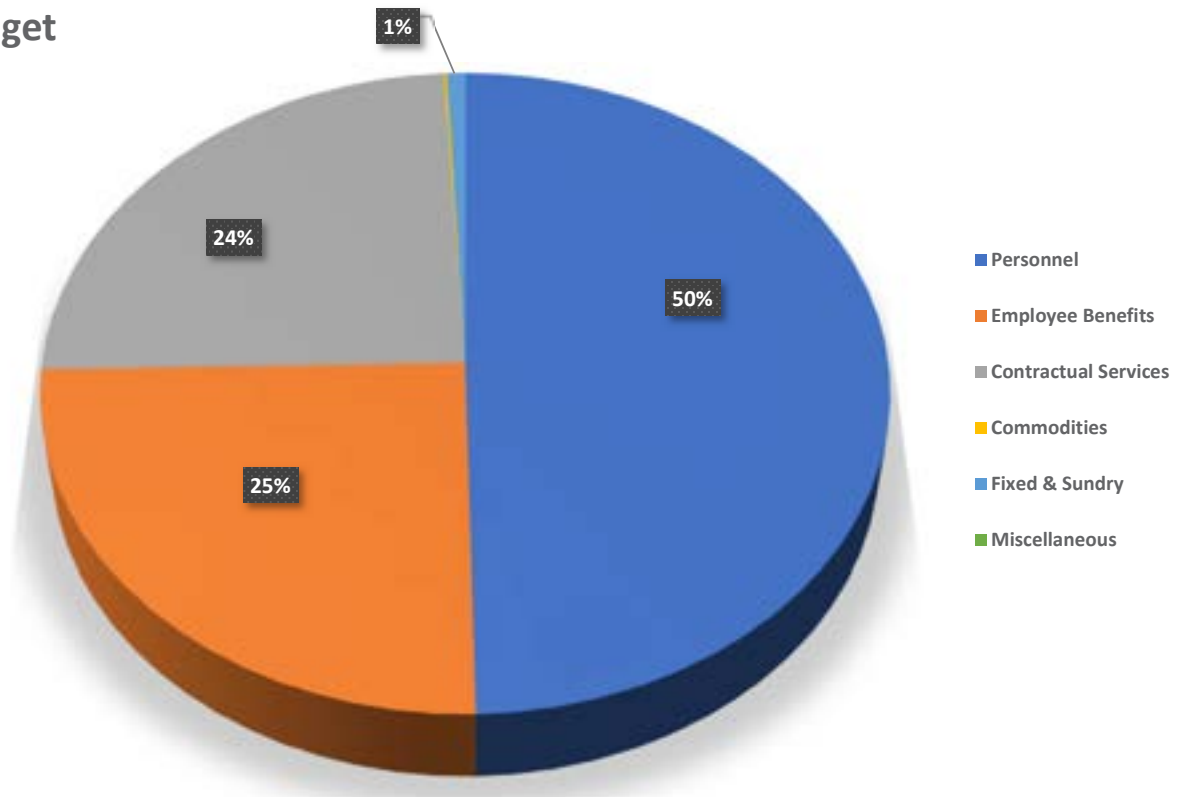
- Electric Purchases for Resale - Department 53
- Electric Transmission & Distribution – Department 54
- Electric Operations – Department 55
- Electric & Gas Engineering – Department 56
- Gas Operations – Department 74
- Gas Purchases for Resale – Department 75



**BUDGET SUMMARY - DEPT 51**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 140,452	\$ 178,226	\$ 147,373	\$ 193,301	\$ 45,928
Employee Benefits	58,376	76,147	73,858	97,480	23,622
Contractual Services	100,652	100,791	109,084	95,206	(13,878)
Commodities	-	487	500	430	(70)
Fixed & Sundry	2,173	2,360	2,724	2,996	272
Miscellaneous	-	-	-	-	-
<b>TOTALS</b>	<b>\$ 301,653</b>	<b>\$ 358,011</b>	<b>\$ 333,539</b>	<b>\$ 389,413</b>	<b>\$ 55,874</b>

**Original Budget  
FY 2026**

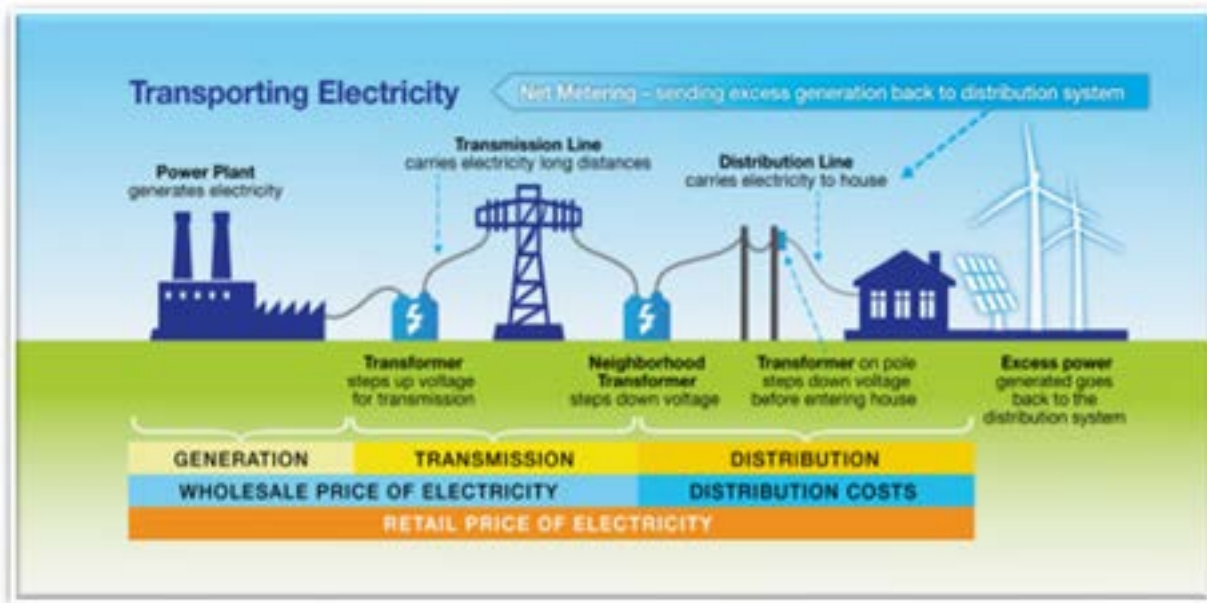


**DEPT. 51 - DIRECTOR OF GAS & ELECTRIC SYSTEMS**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 140,452	\$ 178,226	\$ 147,373	\$ 193,301
	<i>Personnel Services Total</i>	<u>140,452</u>	<u>178,226</u>	<u>147,373</u>	<u>193,301</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	7,510	13,973	23,221	42,140
4060	FICA	10,665	13,403	11,274	14,788
4070	Employees' Insurance	27,678	42,617	38,525	39,678
4090	Vacation Pay Expense	9,584	2,423	-	-
4100	Sick Pay Expense	2,232	2,787	-	-
4110	Net OPEB Expense	539	637	540	540
4600	Workers' Compensation	167	308	298	334
	<i>Employee Benefits Total</i>	<u>58,376</u>	<u>76,147</u>	<u>73,858</u>	<u>97,480</u>
<u>CONTRACTUAL SERVICES</u>					
2139	Maintenance/Service Contracts	-	173	-	-
2151	Advertising	23	-	-	-
2164	Profess. Fees - Consulting/Eng.	49,460	44,973	51,000	43,893
2166	Professional Fees - Other	-	-	-	-
2170	Training	2,801	1,494	3,500	3,012
2171	Travel	1,521	588	800	688
2172	Car Allowance	5,160	5,160	3,440	4,311
2190	Communications	966	937	1,100	920
2230	Employee Relations	194	5,447	7,500	6,455
2260	Memberships - Professional	40,528	42,018	41,744	35,927
	<i>Contractual Services Total</i>	<u>100,652</u>	<u>100,791</u>	<u>109,084</u>	<u>95,206</u>
<u>COMMODITIES</u>					
3311	Office Supplies	-	487	500	430
	<i>Commodities Total</i>	<u>-</u>	<u>487</u>	<u>500</u>	<u>430</u>
<u>FIXED &amp; SUNDRY</u>					
4610	Property & Liab./Ins. & Uninsur.	2,173	2,360	2,724	2,996
	<i>Fixed &amp; Sundry Total</i>	<u>2,173</u>	<u>2,360</u>	<u>2,724</u>	<u>2,996</u>
<b>Total</b>		<u>\$ 301,653</u>	<u>\$ 358,011</u>	<u>\$ 333,539</u>	<u>\$ 389,413</u>

**DEPT. 53 - ELECTRIC PURCHASES FOR RESALE**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
	<u>PURCHASES FOR RESALE</u>				
3360	Purchases For Resale	\$ 52,691,991	\$ 43,814,416	\$ 47,678,132	\$ 50,562,999
	<i>Miscellaneous Total</i>	<u>52,691,991</u>	<u>43,814,416</u>	<u>47,678,132</u>	<u>50,562,999</u>
	<b>Total</b>	<u>\$ 52,691,991</u>	<u>\$ 43,814,416</u>	<u>\$ 47,678,132</u>	<u>\$ 50,562,999</u>



- ◆ FPUA purchases 100% of its power requirements from FMPA.
- ◆ Natural gas is a primary fuel which is burned at power plants to create electricity.

# ELECTRIC TRANSMISSION & DISTRIBUTION

## DEPARTMENT DESCRIPTION

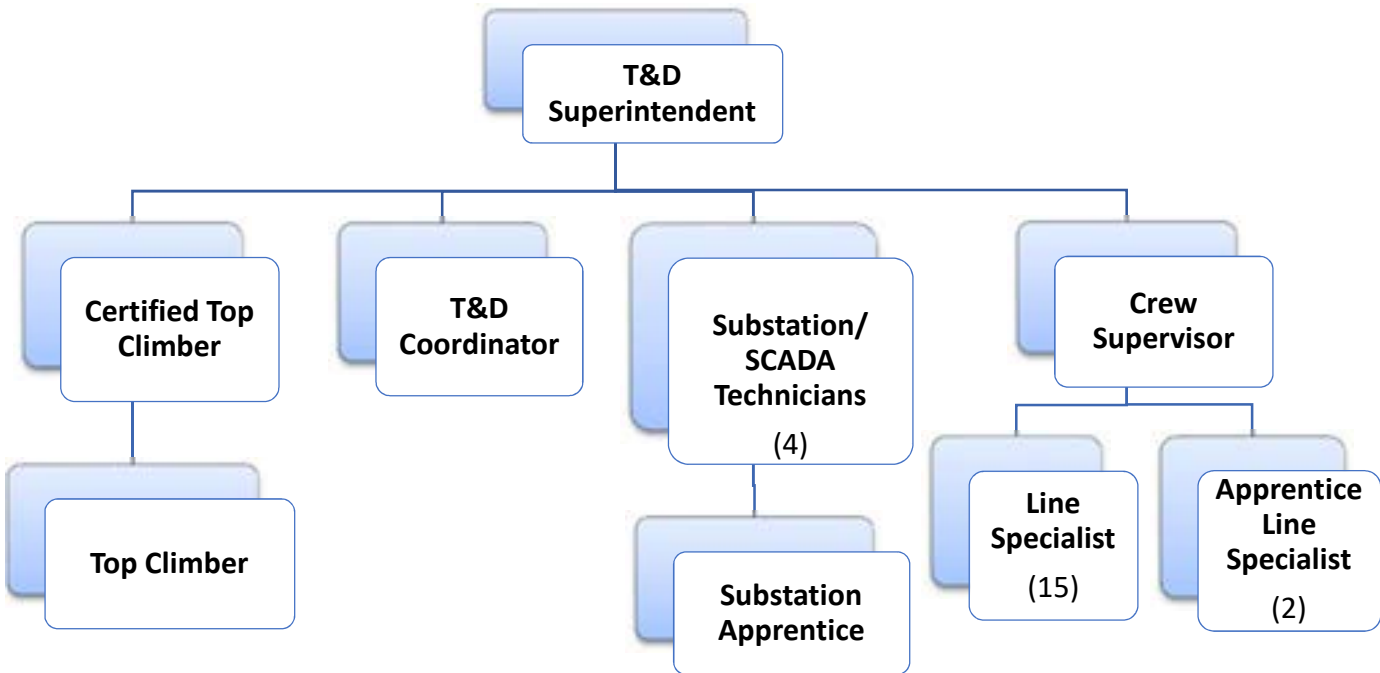
The Electric Transmission and Distribution Department is responsible for the operation, construction, and maintenance of the electrical system in order to provide safe, timely, and reliable service. This department is also responsible for the transmission and distribution of electric power from internal and external power sources to the customer.

In addition, this department is also responsible for advising Electric Engineering of needed system extensions and upgrades, and works closely with Engineering in the planning and design of those systems.

## DEPARTMENT ACCOMPLISHMENTS

- Inspected one-third of our transmission lines
- Replaced more than 300 poles in our system including 15 transmission poles.
- Awarded FMEA's Restoring the Community Award
- Awarded APPA's Mutual Aid Commendation.
- Energized services to 465 new customers.
- FPUA tree crews completed 250 tree tickets.



**ELECTRIC TRANSMISSION AND DISTRIBUTION STAFFING**





Classification	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
T&D Superintendent	1	1	1	-
T&D Coordinator	1	1	1	-
Crew Supervisor	1	1	1	-
Substation/SCADA Technician	4	4	4	-
Substation Apprentice	1	1	1	-
Line Specialist	14	15	15	-
Apprentice Line Specialist	3	2	2	-
Certified Top Climber	1	1	1	-
Top Climber	1	1	1	-
<b>TOTAL FTE</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>-</b>

## ELECTRIC TRANSMISSION AND DISTRIBUTION

### DEPARTMENTAL GOALS AND OBJECTIVES

	<b>Growth and Rates</b>	Construct and maintain the transmission and distribution electrical system, including substations, in order to provide safe, cost-effective and reliable service
		Collaborate with Electric Engineering department to identify needed system extensions and upgrades
		Collaborate with Electric Operations to resolve power outages and other electrical problems
	<b>Workforce</b>	Provide the appropriate tools and education to ensure that employees are able to safely complete required projects

Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Miles of T & D lines maintained	441	441	400	420	440	450	400
	Number of Poles Inspected	1,866	1,866	1,900	1,900	1,875	1,875	1,866
	Number of Poles Replaced	150	125	100	150	100	200	100
	Feeder Hardening (in Feet) <sup>1</sup>	3,000	2,000	4,000	1,000	3,000	1,500	2,000
	Primary Converted to Underground (in Feet) <sup>1</sup>	2,750	1,500	2,100	792 <sup>2</sup>	1,500	1,500	1,000
	Number of Services to Underground <sup>1</sup>	50	46	30	30	40	50	40
	Safety Frequency Rate	0	0	0	2.58	0	0	0
	Safety DART Rate	0	0	0	2.58	0	0	0

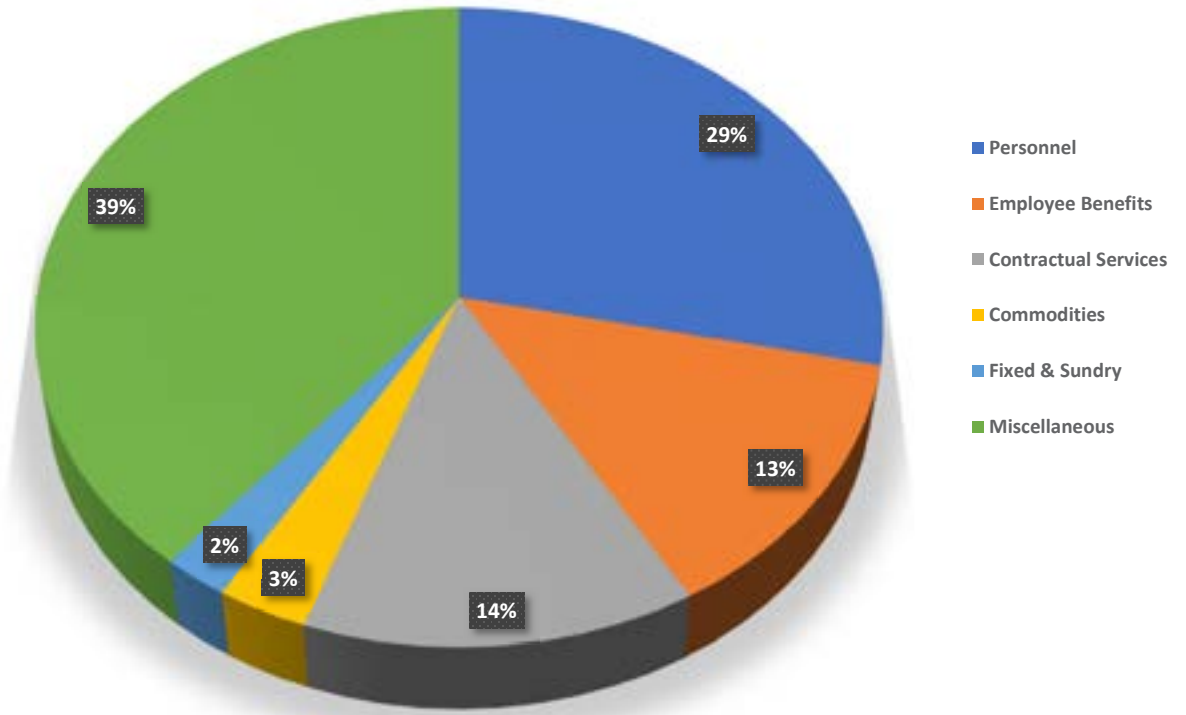
<sup>1</sup> New Performance Measures

<sup>2</sup> Low amount due to prioritization of pole replacements and overhead service conversions during the year

**BUDGET SUMMARY - DEPT 54**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 2,642,679	\$ 2,653,910	\$ 2,801,189	\$ 3,085,631	\$ 284,442
Employee Benefits	1,817,651	1,585,107	1,347,423	1,442,423	95,000
Contractual Services	1,191,128	1,326,704	1,722,687	1,500,532	(222,155)
Commodities	414,345	286,084	401,667	345,675	(55,992)
Fixed & Sundry	207,252	175,019	229,848	248,248	18,400
Miscellaneous	4,086,209	4,796,167	4,127,071	4,250,883	123,812
<b>TOTALS</b>	<b>\$ 10,359,264</b>	<b>\$ 10,822,991</b>	<b>\$ 10,629,885</b>	<b>\$ 10,873,392</b>	<b>\$ 243,507</b>

**Original Budget  
FY 2026**



**DEPT. 54 - ELECTRIC TRANSMISSION & DISTRIBUTION**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 2,368,805	\$ 2,352,059	\$ 2,491,189	\$ 2,788,631
1020	Overtime	273,874	301,851	310,000	297,000
	<i>Personnel Services Total</i>	<u>2,642,679</u>	<u>2,653,910</u>	<u>2,801,189</u>	<u>3,085,631</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	1,138,644	720,700	536,123	599,246
4060	FICA	193,588	204,440	214,292	236,051
4070	Employees' Insurance	472,061	509,698	564,399	581,300
4090	Vacation Pay Expense	8,415	35,689	-	-
4100	Sick Pay Expense	(15,944)	62,102	-	-
4110	Net OPEB Expense	7,271	8,596	7,295	7,295
4600	Workers' Compensation	13,616	43,881	25,314	18,531
	<i>Employee Benefits Total</i>	<u>1,817,651</u>	<u>1,585,107</u>	<u>1,347,423</u>	<u>1,442,423</u>
<u>CONTRACTUAL SERVICES</u>					
2122	Rentals	15,068	100,773	49,523	42,623
2132	Maintenance Of Vehicles	41,997	91,510	65,000	55,943
2133	Maintenance Of Equipment	7,026	29,385	50,000	43,033
2139	Maintenance/Service Contracts	732,476	496,120	754,450	649,326
2140	Postage	256	96	264	227
2151	Printing	830	-	855	736
2166	Professional Fees - Other	2,239	3,366	2,307	1,986
2170	Training	34,211	47,972	35,238	30,328
2172	Car Allowance	2,150	5,160	5,160	4,311
2190	Communications	234,543	442,268	647,800	568,371
2200	Utilities	119,976	109,191	111,490	102,478
2230	Employee Relations	356	862	600	1,170
	<i>Contractual Services Total</i>	<u>1,191,128</u>	<u>1,326,704</u>	<u>1,722,687</u>	<u>1,500,532</u>
<u>COMMODITIES</u>					
3311	Office Supplies	594	1,441	1,000	836
3316	Operating Supplies	324,276	329,025	298,482	256,892
3331	Vehicle Supplies	79,791	(45,946)	82,185	70,734
3340	Small Tools	9,682	1,564	20,000	17,213
	<i>Commodities Total</i>	<u>414,345</u>	<u>286,084</u>	<u>401,667</u>	<u>345,675</u>
<u>FIXED &amp; SUNDRY</u>					
4520	Licenses & Permits	175	81	180	185
4610	Property & Liab./Ins. & Uninsur.	140,179	110,405	143,952	158,347
4666	Inventory Adjustments	117,561	115,437	138,000	142,000
9005	Duplicate Charges	(50,663)	(50,905)	(52,284)	(52,284)
	<i>Fixed &amp; Sundry Total</i>	<u>207,252</u>	<u>175,019</u>	<u>229,848</u>	<u>248,248</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	4,086,209	4,796,167	4,127,071	4,250,883
	<i>Miscellaneous Total</i>	<u>4,086,209</u>	<u>4,796,167</u>	<u>4,127,071</u>	<u>4,250,883</u>
	<b>Total</b>	<u>\$ 10,359,264</u>	<u>\$ 10,822,991</u>	<u>\$ 10,629,885</u>	<u>\$ 10,873,392</u>

# ELECTRIC OPERATIONS

## DEPARTMENT DESCRIPTION

The Electric Operations Department is responsible for the operation, and maintenance of the electrical system in order to provide safe, timely, and reliable service. This department is also responsible for the transmission and distribution of electric power from internal and external power sources to the customer.

In addition, this department is also responsible for:

- Advising Electric Engineering of needed system extensions and upgrades.
- Working closely with Engineering in the planning and design of the electrical system.
- Monitoring the Electrical System 24 hrs. a day / 7 days a week.
- Strictly adhering to NERC Standards while operating the electrical system.

Works with FPL (Florida Power & Light) and FMPA (Florida Municipal Power Agency) for the switching of BES (Bulk Electric System) elements. This includes entering information into FTMS (Florida Transmission Management System) and working in coordination with FPL during BES switching operations.

Working closely with Geospatial Technology Services to provide precise field information to maintain a dynamic and accurate GIS map.

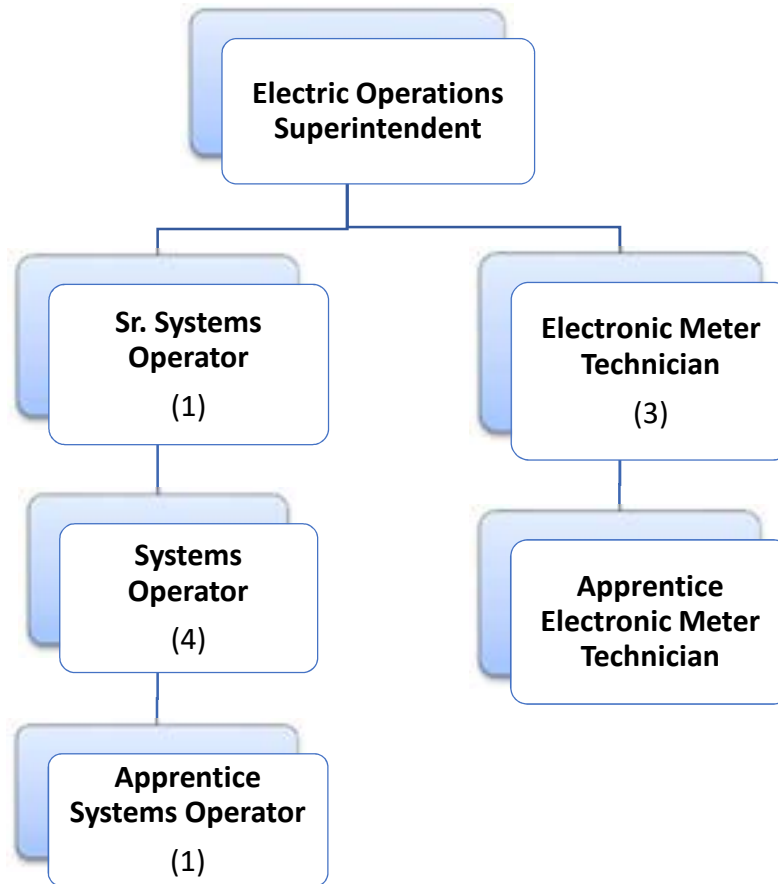
Dispatches Water, Wastewater, Gas and Locate crews during off business hours.

Acts as a Customer Service Representative for FPUA during off business hours.

## DEPARTMENT ACCOMPLISHMENTS

- Continue to work with GIS Manager on the implementation, integration and testing of the new AMI System with the Outage Management System (OMS).
- Used Responder (OMS) to improve customer restoration times system-wide. OMS allowed more significant feedback to FPUA customers as the system was able to model all outages in real-time and provide estimated time of restoration (ETR) to customers.
- Ensured compliance with state (FRCC) and federal (NERC) reliability and regulatory rules and standards for operating FPUA's electrical system.
- Worked with Electric Engineering to facilitate and expedite the expansion of Totten Substation for added capacity due to growth. This included re-routing feeders, shifting load and aiding in the design of feeder expansion.
- Worked with Public Affairs and Sustainability to try and secure a Florida Grip Grant to install Smart Fault Indicators on the Electrical System for fault location and proactive maintenance.
- Upgraded the Electrical SCADA (Supervisory Control and Data Acquisition) system to monitor the Electrical Grid




### ELECTRIC OPERATIONS STAFFING






Classification	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
Electric Operations Superintendent	1	1	1	-
Senior Systems Operator	1	1	1	-
Systems Operator	4	4	4	-
Apprentice Systems Operator	1	1	1	-
Electric Meter Technician	3	3	3	-
Apprentice Electric Meter Technician	1	1	1	-
<b>TOTAL FTE</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>-</b>

## ELECTRIC OPERATIONS

### DEPARTMENTAL GOALS AND OBJECTIVES

	<b>Growth and Rates</b>	Collaborate with the Electric Engineering department to identify needed system extensions, upgrades and reliability issues on the Electric Grid
		Continuously monitor the operations for the Service Restoration of Transmission and Distribution electrical service to FPUA customers
		Dispatch Trouble Calls for Water, Wastewater, & Gas
		Accountable for compliance with state (FRCC) and federal (NERC) regulatory rules and standards for operating FPUA's electrical system
		Accountable for calculation of Reliability Indices reported to FMPA (Florida Municipal Power Agency)
	<b>Technology</b>	Installation and Maintenance of the Electric Automated Meter Infrastructure (AMI)
		Ensure the accuracy of FPUA meters and Current Transformers (CT's) through continuous testing.
		Continuously monitor selected Natural Gas Stations for pressure
	<b>Workforce</b>	Provide the appropriate tools to ensure that employees are able to safely complete required projects
		Provide the appropriate training and education to satisfy Continuing Education Hours for Certification Renewal

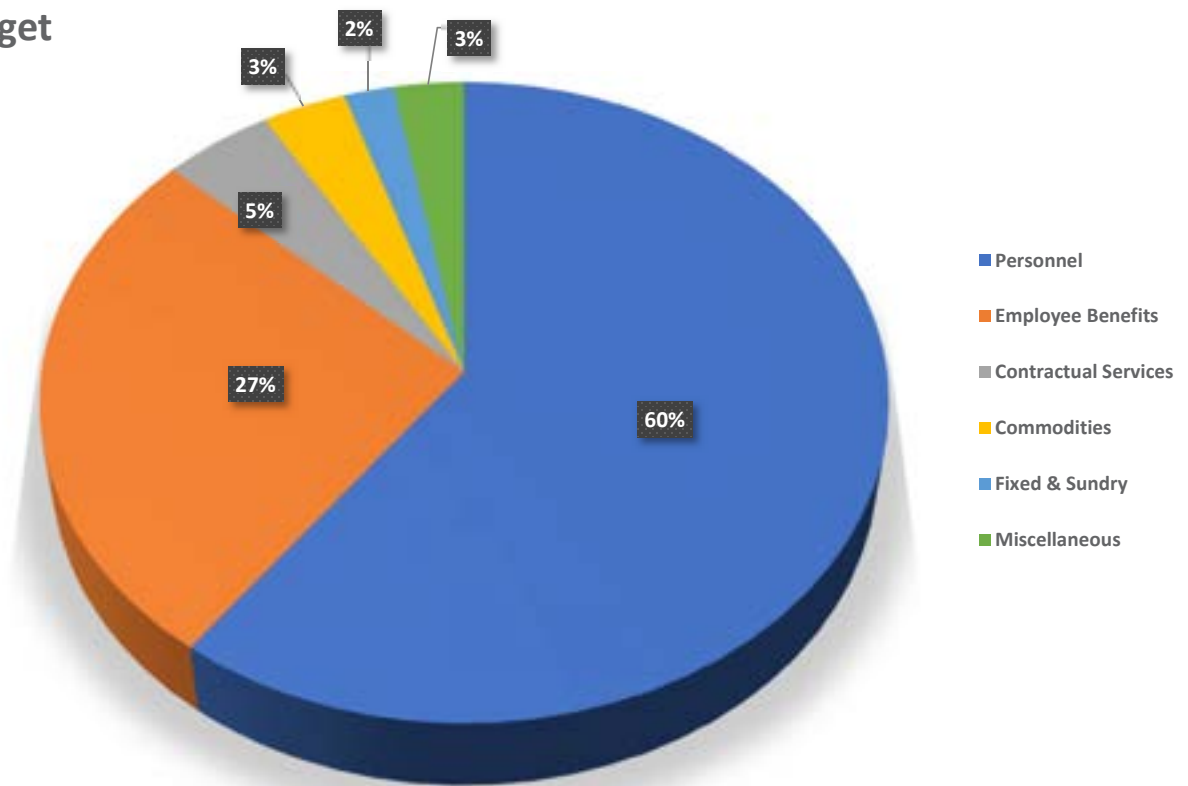
Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Percentage of meters converted to AMI <sup>1</sup>	-	41%	60%	100%	100%	100%	100%
	CT's (Current Transformers) Tested <sup>1</sup>	-	-	130	95	130	200	150
	Dispatch Trouble calls	<3,500	2,925	<3,500	2,636	<3,500	3,100	<3500
	Meters Tested <sup>1</sup>	-	2,799	250	167	250	500	250
	% of energy loss	< 5.0%	4.2%	< 5.0%	3.8%	< 5.0%	4.0%	<5.0%
	SAIDI	<50	59	<50	59	< 50	51	< 50
	CAIDI	< 55	75.5	< 55	51.3	<55	56	<55
	SAIFI	< 0.50	64.7	< 0.50	0.9	< .50	1	<.50
	MAIFI	<7.0	1.17	<7.0	7.16	< 7.0	7.30	<7.0
	L-Bar	<70	9.07	<70	80.10	<70	80.00	<70
	Safety Frequency Rate	0	0.26	0	0	<1	0	0
	Safety DART Rate	0	0	0	0	0	0	0

<sup>1</sup> New Performance Measures

**BUDGET SUMMARY - DEPT 55**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 1,217,657	\$ 1,255,297	\$ 1,412,557	\$ 1,458,614	\$ 46,057
Employee Benefits	826,806	602,799	616,648	645,821	29,173
Contractual Services	175,901	70,492	220,821	111,571	(109,250)
Commodities	67,058	33,871	54,500	85,232	30,732
Fixed & Sundry	47,558	39,503	44,853	50,228	5,375
Miscellaneous	68,578	41,359	69,264	71,342	2,078
<b>TOTALS</b>	<b>\$ 2,403,558</b>	<b>\$ 2,043,321</b>	<b>\$ 2,418,643</b>	<b>\$ 2,422,808</b>	<b>\$ 4,165</b>

**Original Budget  
FY 2026**



**DEPT. 55 - ELECTRIC OPERATIONS**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 1,124,531	\$ 1,176,872	\$ 1,327,557	\$ 1,373,614
1020	Overtime	93,126	78,425	85,000	85,000
	<i>Personnel Services Total</i>	<u>1,217,657</u>	<u>1,255,297</u>	<u>1,412,557</u>	<u>1,458,614</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	481,263	260,359	264,179	276,374
4060	FICA	91,783	72,841	108,061	111,584
4070	Employees' Insurance	290,175	178,071	232,019	238,967
4090	Vacation Pay Expense	(21,599)	15,361	-	-
4100	Sick Pay Expense	(29,382)	64,812	-	-
4110	Net OPEB Expense	2,962	3,502	2,972	2,972
4600	Workers' Compensation	11,604	7,853	9,417	15,924
	<i>Employee Benefits Total</i>	<u>826,806</u>	<u>602,799</u>	<u>616,648</u>	<u>645,821</u>
<u>CONTRACTUAL SERVICES</u>					
2122	Rentals	6,027	7,919	4,000	1,500
2132	Maintenance Of Vehicles	8,788	5,041	4,500	8,356
2133	Maintenance Of Equipment	6,428	3,230	6,621	5,849
2139	Maintenance/Service Contracts	5,032	48	60,000	4,000
2151	Printing	46	23	250	209
2165	Temporary Labor	5,291	-	5,450	2,000
2164	Professional Fees - Consult/Eng	64,505	-	66,440	25,068
2170	Training	38,568	17,298	35,000	29,773
2171	Travel	70	-	100	86
2172	Car Allowance	7,360	5,160	5,160	4,311
2190	Communications	28,051	25,942	26,500	23,313
2200	Utilities	5,021	5,272	5,100	4,688
2230	Employee Relations	715	559	1,200	2,000
2240	Business Relations	-	-	500	418
	<i>Contractual Services Total</i>	<u>175,901</u>	<u>70,492</u>	<u>220,821</u>	<u>111,571</u>
<u>COMMODITIES</u>					
3311	Office Supplies	205	1,426	11,000	43,869
3316	Operating Supplies	20,832	13,946	22,000	16,712
3331	Vehicle Supplies	43,845	14,361	12,000	16,712
3340	Small Tools	2,176	4,137	9,500	7,939
	<i>Commodities Total</i>	<u>67,058</u>	<u>33,871</u>	<u>54,500</u>	<u>85,232</u>
<u>FIXED &amp; SUNDRY</u>					
4520	Licenses & Permits	1,275	950	2,100	3,200
4610	Property & Liab./Ins. & Uninsur.	46,283	38,553	42,753	47,028
	<i>Fixed &amp; Sundry Total</i>	<u>47,558</u>	<u>39,503</u>	<u>44,853</u>	<u>50,228</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	68,578	41,359	69,264	71,342
	<i>Miscellaneous Total</i>	<u>68,578</u>	<u>41,359</u>	<u>69,264</u>	<u>71,342</u>
	<b>Total</b>	<u>\$ 2,403,558</u>	<u>\$ 2,043,321</u>	<u>\$ 2,418,643</u>	<u>\$ 2,422,808</u>

# ELECTRIC & GAS ENGINEERING

## DEPARTMENT DESCRIPTION

The Electric & Gas Engineering department is responsible for the engineering, design, permitting, inspection, and construction management of major repairs, system upgrades, and construction of new facilities for the Electric Substation, Transmission and Distribution Systems along with the Gas Main Distribution and Service Systems. The department also serves to provide support for the maintenance of the system through resolving utility problems, system standards development, and load growth forecasting.

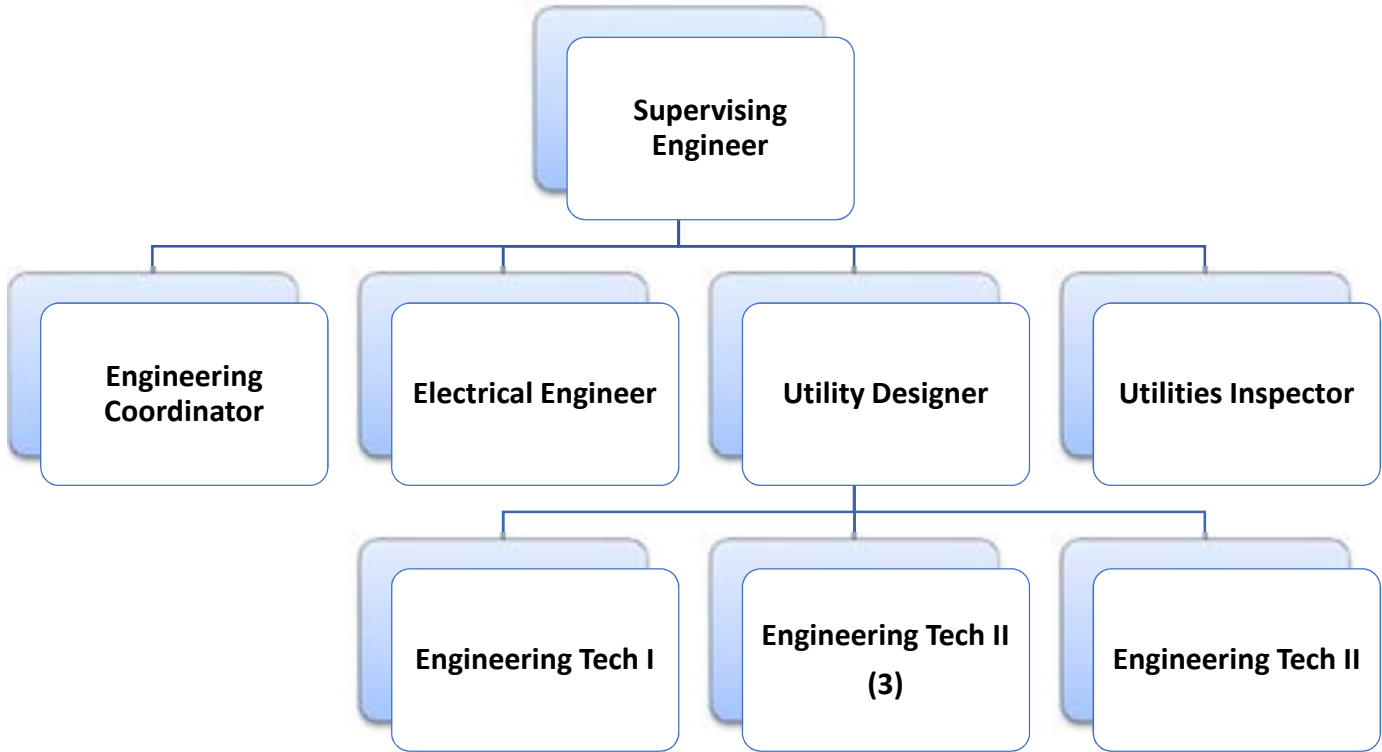
Electric & Gas Engineering is involved in marketing and selling outdoor lighting services which include lighting surveys and design, electricity and maintenance.

Major projects that require staffing or expertise not available in this department will be utilized through engineering service vendors. Consulting engineers are contracted with (as required or needed) and an engineer from Electric & Gas Engineering is assigned as FPUA's project manager. Additionally, Electric & Gas Engineering manages the Electric Underground Unit Price contract for the installation of underground facilities.

## DEPARTMENT ACCOMPLISHMENTS

- Created designs and projects to facilitate the installation of roughly 260 new services.
- Created designs, permits and support for an estimated 560 poles that have been identified to be replaced for Storm Hardening.
- Started a grant-funded program to deploy 263 single-phase reclosing devices on the distribution system.
- Designed for the installation of five transmission circuit breakers to replace aging circuit breakers.
- Assisted in the expansion of the gas service territory by designing new main to serve additional customers and provide facilities for the possibility of adding new customers.
- Created the designs, permits and support for projects driven by governing authorities to relocate facilities for road enhancement initiatives.
- Created the designs, permits and support for projects driven by commercial developers to install new facilities for various businesses and industries.
- Created the criteria, specifications, and workflow tools for mass deployment of Tripsavers to aid in reliability indices improvements.
- Increasing System capacity by designing for the expansion of the Totten substation and preparing for a new future substation in the Electric Service Territory.


## ELECTRIC AND GAS ENGINEERING STAFFING




Classification	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
Supervising Engineer	1	1	1	-
Utility Designer	1	1	1	-
Electrical Engineer	1	1	1	-
Compliance Specialist	-	-	-	-
Utilities Inspector	1	1	1	-
Engineering Tech I, II, III	4	4	4	-
Engineering Coordinator	1	1	1	-
<b>TOTAL FTE</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>-</b>

## ELECTRIC & GAS ENGINEERING

### DEPARTMENTAL GOALS AND OBJECTIVES

	<b>Growth and Rates</b>	Utilize Technology to lower operating costs and assist the utility in maintaining overall affordability for FPUA customers
		Increase electric revenue to support the utility in financial growth and development targets

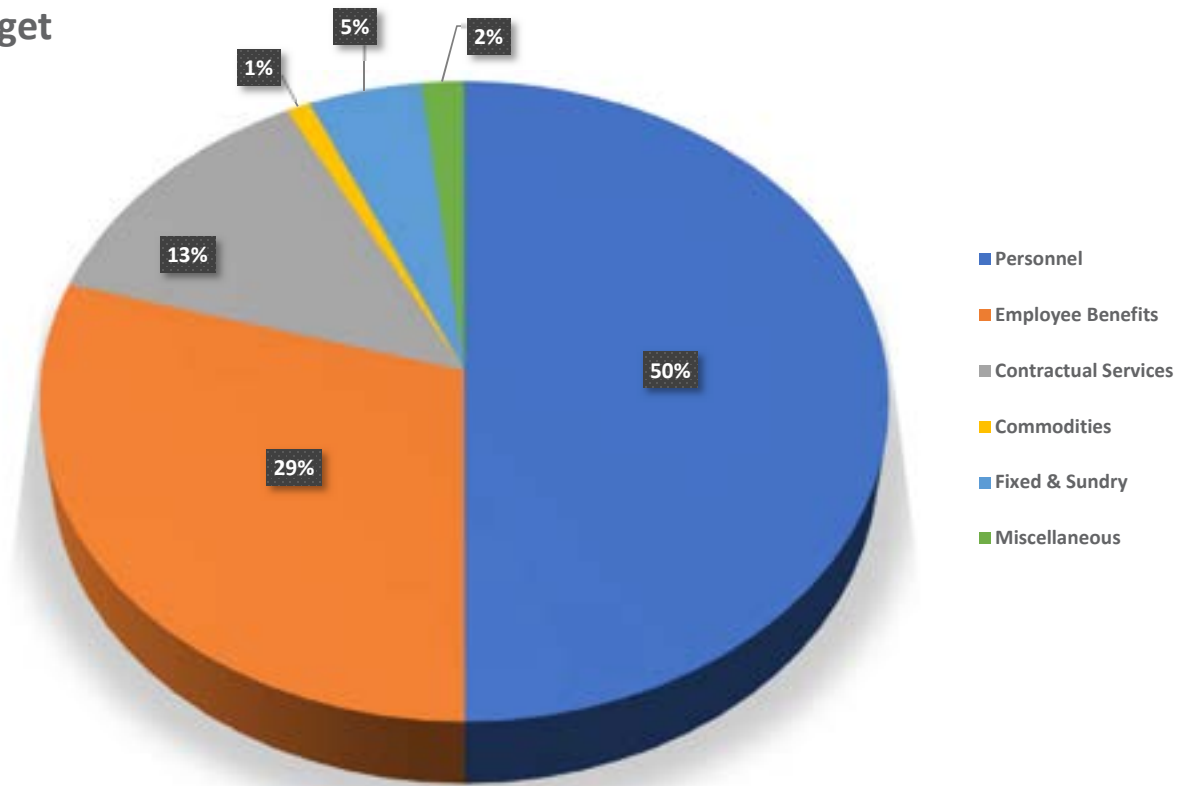
Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Construction projects managed for new customers <sup>1</sup>	45	50	50	63	50	60	60
	CEMI5 Index Reduction	<2.0%	1.0%	<1.5%	1.4%	<1.0%	1.0%	<1.0%
	Digitizing Processes to Facilitate Streamlined Digital Workflows <sup>1</sup>	-	-	1	-	2	1	1

<sup>1</sup> New Performance Measure

**BUDGET SUMMARY - DEPT 56**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 610,334	\$ 599,700	\$ 634,699	\$ 727,206	\$ 92,507
Employee Benefits	529,060	452,925	397,057	429,609	32,552
Contractual Services	271,939	105,785	219,636	188,844	(30,792)
Commodities	22,410	11,973	16,792	14,453	(2,339)
Fixed & Sundry	19,413	60,911	64,680	68,901	4,221
Miscellaneous	25,027	20,179	25,277	26,035	758
<b>TOTALS</b>	<b>\$ 1,478,183</b>	<b>\$ 1,251,474</b>	<b>\$ 1,358,141</b>	<b>\$ 1,455,048</b>	<b>\$ 96,907</b>

**Original Budget  
FY 2026**



**DEPT. 56 - ELECTRIC & GAS ENGINEERING**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 610,334	\$ 599,700	\$ 634,199	\$ 726,706
1020	Overtime	-	-	500	500
	<i>Personnel Services Total</i>	<u>610,334</u>	<u>599,700</u>	<u>634,699</u>	<u>727,206</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	292,455	185,363	136,524	158,531
4060	FICA	44,435	43,751	48,554	55,631
4070	Employees' Insurance	184,640	187,887	202,294	208,352
4090	Vacation Pay Expense	(5,146)	(44)	-	-
4100	Sick Pay Expense	6,808	28,448	-	-
4110	Net OPEB Expense	2,424	2,865	2,432	2,432
4600	Workers' Compensation	3,445	4,655	7,253	4,663
	<i>Employee Benefits Total</i>	<u>529,060</u>	<u>452,925</u>	<u>397,057</u>	<u>429,609</u>
<u>CONTRACTUAL SERVICES</u>					
2132	Maintenance Of Vehicles	1,148	2,824	1,183	1,017
2139	Maintenance/Service Contracts	-	411	500	418
2140	Postage	-	15	-	-
2151	Printing	92	23	95	82
2164	Profess. Fees - Consulting/Eng.	238,454	69,433	178,000	153,198
2170	Training	14,844	13,622	20,000	17,213
2171	Travel	251	2,375	258	223
2172	Car Allowance	9,890	10,320	10,320	8,623
2190	Communications	5,274	5,959	6,700	5,849
2230	Employee Relations	453	539	1,000	861
2240	Business Relations	125	-	129	111
2260	Memberships - Professional	1,409	264	1,451	1,249
	<i>Contractual Services Total</i>	<u>271,939</u>	<u>105,785</u>	<u>219,636</u>	<u>188,844</u>
<u>COMMODITIES</u>					
3311	Office Supplies	3,657	4,013	3,767	3,242
3313	Subscriptions	-	160	450	388
3316	Operating Supplies	9,457	1,342	3,000	2,582
3331	Vehicle Supplies	9,296	6,457	9,575	8,241
	<i>Commodities Total</i>	<u>22,410</u>	<u>11,973</u>	<u>16,792</u>	<u>14,453</u>
<u>FIXED &amp; SUNDRY</u>					
4520	Licenses & Permits	89	30,991	32,100	33,063
4610	Property & Liab./Ins. & Uninsur.	19,324	29,920	32,580	35,838
	<i>Fixed &amp; Sundry Total</i>	<u>19,413</u>	<u>60,911</u>	<u>64,680</u>	<u>68,901</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	25,027	20,179	25,277	26,035
	<i>Miscellaneous Total</i>	<u>25,027</u>	<u>20,179</u>	<u>25,277</u>	<u>26,035</u>
<b>Total</b>		<u>\$ 1,478,183</u>	<u>\$ 1,251,474</u>	<u>\$ 1,358,141</u>	<u>\$ 1,455,048</u>

# GAS OPERATIONS

## DEPARTMENT DESCRIPTION

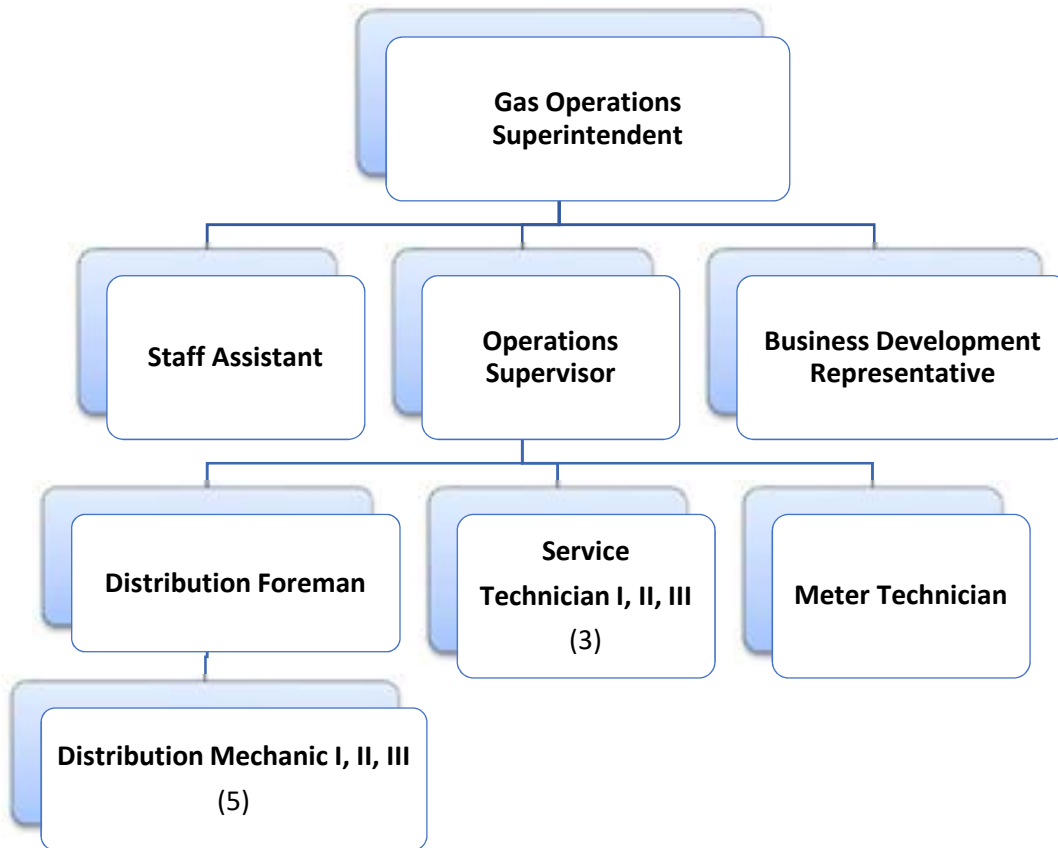
Fort Pierce Utilities Authority (FPUA) has been in the Natural Gas Distribution Sales and Service business since 1962. FPUA sells the natural gas to its customers through an underground piping network. The natural gas supply is pumped from gas wells through processing plants located in Texas and transported to Florida. The Gas Operations department is responsible for providing its customers with the most efficient and economical source of energy available today. Natural gas is supplied to our customers for cooking, house heating, water heating, clothes drying, and other uses.

Gas Operations crews follow a preventive maintenance program that includes maintaining, repairing, and efficiently operating the piping network on service lines and mainlines, gas meters and mainline valves associated with the system. Crews are also responsible for the repair and/or replacement of broken or damaged lines caused by the public and/or excavation by contractors

## DEPARTMENT ACCOMPLISHMENTS

- Provided free estimates for installation of customer-owned natural gas piping and appliances
- Continued same day or next day response for all service calls
- Continued staff qualification for Operator Qualification Certification program, including administrator training, and provided additional technical training when available
- Completed main extension into Lakewood Park Area
- Completed Gas Service mains and service lines to 82 residences at Mayfair Apartments, along with installation of water heaters.
- Completed service water heater installations to 22 businesses at Gateway Plaza
- Continued work on the North Gate expansion in order to provide service to the area and expand customer base. This project also provides redundancy to help eliminate outages




### GAS OPERATIONS STAFFING






Classification	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
Gas Operations Superintendent	1	1	1	-
Operations Supervisor	1	1	1	-
Business Development Representative	1	1	1	-
Distribution Foreman	1	1	1	-
Distribution Mechanic I, II, III	4	4	4	-
Service Foreman	1	-	-	-
Service Technician I or II	3	3	3	-
Meter Technician	1	1	1	-
Staff Assistant	1	1	1	-
<b>TOTAL FTE</b>	<b>14</b>	<b>13</b>	<b>13</b>	<b>-</b>

## GAS OPERATIONS

### DEPARTMENTAL GOALS AND OBJECTIVES

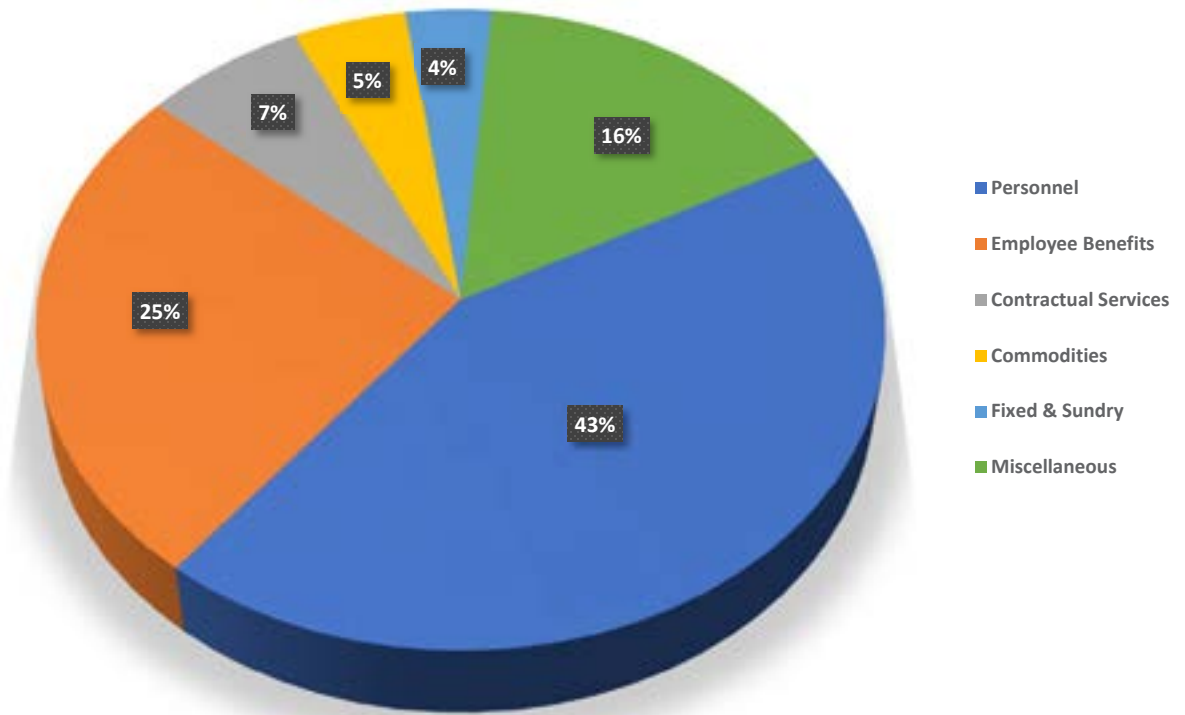
	<b>GROWTH AND RATES</b>	Preserve the integrity of the gas system through implementation of the Distribution Integrity Management Plan, which was developed in FY 2011 in accordance with mandated requirements
		Add a third Gate Station on Aico Road.
		Continue efforts to double our customer base within ten years.
		Continue expanding into the North area and complete remaining 50% of project.
		Expand our extension in Lakewood Park and install new water heaters.
	<b>TECHNOLOGY</b>	Complete remaining 30% of our AMI meter installation.
		Continue to upgrade the older 175 meters in our system with newer 250 meters that can be fitted with AMI
	<b>WORKFORCE</b>	Provide quality and efficient service, in a safe manner. This requires a highly trained and educated workforce in the natural gas industry. To accomplish this, we will provide education and training of our employees in Operator Qualification and other programs.
		Provide the appropriate tools and education to ensure that employees are able to safely complete required projects

Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Service calls handled	2,000	1,605	1,800	1,739	2,000	1,850	2,000
	Avg. # of services billed	4,300	4,089	4,300	4,117	4,500	4,217	4,400
	Throughput for system (Dths)	530,000	478,151	550,000	532,310	575,000	565,751	532,700
	Replace/remove ex-tube installations	>10	5	>10	5	>10	2	2
	"Cut and Cap" service lines (10-year rule)	>30	17	>30	16	>30	25	35
	PSC audit findings	<5	0	<5	1	<5	0	0
	Feet of New Main	20,000	4,061	20,000	83,789	30,000	30,000	20,000
	New Services Installed	40	57	40	41	125	125	125
	Percentage of meters converted to AMI	45%	34%	50%	72%	100%	90%	100%
	Safety Frequency Rate	0	0	0	0	0	0	0
	Safety DART Rate	0	0	0	0	0	0	0

**BUDGET SUMMARY - DEPT 74**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 826,340	\$ 916,721	\$ 985,444	\$ 1,069,240	\$ 83,796
Employee Benefits	649,498	596,548	592,137	627,544	35,407
Contractual Services	171,708	179,192	190,231	166,124	(24,107)
Commodities	134,206	137,590	135,332	116,475	(18,857)
Fixed & Sundry	84,923	31,723	80,807	87,954	7,147
Miscellaneous	376,835	447,303	380,603	392,021	11,418
<b>TOTALS</b>	<b>\$ 2,243,509</b>	<b>\$ 2,309,077</b>	<b>\$ 2,364,554</b>	<b>\$ 2,459,358</b>	<b>\$ 94,804</b>

**Original Budget  
FY 2026**



**DEPT. 74 - GAS OPERATIONS**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 796,108	\$ 877,925	\$ 945,444	\$ 1,029,240
1020	Overtime	30,232	38,796	40,000	40,000
	<i>Personnel Services Total</i>	<u>826,340</u>	<u>916,721</u>	<u>985,444</u>	<u>1,069,240</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	335,337	237,400	211,969	233,094
4060	FICA	53,197	59,342	75,386	81,797
4070	Employees' Insurance	231,050	248,034	285,460	294,008
4090	Vacation Pay Expense	8,802	5,060	-	-
4100	Sick Pay Expense	6,856	31,154	-	-
4110	Net OPEB Expense	4,039	4,457	3,782	3,782
4600	Workers' Compensation	10,218	11,101	15,540	14,863
	<i>Employee Benefits Total</i>	<u>649,498</u>	<u>596,548</u>	<u>592,137</u>	<u>627,544</u>
<u>CONTRACTUAL SERVICES</u>					
2110	Advertising	43,763	50,394	45,076	38,795
2122	Rentals	3,782	2,885	3,896	3,354
2132	Maintenance Of Vehicles	11,418	6,359	15,760	12,534
2133	Maintenance Of Equipment	3,204	929	3,300	5,014
2139	Maintenance/Service Contracts	29,593	42,461	37,000	31,844
2140	Postage	330	147	339	292
2151	Printing	876	23	903	777
2166	Professional Fees - Other	2,742	3,064	2,824	2,507
2170	Training	22,380	14,889	23,052	19,840
2171	Travel	979	1,225	1,008	868
2172	Car Allowance	4,343	5,160	5,160	4,311
2190	Communications	16,581	18,313	19,800	17,380
2200	Utilities	16,591	16,327	16,680	15,325
2230	Employee Relations	281	908	289	249
2240	Business Relations	140	-	144	124
2260	Memberships - Professional	14,704	16,110	15,000	12,910
	<i>Contractual Services Total</i>	<u>171,708</u>	<u>179,192</u>	<u>190,231</u>	<u>166,124</u>
<u>COMMODITIES</u>					
3311	Office Supplies	2,046	1,015	2,107	1,813
3316	Operating Supplies	75,513	79,563	74,879	64,445
3331	Vehicle Supplies	45,816	44,006	47,190	40,615
3340	Small Tools	10,831	13,007	11,156	9,602
	<i>Commodities Total</i>	<u>134,206</u>	<u>137,590</u>	<u>135,332</u>	<u>116,475</u>
<u>FIXED &amp; SUNDRY</u>					
4020	Cash (Over) Short	-	3	-	-
4520	Licenses & Permits	11,563	11,227	11,910	12,267
4610	Property & Liab./Ins. & Uninsur.	34,157	39,169	67,897	74,687
4666	Inventory Adjustments	39,203	(18,677)	1,000	1,000
	<i>Fixed &amp; Sundry Total</i>	<u>84,923</u>	<u>31,723</u>	<u>80,807</u>	<u>87,954</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	376,835	447,303	380,603	392,021
	<i>Miscellaneous Total</i>	<u>376,835</u>	<u>447,303</u>	<u>380,603</u>	<u>392,021</u>
	<b>Total</b>	<u>\$ 2,243,509</u>	<u>\$ 2,309,077</u>	<u>\$ 2,364,554</u>	<u>\$ 2,459,358</u>

**DEPT. 75 - NATURAL GAS PURCHASES FOR RESALE**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
	<u>PURCHASES FOR RESALE</u>				
3360	Purchases For Resale	\$ 3,123,982	\$ 3,134,257	\$ 3,000,000	\$ 3,100,000
	<i>Purchases For Resale Total</i>	<u>3,123,982</u>	<u>3,134,257</u>	<u>3,000,000</u>	<u>3,100,000</u>
	<b>Total</b>	<u>\$ 3,123,982</u>	<u>\$ 3,134,257</u>	<u>\$ 3,000,000</u>	<u>\$ 3,100,000</u>

◆ FPUA purchases 100% of the firm gas for resale from FGU. Forward purchases are made at favorable prices to maintain a Gas Rate Stabilization Fund to minimize price fluctuations in the PGA.



**DIRECTOR OF WATER/WASTEWATER SYSTEMS**  
**Bo Hutchinson, P.E.**

**Water/Wastewater Engineering**

Lugey Dawson, P.E.  
*Supervising Engineer*

**Water Resources**

Steve Murto (Acting)  
*Superintendent*

**Water Distribution**

Andrew D. Byrd  
*Superintendent*

**Wastewater Collection/Reclamation**

Mark Kobbe  
*Superintendent*

Department	ACTUAL 9/30/2023	ACTUAL 9/30/2024	AMENDED BUDGET 9/30/2025	ORIGINAL BUDGET 9/30/2026	CHANGE FROM 9/30/2025 TO 9/30/2026
61 Director of Water/Wastewater Systems	1	1	1	1	-
62 Water Resources	25 D	23 D	23 D	23 D	-
64 Water Distribution	28 D	26 D	26 D	26 D	-
66 Water/Wastewater Engineering	12 D,P	12 D,P	13 D,P	13 D,P	-
82 Water Reclamation	16 D	16 D	16 D	16 D	-
84 Wastewater Collection	20 D	18 D	19 D	19 D	-
<b>TOTAL FTE</b>	<b>102</b>	<b>96</b>	<b>98</b>	<b>98</b>	<b>-</b>

D - Includes DROP participant employees

P - Excludes part-time employees

# DIRECTOR OF WATER & WASTEWATER SYSTEMS

## DEPARTMENT DESCRIPTION

Provide strategic direction and oversight for the following areas within the Water & Wastewater Systems

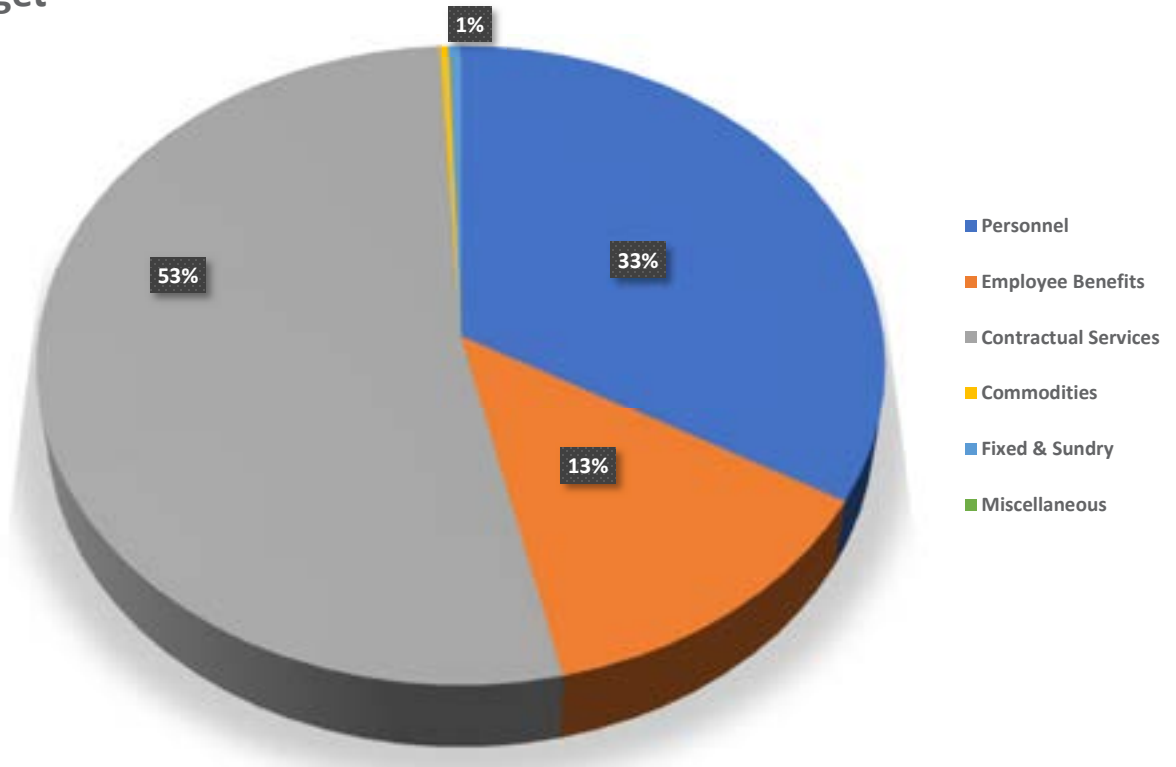
- Water Resources – Department 62
- Water Distribution – Department 64
- Water/Wastewater Engineering – Department 66
- Water Reclamation – Department 82
- Wastewater Collection – Department 84



**BUDGET SUMMARY - DEPT 61**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 140,566	\$ 148,273	\$ 157,055	\$ 165,430	\$ 8,375
Employee Benefits	108,053	74,379	61,762	65,160	3,398
Contractual Services	299,629	170,555	279,489	261,367	(18,122)
Commodities	-	117	2,000	1,721	(279)
Fixed & Sundry	1,878	1,991	2,268	2,495	227
Miscellaneous	-	-	-	-	-
<b>TOTALS</b>	<b>\$ 550,126</b>	<b>\$ 395,315</b>	<b>\$ 502,574</b>	<b>\$ 496,173</b>	<b>\$ (6,401)</b>

**Original Budget  
FY 2026**



**DEPT. 61 - DIRECTOR OF WATER/WASTEWATER SYSTEMS**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 140,566	\$ 148,273	\$ 157,055	\$ 165,430
	<i>Personnel Services Total</i>	<u>140,566</u>	<u>148,273</u>	<u>157,055</u>	<u>165,430</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	70,560	46,487	33,783	36,064
4060	FICA	10,646	11,619	12,015	12,655
4070	Employees' Insurance	26,641	16,442	15,631	16,099
4090	Vacation Pay Expense	577	(1,160)	-	-
4100	Sick Pay Expense	(681)	609	-	-
4110	Net OPEB Expense	269	318	270	270
4600	Workers' Compensation	41	64	63	72
	<i>Employee Benefits Total</i>	<u>108,053</u>	<u>74,379</u>	<u>61,762</u>	<u>65,160</u>
<u>CONTRACTUAL SERVICES</u>					
2164	Profess. Fees - Consulting/Eng.	215,509	146,821	192,974	166,085
2166	Professional Fees - Other	72,824	15,148	75,009	64,557
2170	Training	556	1,148	573	493
2171	Travel	3,953	1,380	4,072	3,504
2172	Car Allowance	5,160	5,160	5,160	4,311
2190	Communications	753	898	800	752
2240	Business Relations	557	-	574	21,383
2260	Memberships - Professional	127	-	131	113
2262	Memberships - Civic	190	-	196	169
	<i>Contractual Services Total</i>	<u>299,629</u>	<u>170,555</u>	<u>279,489</u>	<u>261,367</u>
<u>COMMODITIES</u>					
3311	Office Supplies	-	117	2,000	1,721
	<i>Commodities Total</i>	<u>-</u>	<u>117</u>	<u>2,000</u>	<u>1,721</u>
<u>FIXED &amp; SUNDRY</u>					
4610	Property & Liab./Ins. & Uninsur.	1,878	1,991	2,268	2,495
	<i>Fixed &amp; Sundry Total</i>	<u>1,878</u>	<u>1,991</u>	<u>2,268</u>	<u>2,495</u>
<b>Total</b>		<u>\$ 550,126</u>	<u>\$ 395,315</u>	<u>\$ 502,574</u>	<u>\$ 496,173</u>

# WATER RESOURCES

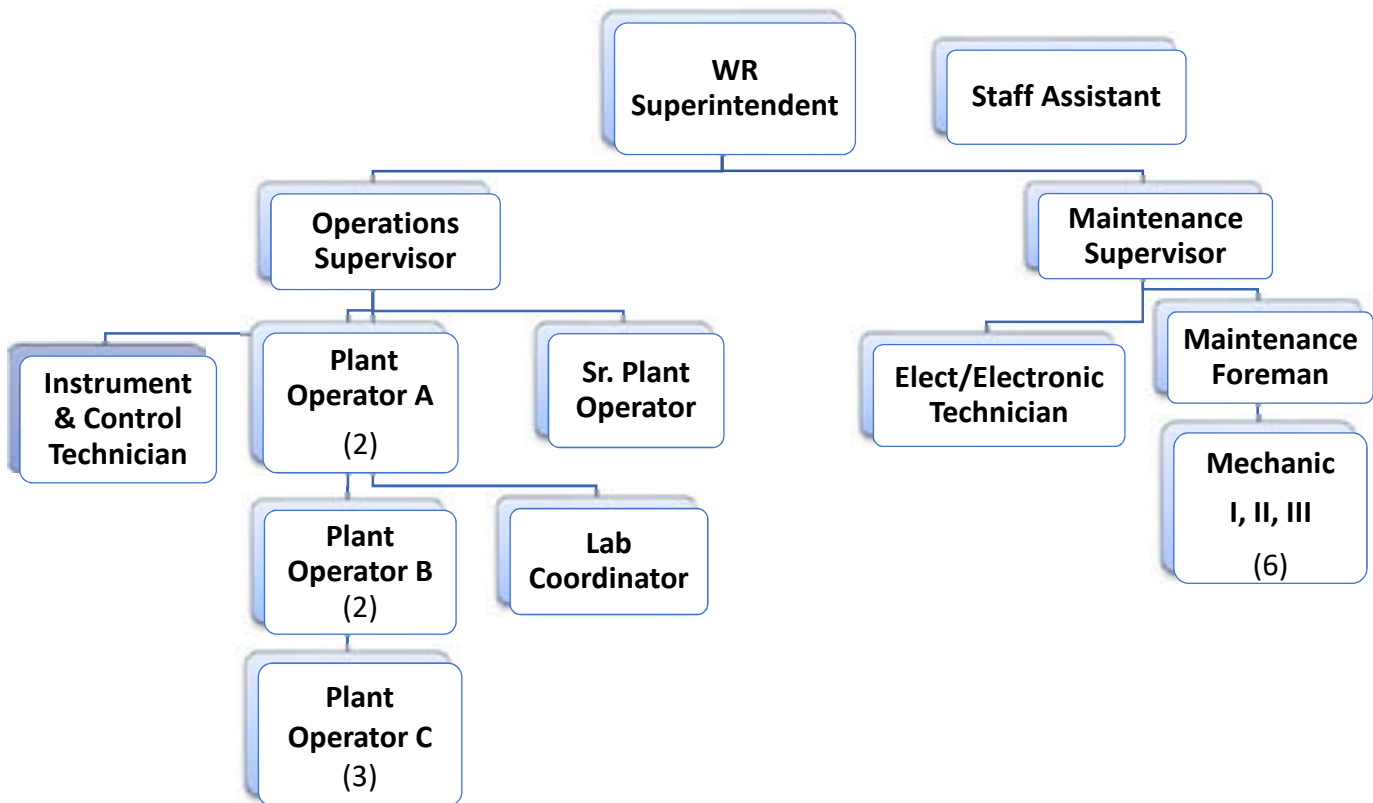
## DEPARTMENT DESCRIPTION

The Water Resources Department is responsible for providing clean drinking water to all customers. They ensure that the quality of finished water production from our water treatment plants meets all federal and state drinking water requirements while also maintaining cost-effective operations. They oversee the operation of two water treatment plants; one plant uses lime softening methods to cleanse the water while the other is a reverse osmosis plant. Water Resources operates and maintains FPUA wellfields, raw water transmission mains, storage/repump facilities, and the water distribution system bacteriological monitoring program. The staff ensures that there will be plenty of water to meet the needs of the Fort Pierce Utilities Authority's customers, with respect to continued city growth and development, health, and fire protection.

## DEPARTMENT ACCOMPLISHMENTS

- Completed in-house installation of Corrosion Inhibitor Chemical Pumping Skid. The dual pump skid will increase reliability, through redundancy, and create a safe environment for employees to work with water treatment chemicals.
- Completed the Reverse Osmosis Train "C" conversion from pneumatic to electric control valves and updated the existing SCADA instruments that control the process. This will increase the reliability and efficiency of the water treatment process.
- Completed in-house installation of the Reverse Osmosis (RO) cleaning pump variable frequency drive (VFD), to increase efficiencies and improve the RO system operation.



### WATER RESOURCES STAFFING





Classification	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
WR Superintendent	1	1	1	-
Operations Supervisor	1	1	1	-
Maintenance Supervisor	1	1	1	-
Staff Assistant	1	1	1	-
Lab Coordinator	1	1	1	-
Senior Plant Operator	1	1	1	-
Plant Operator A	2	3	3	-
Plant Operator C	3	4	4	-
Plant Operator B	2	1	1	-
Plant Operator Trainee	1	-	-	-
Instrument & Control Technician	1	1	1	-
Elect/Electronic Technician	1	1	1	-
Maintenance Foreman	1	1	1	-
Mechanic I, II, III	6	6	6	-
<b>TOTAL FTE</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>-</b>

## WATER RESOURCES

**DEPARTMENTAL GOALS AND OBJECTIVES**

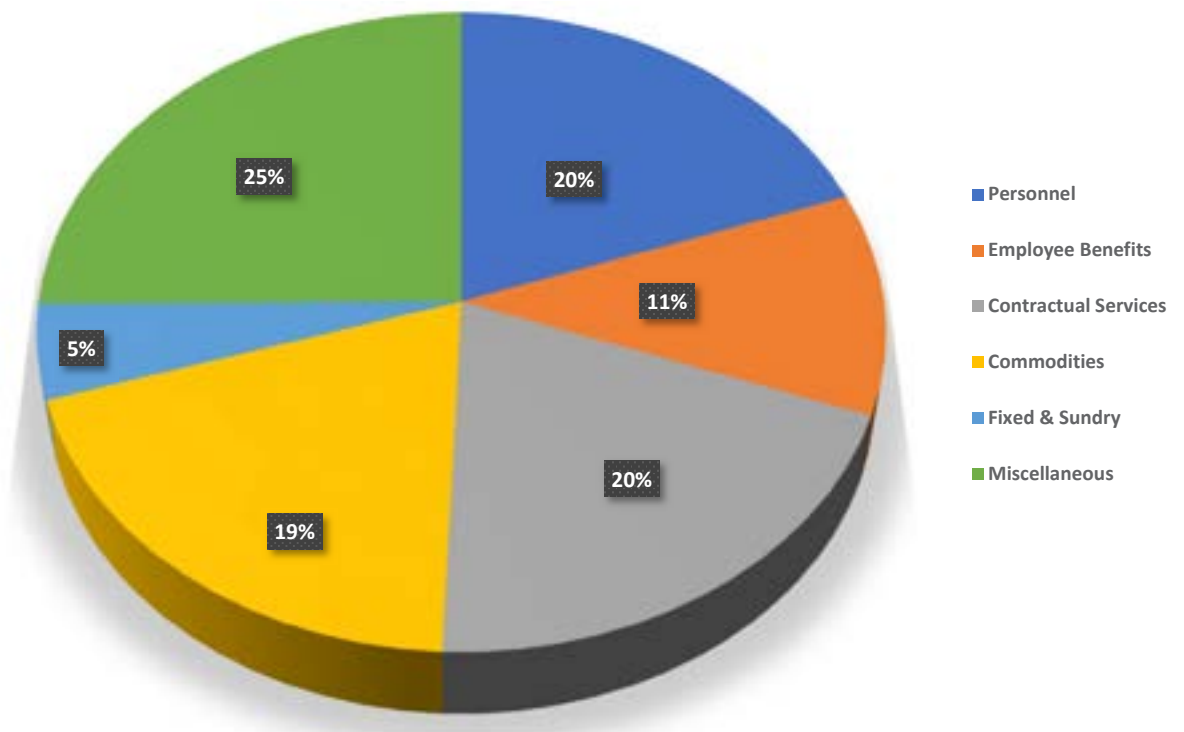
	<b>Growth and Rates</b>	Ensure that the quality of finished water production from the combined flow of the Water Treatment Plant (WTP) meets all Federal and State drinking water requirements while maintaining cost effective operations
		Operations and maintenance of FPUA well fields, the WTP and remote Repump/Storage facilities
		Ensure adequate system pressure and water storage for Fire Protection
		Oversight of the EPA’s mandated Bacteriological Monitoring Program for FPUA’s water distribution system
	<b>Workforce</b>	Provide the appropriate tools and education to ensure that employees are able to safely complete required projects

Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2025
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Monthly samples collected for testing	60	60	60	60	60	60	60
	Surficial wells maintained	32	31	32	32	32	32	32
	Floridan wells maintained	11	11	11	11	11	11	11
	Days meeting quality standards	365	365	365	365	365	365	365
	% of Surficial wells in service	100%	97%	100%	91%	100%	91%	100%
	% of Floridan wells in service	100%	100%	100%	100%	100%	100%	100%
	Safety Frequency Rate	0	0.25	0	0	0	0	0
	Safety DART Rate	0	0	0	0	0	0	0

**BUDGET SUMMARY - DEPT 62**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 1,482,977	\$ 1,573,394	\$ 1,572,765	\$ 1,713,474	\$ 140,709
Employee Benefits	1,145,968	1,140,207	942,341	988,750	46,409
Contractual Services	1,974,334	1,913,284	1,988,557	1,759,307	(229,250)
Commodities	1,609,673	1,665,923	1,858,750	1,711,650	(147,100)
Fixed & Sundry	176,546	382,173	385,386	423,425	38,039
Miscellaneous	2,124,762	2,101,439	2,146,010	2,210,390	64,380
<b>TOTALS</b>	<b>\$ 8,514,259</b>	<b>\$ 8,776,421</b>	<b>\$ 8,893,809</b>	<b>\$ 8,806,996</b>	<b>\$ (86,813)</b>

**Original Budget  
FY 2026**



**DEPT. 62 - WATER RESOURCES**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 1,374,789	\$ 1,460,515	\$ 1,452,765	\$ 1,588,474
1020	Overtime	108,188	112,880	120,000	125,000
	<i>Personnel Services Total</i>	<u>1,482,977</u>	<u>1,573,394</u>	<u>1,572,765</u>	<u>1,713,474</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	623,516	428,137	318,939	359,391
4060	FICA	108,898	115,304	120,317	131,081
4070	Employees' Insurance	383,417	419,015	454,069	467,666
4090	Vacation Pay Expense	10,006	22,519	-	-
4100	Sick Pay Expense	(10,917)	114,598	-	-
4110	Net OPEB Expense	6,732	7,323	6,214	6,214
4600	Workers' Compensation	24,316	33,310	42,802	24,398
	<i>Employee Benefits Total</i>	<u>1,145,968</u>	<u>1,140,207</u>	<u>942,341</u>	<u>988,750</u>
<u>CONTRACTUAL SERVICES</u>					
2110	Advertising	-	-	500	400
2122	Rentals	17,510	6,106	18,000	15,000
2131	Maintenance Of Buildings	-	635	-	-
2132	Maintenance Of Vehicles	23,820	32,266	30,000	25,000
2133	Maintenance Of Equipment	73,040	100,169	130,000	55,447
2139	Maintenance/Service Contracts	294,348	385,321	280,000	280,000
2140	Postage	138	157	250	250
2151	Printing	3,580	50	4,687	4,300
2164	Profess. Fees - Consulting/Eng.	7,143	7,143	55,000	40,000
2165	Temporary Labor	18,332	16,373	20,000	16,000
2166	Professional Fees - Other	845	4,117	850	750
2170	Training	4,545	4,599	15,000	10,000
2172	Car Allowance	5,160	5,160	5,160	4,311
2190	Communications	77,478	107,072	134,000	117,568
2200	Utilities	1,446,882	1,242,451	1,292,910	1,188,381
2230	Employee Relations	569	966	1,200	1,000
2260	Memberships - Professional	544	275	450	450
2262	Memberships - Civic	400	425	550	450
	<i>Contractual Services Total</i>	<u>1,974,334</u>	<u>1,913,284</u>	<u>1,988,557</u>	<u>1,759,307</u>
<u>COMMODITIES</u>					
3311	Office Supplies	4,332	3,855	21,000	5,000
3313	Subscriptions	732	876	750	650
3316	Operating Supplies	335,906	297,221	350,000	300,000
3320	Chemicals	1,209,128	1,310,010	1,434,000	1,360,000
3331	Vehicle Supplies	53,783	47,802	45,000	38,000
3340	Small Tools	5,621	6,159	6,000	6,000
3360	Purchases For Resale	171	-	2,000	2,000
	<i>Commodities Total</i>	<u>1,609,673</u>	<u>1,665,923</u>	<u>1,858,750</u>	<u>1,711,650</u>
<u>FIXED &amp; SUNDRY</u>					
4520	Licenses & Permits	5,512	10,715	7,000	7,200
4610	Property & Liab./Ins. & Uninsur.	171,034	371,459	378,386	416,225
	<i>Fixed &amp; Sundry Total</i>	<u>176,546</u>	<u>382,173</u>	<u>385,386</u>	<u>423,425</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	2,124,762	2,101,439	2,146,010	2,210,390
	<i>Miscellaneous Total</i>	<u>2,124,762</u>	<u>2,101,439</u>	<u>2,146,010</u>	<u>2,210,390</u>
	<b>Total</b>	<u>\$ 8,514,259</u>	<u>\$ 8,776,421</u>	<u>\$ 8,893,809</u>	<u>\$ 8,806,996</u>

# WATER DISTRIBUTION

## DEPARTMENT DESCRIPTION

Fort Water Distribution is responsible for delivering water from the water plant to all FPUA water customers for reliable, high-quality water for drinking, irrigation, and fire protection. They are also responsible for the maintenance of the systems used in the delivery. This includes all water mains, valves, and hydrants. A continual process of upgrading and maintenance is applied to all components of the distribution system. Some upgrading and maintenance to the distribution system requires the assistance of an Underground Utility Contractor. This department is also responsible for locating all of FPUA's underground utilities (water, sewer, gas, electric, fiber optic cable and traffic control loops for the City of Fort Pierce) for all of the general public, businesses, and government agencies.

The Meter Shop is responsible for the meters and backflow devices that connect the customer's service line to the FPUA water distribution system. Testing of these devices is necessary to protect revenue, and the water supply.

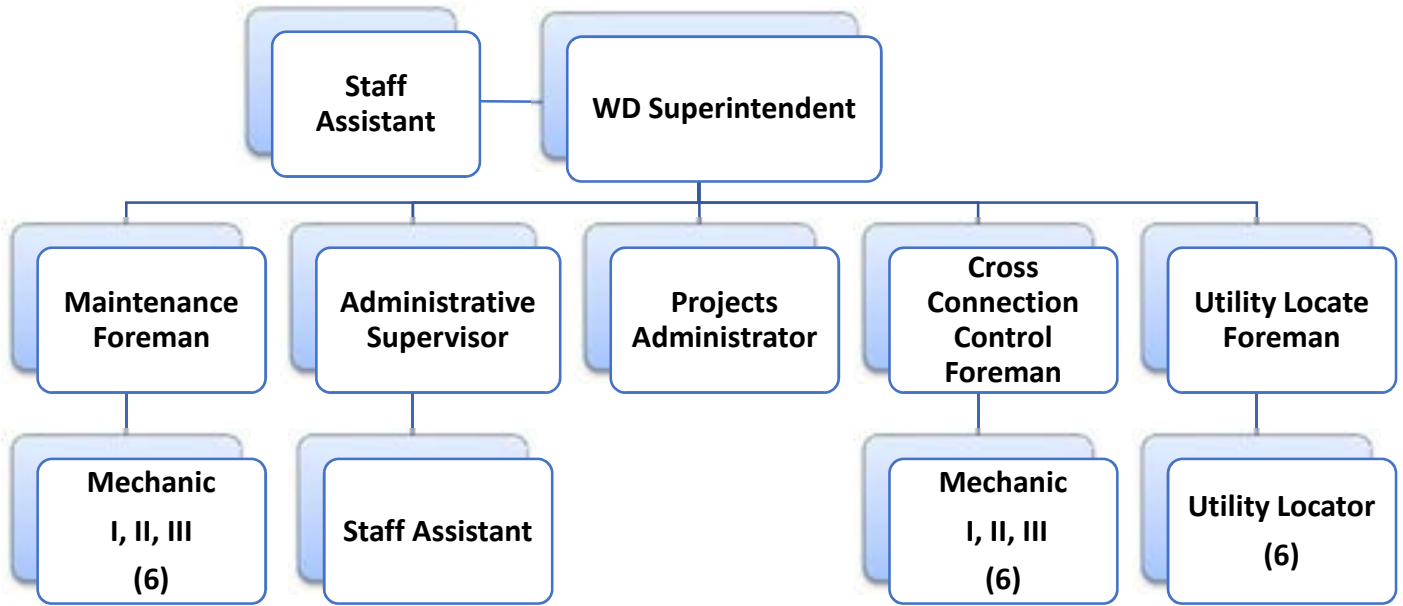
The Locators are responsible for identifying the location of underground utilities for customers and contractors before digging. The locators mark the position of water lines, wastewater lines, gas lines, and any underground electric lines. They also locate the traffic loop wires for the City of Fort Pierce.

Administration is responsible for dispatching and a variety of other services to the operation divisions. These services include payroll, purchasing, reports, data input, and other technical assistance as requested by operations.

## DEPARTMENT ACCOMPLISHMENTS

- Trained all employees for their DEP Level 3, Level 2, or Level 1 water certification/re-certification.
- Installation and Troubleshooting - Advance Meter Infrastructure (AMI).
- Trained on Manual Read Digital Read Testers (Testing Equipment for Backflow and Meter Testing).
- Verify Service Line Materials for compliance with the United States Environmental Protection Agency's (EPA) Lead and Copper Rule Revisions (LCRR).

**WATER DISTRIBUTION STAFFING**



	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
<b>Classification</b>				
WD Superintendent	1	1	1	-
Administrative Supervisor	1	1	1	-
Projects Administrator	1	1	1	-
Cross Connection Control Foreman	1	1	1	-
Maintenance Foreman	1	1	1	-
Utility Locate Foreman	1	1	1	-
Utility Locator	6	6	6	-
Mechanic I, II, III	12	12	12	-
Staff Assistant	2	2	2	-
<b>TOTAL FTE</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>-</b>

## WATER DISTRIBUTION

### DEPARTMENTAL GOALS AND OBJECTIVES

	<b>Growth and Rates</b>	Maintains the functioning of the water distribution system from its source to the point of usage by performing monthly inspections and maintenance.
		Accurately locate all of FPUA’s underground utilities and the City of Fort Pierce Traffic Control Loop System. All Locators must receive Operator Qualification’s (OQ’s) for gas service line locates.
		Install, maintain, test, repair or replace water meters for residential and commercial applications, as well as cross-connection devices. All backflows are tested annually.
		Meter system is being updated with an Advanced Metering Infrastructure System (AMI meters) that enables two-way communication between meter endpoints and utilities.
	<b>Workforce</b>	Established a Drone Aircraft Program with two Certified Drone Technicians. Captured footage of FPUA buildings and projects.
		Provide the appropriate tools and education to ensure that employees are able to safely complete required projects

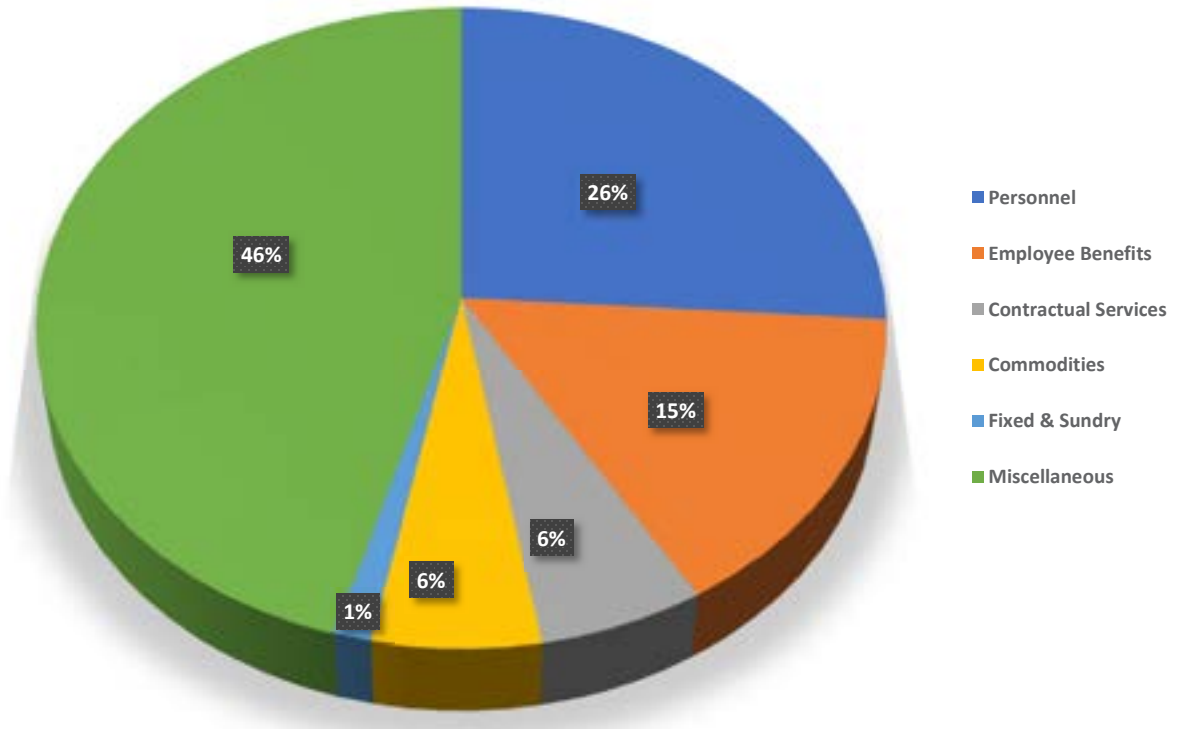
Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	% of backflow prevention devices tested	100%	100%	100%	85%	100%	100%	100%
	% of distribution control valves inspected	10%	3%	10%	3%	10%	3%	15%
	% of hydrants inspected	50%	50%	50%	50%	50%	50%	50%
	% of meters changed out 20 years or older	10%	10%	10%	10%	10%	10%	15%
	Avg. # of monthly service calls	500	656	500	570	500	600	500
	Avg. # of services billed	22,500	22,334	22,624	22,891	23,500	24,000	23,500
	% of water loss	<5.0%	4.9%	<5.0%	4.1%	<5.0%	5.0%	<5.0%
	Locate Tickets <sup>1</sup>					100%	90.0%	100%
	# of water quality trouble calls	<50	72	<50	60	<50	50	<50
	Percentage of meters converted to AMI <sup>1</sup>	49%	20%	50%	30%	50%	45%	50%
	Safety Frequency Rate	0	0.25	0	2.39	0	0	0
	Safety DART Rate	0	0	0	2.39	0	0	0

<sup>1</sup> New Performance Measure

**BUDGET SUMMARY - DEPT 64**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 1,310,009	\$ 1,495,446	\$ 1,537,989	\$ 1,632,774	\$ 94,785
Employee Benefits	1,028,479	1,018,678	936,081	965,278	29,197
Contractual Services	204,331	357,844	429,037	363,133	(65,904)
Commodities	397,633	363,035	427,944	368,315	(59,629)
Fixed & Sundry	169,472	76,828	73,636	80,850	7,214
Miscellaneous	2,748,735	3,028,986	2,776,223	2,859,510	83,287
<b>TOTALS</b>	<b>\$ 5,858,661</b>	<b>\$ 6,340,817</b>	<b>\$ 6,180,910</b>	<b>\$ 6,269,860</b>	<b>\$ 88,950</b>

**Original Budget  
FY 2026**



**DEPT. 64 - WATER DISTRIBUTION**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 1,171,796	\$ 1,350,889	\$ 1,367,989	\$ 1,462,774
1020	Overtime	138,213	144,557	170,000	170,000
	<i>Personnel Services Total</i>	<u>1,310,009</u>	<u>1,495,446</u>	<u>1,537,989</u>	<u>1,632,774</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	559,386	375,178	289,506	312,608
4060	FICA	101,505	113,419	117,656	124,907
4070	Employees' Insurance	368,372	386,891	482,853	497,313
4090	Vacation Pay Expense	(10,235)	33,740	-	-
4100	Sick Pay Expense	(18,605)	76,987	-	-
4110	Net OPEB Expense	7,540	8,278	7,025	7,025
4600	Workers' Compensation	20,516	24,185	39,041	23,425
4640	Unemployment Claims	-	-	-	-
	<i>Employee Benefits Total</i>	<u>1,028,479</u>	<u>1,018,678</u>	<u>936,081</u>	<u>965,278</u>
<u>CONTRACTUAL SERVICES</u>					
2122	Rentals	883	374	2,000	1,721
2132	Maintenance Of Vehicles	22,043	30,555	62,750	54,314
2133	Maintenance Of Equipment	8,988	18,568	9,258	7,968
2139	Maintenance/Service Contracts	99,431	231,403	275,000	229,788
2140	Postage	-	66	-	-
2151	Printing	23	23	24	21
2166	Professional Fees - Other	3,872	5,180	3,988	3,432
2170	Training	7,870	6,025	9,500	5,432
2171	Travel	-	1,530	-	-
2190	Communications	30,555	33,028	35,600	31,251
2200	Utilities	29,853	30,212	30,080	27,650
2230	Employee Relations	813	605	837	720
2250	Community Relations	-	-	-	836
2260	Memberships - Professional	-	275	-	-
	<i>Contractual Services Total</i>	<u>204,331</u>	<u>357,844</u>	<u>429,037</u>	<u>363,133</u>
<u>COMMODITIES</u>					
3311	Office Supplies	3,151	5,753	3,700	3,185
3316	Operating Supplies	308,680	230,781	302,428	260,288
3331	Vehicle Supplies	79,737	91,075	85,000	73,156
3340	Small Tools	6,067	35,426	36,816	31,686
	<i>Commodities Total</i>	<u>397,633</u>	<u>363,035</u>	<u>427,944</u>	<u>368,315</u>
<u>FIXED &amp; SUNDRY</u>					
4520	Licenses & Permits	5,211	9,412	6,500	7,000
4610	Property & Liab./Ins. & Uninsur.	81,196	60,231	67,136	73,850
4666	Inventory Adjustments	83,066	7,185	-	-
	<i>Fixed &amp; Sundry Total</i>	<u>169,472</u>	<u>76,828</u>	<u>73,636</u>	<u>80,850</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	2,748,735	3,028,986	2,776,223	2,859,510
	<i>Miscellaneous Total</i>	<u>2,748,735</u>	<u>3,028,986</u>	<u>2,776,223</u>	<u>2,859,510</u>
	<b>Total</b>	<u>\$ 5,858,661</u>	<u>\$ 6,340,817</u>	<u>\$ 6,180,910</u>	<u>\$ 6,269,860</u>

# WATER/WASTEWATER ENGINEERING

## DEPARTMENT DESCRIPTION

The Water/Wastewater Engineering Department is responsible for engineering, design, permitting, inspection, and construction management associated with expansions, repairs, and upgrades of the Water Reclamation Facility, Water Treatment Plant, Water Distribution System, and Wastewater Collection System. The department is also tasked with planning for future growth and changes to our systems as technology and/or laws and regulations change. The department plans for the growth of the various systems and schedules needed repair and replacement projects. The department also coordinates system needs with consultants, other government agencies, and utility agencies to ensure proper project scope, timing, and funding. The department provides engineering support and technical advice to the water resources, water distribution, and wastewater collection departments. Administration of water/wastewater construction contracts and continuing service contracts also falls within the department's responsibilities. Finally, the department works with consultants on major construction projects that affect water and wastewater systems. They manage and inspect construction projects and develop standards for materials and designs

## DEPARTMENT ACCOMPLISHMENTS

### **Building the City/Building the Utility:**

- Staff completed the design of water and wastewater expansion projects for Rain Tree Forest, Estates of Lawnwood, Paradise Park, and Mura Phase II.
- Completed construction of White City, St. James, River Oaks Estates, and Southern Pines water/wastewater expansion projects.

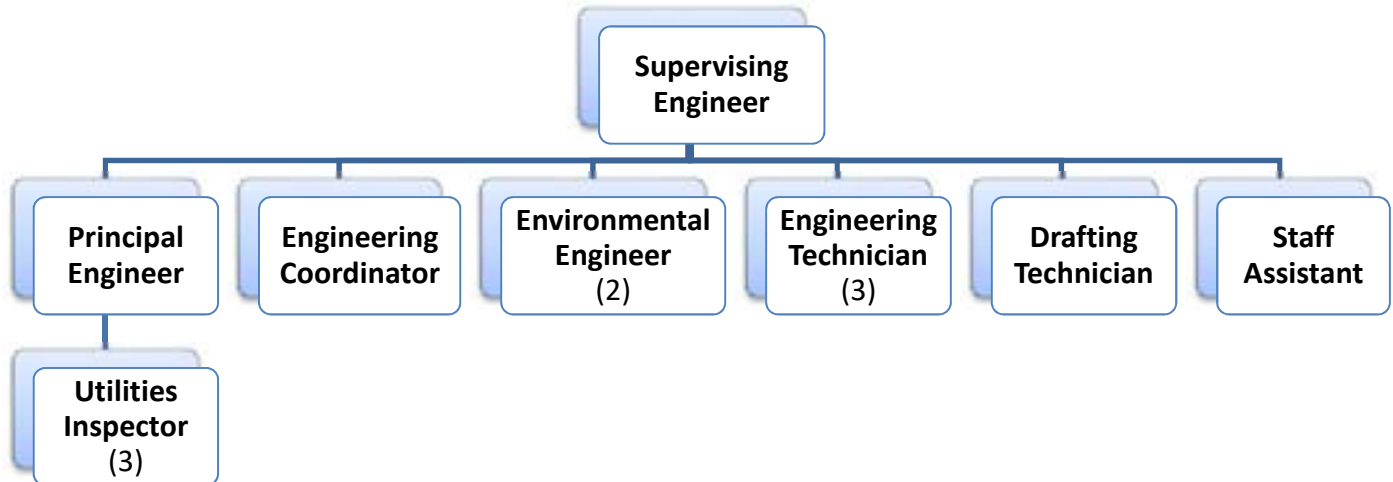
### **Rehabilitation and Replacement Construction Projects Completed:**

- Replacement of a 6-inch cast iron water main and clay gravity sewer main along Ohio Avenue, from US Highway 1 to South 10th Street.
- Avenue B water main looping project.

### **Planning and Compliance Initiatives:**

- Updating the 10-Year Water Facilities Work Plan for the City of Fort Pierce/FPUA, as required by the South Florida Water Management District.
- Addressing lead and copper compliance for the drinking water system, in accordance with U.S. Environmental Protection Agency regulations.


## WATER/WASTEWATER ENGINEERING STAFFING




Classification	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
Supervising Engineer	1	1	1	-
Principle Engineer	1	1	1	-
Engineering Coordinator	1	1	1	-
Drafting Technician	1	1	1	-
Engineering Technician	3	3	3	-
Environmental Engineer	2	2	2	-
Engineer Trainee	-	-	-	-
Utilities Inspector	2	3	3	-
Staff Assistant	1	1	1	-
<b>TOTAL FTE</b>	<b>12</b>	<b>13</b>	<b>13</b>	<b>-</b>

## WATER/WASTEWATER ENGINEERING

### DEPARTMENTAL GOALS AND OBJECTIVES

	<b>Growth and Rates</b>	Responsible for planning, engineering, permitting, and construction management associated with expansions, repairs, and upgrades of the Water Reclamation Facility, Water Treatment Plant, Water Distribution System, and Wastewater Collection System
		Work with customers and developers to encourage viable growth, both commercial and residential, within the FPUA service area
		Coordinate work with other government and utility agencies to ensure cost-effective designs and construction
		Ensure water supply/treatment capacities and wastewater collection/treatment capacities are adequate to support future growth
		Provide engineering support to other water and wastewater departments
		Prepare a strategic plan to forecast future growth and/or changes to systems as technology, laws, and regulations are modified

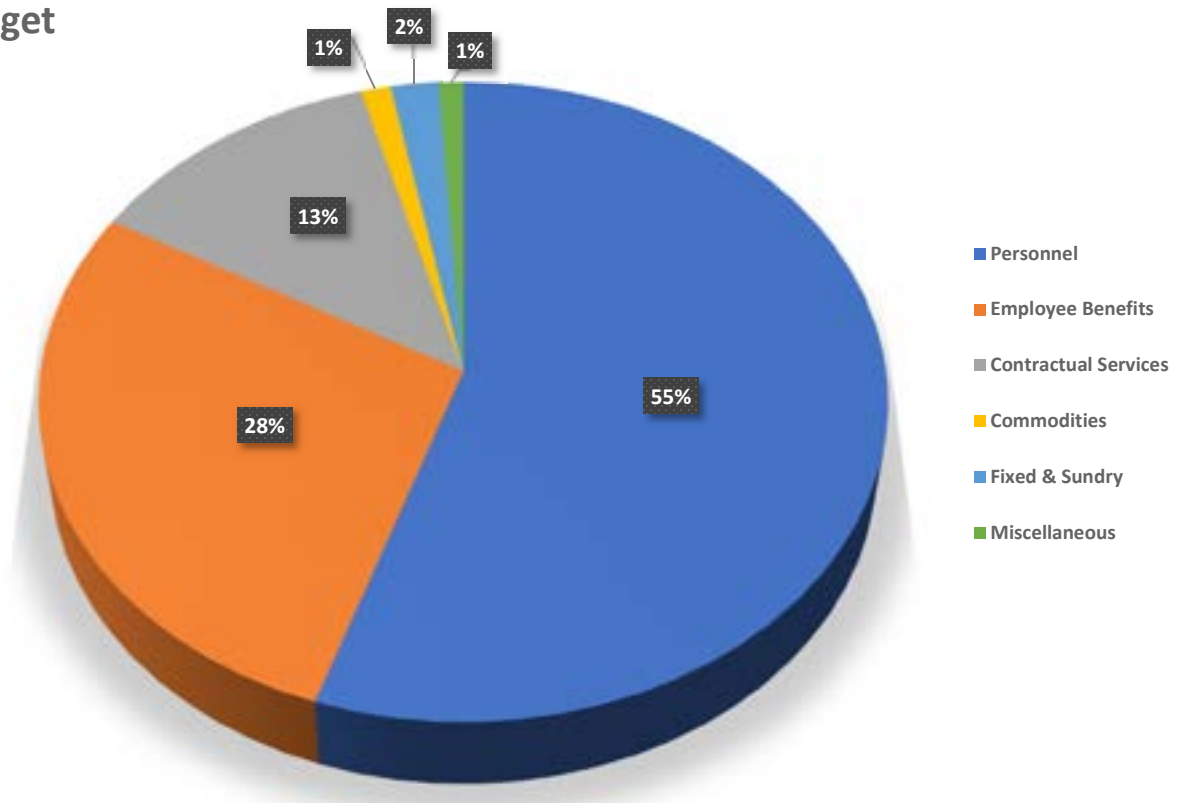
Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Designs completed	20	13	18	7	18	14	18
	Site plans/permits reviewed	200	771	250	758	260	1,180	250
	Projects managed	90	105	90	110	90	100	90
	Water main replaced (ft)	10,000	5,631	6,000	8,756	4,000	4,800	4,000
	Sewer VCP Main replaced (ft)	800	1,767	700	1,515	600	500	600
	% of infrastructure verified	90.80%	96.08%	96.09%	96.79%	96.10%	96.80%	96.81%
	Systematic Wastewater Conveyance System Redirection <sup>1</sup>	-	~5%	10%	~10%	25%	25%	30%

<sup>1</sup> New Performance Measure

**BUDGET SUMMARY - DEPT 66**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 629,261	\$ 690,091	\$ 818,371	\$ 964,555	\$ 146,184
Employee Benefits	521,927	469,938	445,976	490,341	44,365
Contractual Services	58,127	99,753	204,232	218,780	14,548
Commodities	12,755	15,164	26,300	21,766	(4,534)
Fixed & Sundry	25,702	41,462	32,041	35,070	3,029
Miscellaneous	17,136	6,488	17,308	17,827	519
<b>TOTALS</b>	<b>\$ 1,264,907</b>	<b>\$ 1,322,895</b>	<b>\$ 1,544,228</b>	<b>\$ 1,748,339</b>	<b>\$ 204,111</b>

**Original Budget  
FY 2026**



**DEPT. 66 - WATER/WASTEWATER ENGINEERING**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 629,261	\$ 687,229	\$ 813,371	\$ 959,555
1020	Overtime	-	2,862	5,000	5,000
	<i>Personnel Services Total</i>	<u>629,261</u>	<u>690,091</u>	<u>818,371</u>	<u>964,555</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	267,928	195,288	163,360	196,981
4060	FICA	47,595	52,293	62,605	73,788
4070	Employees' Insurance	150,107	164,086	202,005	208,054
4090	Vacation Pay Expense	7,170	10,708	-	-
4100	Sick Pay Expense	36,649	34,836	-	-
4110	Net OPEB Expense	3,231	3,820	3,242	3,242
4600	Workers' Compensation	9,247	8,906	14,764	8,276
	<i>Employee Benefits Total</i>	<u>521,927</u>	<u>469,938</u>	<u>445,976</u>	<u>490,341</u>
<u>CONTRACTUAL SERVICES</u>					
2132	Maintenance Of Vehicles	-	5,367	6,000	5,014
2133	Maintenance of Equipment	-	-	1,000	861
2139	Maintenance/Service Contracts	32	31	2,000	91,915
2140	Postage	-	96	9,538	8,209
2151	Printing	406	25	6,624	5,701
2164	Profess. Fees - Consulting/Eng.	4,950	46,080	120,000	50,136
2166	Professional Fees - Other	880	1,516	2,000	1,721
2170	Training	1,471	242	5,000	9,192
2171	Travel	-	-	4,000	3,443
2172	Car Allowance	15,480	15,480	15,480	12,935
2190	Communications	4,682	2,857	2,800	2,424
2200	Utilities	29,345	26,838	27,190	24,992
2230	Employee Relations	545	930	600	516
2260	Memberships - Professional	335	291	2,000	1,721
	<i>Contractual Services Total</i>	<u>58,127</u>	<u>99,753</u>	<u>204,232</u>	<u>218,780</u>
<u>COMMODITIES</u>					
3311	Office Supplies	2,635	5,825	7,800	6,713
3316	Operating Supplies	4,912	3,459	10,000	6,267
3331	Vehicle Supplies	5,208	5,833	8,000	8,356
3340	Small Tools	-	46	500	430
	<i>Commodities Total</i>	<u>12,755</u>	<u>15,164</u>	<u>26,300</u>	<u>21,766</u>
<u>FIXED &amp; SUNDRY</u>					
4520	Licenses & Permits	2,014	-	2,500	2,575
4610	Property & Liab./Ins. & Uninsur.	23,688	41,462	29,541	32,495
	<i>Fixed &amp; Sundry Total</i>	<u>25,702</u>	<u>41,462</u>	<u>32,041</u>	<u>35,070</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	17,136	6,488	17,308	17,827
	<i>Miscellaneous Total</i>	<u>17,136</u>	<u>6,488</u>	<u>17,308</u>	<u>17,827</u>
	<b>Total</b>	<u>\$ 1,264,907</u>	<u>\$ 1,322,895</u>	<u>\$ 1,544,228</u>	<u>\$ 1,748,339</u>

# WATER RECLAMATION

## DEPARTMENT DESCRIPTION

Fort Water Reclamation is responsible for the proper treatment and disposal of our domestic and industrial customer's wastewater, enforcement of the Industrial Pretreatment Program, and efficient operation of the Water Reclamation Facilities (IWRf/MWRF). This must be accomplished while meeting stringent State and Federal regulations.

The FPUA Water Reclamation Facility is FDEP permitted for a 10 million gallons a day (MGD) capacity. The facility treats the service area's wastewater and discharges the treated effluent into a 3,000 feet deep injection disposal well. Wastewater flows entering the facility come from residential (homes), commercial (restaurants and other businesses), and industry (manufacturing, juicing, car washes, etc.). Flow is routed to the facility via 126 lift stations which convey the wastewater using a series of gravity and force main sewer lines. Raw wastewater coming into the IWRf goes through preliminary treatment, secondary biological treatment, clarification, and disinfection before disposal.

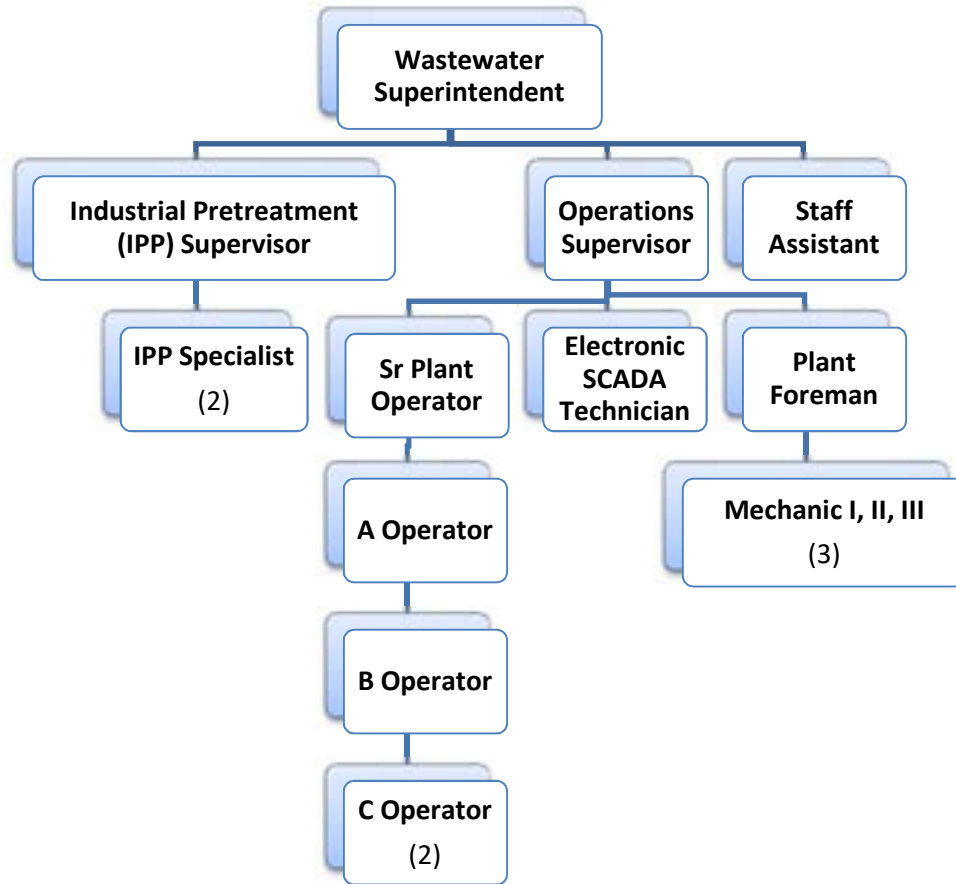
Operates the Fats, Oils and Grease Control Program. This applies to grease haulers who perform pump out or cleaning services on grease interceptors, grease traps, lint traps, oil/water separators or sand separators.

Relocating the IWRf is a critical project for the growth of FPUA. The MWRF construction project will deliver to our customers and community a future that is free from the eyesore and environmental risk of the IWRf polluting or harming the ecology of our precious Indian River Lagoon. The new MWRF and associated conveyance reversal projects will allow Water Reclamation and FPUA to take advantage of new state-of-the-art treatment and effluent disposal solutions to produce a higher quality effluent and provide beneficial reuse water. Our future reuse system and distribution infrastructure will sustainably improve the Treasure Coast Energy Center's cooling process, as well as unlock new potential revenue streams from commercial and residential developments.

## DEPARTMENT ACCOMPLISHMENTS

- Continued educational programs to inform commercial customers of new regulations.
- Performed scheduled preventative maintenance working towards an 80% scheduled maintenance vs. 20% emergency repair ratio.
- Worked with engineering and construction partners to continue work on the MWRF project that will replace the legacy IWRf and protect Ft. Pierce's local waterways.
- Managed the early phases of vertical MWRF construction, including the majority of the concrete tank structures, O&M building, electrical and underground infrastructure




### WATER RECLAMATION STAFFING






Classification	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
Wastewater Superintendent	1	1	1	-
Industrial Pretreatment (IPP) Supervisor	1	1	1	-
IPP Specialist	2	2	2	-
Operations Supervisor	1	1	1	-
Electronic SCADA Technician	1	1	1	-
Sr Plant Operator	1	1	1	-
A Operator	1	1	1	-
B Operator	1	1	1	-
C Operator	2	2	2	-
Plant Foreman	1	1	1	-
Mechanic I, II, III	3	3	3	-
Staff Assistant	1	1	1	-
<b>TOTAL FTE</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>-</b>

## WATER RECLAMATION

### DEPARTMENTAL GOALS AND OBJECTIVES

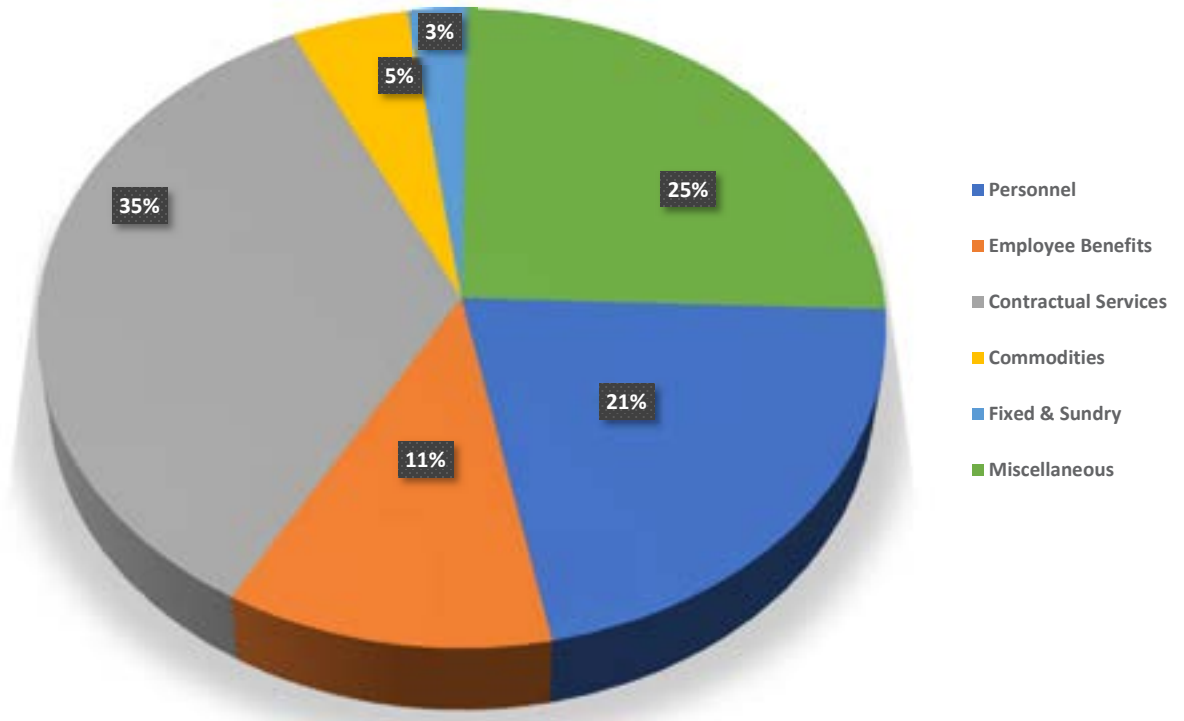
	<b>Growth and Rates</b>	Operate, maintain, and ensure proper treatment at the Island Water Reclamation Facility and Domestic Deep Injection Well
		Manage the build-team to ensure the Mainland Water Reclamation Facility construction project is completed on-time and on-budget.
		Meet and/or exceed permit-required water quality and biosolids disposal standards.
		Manage Industrial Pretreatment and FOG (fats, oils, grease) programs meeting all regulatory requirements
		Ensure the timely construction of the new MWRF (85-90%) and begin the wind down of operations at the IWRF
	<b>Community Relations</b>	Host more tours and community outreach with decision-makers, local students, and other stakeholders - educating them on the importance of wastewater treatment and the primary drivers of the relocation project.
		Provide friendly and reliable service not only through direct contact with our commercial and residential customers, but also by understanding our mission to continuously enhance the quality of life for everyone in our community.
	<b>Workforce</b>	Provide the appropriate tools, education, and specific training to ensure that employees are able to safely complete required projects

Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Samples collected	2,500	2,625	2,500	2,625	2,500	2600	3000
	Plant valve maintenance (monthly)	12	12	12	12	12	12	12
	Actual Wastewater Treated (MGPD)	10	5.56	10	5.42	6	5.5	10
	MWRF Construction Progress	10%	10%	50%	52%	100%	85%	100%
	% of grease traps inspected bi-annually	100%	100%	100%	100%	100%	100%	100%
	Permitted Industrial Users	10	11	12	12	13	13	13
	Visitors/Students on-site for tours and education	50	50	75	75	100	100	150
	% of employees with state required certification	100%	100%	100%	100%	100%	100%	100%
	Safety Frequency Rate	0	0	0	0	0	0	0
	Safety DART Rate	0	0	0	0	0	0	0

**BUDGET SUMMARY - DEPT 82**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 814,575	\$ 908,393	\$ 1,067,537	\$ 1,115,259	\$ 47,722
Employee Benefits	691,771	630,493	575,624	598,296	22,672
Contractual Services	1,623,572	1,655,552	1,898,728	1,806,144	(92,584)
Commodities	232,569	293,491	283,365	256,636	(26,729)
Fixed & Sundry	59,728	110,969	117,608	129,272	11,664
Miscellaneous	1,272,258	1,270,039	1,284,980	1,323,529	38,549
<b>TOTALS</b>	<b>\$ 4,694,473</b>	<b>\$ 4,868,937</b>	<b>\$ 5,227,842</b>	<b>\$ 5,229,136</b>	<b>\$ 1,294</b>

**Original Budget  
FY 2026**



**DEPT. 82 - WATER RECLAMATION**

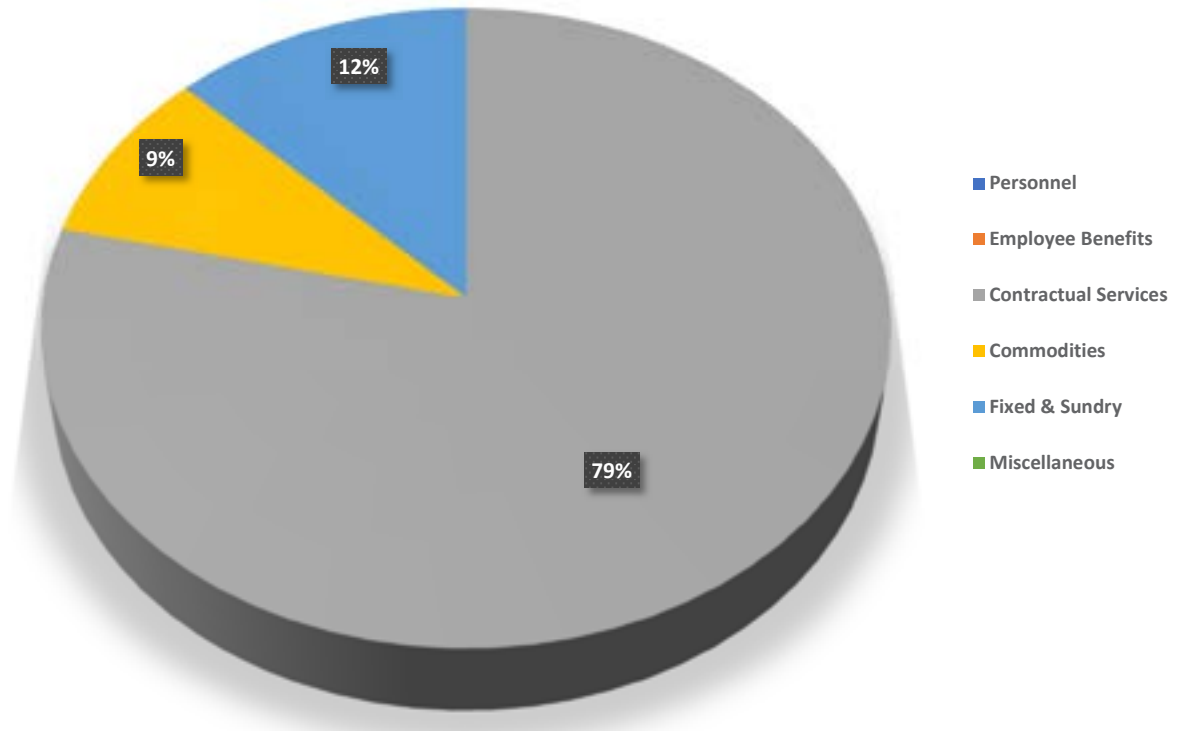
OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 797,161	\$ 888,652	\$ 1,017,537	\$ 1,065,259
1020	Overtime	17,413	19,742	50,000	50,000
	<i>Personnel Services Total</i>	<u>814,575</u>	<u>908,393</u>	<u>1,067,537</u>	<u>1,115,259</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	388,783	274,016	203,863	216,101
4060	FICA	66,911	74,923	81,667	85,317
4070	Employees' Insurance	205,606	215,374	268,129	276,158
4090	Vacation Pay Expense	4,769	9,928	-	-
4100	Sick Pay Expense	10,693	38,229	-	-
4110	Net OPEB Expense	4,309	5,094	4,323	4,323
4600	Workers' Compensation	10,700	12,929	17,642	16,397
	<i>Employee Benefits Total</i>	<u>691,771</u>	<u>630,493</u>	<u>575,624</u>	<u>598,296</u>
<u>CONTRACTUAL SERVICES</u>					
2110	Advertising	368	-	379	326
2122	Rentals	10,473	12,130	11,000	116,983
2132	Maintenance Of Vehicles	7,222	2,423	7,439	6,402
2133	Maintenance Of Equipment	16,639	14,812	90,000	77,460
2139	Maintenance/Service Contracts	745,427	849,575	900,000	793,814
2140	Postage	51	-	52	45
2151	Printing	-	25	-	-
2164	Profess. Fees - Consulting/Eng.	30,972	-	-	-
2170	Training	7,300	2,699	9,519	9,172
2171	Travel	1,104	226	-	978
2172	Car Allowance	5,880	5,880	5,880	4,913
2190	Communications	53,087	118,998	183,700	161,186
2200	Utilities	744,146	648,071	689,830	634,065
2230	Employee Relations	703	651	724	623
2260	Memberships - Professional	199	60	205	177
	<i>Contractual Services Total</i>	<u>1,623,572</u>	<u>1,655,552</u>	<u>1,898,728</u>	<u>1,806,144</u>
<u>COMMODITIES</u>					
3311	Office Supplies	3,422	3,242	3,525	3,034
3316	Operating Supplies	69,243	63,598	71,320	61,383
3320	Chemicals	141,931	205,397	190,000	176,279
3331	Vehicle Supplies	17,107	20,132	17,620	15,165
3340	Small Tools	866	1,122	900	775
	<i>Commodities Total</i>	<u>232,569</u>	<u>293,491</u>	<u>283,365</u>	<u>256,636</u>
<u>FIXED &amp; SUNDRY</u>					
4520	Licenses & Permits	1,351	1,298	1,392	1,434
4610	Property & Liab./Ins. & Uninsur.	58,377	109,671	116,216	127,838
	<i>Fixed &amp; Sundry Total</i>	<u>59,728</u>	<u>110,969</u>	<u>117,608</u>	<u>129,272</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	1,272,258	1,270,039	1,284,980	1,323,529
	<i>Miscellaneous Total</i>	<u>1,272,258</u>	<u>1,270,039</u>	<u>1,284,980</u>	<u>1,323,529</u>
	<b>Total</b>	<u>\$ 4,694,473</u>	<u>\$ 4,868,937</u>	<u>\$ 5,227,842</u>	<u>\$ 5,229,136</u>

**BUDGET SUMMARY - DEPT 85**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Benefits	-	-	-	-	-
Contractual Services	-	-	-	626,695	626,695
Commodities	-	-	-	71,025	71,025
Fixed & Sundry	-	-	-	100,000	100,000
Miscellaneous	-	-	-	-	-
<b>TOTALS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 797,720</b>	<b>\$ 797,720</b>

\* To begin initial operation first quarter FY26

**Original Budget  
FY 2026**



**DEPT. 85 - MAINLAND WATER RECLAMATION FACILITY**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ -	\$ -	\$ -	\$ -
1020	Overtime	-	-	-	-
	<i>Personnel Services Total</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	-	-	-	-
4060	FICA	-	-	-	-
4070	Employees' Insurance	-	-	-	-
4090	Vacation Pay Expense	-	-	-	-
4100	Sick Pay Expense	-	-	-	-
4110	Net OPEB Expense	-	-	-	-
4600	Workers' Compensation	-	-	-	-
4640	Unemployment Claims	-	-	-	-
	<i>Employee Benefits Total</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>CONTRACTUAL SERVICES</u>					
2110	Advertising	-	-	-	-
2122	Rentals	-	-	-	-
2132	Maintenance Of Vehicles	-	-	-	-
2133	Maintenance Of Equipment	-	-	-	-
2139	Maintenance/Service Contracts	-	-	-	334,237
2151	Printing	-	-	-	-
2166	Professional Fees - Other	-	-	-	-
2170	Training	-	-	-	-
2172	Car Allowance	-	-	-	-
2190	Communications	-	-	-	-
2200	Utilities	-	-	-	292,458
2230	Employee Relations	-	-	-	-
	<i>Contractual Services Total</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>626,695</u>
<u>COMMODITIES</u>					
3311	Office Supplies	-	-	-	-
3316	Operating Supplies	-	-	-	-
3320	Chemicals	-	-	-	71,025
3331	Vehicle Supplies	-	-	-	-
3340	Small Tools	-	-	-	-
	<i>Commodities Total</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>71,025</u>
<u>FIXED &amp; SUNDRY</u>					
4520	Licenses & Permits	-	-	-	-
4610	Property & Liab./Ins. & Uninsur.	-	-	-	100,000
4666	Inventory Adjustments	-	-	-	-
	<i>Fixed &amp; Sundry Total</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>100,000</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	-	-	-	-
	<i>Miscellaneous Total</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total</b>		<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 797,720</u>

# WASTEWATER COLLECTIONS

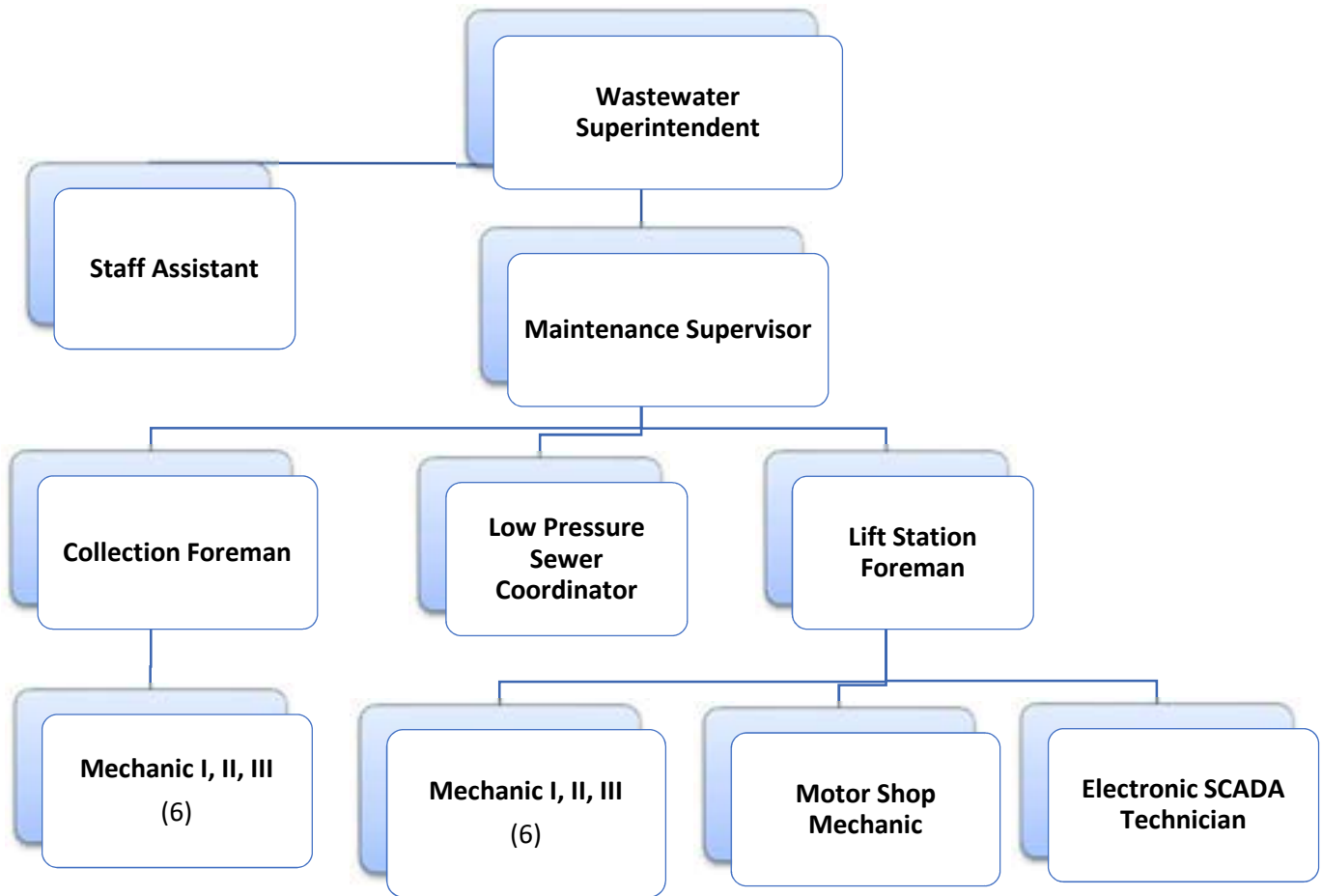
## DEPARTMENT DESCRIPTION

Fort Pierce Utilities Authority (FPUA) Wastewater Collection (WWC) is responsible for the operation and maintenance of the Wastewater Collection system serving the City of Fort Pierce and sections of unincorporated St. Lucie County. WWC Department preserves the integrity of the collection system through planned and executed preventive maintenance programs: includes repairing and/or replacing deteriorated and damaged gravity lines and laterals. A continual lift station preventative maintenance program is practiced ensuring the lift station components are operating efficiently. Each lift station collects wastewater from the gravity collection system which collects in a wet-well (storage tank) until it is pumped through pipes called force mains to the treatment facility. WWC Provides customers with reliable, high-quality service through a systematic application of an inspection and preventive maintenance programs designed to prevent problems from occurring while extending the life of the system.

## DEPARTMENT ACCOMPLISHMENTS

- Completed rehabilitation of Two lift stations utilizing FPUA crews
- Continued cross training of employees between wastewater collection and lift station
- Continued our program to provide Low Pressure Sewer Systems (LPSS) where conventional gravity sewer is cost prohibited. Installing 42 LLPS in 2024 and 13 in 2025
- Continued a financing program for CIA of construction for of the Low-Pressure Sewer Service
- With the assistance of Water / Wastewater Engineering and multiple contractors initiated multiple projects, re-routing the existing sewer flows from the IWRF to the MWRF

### WASTEWATER COLLECTION STAFFING







	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change from 9/30/2025 to 9/30/2026
<b>Classification</b>				
Maintenance Supervisor	1	1	1	-
Collection Foreman	1	1	1	-
Lift Station Foreman	1	1	1	-
Electronic SCADA Technician	1	1	1	-
Motor shop Mechanic	1	1	1	-
Mechanic I, II, III	12	12	12	-
Low Pressure Sewer Coordinator <sup>1</sup>	-	1	1	-
Staff Assistant	1	1	1	-
<b>TOTAL FTE</b>	<b>18</b>	<b>19</b>	<b>19</b>	<b>-</b>

<sup>1</sup> New Position

## WASTEWATER COLLECTION

### DEPARTMENTAL GOALS AND OBJECTIVES

	<b>Growth and Rates</b>	Preserve the integrity of the collection system through planned and executed preventative maintenance programs.
		Operate and perform preventative maintenance on lift stations to ensure they are performing efficiently
		Provide customers with reliable, high-quality service through a systematic application of an inspection and preventive maintenance programs.
		Ensure good working relationships with regulatory agencies and City of Fort Pierce departments
		Rehabilitate failing sewer mains that are allowing groundwater to enter our system. Currently using the lining process which is funded through annual budgeting and grants.
		Raise awareness of conversion program from septic to the Low- Pressure Sewer systems; resulting in an increase in customers
	<b>Workforce</b>	Provide the appropriate tools, education, and specific training to ensure that employees are able to safely complete required projects

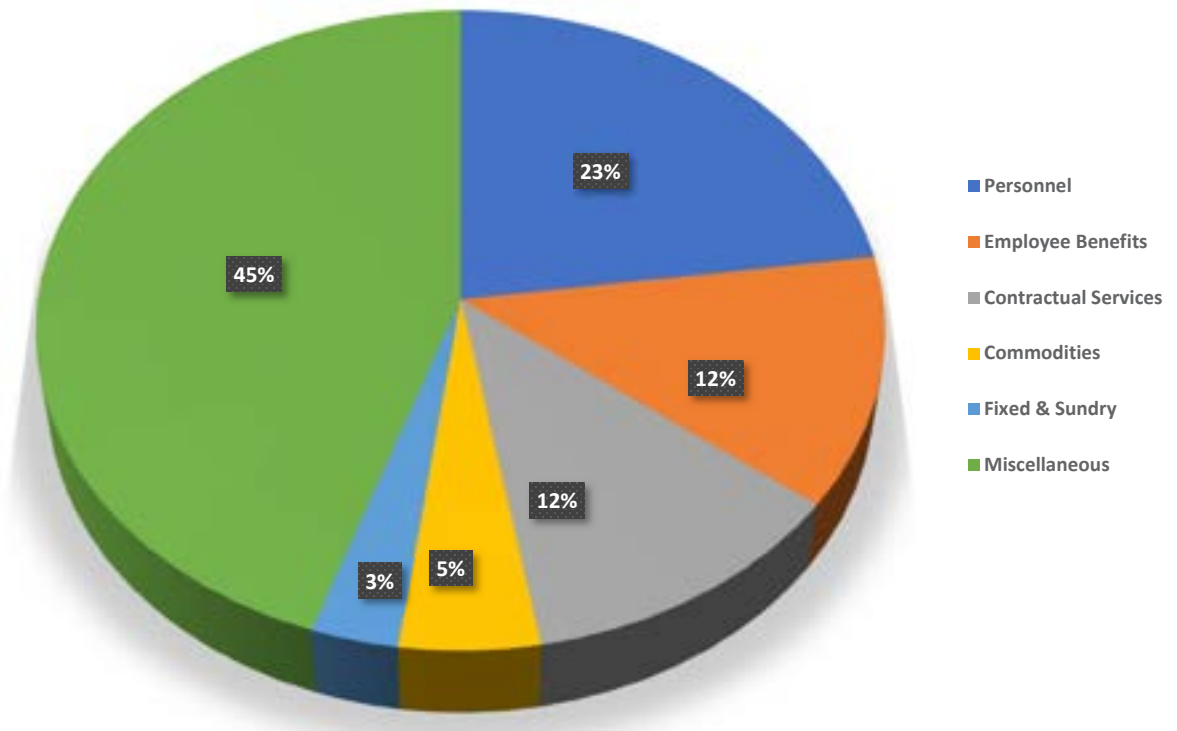
Strategic Goal:	Performance Measurement:	FY 2023		FY 2024		FY 2025		FY 2026
		Goal	Actual	Goal	Actual	Goal	Projected	Goal
	Lift stations	121	121	122	123	123	123	126
	Lift station preventative maintenance performed	350	340	350	317	350	350	350
	Avg. preventative maintenance performed annually on each lift	3.0	2.8	3.0	2.5	3.0	3.0	3.0
	Lift station rehabilitations (in-house)	2	1	1	1	1	0	1
	Manholes serviced	50	38	50	23	50	40	50
	% of manholes inspected annually	50%	20%	50%	50%	50%	60%	50%
	Miles of force main lines	103	104	103	104	106	106	110
	Footage of sewer mains lined/rehabilitated*	40,000	58,000	50,000	40,703	50,000	30,000	50,000
	Installation of Low Pressure Sewer System*	50	34	50	79	50	92	150
	Safety Frequency Rate	0	0	0	3.63	0	0	0
	Safety DART Rate	0	0	0	3.63	0	0	0

\*New Performance Measure

**BUDGET SUMMARY - DEPT 84**

Description	Actual FY 2023	Actual FY 2024	Amended Budget FY 2025	Original Budget FY 2026	Change From 9/30/2025 to 9/30/2026
Personnel	\$ 1,059,712	\$ 1,206,729	\$ 1,359,028	\$ 1,444,863	\$ 85,835
Employee Benefits	745,924	696,328	761,730	798,139	36,409
Contractual Services	799,814	715,501	932,515	748,113	(184,402)
Commodities	348,171	399,197	365,940	309,956	(55,984)
Fixed & Sundry	114,157	167,099	177,158	193,474	16,316
Miscellaneous	2,726,168	2,776,713	2,753,429	2,836,032	82,603
<b>TOTALS</b>	<b>\$ 5,793,946</b>	<b>\$ 5,961,568</b>	<b>\$ 6,349,800</b>	<b>\$ 6,330,577</b>	<b>\$ (19,223)</b>

**Original Budget  
FY 2026**



**DEPT. 84 - WASTEWATER COLLECTION**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>PERSONNEL SERVICES</u>					
1010	Salaries & Wages	\$ 944,552	\$ 1,066,987	\$ 1,229,028	\$ 1,314,863
1020	Overtime	115,160	139,742	130,000	130,000
	<i>Personnel Services Total</i>	<u>1,059,712</u>	<u>1,206,729</u>	<u>1,359,028</u>	<u>1,444,863</u>
<u>EMPLOYEE BENEFITS</u>					
4050	Retirement	391,730	294,003	277,657	299,591
4060	FICA	67,748	77,478	103,966	110,532
4070	Employees' Insurance	246,171	268,428	349,467	359,932
4090	Vacation Pay Expense	1,034	11,654	-	-
4100	Sick Pay Expense	16,133	23,759	-	-
4110	Net OPEB Expense	5,386	5,731	5,133	5,133
4600	Workers' Compensation	14,698	16,360	22,331	19,664
4640	Unemployment Claims	3,025	(1,083)	3,176	3,287
	<i>Employee Benefits Total</i>	<u>745,924</u>	<u>696,328</u>	<u>761,730</u>	<u>798,139</u>
<u>CONTRACTUAL SERVICES</u>					
2110	Advertising	407	2,867	250	209
2122	Rentals	23,521	41,297	24,950	20,848
2132	Maintenance Of Vehicles	34,819	38,599	42,000	35,095
2133	Maintenance Of Equipment	46,781	83,206	125,000	45,958
2139	Maintenance/Service Contracts	329,916	199,919	350,000	292,458
2151	Printing	23	46	35	21
2166	Professional Fees - Other	2,134	2,274	2,260	1,889
2170	Training	-	3,108	5,500	3,008
2171	Travel	-	13	2,000	-
2172	Car Allowance	6,430	5,880	5,880	4,913
2190	Communications	10,752	12,733	13,900	12,200
2200	Utilities	344,342	324,758	360,010	330,904
2230	Employee Relations	689	800	730	610
	<i>Contractual Services Total</i>	<u>799,814</u>	<u>715,501</u>	<u>932,515</u>	<u>748,113</u>
<u>COMMODITIES</u>					
3311	Office Supplies	1,925	2,405	2,040	1,705
3316	Operating Supplies	203,641	275,532	275,000	229,788
3320	Chemicals	10,492	12,331	20,000	20,890
3331	Vehicle Supplies	125,585	105,851	65,000	54,314
3340	Small Tools	6,528	3,078	3,900	3,259
	<i>Commodities Total</i>	<u>348,171</u>	<u>399,197</u>	<u>365,940</u>	<u>309,956</u>
<u>FIXED &amp; SUNDRY</u>					
4520	Licenses & Permits	12,011	11,512	14,000	14,000
4610	Property & Liab./Ins. & Uninsur.	100,777	155,489	163,158	179,474
4666	Inventory Adjustments	1,369	99	-	-
	<i>Fixed &amp; Sundry Total</i>	<u>114,157</u>	<u>167,099</u>	<u>177,158</u>	<u>193,474</u>
<u>MISCELLANEOUS</u>					
9030	Depreciation Expense	2,726,168	2,776,713	2,753,429	2,836,032
	<i>Miscellaneous Total</i>	<u>2,726,168</u>	<u>2,776,713</u>	<u>2,753,429</u>	<u>2,836,032</u>
	<b>Total</b>	<u>\$ 5,793,946</u>	<u>\$ 5,961,568</u>	<u>\$ 6,349,800</u>	<u>\$ 6,330,577</u>

# ADMINISTRATIVE & GENERAL

## DEPARTMENT DESCRIPTION

Expenses that are not specific to one department are charged among the following departments:

- Dept 39 – Manatee Center
- Dept 49 – Administration
- Dept 59 – Electric
- Dept 69 – Water
- Dept 79 – Natural Gas
- Dept 89 – Wastewater
- Dept 99 – FPUAnet Communications

The costs in these departments are allocated among the appropriate departments. Allocation percentages and methodology are reviewed annually by the Department of Finance. The fundamentals are cost-causative, measurable, objective, stable, predictable and consistently applied

**DEPT. 39 - ADMINISTRATIVE & GENERAL -  
MANATEE CENTER**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>MISCELLANEOUS</u>					
5710	Storm Expenses	\$ (80)	\$ -	\$ -	\$ -
9000	Distribution To City Of Fort Pierce	90	5,575	428	60
	<i>Miscellaneous Total</i>	10	5,575	428	60
	<b>Total</b>	<b>\$ 10</b>	<b>\$ 5,575</b>	<b>\$ 428</b>	<b>\$ 60</b>

**DEPT. 49 - ADMINISTRATIVE & GENERAL-ADMINISTRATION**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>CONTRACTUAL SERVICES</u>					
2122	Rentals	\$ 499	\$ 324	\$ 5,000	\$ 4,304
2131	Maintenance of Structures	5,380	5,292	50,000	7,520
2133	Maintenance of Equipment	181	-	800	668
2139	Maintenance/Service Contracts	12,973	3,420	100,000	83,559
2166	Professional Fees - Other	938	-	966	831
2190	Communications	18,884	22,933	30,300	26,572
	<i>Contractual Services Total</i>	38,855	31,968	187,066	123,454
<u>COMMODITIES</u>					
3316	Operating Supplies	2,069	1,179	4,000	3,443
	<i>Commodities Total</i>	2,069	1,179	4,000	3,443
<u>FIXED &amp; SUNDRY</u>					
4509	Other Taxes	11,441	10,964	10,840	11,382
4520	Licenses & Permits	75	75	77	79
4610	Property & Liab./Ins. & Uninsur.	-	-	51,875	-
4700	Utility Bad Debt Expense	14,408	7,887	14,840	15,285
	<i>Fixed &amp; Sundry Total</i>	25,924	18,926	77,632	26,746
<u>INTEREST EXPENSES</u>					
5729	Interest - Other	-	-	13,000	13,000
	<i>Interest Expenses Total</i>	-	-	13,000	13,000
<u>MISCELLANEOUS</u>					
5710	Storm Expenses	-	-	35,762	35,762
9010	Contingency	-	-	500,000	500,000
	<i>Miscellaneous Total</i>	-	-	535,762	535,762
	<b>Total</b>	<b>\$ 66,848</b>	<b>\$ 52,074</b>	<b>\$ 817,460</b>	<b>\$ 702,405</b>

**DEPT. 59 - ADMINISTRATIVE & GENERAL - ELECTRIC**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>CONTRACTUAL SERVICES</u>					
2122	Rentals	\$ 1,830	\$ 1,186	\$ 1,885	\$ 1,623
2131	Maintenance of Structures	19,395	9,065	30,000	25,068
2133	Maintenance of Equipment	665	-	1,200	1,254
2139	Maintenance/Service Contracts	190,191	182,039	200,000	167,119
2166	Professional Fees - Other	3,438	-	3,541	3,047
2190	Communications	13,152	11,957	13,900	12,200
	<i>Contractual Services Total</i>	<u>228,670</u>	<u>204,248</u>	<u>250,526</u>	<u>210,311</u>
<u>COMMODITIES</u>					
3316	Operating Supplies	7,587	4,324	9,800	8,435
	<i>Commodities Total</i>	<u>7,587</u>	<u>4,324</u>	<u>9,800</u>	<u>8,435</u>
<u>FIXED &amp; SUNDRY</u>					
4509	Other Taxes	7,267	7,276	7,287	7,651
4510	Gross Receipts Tax	2,168,781	1,803,508	2,459,600	2,533,400
4520	Licenses & Permits	13,860	10,068	14,276	14,704
4531	Contributions - Civic	162,303	304,565	352,216	330,326
4610	Property & Liab./Ins. & Uninsur.	113,686	270,892	345,762	300,973
4700	Utility Bad Debt Expense	238,955	144,580	246,124	253,508
	<i>Fixed &amp; Sundry Total</i>	<u>2,704,852</u>	<u>2,540,890</u>	<u>3,425,265</u>	<u>3,440,562</u>
<u>INTEREST EXPENSES</u>					
5721	Interest - Bonds	895,448	792,848	684,255	643,233
5723	Interest - Deposits	11,203	80,027	127,708	127,680
5729	Interest - Other	4,823	3,447	5,000	5,000
5731	Amortization-Bond Discount	(54,602)	(56,167)	(58,818)	(61,595)
	<i>Interest Expenses Total</i>	<u>856,872</u>	<u>820,155</u>	<u>758,145</u>	<u>714,318</u>
<u>MISCELLANEOUS</u>					
5710	Storm Expenses	131,281	21,233	318,249	318,249
9000	Distribution To City Of Fort Pierce	4,297,058	4,447,769	4,570,123	4,637,651
9030	Depreciation Expense	139,112	138,314	140,503	144,718
	<i>Miscellaneous Total</i>	<u>4,567,451</u>	<u>4,607,316</u>	<u>5,028,875</u>	<u>5,100,618</u>
	<b>Total</b>	<u>\$ 8,365,432</u>	<u>\$ 8,176,933</u>	<u>\$ 9,472,611</u>	<u>\$ 9,474,244</u>

**DEPT. 69 - ADMINISTRATIVE & GENERAL - WATER**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>CONTRACTUAL SERVICES</u>					
2122	Rentals	\$ 3,949	\$ 259	\$ 4,067	\$ 3,500
2131	Maintenance of Structures	10,454	8,035	30,000	25,068
2133	Maintenance of Equipment	145	-	300	251
2139	Maintenance/Service Contracts	146,252	166,131	150,640	129,649
2166	Professional Fees - Other	750	-	773	665
2190	Communications	13,814	14,811	18,600	16,295
	<i>Contractual Services Total</i>	<u>175,364</u>	<u>189,235</u>	<u>204,380</u>	<u>175,428</u>
<u>COMMODITIES</u>					
3316	Operating Supplies	3,494	2,215	6,000	5,164
	<i>Commodities Total</i>	<u>3,494</u>	<u>2,215</u>	<u>6,000</u>	<u>5,164</u>
<u>FIXED &amp; SUNDRY</u>					
4509	Other Taxes	12,531	12,537	12,546	13,174
4531	Contributions - Civic	51,932	107,777	132,074	123,188
4610	Property & Liab./Ins. & Uninsur.	-	-	57,725	-
4700	Utility Bad Debt Expense	43,491	29,117	44,795	46,139
	<i>Fixed &amp; Sundry Total</i>	<u>107,954</u>	<u>149,432</u>	<u>247,140</u>	<u>182,501</u>
<u>INTEREST EXPENSES</u>					
5721	Interest - Bonds	1,229,760	1,127,615	1,019,524	973,288
5723	Interest - Deposits	3,005	28,316	47,216	47,171
5729	Interest - Other	5,332	2,634	5,000	5,000
5731	Amortization-Bond Discount	(91,512)	(93,623)	(96,425)	(97,810)
	<i>Interest Expenses Total</i>	<u>1,146,586</u>	<u>1,064,941</u>	<u>975,315</u>	<u>927,649</u>
<u>MISCELLANEOUS</u>					
5710	Storm Expenses	18,360	-	31,892	31,892
9000	Distribution To City Of Fort Pierce	1,257,407	1,516,555	1,661,481	1,706,777
9030	Depreciation Expense	40,475	40,727	40,880	42,106
	<i>Miscellaneous Total</i>	<u>1,316,242</u>	<u>1,557,282</u>	<u>1,734,253</u>	<u>1,780,775</u>
<b>Total</b>		<u>\$ 2,749,640</u>	<u>\$ 2,963,105</u>	<u>\$ 3,167,088</u>	<u>\$ 3,071,517</u>

**DEPT. 79 - ADMINISTRATIVE & GENERAL - GAS**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>CONTRACTUAL SERVICES</u>					
2122	Rentals	\$ 333	\$ 216	\$ 343	\$ 295
2131	Maintenance of Structures	1,529	1,509	3,000	2,507
2133	Maintenance of Equipment	121	-	250	209
2139	Maintenance/Service Contracts	32,852	29,622	40,000	33,424
2166	Professional Fees - Other	625	-	644	554
2190	Communications	3,121	3,364	4,300	3,761
	<i>Contractual Services Total</i>	<u>38,580</u>	<u>34,711</u>	<u>48,537</u>	<u>40,750</u>
<u>COMMODITIES</u>					
3316	Operating Supplies	1,379	786	3,000	2,582
	<i>Commodities Total</i>	<u>1,379</u>	<u>786</u>	<u>3,000</u>	<u>2,582</u>
<u>FIXED &amp; SUNDRY</u>					
4509	Other Taxes	801	801	801	841
4510	Gross Receipts Tax	87,865	110,519	106,000	109,200
4520	Licenses & Permits	13,553	13,381	13,960	14,379
4531	Contributions - Civic	14,861	28,412	34,558	32,051
4610	Property & Liab./Ins. & Uninsur.	-	-	9,750	-
4700	Utility Bad Debt Expense	3,475	3,276	3,579	3,686
	<i>Fixed &amp; Sundry Total</i>	<u>120,554</u>	<u>156,389</u>	<u>168,648</u>	<u>160,157</u>
<u>INTEREST EXPENSES</u>					
5721	Interest - Bonds	396,148	387,546	378,461	369,899
5723	Interest - Deposits	1,040	7,464	11,826	11,780
5729	Interest - Other	681	482	500	500
5731	Amortization-Bond Discount	(37,109)	(37,876)	(38,724)	(38,711)
	<i>Interest Expenses Total</i>	<u>360,760</u>	<u>357,616</u>	<u>352,063</u>	<u>343,468</u>
<u>MISCELLANEOUS</u>					
5710	Storm Expenses	2,494	-	4,801	4,801
9000	Distribution To City Of Fort Pierce	300,259	321,576	356,179	351,617
9030	Depreciation Expense	25,325	25,296	25,578	26,345
	<i>Miscellaneous Total</i>	<u>328,079</u>	<u>346,872</u>	<u>386,558</u>	<u>382,763</u>
<b>Total</b>		<u>\$ 849,353</u>	<u>\$ 896,374</u>	<u>\$ 958,806</u>	<u>\$ 929,720</u>

**DEPT. 89 - ADMINISTRATIVE & GENERAL - WASTEWATER**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
<u>CONTRACTUAL SERVICES</u>					
2122	Rentals	\$ 266	\$ 173	\$ 274	\$ 236
2131	Maintenance of Structures	4,276	1,809	31,000	25,903
2133	Maintenance of Equipment	97	-	200	167
2139	Maintenance/Service Contracts	104,404	137,225	107,536	92,552
2164	Profess. Fees - Consulting/Eng.	70,110	-	72,213	62,151
2166	Professional Fees - Other	500	-	515	442
2190	Communications	7,490	8,079	10,200	8,941
2260	Memberships - Professional	-	-	-	-
	<i>Contractual Services Total</i>	<u>187,142</u>	<u>147,286</u>	<u>221,938</u>	<u>190,392</u>
<u>COMMODITIES</u>					
3316	Operating Supplies	<u>3,327</u>	<u>1,632</u>	<u>5,390</u>	<u>4,639</u>
	<i>Commodities Total</i>	<u>3,327</u>	<u>1,632</u>	<u>5,390</u>	<u>4,639</u>
<u>FIXED &amp; SUNDRY</u>					
4509	Other Taxes	6,947	6,960	6,960	7,308
4531	Contributions - Civic	37,499	77,635	96,088	89,556
4610	Property & Liab./Ins. & Uninsur.	-	-	52,975	-
4700	Utility Bad Debt Expense	<u>38,773</u>	<u>25,083</u>	<u>39,936</u>	<u>41,134</u>
	<i>Fixed &amp; Sundry Total</i>	<u>83,219</u>	<u>109,678</u>	<u>195,959</u>	<u>137,998</u>
<u>INTEREST EXPENSES</u>					
5721	Interest - Bonds	4,614,910	4,544,792	4,470,836	4,378,931
5723	Interest - Deposits	2,172	20,403	33,496	33,469
5729	Interest - Other	2,680	1,945	2,500	2,500
5731	Amortization-Bond Discount	<u>(445,516)</u>	<u>(454,399)</u>	<u>(463,558)</u>	<u>(461,373)</u>
	<i>Interest Expenses Total</i>	<u>4,174,246</u>	<u>4,112,741</u>	<u>4,043,274</u>	<u>3,953,527</u>
<u>MISCELLANEOUS</u>					
5710	Storm Expenses	15,385	-	33,399	33,399
9000	Distribution To City Of Fort Pierce	903,607	1,176,447	1,319,855	1,282,737
9030	Depreciation Expense	<u>27,123</u>	<u>27,319</u>	<u>27,395</u>	<u>28,217</u>
	<i>Miscellaneous Total</i>	<u>946,115</u>	<u>1,203,766</u>	<u>1,380,649</u>	<u>1,344,353</u>
<b>Total</b>		<u>\$ 5,394,050</u>	<u>\$ 5,575,102</u>	<u>\$ 5,847,210</u>	<u>\$ 5,630,909</u>

**DEPT. 99 - ADMINISTRATIVE & GENERAL - FPUAnet COMMUNICATIONS**

OBJECT CODE	DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED BUDGET FY 2025	ORIGINAL BUDGET FY 2026
	<u>FIXED &amp; SUNDRY</u>				
4531	Contributions - Civic	\$ 2,878	\$ 5,819	\$ 10,853	\$ 11,361
4610	Property & Liab./Ins. & Uninsur.	-	-	5,525	-
4700	Utility Bad Debt Expense	365	540	376	387
	<i>Fixed &amp; Sundry Total</i>	<u>3,243</u>	<u>6,359</u>	<u>16,754</u>	<u>11,748</u>
	<u>INTEREST EXPENSES</u>				
5721	Interest - Bonds	127,500	127,500	127,500	127,500
5729	Amortization-Bond Discount	9	12	-	-
5731	Amortization-Bond Discount	(27,835)	(28,811)	(29,820)	(30,865)
	<i>Interest Expenses Total</i>	<u>99,675</u>	<u>98,701</u>	<u>97,680</u>	<u>96,635</u>
	<u>MISCELLANEOUS</u>				
9030	Depreciation Expense	534	629	539	555
	<i>Miscellaneous Total</i>	<u>534</u>	<u>629</u>	<u>539</u>	<u>555</u>
<b>Total</b>		<u>\$ 103,451</u>	<u>\$ 105,688</u>	<u>\$ 114,973</u>	<u>\$ 108,938</u>

## **CAPITAL IMPROVEMENT PLAN FY 2026 – FY 2030 CAPITAL BUDGET FY 2026**

### **Overview**

Attached for your review and approval is the proposed CIP for FY 2026 - FY 2030 for the amount of \$277,882,515. The FY 2026 Capital Budget, in the amount of \$102,522,461 including contingency funding in the amount of \$1,000,000, will be combined with the Operations & Maintenance Budget to form the Annual Budget for FY 2026.

Capital infrastructure costs account for a large portion of FPUA's total costs. It is important for utilities to create, maintain and follow a plan to invest in their capital assets; whether to rehabilitate, replace or install new assets. The performance and continued use of these capital assets are essential to the health, safety, economic development, and quality of life.

Capital Improvement Plans are utilized to identify present and future needs requiring capital investment. FPUA's CIP is a planning tool that identifies FPUA's anticipated future capital needs for the upcoming five-year period. The CIP is updated periodically to reflect changes in the plan, such as the addition of new projects or changes in costs, timing of work, and sources of funding.

FPUA capitalizes assets with a unit cost of \$5,000 or more and a useful life of three or more years. Funds for projects planned in later years have not been specifically named due to the uncertainty of dollar amounts and timeframes, but have been identified on the Departmental Budget Requests found in the Capital Improvement Plan FY 2026-FY 2030 on [www.fpua.com](http://www.fpua.com).

FPUA uses four classifications in the CIP to identify capital expenses:

- Fixed Assets
- Vehicles
- Blanket Projects
- Standard Projects

The first year of FPUA's CIP is the Capital Budget for FY 2026. Future capital projects are placed in out years and moved up until they are included in the current year's capital budget. Each system has been allotted capital spending limits based on rate sufficiency analyses. If project priorities change during FY 2026, requiring additional funds or moving a project into the current year, staff will perform budget transfers within the approved CIP ensuring compliance with budget limitations.

**CIP Process and Timeline**



Every year FPUA updates its five-year Capital Improvement Plan. The process requires the departments to look ahead and anticipate their capital needs apart from the Operating Budget. Departments submitted their requests with cost estimates, justifications, priorities, and time to complete, as well as other details. A Budget Review Committee (BRC) evaluated each submission against criteria and recommendations based on historical trends, needs, and available funds.

There is a two-step process requiring a taskforce made up of senior level managers across all departments and finance team. The senior level managers are responsible for reviewing and scoring the capital submissions based on two different sets of criteria, which is conducted in both a collaborative as well as individual manner. This does not necessarily determine which projects will receive funding in the immediate fiscal year but it used as an objective measurement to assess a project’s priority against all other submissions.

The cost of projects submitted exceeds FPUA’s ability to fund them so projects must be prioritized. Opportunities for grants and other resources are constantly evaluated to assist in addressing this area of the budget.

## **Step 1 Evaluation Criteria**

The first step allowed department managers to present their top priority capital submissions in a workshop format with the Budget Review Committee. Presentations focused mainly on projects that are rate funded to ensure rate sufficiency among systems. This evaluation process provided BRC with the opportunity to ask questions relative to each project presented to gain a more thorough understanding of the need and scope of the project. After the presentations, the members categorize the priority of the project placed based on the set of criteria.

**Priority I: Imperative (Must-Do)** – Projects that cannot reasonably be postponed in order to avoid harmful or otherwise undesirable consequences.

- A. Corrects a condition dangerous to public health or safety
- B. Satisfies a legal, regulatory or statutory obligation or requirement
- C. Alleviates an emergency service disruption or deficiency
- D. Prevents irreparable damage to a valuable public facility

**Priority II: Essential (Should-Do)** – Projects that address clearly demonstrate needs or objectives.

- A. Rehabilitates or replaces an obsolete public facility or structure
- B. Stimulates economic growth and private capital investment
- C. Reduces future operating and maintenance costs
- D. Leverage available state or federal grant funding






**Priority III: Important (Could-Do)** – Projects that benefit the community but may be delayed without detrimental effects to basic services.

- A. Provides a new or expanded level of service
- B. Promotes intergovernmental cooperation
- C. Reduce energy consumption
- D. Enhance educational, cultural or natural resources

**Priority IV: Desirable (Nice-To-Do)** – Desirable projects that are not included within a two-year program because of funding limitations

**Step 2 Evaluation Criteria**

In the second step, BRC members evaluate all project submissions against a set of strategic plans including; Community Relations, Growth and Rates, Workforce, Technology, and Utility Governance.

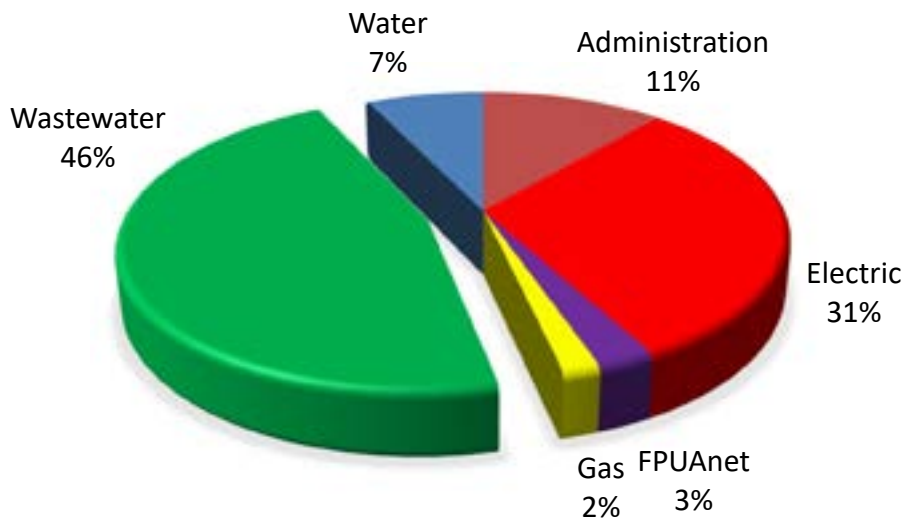
	<p><b>Community Relations</b></p>	<p>FPUA will engage internal and external stakeholders to build relationships and earn trust through collaborative communication.</p>
	<p><b>Growth and Rates</b></p>	<p>FPUA will strategically expand services to grow the utility and city in order to provide economical and reliable services for customers.</p>
	<p><b>Workforce</b></p>	<p>FPUA will retain and attract the employees necessary to lead FPUA into the future.</p>
	<p><b>Technology</b></p>	<p>FPUA will streamline and automate processes.</p>
	<p><b>Utility Governance</b></p>	<p>FPUA will provide its Board with the education and resources needed to continue to excel at the performance of its Charter responsibilities.</p>

The proposed Capital Improvement Plan (CIP) directly supports our organization’s strategic goals. We are emphasizing that approximately 98% of the CIP will focus on Growth and Rates through key projects such as the WW Conveyance System to MWRf, Electric Substation, MWRf Relocation, and New Construction for Electric Residential and Commercial customers. The remaining 2% of the budget will support Technology advancements such as the Security System, GRIP Auto Reclosure, and 69kV Breaker. This comprehensive investment strategy addresses our infrastructure needs, operational efficiency, stakeholder engagement, and responsible resource management.

**Capital Improvement Program by System**

The CIP for FPUA’s System(s) projects for fiscal years 2026 - 2030 totals \$277,882,515. The Wastewater system’s relocation of the Island Water Reclamation Facility & WW Conveyance System to MWRF, and new electric substation are the major projects of the five-year plan which account for 55%, or \$151,942,920 of the total CIP. The FY 2026 Capital Budget, in the amount of \$102,522,461 includes contingency funding of \$1,000,000. The graph and table below show the five-year CIP by the operating system.

**FY 2026-2030 CIP by System**



System	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2026-2030
Wastewater	\$69,315,500	\$26,121,750	\$22,350,000	\$8,901,359	\$2,180,000	\$128,868,609
Electric	14,350,524	22,815,554	20,585,736	19,929,581	7,634,113	85,315,508
Admin	10,856,072	11,630,429	5,895,701	935,029	2,206,935	31,524,166
Water	5,211,818	3,105,596	4,224,545	2,964,056	4,572,312	20,078,327
FPUAnet	1,869,500	1,700,000	1,625,000	1,070,000	1,070,000	7,334,500
Gas	919,047	892,466	950,940	954,519	1,044,433	4,761,405
<b>Grand Total</b>	<b>\$102,522,461</b>	<b>\$66,265,795</b>	<b>\$55,631,922</b>	<b>\$34,754,544</b>	<b>\$18,707,793</b>	<b>\$277,882,515</b>

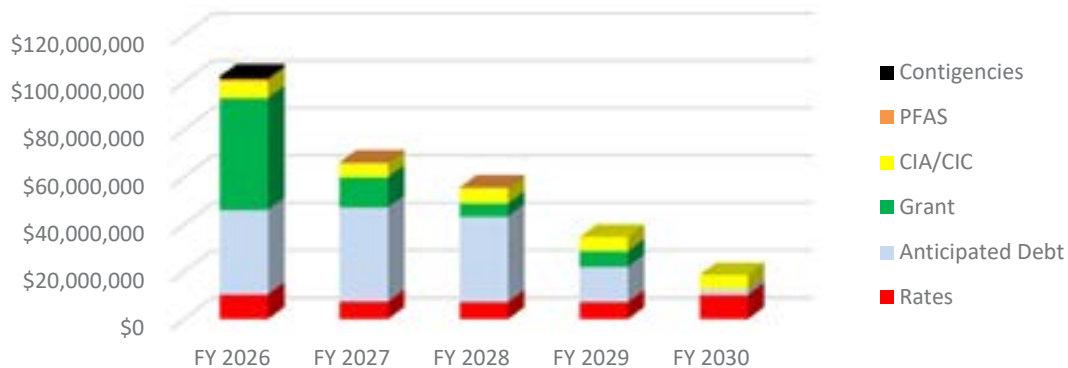
**Proposed funding of Capital Improvement Program**

The five-year CIP was developed to ensure that the proposed plan is achievable with available resources. The CIP is designed to be a flexible tool and will be used to ensure that adequate funding is available for these projects while maintaining adequate cash reserves. The following are the projected funding sources for CIP projects:

- Rates
- Anticipated Debt
- Contributions-in-Aid (CIA)
- Capital Improvement Charges (CIC)
- Grants
- PFAS
- Contingency

Anticipated Debt will fund 47% of the CIP for FY 2026–2030. These funds are earmarked primarily for redirecting the conveyance system to MWRf, Electric Substation, ESC Storm Hardening, completion of the installation of the Advanced Metering Infrastructure 2.0, and FPUAnet system expansion for Smart and Connected City fiber. Grants are expected to cover 26% of the CIP, while Utility rate revenues are anticipated to provide 15% of the total funding which becomes crucial in the absence of potential grants needed for the completion of the Wastewater System relocation and WW Conveyance System. Contributions from external sources (CIA and CIC) are projected to finance 11%, and the remaining 1% from PFAS designated for Reverse Osmosis Water projects. Detailed figures are illustrated in the graph and table below, depicting the projected dollar amounts from each funding source.

**FY 2026-2030 by Funding Sources**



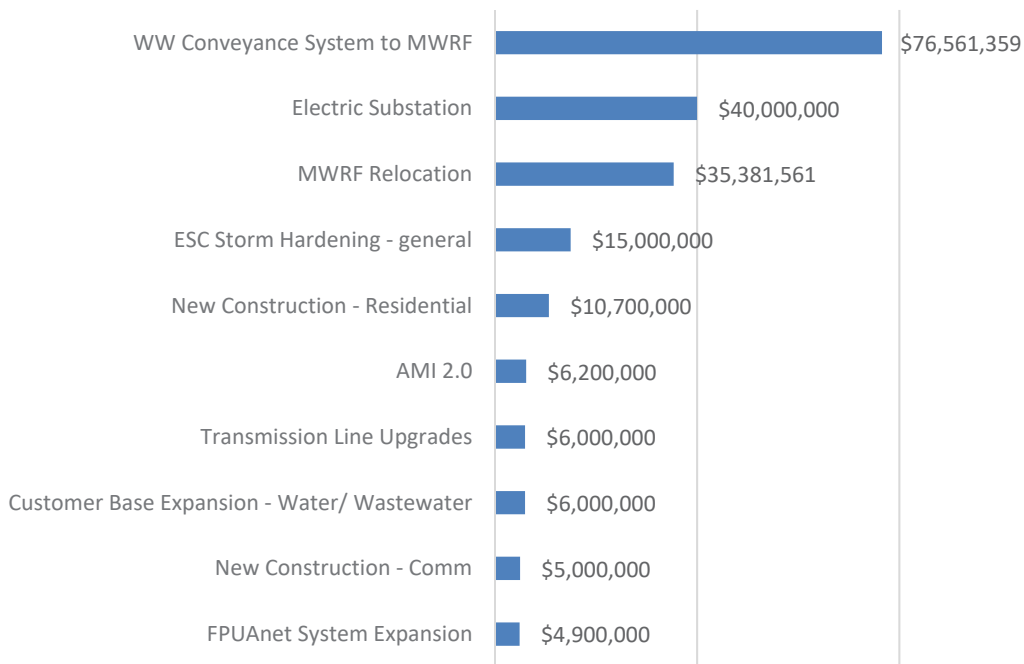
Funding Source	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2026-2030
Rates	\$10,371,106	\$7,350,887	\$7,166,297	\$7,159,734	\$10,166,312	\$42,214,336
Anticipated Debt	35,762,000	39,850,000	36,200,000	15,000,000	2,500,000	129,312,000
Grant	47,150,611	12,656,910	5,400,000	6,561,359		71,768,880
CIA/CIC	7,208,744	6,007,998	6,465,625	6,033,451	6,041,481	31,757,299
PFAS	1,030,000	400,000	400,000			1,830,000
Contingencies	1,000,000					1,000,000
<b>Grand Total</b>	<b>\$102,522,461</b>	<b>\$66,265,795</b>	<b>\$55,631,922</b>	<b>\$34,754,544</b>	<b>\$18,707,793</b>	<b>\$277,882,515</b>

**FY 2026 - 2030 Capital Budget Highlights**

FPUA classifies capital projects into two categories, blanket or standard. Blanket projects include proposed additions and retirements to the utility systems and are routine in nature, such as water main, utility pole, and gas line replacements. The replacement of transformers, mains, services, pumps, and valves, and the removal of old deteriorated equipment and failing water and wastewater system components will continue as necessary to maintain the integrity of the systems. A number of blanket projects have been proposed that are intended to fund renewals and replacements to a continuously aging system. Much of the renewals and replacements are done as a requirement of various federal, state, and local agencies. Emergency replacements also fall into this category. Standard projects are named projects that are designated to a certain location within FPUA’s service territory.

The following major standard and blanket projects accounted for 74% of the total CIP:

FY 2026 - 2030 Major Projects

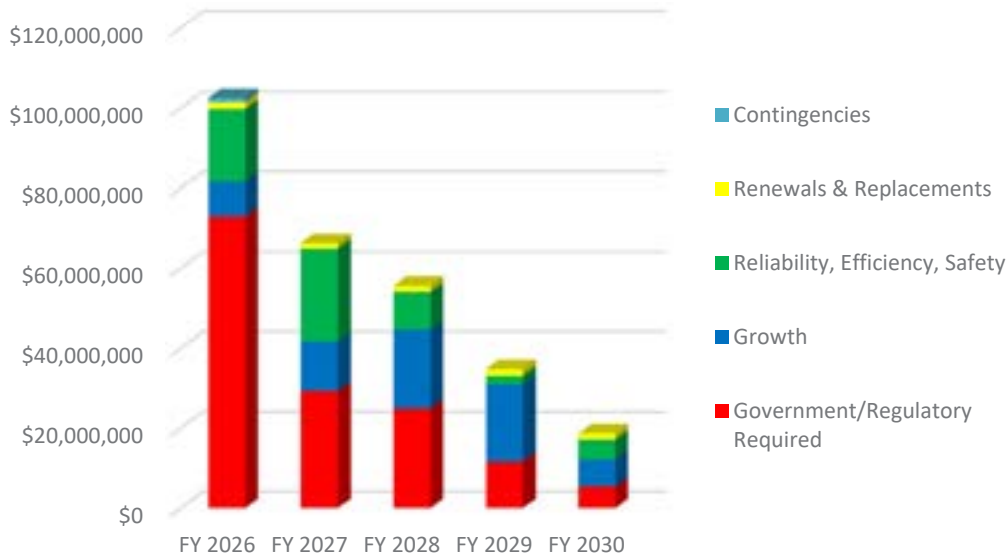


Alignment to Strategic Plan	Project Name/Description
 Growth & Rates	<p><b>WW Conveyance System to MWRF:</b> Modifications to the existing wastewater conveyance system to reverse and re-direct flows to new Mainland Water Reclamation Facility.</p> <ul style="list-style-type: none"> <li>• <b>Operating Budget Impact:</b> Increase operating expense.</li> </ul>
 Growth & Rates	<p><b>New Substation:</b> Design and build a new electric substation. Continued customer growth in the southwest portion of the FPUA service territory will cause a dramatic increase in electric demand in the next 5 years.</p> <ul style="list-style-type: none"> <li>• <b>Operating Budget Impact:</b> Increase revenue for utility by increasing the number of customers on the utility's electric system</li> </ul>
 Growth & Rates	<p><b>MWRF Relocation:</b> The IWRF relocation Water Reclamation Facility will be a state-of-the-art process that will reduce operation &amp; maintenance costs, and open a new market for reclaimed water.</p> <ul style="list-style-type: none"> <li>• <b>Operating Budget Impact:</b> Increase operating expense, but will provide an environmental benefit.</li> </ul>
 Growth & Rates	<p><b>ESC Storm Hardening:</b> This project is based on the findings from the previous Storm Hardening Feasibility Study. The allocated funding will address the deficiencies identified in the study, including roof replacement, elimination of roof penetrations, window replacement, and other storm hardening improvements.</p> <ul style="list-style-type: none"> <li>• <b>Operating Budget Impact:</b> Decrease expenses for continued emergency repairs. Increase expense due to additional anticipated debt.</li> </ul>
 Growth & Rates	<p><b>New Construction – Residential:</b> This project funds part of the cost of a new electric service necessary to serve a new residence. For a single-family residence, FPUA covers the cost of transformer, wire and connectors; the owner covers cost for the meter can and conduit.</p> <ul style="list-style-type: none"> <li>• <b>Operating Budget Impact:</b> Increase revenue for the utility by increasing the number of customers on the utility's electric system.</li> </ul>
 Growth & Rates	<p><b>AMI 2.0:</b> Complete the AMI project using a Point-to-Multi-Point system to achieve full deployment for both Water and Gas services.</p> <ul style="list-style-type: none"> <li>• <b>Operating Budget Impact:</b> Expenses will initially increase due to anticipated debt but these expenditures represent a strategic investment aimed at significantly improving operational efficiency and lower over time.</li> </ul>
 Growth & Rates	<p><b>Transmission Line Upgrades:</b> The transmission lines within FPUA's Electric Service Territory have been identified by its NERC Transmission Planner (TP) as needing upgrades in order to maintain reliable service under emergency conditions.</p> <ul style="list-style-type: none"> <li>• <b>Operating Budget Impact:</b> Reduction in expenses by increasing system reliability and reducing maintenance costs.</li> </ul>
 Growth & Rates	<p><b>Customer Base Expansion Projects:</b> Installation of sanitary sewer force mains, sewer services, and other appurtenances to bring municipal wastewater services to existing residents on septic.</p> <ul style="list-style-type: none"> <li>• <b>Operating Budget Impact:</b> Increase revenues due to opportunities to increase customer base.</li> </ul>
 Growth & Rates	<p><b>New Construction-Commercial:</b> FPUA provided electric service to new commercial customers which included primary wire and equipment installation.</p> <ul style="list-style-type: none"> <li>• <b>Operating Budget Impact:</b> Increase electric revenue by adding new commercial customers to the utility's system.</li> </ul>
 Growth & Rates	<p><b>System Expansion:</b> To accomplish a Smart and Connected City, Fiber optic main feeders and distribution lines have to be built. These lines will serve as the backbone for Smart City, Utility, XGS-PON deployments and other expansion efforts within the electric territory. One goal of FPUA is to expand our gas services in our territory.</p> <ul style="list-style-type: none"> <li>• <b>Operating Budget Impact:</b> Increase revenues due to opportunities to increase customer base.</li> </ul>

**Reasons Capital Projects are Required**

FPUA’s CIP and Capital Budget include funding for projects mandated by other government or regulatory agencies or required for system growth, reliability, efficiency, safety, and renewals & replacements. The following graph and table display the projected amounts by the requirement.

**FY 2026-2030 CIP Required by**



Required By	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2026-2030
Government/Regulatory	\$72,933,252	\$29,362,351	\$24,956,368	\$11,682,142	\$5,385,779	\$144,319,892
Growth	8,843,173	12,443,550	19,724,262	19,197,933	6,777,495	66,986,413
Reliability, Efficiency, Safety	18,002,985	23,121,201	9,371,667	2,260,720	4,976,004	57,732,577
Renewals & Replacements	1,743,051	1,338,693	1,579,625	1,613,749	1,568,515	7,843,633
Contingencies	1,000,000	-	-	-	-	1,000,000
<b>Grand Total</b>	<b>\$102,522,461</b>	<b>\$66,265,795</b>	<b>\$55,631,922</b>	<b>\$34,754,544</b>	<b>\$18,707,793</b>	<b>\$277,882,515</b>

Projects mandated by federal, state, and local government and regulatory agencies represent 52% or \$144,319,892 of the FY 2026 – FY 2030 CIP primarily due to the movement of the Wastewater Plant off Hutchinson Island and away from the Indian River Lagoon. The projected costs in the five-year CIP are as follows:

<b>Required by Government/ Regulatory</b>	<b>FY 2026 - 2030</b>
City of Fort Pierce	\$112,480,714
Public Service Commission	12,260,473
Florida Department of Environmental Protection	8,008,500
CITY/SLC/FDOT	4,652,000
North America Electric Reliability Corporation	2,050,000
St. Lucie County	1,860,689
DHS/NERC/Safety	1,505,000
Florida Department of Transportation	527,021
DHS/DEP/EPA	450,000
SLC Fire District	340,495
South Florida Water Management District	185,000
<b>Grand Total</b>	<b>\$144,319,892</b>

**Impact on Operating Budget**

Capital projects may or may not have an ongoing financial impact on FPUA’s operating budget. For the FY 2026 Capital Budget, the annual impact on O&M costs is one of the criteria that is used to assess and evaluate capital projects. Known and quantifiable operating impacts can be classified into one of the following results:

- Increase Revenue
- Cost Savings
- Decrease Revenue
- Increase Expense
- No impact on O&M Budget

Purchasing replacement vehicles will result in cost savings per vehicle because of the anticipated reduction in maintenance and repair costs. The reduction in vehicle maintenance will be offset, in part, by other aging vehicles requiring maintenance, and increases in depreciation expense.

Fixed asset purchases such as security systems, hardware, and software will impact the operating budget minimally (less than \$25,000 for each asset) for the costs of annual licenses, updates, and maintenance.

Since blanket projects are ongoing projects that will maintain and extend the life of FPUA’s infrastructure, the operating impact is typically rated as additional cost savings. These projects are completed in coordination within departments of FPUA when feasible or mandated by outside agencies.

The impact of the Fiscal Year 2026 Capital Projects on the Operating and Maintenance (O&M) budget has been analyzed. Approximately 46% of the projects are projected to increase revenue. This positive impact comes from the new electric substation, and system expansions in Electric, Water, Wastewater, Gas, and FPUAnet. Another 27% of the projects are expected to increase expenses, primarily due to the necessity of operating two wastewater plants simultaneously while capacity redirection is taking place. Debt costs for the conveyance system and expansion projects are also factors contributing to the increased expenses. Finally, the remaining 27% of projects are expected to generate cost savings by improving reliability and replacing outdated infrastructure.

The chart below illustrates the annual impact on the operating budget, excluding Fixed Assets.

**Annual Impact on the Operating Budget**

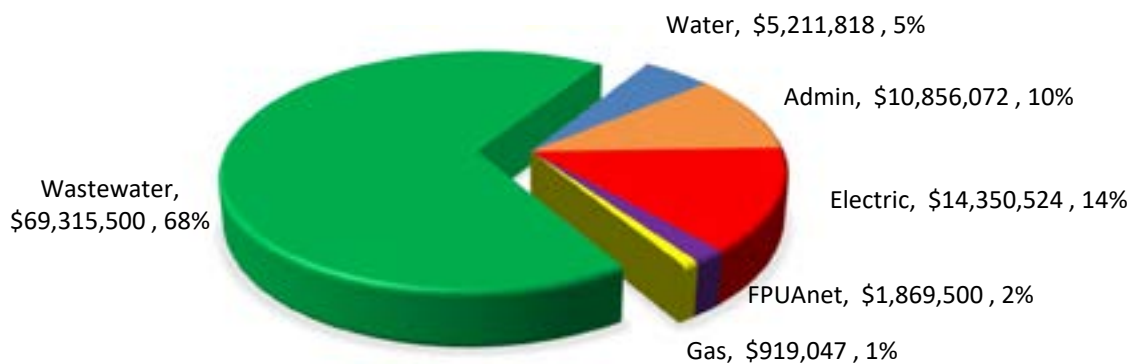


**2026 Capital Plan Highlights**

Funds are allocated to cover a variety of projects as permitted by revenue source and availability. Projects align closely with our mission statement to provide economical, reliable, and friendly service to our community, with the most important component being public safety.

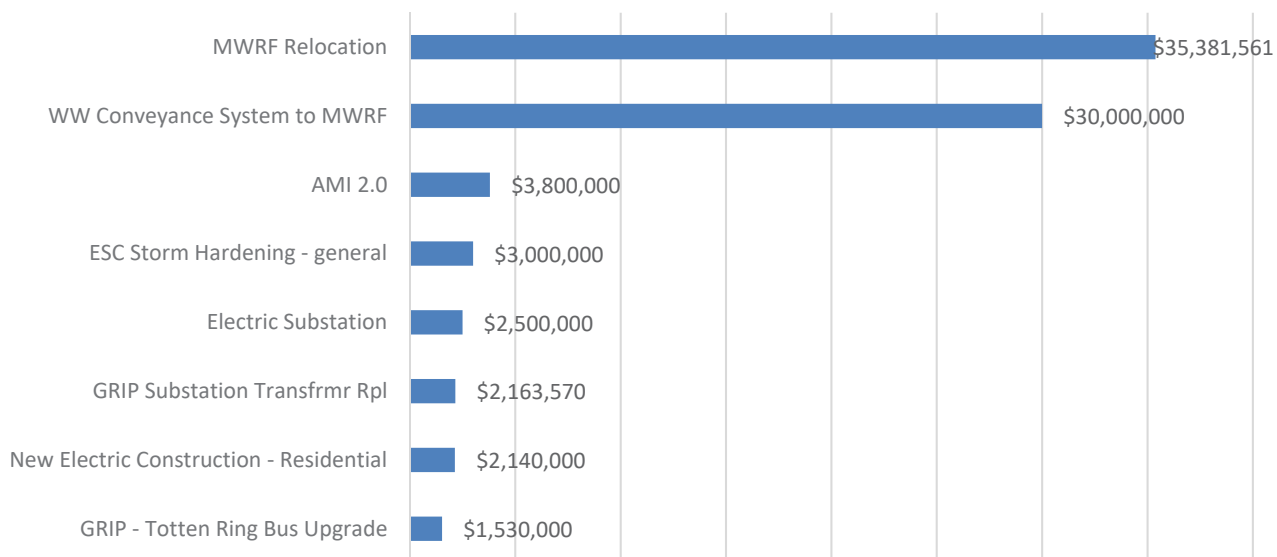
Below is the breakdown of the FY2026 capital budget of \$102,522,461 by System.

**FY 2026 Capital Budget**



The graph below lists the major capital projects accounting for 79% or \$80,515,131 of the fiscal year 2026 Capital Budget, based on ranking criteria that identify cost-effective improvements and alignment with FPUA’s mission.

**FY 2026 Major Projects**



**Vehicle Replacement Program**

Centralized Fleet Services (CFS) provides vehicle services and oversight of FPUA’s fleet. The CFS Fleet Management Administrator meets with FPUA’s various departments to determine vehicle replacement needs based on age, mileage, maintenance cost, and use. Specialized vehicles such as material handlers, backhoes/loaders, and dump trucks will be purchased by the requesting departments. The table below shows the proposed vehicle purchases included in the FY 2026 Capital Budget.

Description	Quantity	FY 2026
3/4-ton 4x4 Crew Cab Pickup Truck	1	\$60,000
<b>Electric Total</b>	<b>1</b>	<b>60,000</b>
1/2-ton Pick-Up Truck	2	100,000
3/4-ton Pick-Up Truck	1	50,000
<b>Water Total</b>	<b>3</b>	<b>150,000</b>
1 Ton Dump Body Service Truck	1	75,000
<b>Wastewater Total</b>	<b>1</b>	<b>75,000</b>
40' Bucket Truck	1	177,000
<b>FPUAnet Total</b>	<b>1</b>	<b>177,000</b>
Light duty SUV Truck	1	50,000
1/2 Ton Pickup Truck	2	100,000
<b>Administration Total</b>	<b>3</b>	<b>150,000</b>
<b>Grand Total</b>	<b>9</b>	<b>\$ 612,000</b>

**Summary**

The projects presented in the FY 2026 – FY 2030 CIP are essential to FPUA’s efforts to provide our customers with the highest quality of products and services. The CIP has been prepared with strategic planning priorities in mind, along with FPUA’s commitment to meet the needs of our customers and community. The following this memorandum is the summary of the capital budget requests, followed by the detailed departmental budget requests. These comprehensive and detailed requests include project descriptions, annual budgeted costs, impacts on the operating budget, alignment to the strategic plan, and anticipated completion dates on each capital expense in FPUA’s CIP, please visit FPUA website, found under Financial Reports on [www.fpua.com](http://www.fpua.com).



**CAPITAL IMPROVEMENT PLAN SUMMARY**

DEPT	REQ	PROJECT TITLE / ASSET NAME	TYPE	FUNDING	NUMBER	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2026-30
<b>01</b>	<b>Manatee Center</b>										
01	1	Building Consolidation	STD	RATES	325	\$ 35,845	\$ -	\$ -	\$ -	\$ -	\$ 35,845
01	2	Updated Exhibitory	STD	RATES	330	155,330	-	-	-	-	155,330
		<b>TOTAL</b>				<b>191,175</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>191,175</b>
<b>22</b>	<b>Supply Chain Management</b>										
22	FA-1	Diagnostic equip - fleet	FA	RATES	439826003	6,000	-	6,000	-	6,000	18,000
22	FA-2	Narrow Aisle Fork Truck # 1	FA	RATES	FA	-	-	75,000	-	-	75,000
22	FA-3	Narrow Aisle Fork Truck # 2	FA	RATES	FA	-	-	-	75,000	-	75,000
22	FA-4	light-med duty fleet vehicles	FA	RATES	VEHICLE	-	250,000	250,000	250,000	650,000	1,400,000
22	1	ESC Wire Inventory Storage	STD	RATES	-	-	-	-	-	100,000	100,000
22	2	ESC Loading Dock Accessibility	STD	RATES	453	25,000	-	-	-	-	25,000
22	3	Transformer Storage Building	STD	RATES	-	-	-	-	75,000	425,000	500,000
22	4	Enclose West End of ESC	STD	RATES	-	-	-	10,945	34,251	-	45,196
22	5	Reconfigure Warehouse	STD	RATES	-	-	-	-	45,668	99,384	145,052
		<b>TOTAL</b>				<b>31,000</b>	<b>250,000</b>	<b>341,945</b>	<b>479,919</b>	<b>1,280,384</b>	<b>2,383,248</b>
<b>32</b>	<b>Information Technology Services</b>										
32	FA-1	Dept. Hardware & Software	FA	RATES	439926001	100,000	100,000	100,000	100,000	100,000	500,000
32	FA-2	Servers	FA	RATES	439926002	500,000	50,000	50,000	50,000	50,000	700,000
32	FA-3	Great Plains / Cogsdale	FA	RATES	FA	-	21,000	-	21,000	-	42,000
32	FA-4	Communications	FA	RATES	FA	-	125,000	-	40,000	-	165,000
32	FA-5	Telephony	FA	RATES	FA	-	90,000	-	20,000	-	110,000
32	1	ACS SCADA Client Desktops	STD	RATES	432	11,948	-	-	-	198,768	210,716
32	2	Fuel Management Replacement	STD	RATES	460	25,000	-	-	-	-	25,000
32	3	Storage Area Network	STD	RATES	467	-	60,425	-	-	318,029	378,454
32	4	ESC Wi-Fi	STD	RATES	465	7,169	-	-	-	-	7,169
32	5	Edge Switch Upgrade	STD	RATES	469	2,390	-	-	-	-	2,390
32	6	Structured Cabling Upgrades	STD	RATES	476	2,390	-	-	-	-	2,390
32	7	CheckPoint	STD	RATES	-	-	29,004	8,756	4,110	39,754	81,624
		<b>TOTAL</b>				<b>648,897</b>	<b>475,429</b>	<b>158,756</b>	<b>235,110</b>	<b>706,551</b>	<b>2,224,743</b>
<b>35</b>	<b>Facilities</b>										
35	FA-1	HVAC Systems	FA	RATES	439026005	100,000	100,000	100,000	100,000	100,000	500,000
35	FA-2	Ice Machine Replacement	FA	RATES	439826004	20,000	20,000	20,000	20,000	20,000	100,000
35	FA-3	Irrigation	FA	RATES	439026006	25,000	-	-	-	-	25,000
35	FA-4	light duty SUV	FA	RATES	VEHICLE	50,000	-	-	-	-	50,000
35	1	ESC Storm Hardening - General	STD	ANTICIPATED DEBT	474	3,000,000	7,000,000	5,000,000	-	-	15,000,000
35	2	Admin Electrical Upgrade	STD	RATES	425	150,000	125,000	175,000	-	-	450,000
35	3	Roof Replacement & Restoration	STD	RATES	433	100,000	100,000	100,000	100,000	100,000	500,000
35	4	Admin Window Replacement	STD	ANTICIPATED DEBT	447	120,000	-	-	-	-	120,000
35	4	Admin Window Replacement	STD	GRANT	447	250,000	-	-	-	-	250,000
35	5	Annex Windows Replacement	STD	ANTICIPATED DEBT	-	-	350,000	-	-	-	350,000
35	6	Security System	STD	ANTICIPATED DEBT	402	725,000	750,000	-	-	-	1,475,000
35	7	FPUA Parking Compound Fence	STD	RATES	446	-	-	-	-	-	-
35	8	ESC Build Out 1st Floor	STD	ANTICIPATED DEBT	451	450,000	-	-	-	-	450,000
35	9	Fire System Agent Exchange	STD	RATES	461	20,000	-	-	-	-	20,000
35	10	Fuel Fire Suppression Replace	STD	RATES	-	-	60,000	-	-	-	60,000
35	11	ESC Car Wash Station	STD	RATES	482	75,000	-	-	-	-	75,000
		<b>TOTAL</b>				<b>5,085,000</b>	<b>8,505,000</b>	<b>5,395,000</b>	<b>220,000</b>	<b>220,000</b>	<b>19,425,000</b>

**CAPITAL IMPROVEMENT PLAN SUMMARY**

DEPT	REQ	PROJECT TITLE / ASSET NAME	TYPE	FUNDING	NUMBER	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2026-30
<b>41</b>	<b>Public Affairs and Sustainability</b>										
41	FA-1	1/2 Ton Pickup Truck	FA	RATES	VEHICLE	50,000	-	-	-	-	50,000
	<b>TOTAL</b>					<b>50,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>50,000</b>
<b>44</b>	<b>Utility Operations</b>										
44	FA-1	1/2 Ton Pickup	FA	RATES	VEHICLE	50,000	-	-	-	-	50,000
44	1	AMI 2.0	STD	ANTICIPATED DEBT	423	3,800,000	2,400,000	-	-	-	6,200,000
	<b>TOTAL</b>					<b>3,850,000</b>	<b>2,400,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,250,000</b>
<b>54</b>	<b>Electric Transmission &amp; Distribution</b>										
54	FA-1	Backyard derrick	FA	RATES	539226001	240,000	-	-	-	-	240,000
54	FA-2	International 55' Truck	FA	RATES	VEHICLE	-	325,000	-	-	-	325,000
54	FA-3	Small Digger Derrick Truck	FA	RATES	VEHICLE	-	-	325,000	-	-	325,000
54	FA-4	55' Material Handler	FA	RATES	VEHICLE	-	-	-	325,000	-	325,000
54	FA-5	3/4 ton 4x4 Crew Cab Pickup	FA	RATES	VEHICLE	60,000	-	-	-	-	60,000
54	1	Retirement from Plant	BLKT	RATES	501	15,000	15,000	15,000	15,000	15,000	75,000
54	6	Trans & Dist Improvements	BLKT	RATES	515	85,000	85,000	85,000	85,000	85,000	425,000
	<b>TOTAL</b>					<b>400,000</b>	<b>425,000</b>	<b>425,000</b>	<b>425,000</b>	<b>100,000</b>	<b>1,775,000</b>
<b>55</b>	<b>Electric Operations</b>										
55	FA-1	Smart Fault Indicators Project	STD	RATES	539826002	-	200,000	428,000	-	-	628,000
55	FA-1	Smart Fault Indicators Project	STD	GRANT	539826002	460,000	400,000	400,000	-	-	1,260,000
55	1	CT Metering Account	BLKT	RATES	514	8,125	9,064	18,388	20,779	39,754	96,110
55	2	Electric Meter Replacements	BLKT	RATES	517	25,092	26,587	50,348	54,802	103,359	260,188
	<b>TOTAL</b>					<b>493,217</b>	<b>635,651</b>	<b>896,736</b>	<b>75,581</b>	<b>143,113</b>	<b>2,244,298</b>
<b>56-E</b>	<b>Electric &amp; Gas Engineering - Electric</b>										
56-E	1	15kV Breaker Replacement	BLKT	RATES	502	200,000	12,000	22,000	23,000	40,000	297,000
56-E	2	GRIP Auto Reclsure Reliab Imprvmnts	BLKT	RATES	503	43,437	30,000	30,000	30,000	30,000	163,437
56-E	2	GRIP Auto Reclsure Imprvmnts	BLKT	GRANT	503	687,300	-	-	-	-	687,300
56-E	3	Substation Imprv Prjcts	BLKT	RATES	506	110,000	50,000	50,000	50,000	100,000	360,000
56-E	4	Storm Hardening - NESC	BLKT	RATES	508	350,000	350,000	350,000	500,000	500,000	2,050,000
56-E	5	69kV Breaker Replacement	BLKT	RATES	509	35,000	70,000	70,000	70,000	70,000	315,000
56-E	6	Electric Sys VAR Control Expan	BLKT	RATES	510	-	10,000	10,000	10,000	10,000	40,000
56-E	7	Governmental & Other Required	BLKT	RATES	512	125,000	127,000	230,000	240,000	417,000	1,139,000
56-E	7	Governmental & Other Required	BLKT	CIA	512	175,000	175,000	175,000	175,000	175,000	875,000
56-E	8	New Construction - Residential	BLKT	RATES	516	140,000	140,000	140,000	140,000	140,000	700,000
56-E	8	New Construction - Residential	BLKT	CIA	516	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
56-E	9	New Construction - Comm	BLKT	RATES	518	250,000	250,000	250,000	250,000	250,000	1,250,000
56-E	9	New Construction - Comm	BLKT	CIA	518	750,000	750,000	750,000	750,000	750,000	3,750,000
56-E	10	New/Upgr Rental Lights	BLKT	RATES	519	48,000	48,000	87,000	91,000	159,000	433,000
56-E	11	Maintenance Pole Replacements	STD	RATES	592	100,000	100,000	100,000	100,000	250,000	650,000
56-E	12	GRIP Substation Transfrmr Rpl	STD	RATES	594	2,163,570	1,003,947	-	-	-	3,167,517
56-E	12	GRIP Substation Transfrmr Rpl	STD	GRANT	594	-	1,635,160	-	-	-	1,635,160
56-E	13	Totten Substation Expansion	STD	ANTICIPATED DEBT	595	750,000	2,750,000	-	-	-	3,500,000
56-E	14	GRIP - Autoxfmr Upgrades	STD	RATES	563	-	-	-	-	-	-
56-E	14	GRIP - Autoxfmr Upgrades	STD	GRANT	563	-	-	-	-	-	-
56-E	14	GRIP - Totten Ring Bus Upgrade	STD	RATES	597	30,000	3,796	-	-	-	33,796
56-E	14	GRIP - Totten Ring Bus Upgrade	STD	GRANT	597	-	250,000	-	-	-	250,000
56-E	14	GRIP - Totten Ring Bus Upgrade	STD	ANTICIPATED DEBT	597	1,500,000	2,500,000	-	-	-	4,000,000
56-E	15	Electric Substation	STD	ANTICIPATED DEBT	526	2,500,000	5,000,000	15,000,000	15,000,000	2,500,000	40,000,000
56-E	16	Transmission Line Upgrades	STD	ANTICIPATED DEBT	531	1,500,000	4,500,000	-	-	-	6,000,000
	<b>TOTAL</b>					<b>13,457,307</b>	<b>21,754,903</b>	<b>19,264,000</b>	<b>19,429,000</b>	<b>7,391,000</b>	<b>81,296,210</b>

**CAPITAL IMPROVEMENT PLAN SUMMARY**

DEPT	REQ	PROJECT TITLE / ASSET NAME	TYPE	FUNDING	NUMBER	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2026-30
<b>62</b>	<b>Water Resources</b>										
62	FA-1	Submersible Well Pumps	FA	RATES	632526001	20,000	20,000	20,000	20,000	20,000	100,000
62	FA-2	Submersible Electric Motors	FA	RATES	632526002	17,000	17,000	17,000	17,000	17,000	85,000
62	FA-3	Telemetry/Controls/Instr	FA	RATES	633226003	25,000	25,000	25,000	25,000	25,000	125,000
62	FA-4	1/2 ton Pick-Up	FA	RATES	VEHICLE	50,000	-	-	-	-	50,000
62	FA-5	WTP Main Tie Breaker	FA	RATES	633126010	65,000	-	-	-	-	65,000
62	1	Raw Water Mains R&R	BLKT	RATES	618	2,390	2,417	4,378	4,567	7,951	21,703
62	2	RO A&B Expansion Predesign	STD	PFAS	627	450,000	-	-	-	-	450,000
62	3	RO Clearwell Tie-In	STD	PFAS	628	580,000	-	-	-	-	580,000
62	4	Dryer Building Roof	STD	RATES	-	-	48,340	-	-	-	48,340
62	5	I&C Room Remodel	STD	RATES	-	-	36,255	-	-	-	36,255
62	6	RO Membranes Train A and B	STD	PFAS	-	-	400,000	400,000	-	-	800,000
62	7	1.5 MG Ground Storage Tank	STD	RATES	-	-	-	87,562	-	-	87,562
62	8	Lime Softener #1	STD	RATES	-	-	-	-	-	200,000	200,000
62	9	Filter Deck Rehab	STD	RATES	-	-	-	-	-	350,000	350,000
62	10	Dryer Building MCC	STD	RATES	-	-	-	-	-	250,000	250,000
62	11	WTP Fencing	STD	RATES	-	-	-	-	-	238,521	238,521
62	12	Recovery Pond	STD	RATES	-	-	-	-	-	198,768	198,768
		<b>TOTAL</b>				<b>1,209,390</b>	<b>549,012</b>	<b>553,940</b>	<b>66,567</b>	<b>1,307,240</b>	<b>3,686,149</b>
<b>64</b>	<b>Water Distribution</b>										
64	FA-1	Thompson 4" Pump / Trailer	FA	RATES	639626004	41,000	-	-	-	-	41,000
64	FA-2	Grundomat 3" Boring Tool	FA	RATES	639626005	9,000	-	-	-	-	9,000
64	FA-3	Grundomat 2" Boring Tool	FA	RATES	639626006	6,700	-	-	-	-	6,700
64	FA-4	Utility / Equipment & Pipe Trailer	FA	RATES	639226007	9,000	-	-	-	-	9,000
64	FA-6	Various Equipment FY 2027-2030	FA	RATES	FA	-	25,000	95,000	91,000	40,000	251,000
64	FA-7	3/4 ton Pick-Up Trk	FA	RATES	VEHICLE	50,000	-	-	-	-	50,000
64	1	Meter/Backflow Preventers	BLKT	CIA	603	214,456	220,899	227,526	234,352	241,382	1,138,615
64	2	Fire Hydrant Replacement	BLKT	CIA	606	50,000	50,000	50,000	50,000	50,000	250,000
64	3	Meter & Backflow Changeouts	BLKT	RATES	612	50,212	52,310	97,595	104,856	188,027	493,000
64	4	Main/Serv/Valve Replacements	BLKT	RATES	615	550,000	550,000	550,000	550,000	550,000	2,750,000
		<b>TOTAL</b>				<b>980,368</b>	<b>898,209</b>	<b>1,020,121</b>	<b>1,030,208</b>	<b>1,069,409</b>	<b>4,998,315</b>

**CAPITAL IMPROVEMENT PLAN SUMMARY**

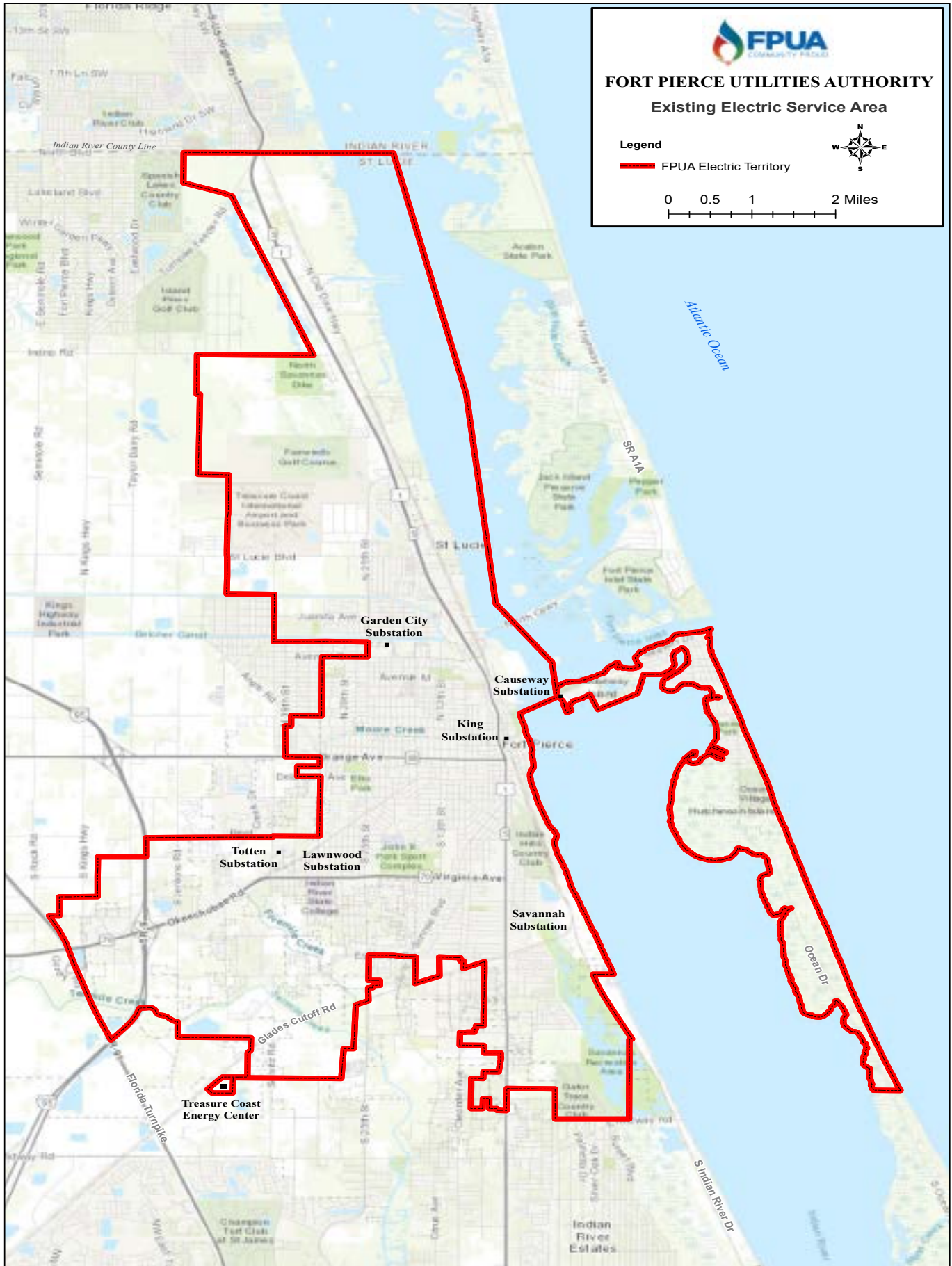
DEPT	REQ	PROJECT TITLE / ASSET NAME	TYPE	FUNDING	NUMBER	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2026-30
<b>66-W</b>	<b>Water Engineering</b>										
66-W	FA-1	1/2 ton Pick-Up Trk	FA	RATES	VEHICLE	50,000	-	-	-	-	50,000
66-W	1	Surficial Well Replacements	BLKT	RATES	602	-	-	372,138	-	-	372,138
66-W	1	Surficial Well Replacements	BLKT	CIC	602	-	-	450,000	-	-	450,000
66-W	2	Fire Hydrants	BLKT	CIC	607	16,099	17,099	18,099	19,099	20,099	90,495
66-W	4	Miscellaneous MSBU	BLKT	CIA	609	100,000	280,000	280,000	280,000	280,000	1,220,000
66-W	4	Miscellaneous MSBU	BLKT	CIC	609	18,500	70,000	70,000	70,000	70,000	298,500
66-W	5	New Construction Mains	BLKT	CIC	610	50,000	50,000	50,000	50,000	50,000	250,000
66-W	6	New Construction Customer Fund	BLKT	CIA	611	50,000	50,000	50,000	50,000	50,000	250,000
66-W	8	Customer Base Expansion	BLKT	CIC	614	1,000,000	750,000	750,000	750,000	750,000	4,000,000
66-W	9	Water Main Looping	BLKT	CIC	616	150,000	110,000	110,000	110,000	110,000	590,000
66-W	10	Water Mains Misc R&R	BLKT	RATES	617	143,382	181,276	350,247	388,182	715,564	1,778,651
66-W	11	Government & Other Required	BLKT	RATES	620	200,000	150,000	150,000	150,000	150,000	800,000
66-W	12	FPL Water Main Replacement	STD	RATES	676	119,485	-	-	-	-	119,485
66-W	12	FPL Water Main Replacement	STD	CIC	676	400,000	-	-	-	-	400,000
66-W	13	N. US Highway 1 WM Expansion	STD	CIA	677	82,500	-	-	-	-	82,500
66-W	13	N. US Highway 1 WM Expansion	STD	CIC	677	200,000	-	-	-	-	200,000
66-W	14	North Causeway Bridge Replace	STD	RATES	678	47,794	-	-	-	-	47,794
66-W	15	Midway Rd WM Adjustments	STD	RATES	691	59,742	-	-	-	-	59,742
66-W	16	Oleander Ave WM Replacement	STD	RATES	635	119,485	-	-	-	-	119,485
66-W	17	Delaware Ave WM Replacement	STD	RATES	639	47,794	-	-	-	-	47,794
66-W	18	Okeechobee Rd WM Replacement	STD	RATES	671	119,485	-	-	-	-	119,485
66-W	19	Indian River Dr. Corridor Imp.	STD	RATES	641	47,794	-	-	-	-	47,794
<b>TOTAL</b>						<b>3,022,060</b>	<b>1,658,375</b>	<b>2,650,484</b>	<b>1,867,281</b>	<b>2,195,663</b>	<b>11,393,863</b>
<b>56-G</b>	<b>Electric &amp; Gas Engineering - Gas</b>										
56-G	1	Gas System Expansion	BLKT	RATES	714	391,000	391,000	428,000	432,000	493,000	2,135,000
56-G	1	Gas System Expansion	BLKT	CIA	714	85,000	85,000	85,000	85,000	85,000	425,000
56-G	2	Governmental & Other Required	STD	RATES	720	73,000	45,000	45,000	50,000	75,000	288,000
56-G	2	Governmental & Other Required	STD	CIA	720	200,000	200,000	200,000	200,000	200,000	1,000,000
<b>TOTAL</b>						<b>749,000</b>	<b>721,000</b>	<b>758,000</b>	<b>767,000</b>	<b>853,000</b>	<b>3,848,000</b>
<b>74</b>	<b>Gas Operations</b>										
74	FA-1	LZ 30 Gas Detector	FA	RATES	737626001	14,000	-	-	-	-	14,000
74	1	Gas System Renewals	BLKT	RATES	704	4,540	4,713	8,537	9,134	15,901	42,825
74	2	Meter & Regulator Changeouts	BLKT	RATES	706	14,338	14,502	26,269	29,684	51,680	136,473
74	3	Excess Flow Valves (EFVs)	BLKT	CIA	707	15,000	15,000	15,000	20,000	20,000	85,000
74	4	Valve Install/Replacement	BLKT	RATES	708	7,169	7,251	13,134	13,701	23,852	65,107
74	5	Customer Funded Projects	BLKT	CIA	710	75,000	75,000	75,000	80,000	80,000	385,000
74	6	Pineapple Grove	STD	RATES	743	-	35,000	35,000	35,000	-	105,000
74	7	Beach Pine	STD	RATES	732	40,000	20,000	20,000	-	-	80,000
<b>TOTAL</b>						<b>170,047</b>	<b>171,466</b>	<b>192,940</b>	<b>187,519</b>	<b>191,433</b>	<b>913,405</b>
<b>61</b>	<b>Director of Water/WW Systems</b>										
61	1	MWRF Relocation	STD	GRANT	871	35,381,561	-	-	-	-	35,381,561
61	2	WW Conveyance System to MWRF	STD	GRANT	876	10,000,000	10,000,000	5,000,000	6,561,359	-	31,561,359
61	2	WW Conveyance System to MWRF	STD	ANTICIPATED DEBT	876	20,000,000	10,000,000	15,000,000	-	-	45,000,000
<b>TOTAL</b>						<b>65,381,561</b>	<b>20,000,000</b>	<b>20,000,000</b>	<b>6,561,359</b>	<b>-</b>	<b>111,942,920</b>

**CAPITAL IMPROVEMENT PLAN SUMMARY**

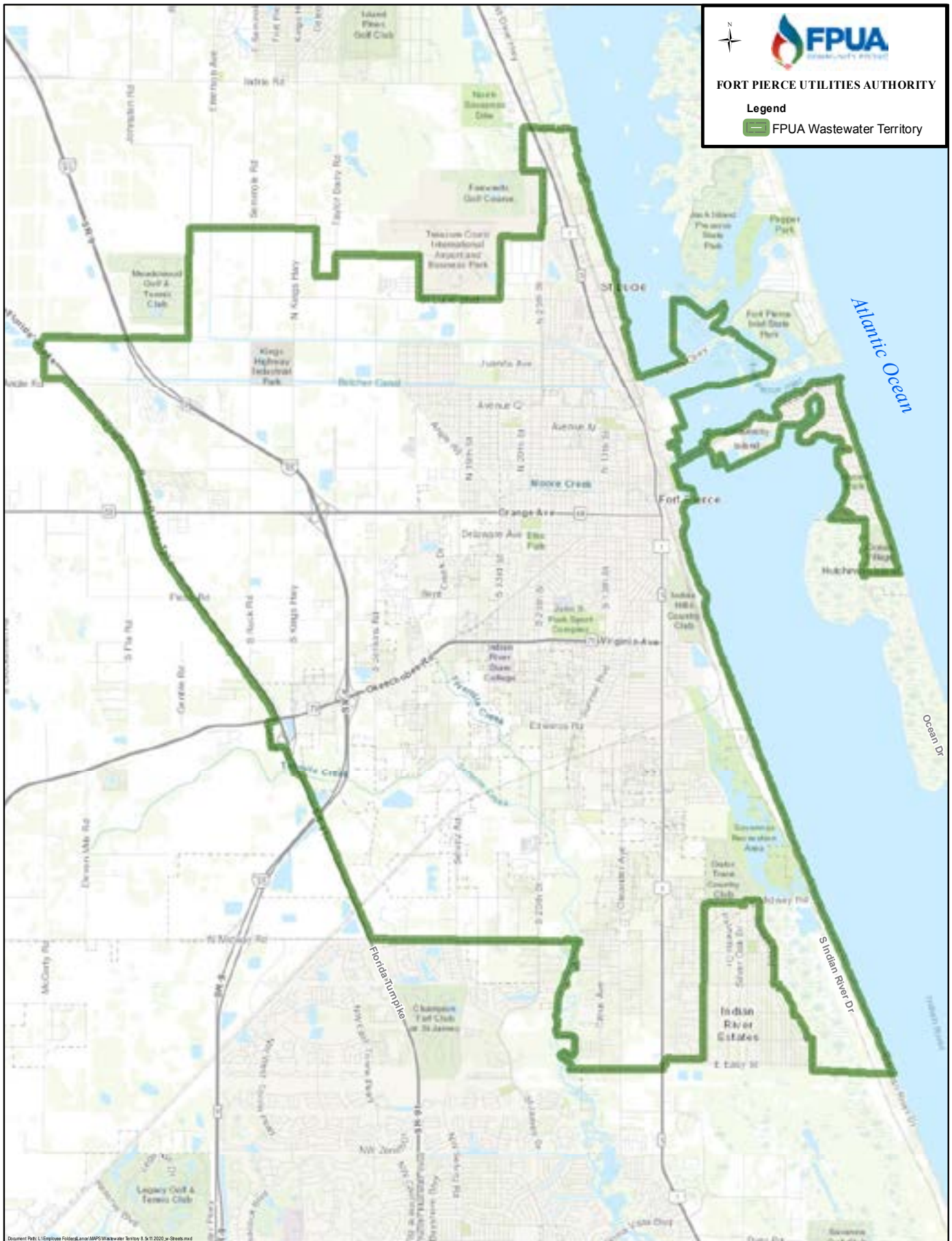
DEPT	REQ	PROJECT TITLE / ASSET NAME	TYPE	FUNDING	NUMBER	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2026-30
<b>66-WW Wastewater Engineering</b>											
66-WW	1	New Construction Mains	BLKT	CIC	810	100,000	50,000	50,000	50,000	50,000	300,000
66-WW	2	New Construction Customer Fund	BLKT	CIC	811	50,000	50,000	50,000	50,000	50,000	250,000
66-WW	3	Customer Base Expansion	BLKT	CIC	814	500,000	375,000	375,000	375,000	375,000	2,000,000
66-WW	4	Wastewater Main Misc. R&R	BLKT	RATES	817	300,000	300,000	300,000	300,000	300,000	1,500,000
66-WW	5	Sewer Lining Projects	BLKT	RATES	818	200,000	200,000	200,000	200,000	200,000	1,000,000
66-WW	6	Developer Contributions	BLKT	CIA	819	100,000	200,000	200,000	200,000	200,000	900,000
66-WW	7	Government & Other Required	BLKT	RATES	820	150,000	100,000	100,000	100,000	100,000	550,000
66-WW	8	North Causeway Bridge Replace	STD	RATES	878	200,000	-	-	-	-	200,000
66-WW	9	MWRF DIW-1 Monitoring Well	STD	RATES	897	100,000	-	-	-	-	100,000
66-WW	10	Midway Rd FM Adjustments	STD	RATES	891	100,000	-	-	-	-	100,000
66-WW	11	Miscellaneous MSBU	STD	CIA	809	256,689	-	-	-	-	256,689
66-WW	11	Miscellaneous MSBU	STD	CIC	809	85,500	-	-	-	-	85,500
66-WW	12	St Lucie Village WW Expansion	STD	CIC	837	50,000	-	-	-	-	50,000
<b>TOTAL</b>						<b>2,192,189</b>	<b>1,275,000</b>	<b>1,275,000</b>	<b>1,275,000</b>	<b>1,275,000</b>	<b>7,292,189</b>
<b>82 Water Reclamation</b>											
82	FA-1	4" Dry-Prime Mobile Pump	FA	RATES	836526001	70,000	-	-	-	-	70,000
82	1	Telemetry & Controls	BLKT	RATES	803	5,000	5,000	5,000	-	-	15,000
82	2	Structural Replacements	BLKT	RATES	804	5,000	5,000	5,000	-	-	15,000
82	3	MWRF Upper Monitor Well	STD	ANTICIPATED DEBT	-	-	3,400,000	-	-	-	3,400,000
<b>TOTAL</b>						<b>80,000</b>	<b>3,410,000</b>	<b>10,000</b>	<b>-</b>	<b>-</b>	<b>3,500,000</b>
<b>84 Wastewater Collection</b>											
84	FA-1	Lift Station Pump Replacement	FA	RATES	836326002	100,000	100,000	100,000	100,000	100,000	500,000
84	FA-2	1 Ton Dump Body Service Truck	FA	RATES	VEHICLE	75,000	-	-	-	-	75,000
84	FA-3	Dry Prime By-Pass Pump	FA	RATES	836526003	70,000	70,000	70,000	70,000	70,000	350,000
84	FA-4	L.S. "A" Pump Replacement	FA	RATES	FA	-	200,000	200,000	200,000	-	600,000
84	1	Telemetry & Controls	BLKT	RATES	801	20,000	20,000	20,000	20,000	50,000	130,000
84	2	Lift Station Improvements	BLKT	RATES	802	5,000	5,000	5,000	5,000	15,000	35,000
84	3	Low Pressure Pumping System	BLKT	CIA	807	300,000	300,000	300,000	300,000	300,000	1,500,000
84	4	Low Pressure System - Grant NPS	STD	GRANT	880	371,750	371,750	-	-	-	743,500
84	5	Manhole Rehabilitation	BLKT	RATES	816	120,000	120,000	120,000	120,000	120,000	600,000
84	6	MH A-677 & A-679 Replacement	STD	RATES	828	350,000	-	-	-	-	350,000
84	7	Manhole A-654 Replacement	STD	RATES	838	250,000	-	-	-	-	250,000
84	8	Manhole replacements	STD	RATES	-	-	250,000	250,000	250,000	250,000	1,000,000
<b>TOTAL</b>						<b>1,661,750</b>	<b>1,436,750</b>	<b>1,065,000</b>	<b>1,065,000</b>	<b>905,000</b>	<b>6,133,500</b>

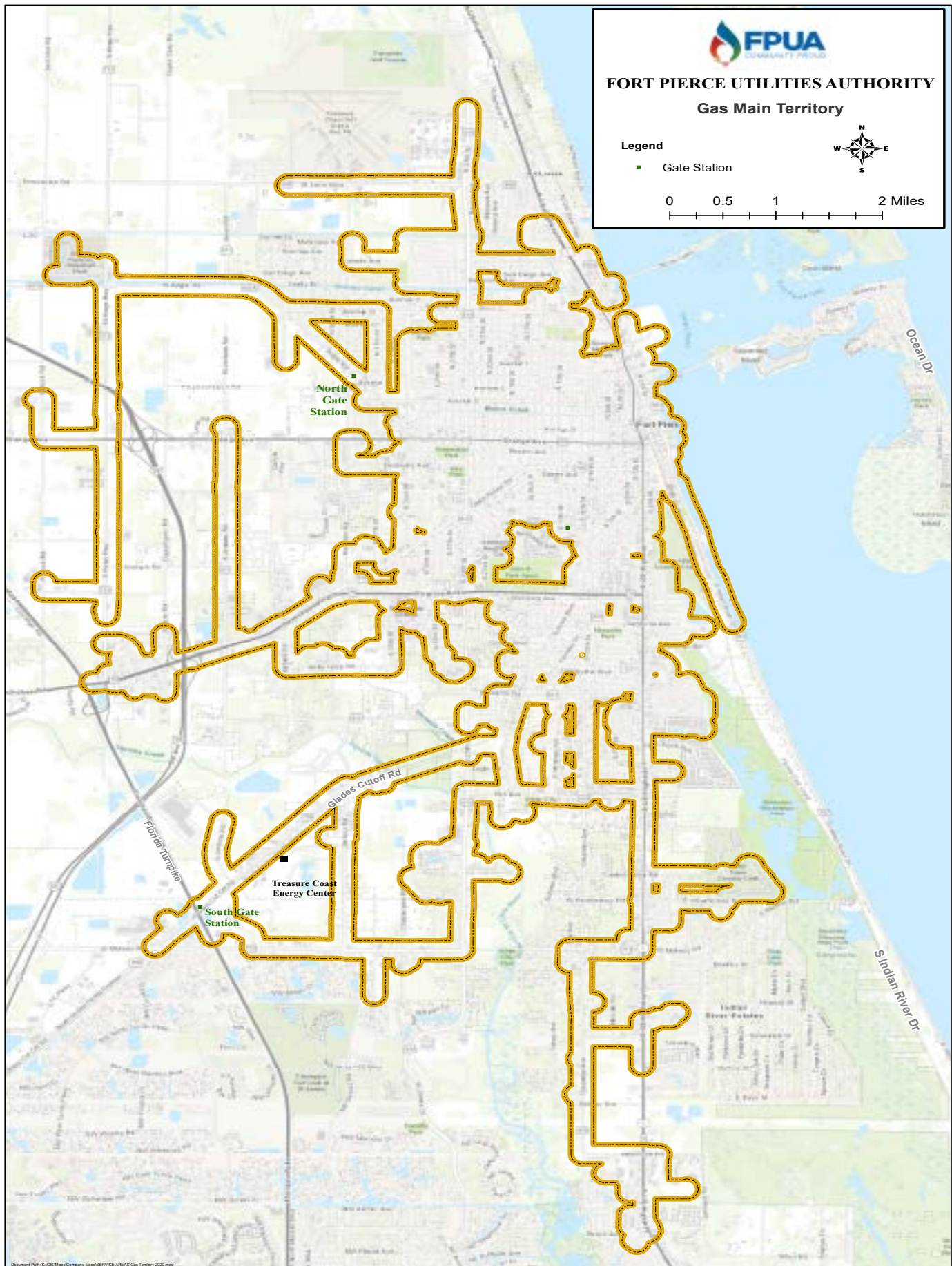
**CAPITAL IMPROVEMENT PLAN SUMMARY**

DEPT	REQ	PROJECT TITLE / ASSET NAME	TYPE	FUNDING	NUMBER	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2026-30
93	<b>FPUAnet Communications</b>										
93	FA-1	Public IPv4 Address Space	FA	ANTICIPATED DEBT	939726001	40,000	-	-	-	-	40,000
93	FA-2	40' Bucket Truck	FA	ANTICIPATED DEBT	VEHICLE	177,000	-	-	-	-	177,000
93	1	FPUAnet Communcation Services	BLKT	RATES	914	37,500	75,000	75,000	75,000	75,000	337,500
93	1	FPUAnet Communcation Services	BLKT	CIA	914	50,000	50,000	50,000	50,000	50,000	250,000
93	2	Smart City Initiative	BLKT	RATES	915	15,000	25,000	25,000	25,000	25,000	115,000
93	2	Smart City Initiative	BLKT	CIA	915	75,000	75,000	75,000	75,000	75,000	375,000
93	3	Municipal Comm Services	BLKT	RATES	917	15,000	25,000	25,000	25,000	25,000	115,000
93	3	Municipal Comm Services	BLKT	CIA	917	5,000	5,000	5,000	5,000	5,000	25,000
93	4	System Reliability	BLKT	RATES	918	30,000	30,000	30,000	30,000	30,000	150,000
93	5	System Expansion	BLKT	ANTICIPATED DEBT	919	1,200,000	1,200,000	1,200,000	-	-	3,600,000
93	5	System Expansion	BLKT	RATES	919	-	-	-	650,000	650,000	1,300,000
93	6	FPUAnet GPON Services	BLKT	RATES	920	50,000	100,000	100,000	100,000	100,000	450,000
93	6	FPUAnet GPON Services	BLKT	CIA	920	5,000	5,000	5,000	5,000	5,000	25,000
93	7	Joint Trenching Initiative	BLKT	RATES	921	10,000	20,000	20,000	20,000	20,000	90,000
93	8	FPUA Utility Comm Services	STD	RATES	913	25,000	50,000	15,000	10,000	10,000	110,000
93	9	Lincoln Park	STD	RATES	950	25,000	25,000	-	-	-	50,000
93	10	Elec Substation Fiber Upgrade	STD	RATES	953	15,000	15,000	-	-	-	30,000
93	11	Southwest Expansion to MWRF	STD	RATES	954	50,000	-	-	-	-	50,000
93	12	100G MPLS Loop Deployment	STD	RATES	941	45,000	-	-	-	-	45,000
<b>TOTAL</b>						<b>1,869,500</b>	<b>1,700,000</b>	<b>1,625,000</b>	<b>1,070,000</b>	<b>1,070,000</b>	<b>7,334,500</b>
21	<b>Finance</b>										
21	1	CONTINGENCIES		CONTINGENCIES		1,000,000					1,000,000
<b>TOTAL</b>						<b>1,000,000</b>					<b>1,000,000</b>
<b>GRAND TOTAL</b>						<b>\$ 102,522,461</b>	<b>\$ 66,265,795</b>	<b>\$ 55,631,922</b>	<b>\$ 34,754,544</b>	<b>\$ 18,707,793</b>	<b>\$ 277,882,515</b>
		ADMINISTRATION				9,856,072	11,630,429	5,895,701	935,029	2,206,935	30,524,166
		ELECTRIC				14,350,524	22,815,554	20,585,736	19,929,581	7,634,113	85,315,508
		WATER				5,211,818	3,105,596	4,224,545	2,964,056	4,572,312	20,078,327
		GAS				919,047	892,466	950,940	954,519	1,044,433	4,761,405
		WASTEWATER				69,315,500	26,121,750	22,350,000	8,901,359	2,180,000	128,868,609
		FPUAnet				1,869,500	1,700,000	1,625,000	1,070,000	1,070,000	7,334,500
		CONTINGENCIES				1,000,000	-	-	-	-	1,000,000
<b>TOTAL</b>						<b>\$ 102,522,461</b>	<b>\$ 66,265,795</b>	<b>\$ 55,631,922</b>	<b>\$ 34,754,544</b>	<b>\$ 18,707,793</b>	<b>\$ 277,882,515</b>











**PERFORMANCE INDICATORS - LAST TEN YEARS**

	ORIGINAL BUDGET FY 2026	AMENDED BUDGET FY 2025	ACTUAL FY 2024	ACTUAL FY 2023	ACTUAL FY 2022
<b>SAFETY</b>					
Frequency Rate (calendar year)	2.81	3.62	49.51	0.80	1.25
DART\Severity Rate (calendar year)*	3	4	1	1	4
Workers' Compensation Experience Modification Factor	0.86	0.86	0.66	0.67	0.74
<b>FINANCIAL</b>					
Debt Service Ratio (12 months ended)	2.14	2.60	3.18	2.52	2.47
Operating Ratio	0.91	0.91	0.86	0.90	0.95
Average Residential Billing:					
Electric (1000 kWh)	\$124.79	\$120.37	\$129.48	\$129.48	\$137.70
Water (6,000 gallons)	\$51.18	\$49.59	\$46.32	\$46.32	\$42.08
Natural Gas (13 ccf)	\$39.86	\$41.92	\$39.79	\$39.79	\$38.99
Wastewater (6,000 gallons)	\$68.39	\$66.27	\$61.88	\$61.88	\$56.25
<b>HUMAN RESOURCES</b>					
Overtime Ratio	0.089	0.089	0.070	0.075	0.056
Sick Leave Ratio	0.038	0.038	0.042	0.058	0.041
Overtime vs. Annual Overtime Budget	100.00%	100.00%	101.75%	120.98%	97.53%
Training Hours vs. Regular Hours Worked	1.88%	1.88%	2.62%	1.95%	1.97%
Training Dollars vs. Budgeted Salary Dollars	1.67%	1.97%	2.02%	1.69%	2.75%
Annual Turnover Rate	15.00%	11.00%	12.56%	12.24%	17.69%
<b>CUSTOMER SERVICE</b>					
Number of connections	11,200	11,200	10,160	10,207	9,606
Number of disconnections	11,600	11,600	11,728	11,476	11,464
Number of accounts to collection agency	1,600	1,600	1,145	1,321	1,007
Amount of accounts written off					
Electric	\$253,508	\$246,124	\$99,095	\$238,955	\$92,296
Water	\$46,139	\$44,795	\$64,817	\$43,491	\$16,550
Natural Gas	\$3,686	\$3,579	\$12,960	\$3,475	\$1,204
Wastewater	\$41,134	\$39,936	\$17,648	\$38,773	\$14,854
Customer Charges	\$15,285	\$14,840	\$15,423	\$14,408	\$5,680
Communications	\$387	\$376	\$540	\$365	\$119
Number of service orders					
Started	55,000	55,000	47,774	44,407	41,784
Completed	54,000	54,000	47,795	44,411	42,871

**PERFORMANCE INDICATORS - LAST TEN YEARS**

	ACTUAL <u>FY 2021</u>	Actual <u>FY 2020</u>	Actual <u>FY 2019</u>	ACTUAL <u>FY 2018</u>	ACTUAL <u>FY 2017</u>
<b>SAFETY</b>					
Frequency Rate (calendar year)	0.40	2.04	3.10	2.93	5.30
DART\Severity Rate (calendar year)*	3	18	0	214	171
Workers' Compensation Experience Modification Factor	1.11	1.21	1.28	0.88	0.97
<b>FINANCIAL</b>					
Debt Service Ratio (12 months ended)	3.54	3.16	2.85	3.12	3.25
Operating Ratio	0.88	0.88	0.91	0.92	0.89
Average Residential Billing:					
Electric (1000 kWh)	\$104.84	\$103.83	\$108.84	\$108.84	\$113.84
Water (6,000 gallons)	\$37.82	\$37.14	\$36.26	\$36.26	\$35.18
Natural Gas (13 ccf)	\$33.31	\$30.72	\$30.66	\$30.66	\$31.31
Wastewater (6,000 gallons)	\$50.54	\$49.66	\$49.66	\$49.66	\$48.24
<b>HUMAN RESOURCES</b>					
Overtime Ratio	0.067	0.052	0.053	0.058	0.073
Sick Leave Ratio	0.039	0.032	0.030	0.043	0.037
Overtime vs. Annual Overtime Budget	122.33%	120.04%	120.09%	132.07%	176.47%
Training Hours vs. Regular Hours Worked	2.73%	1.91%	3.56%	2.11%	2.10%
Training Dollars vs. Budgeted Salary Dollars	2.40%	2.51%	3.59%	3.12%	1.51%
Annual Turnover Rate	12.66%	7.00%	9.00%	9.00%	10.64%
<b>CUSTOMER SERVICE</b>					
Number of connections	9,365	10,163	10,237	12,231	13,534
Number of disconnections	11,671	11,363	12,314	12,818	12,795
Number of accounts to collection agency	1,139	1,110	1,269	1,498	1,353
Amount of accounts written off					
Electric	\$256,722	\$122,572	\$28,984	\$112,847	\$184,794
Water	\$46,031	\$21,981	\$5,189	\$20,226	\$33,140
Natural Gas	\$3,354	\$1,602	\$364	\$1,461	\$2,415
Wastewater	\$41,317	\$19,729	\$4,658	\$18,156	\$29,744
Customer Charges	\$66,201	\$57,542	\$1,790	\$6,952	\$11,371
Communications	\$331	\$155	\$50	\$157	\$232
Number of service orders					
Started	54,697	38,516	42,120	40,193	41,243
Completed	48,293	37,777	41,846	40,524	41,014

**PERFORMANCE INDICATORS - LAST TEN YEARS**

	ORIGINAL BUDGET <u>FY 2026</u>	AMENDED BUDGET <u>FY 2025</u>	ACTUAL <u>FY 2024</u>	ACTUAL <u>FY 2023</u>	ACTUAL <u>FY 2022</u>
<b>INFORMATION TECHNOLOGY SERVICES</b>					
Number of work orders completed	6,000	6,000	5,801	6,636	5,425
Number of work stations supported	350	350	356	350	330
<b>COMPONENT COSTS</b>					
Water Treatment Plant					
\$ / 1,000 gallons raw water	\$2.29	\$2.34	\$2.29	\$2.27	\$2.26
Water Reclamation Facility					
\$ / 1,000 gallons effluent	\$1.96	\$1.96	\$1.98	\$2.01	\$2.05
Electric T&D					
\$ / mile of T & D lines	\$29,040.90	\$28,499.94	\$26,491.17	\$27,249.49	\$27,554.71
\$ / number of services	\$37.14	\$36.45	\$34.09	\$34.74	\$35.11
Water Distribution					
\$ / 1,000 gallons billed	\$1.98	\$1.98	\$1.98	\$1.88	\$1.94
\$ / number of services	\$22.39	\$22.07	\$22.17	\$21.18	\$21.91
Wastewater Collection					
\$ / 1,000 gallons billed	\$2.54	\$2.59	\$2.39	\$2.41	\$2.39
\$ / number of services	\$22.82	\$22.91	\$21.32	\$21.32	\$20.96
Natural Gas Distribution					
\$ / 1,000 ccf billed	\$0.48	\$0.47	\$0.44	\$0.46	\$0.40
\$ / number of services	\$46.58	\$47.29	\$44.41	\$44.05	\$40.35
Lift Stations					
\$ / 1,000 gallons billed	\$0.85	\$0.86	\$0.80	\$0.82	\$0.78
\$ / number of services	\$7.62	\$7.62	\$7.16	\$7.22	\$6.87
Industrial Pre-Treatment					
\$ / Customers	\$1,346.15	\$1,346.15	\$1,203.98	\$1,280.75	\$1,362.33
FPUAnet Communications					
\$ / Customers	\$270.52	\$450.03	\$611.32	\$976.46	\$1,264.89
Administration					
\$ / number of services	\$22.16	\$22.74	\$20.90	\$21.00	\$16.17

**PERFORMANCE INDICATORS - LAST TEN YEARS**

	<u>ACTUAL</u> <u>FY 2021</u>	<u>Actual</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2019</u>	<u>ACTUAL</u> <u>FY 2018</u>	<u>ACTUAL</u> <u>FY 2017</u>
<b>INFORMATION TECHNOLOGY SERVICES</b>					
Number of work orders completed	5,500	5,648	4,245	3,858	3,538
Number of work stations supported	330	325	380	360	310
<b>COMPONENT COSTS</b>					
Water Treatment Plant					
\$ / 1,000 gallons raw water	\$1.97	\$2.48	\$2.48	\$2.21	\$1.99
Water Reclamation Facility					
\$ / 1,000 gallons effluent	\$1.48	\$1.98	\$1.98	\$1.60	\$1.78
Electric T&D					
\$ / mile of T & D lines	\$22,838.11	\$23,249.60	\$24,073.82	\$20,530.49	\$21,860.34
\$ / number of services	\$28.71	\$29.36	\$30.39	\$25.93	\$27.56
Water Distribution					
\$ / 1,000 gallons billed	\$1.76	\$1.84	\$1.97	\$2.11	\$1.92
\$ / number of services	\$20.31	\$20.92	\$21.68	\$22.36	\$21.05
Wastewater Collection					
\$ / 1,000 gallons billed	\$2.32	\$2.30	\$2.30	\$2.47	\$2.60
\$ / number of services	\$21.01	\$19.81	\$19.81	\$20.90	\$22.31
Natural Gas Distribution					
\$ / 1,000 ccf billed	\$0.37	\$0.41	\$0.43	\$0.43	\$0.41
\$ / number of services	\$36.85	\$37.75	\$40.36	\$37.41	\$34.36
Lift Stations					
\$ / 1,000 gallons billed	\$0.72	\$0.75	\$0.68	\$0.72	\$0.66
\$ / number of services	\$6.48	\$6.56	\$5.89	\$6.12	\$5.62
Industrial Pre-Treatment					
\$ / Customers	\$1,129.98	\$1,142.53	\$888.13	\$916.33	\$919.02
FPUAnet Communications					
\$ / Customers	\$733.04	\$491.19	\$540.93	\$423.99	\$414.79
Administration					
\$ / number of services	\$14.41	\$14.53	\$14.60	\$14.48	\$14.96

**FORT PIERCE UTILITIES AUTHORITY**  
**System Rate Changes**  
 Last Ten Fiscal Years

<b>System/ Reason</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>
<b>Electric</b>										
FPSC Annual Price Index	3.24%	7.07%	4.53%							
Rate Sufficiency				5.00%						
\$1/Mwh Reduction in the Energy Rate										
<b>Water</b>										
FPSC Annual Price Index	3.24%	7.07%		1.17%	1.79%	2.36%				
WW Plant Relocation			5.00%	5.00%						
Rate Sufficiency			5.00%	5.00%			3.00%			3.00%
<b>Wastewater</b>										
FPSC Annual Price Index	3.24%	7.07%		1.17%	1.79%					
WW Plant Relocation			5.00%	5.00%						
Rate Sufficiency			5.00%	5.00%			3.00%			
<b>Natural Gas</b>										
FPSC Annual Price Index	3.24%	7.07%	4.53%	1.17%	1.79%	2.36%		1.76%		
Rate Sufficiency				5.00%						

*Note: No rate changes were implemented in FY 2017*

**TOP CUSTOMERS BY REVENUE - LAST TEN YEARS**

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
St. Lucie County BOCC	\$6,626,444	\$6,190,967	\$5,671,607	\$5,384,824	\$5,354,262	\$4,289,492	\$3,986,751	\$3,985,054	\$3,931,059	\$3,927,217
St. Lucie County School Board	\$3,399,774	\$3,880,208	\$3,518,585	\$2,825,930	\$2,599,417	\$2,991,530	\$3,104,563	\$2,996,444	\$2,965,558	\$3,035,794
Fort Pierce Utilities Authority	\$3,352,108	\$3,237,928	\$2,687,390	\$1,917,439	\$1,741,225	\$1,731,109	\$1,861,171	\$1,788,357	\$1,690,042	\$1,759,134
Lawnwood Regional Medical Center	\$3,176,694	\$3,453,540	\$3,084,503	\$2,187,624	\$2,056,901	\$2,206,155	\$2,258,463	\$2,314,948	\$2,180,638	\$2,258,826
Indian River State College	\$2,601,859	\$2,944,517	\$2,655,530	\$2,242,236	\$2,218,644	\$2,553,838	\$2,638,360	\$2,621,895	\$2,557,741	\$2,702,808
City of Fort Pierce	\$2,051,547	\$2,307,680	\$2,230,530	\$1,676,754	\$1,615,567	\$1,784,209	\$1,689,401	\$1,694,029	\$1,600,311	\$1,676,693
Orchid Island Juice Company	\$1,753,548	\$1,821,060	\$1,634,864	\$1,163,927	\$1,044,870	\$914,013	\$855,736	\$729,178	-	-
Florida Power & Light Company	\$1,695,489	\$1,623,288	\$1,230,146	\$1,098,505	\$992,704	\$831,994	\$587,825	\$703,331	\$733,016	-
Florida Atlantic University	\$1,201,354	\$1,486,582	\$1,421,296	\$1,066,798	\$1,120,364	\$1,221,871	\$1,279,292	\$1,218,758	\$1,206,510	\$1,259,687
Fort Pierce Housing Authority	\$1,172,314	\$1,265,396	\$1,112,066	\$1,001,833	\$960,820	\$955,416	\$1,012,146	\$1,195,516	\$1,214,096	\$1,300,693
Walmart	-	-	-	-	-	-	-	-	\$634,184	\$650,734
Waste Pro of Florida	-	-	-	-	-	-	-	-	-	\$690,344



**PROPERTY VALUE AND TOTAL TAX ASSESSED VALUE  
LAST TEN YEARS**

	<b>REAL PROPERTY</b>	<b>PERSONAL PROPERTY</b>	<b>CENTRALLY ASSESSED PROPERTY</b>	<b>LESS: EXEMPTIONS</b>	<b>TOTAL TAX ASSESSED VALUE</b>
<b>2024</b>	\$ 4,601,998,770	\$ 302,664,216	\$ 13,562,157	\$ 1,066,760,095	\$ 3,851,465,048
<b>2023</b>	\$ 4,046,297,270	\$ 241,258,304	\$ 12,878,470	\$ 983,137,512	\$ 3,317,296,532
<b>2022</b>	\$ 3,559,056,411	\$ 235,951,701	\$ 11,974,438	\$ 912,398,608	\$ 2,894,583,942
<b>2021</b>	\$ 3,333,122,315	\$ 223,371,179	\$ 11,666,236	\$ 873,918,111	\$ 2,694,241,619
<b>2020</b>	\$ 3,168,531,958	\$ 217,284,499	\$ 11,786,499	\$ 835,533,570	\$ 2,562,069,386
<b>2019</b>	\$ 2,973,396,245	\$ 206,673,280	\$ 11,674,621	\$ 813,001,897	\$ 2,378,742,249
<b>2018</b>	\$ 2,807,904,420	\$ 200,953,767	\$ 11,459,927	\$ 777,186,255	\$ 2,243,131,859
<b>2017</b>	\$ 2,656,205,901	\$ 199,752,821	\$ 10,889,970	\$ 759,747,984	\$ 2,107,100,708
<b>2016</b>	\$ 2,519,792,781	\$ 201,769,117	\$ 9,950,405	\$ 744,102,164	\$ 1,987,410,139
<b>2015</b>	\$ 2,420,424,296	\$ 178,560,253	\$ 8,259,241	\$ 718,951,717	\$ 1,888,292,073

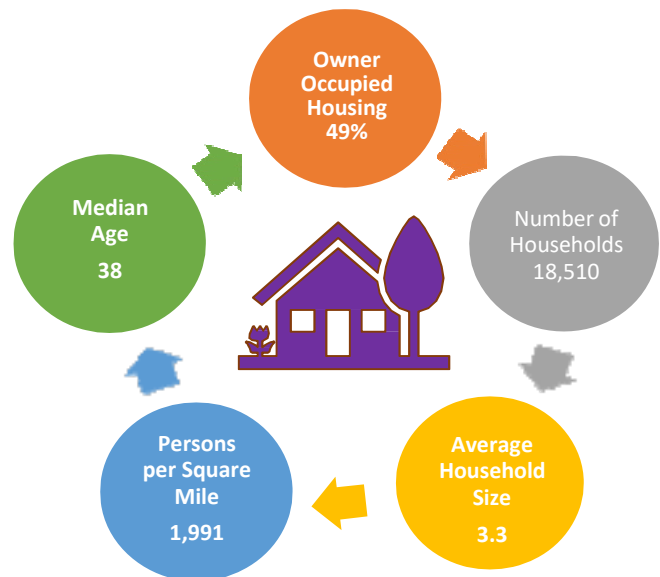
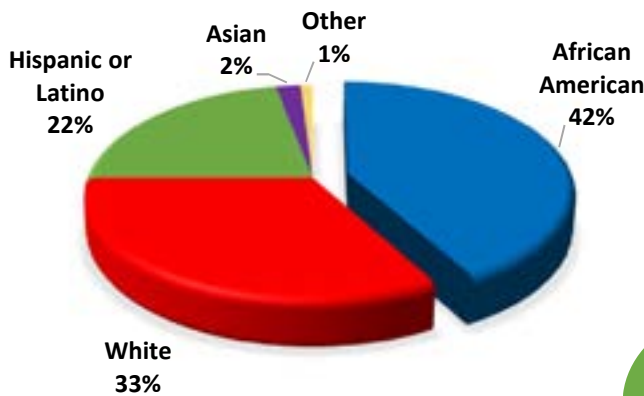
Source:  
City of Fort Pierce Comprehensive Annual Financial Report

### DEMOGRAPHIC STATISTICS - LAST TEN YEARS

	City of Fort Pierce Population <sup>1</sup>	City of Fort Pierce Median Income <sup>2</sup>
2024	50,823	N/A
2023	49,508	\$46,745
2022	47,841	\$45,121
2021	48,038	\$40,323
2020	47,297	\$37,624
2019	43,653	\$35,198
2018	43,326	\$30,445
2017	43,409	\$28,025
2016	42,489	\$26,506
2015	42,119	\$25,635

	St. Lucie County Population <sup>1</sup>	St. Lucie County Median Income <sup>2</sup>
	385,746	N/A
	368,628	\$66,530
	350,518	\$66,154
	340,060	\$59,807
	329,226	\$55,237
	309,359	\$52,322
	302,432	\$49,373
	297,634	\$47,132
	292,826	\$44,140
	287,749	\$43,459

### More about the City of Fort Pierce



<sup>1</sup> Source University of Florida, Bureau of Economic & Business Research.

<sup>2</sup> Source United States Census Bureau (most recent data available)

\* Total Estimated

N/A Not Available



## REVENUE DEFINITIONS

### OPERATING REVENUES

#### Sales Revenues

**Residential Inside City** – Includes the net billing for electricity, water, or natural gas supplied to or wastewater collected from customers for residential or domestic purposes, inside the city limits.

44010	Electric
46110	Water
47110	Wastewater
48000	Natural Gas

**Residential Outside City** – Includes the net billing for electricity, water, or natural gas supplied to or wastewater collected from customers for residential or domestic purposes, outside the city limits.

44020	Electric
46120	Water
47120	Wastewater
48020	Natural Gas

**General Service Inside City** – Includes the net billing for electricity, water, or natural gas supplied to or wastewater collected from customers for commercial or industrial purposes, inside the city limits.

44250	Electric
44251	Electric Economic Development Rate
46140	Water
47150	Wastewater
48100	Natural Gas
48150	Gas Contract Sales
48170	Gas Contract Sales Industrial

**General Service Outside City** – Includes the net billing for electricity, water, or natural gas supplied to or wastewater collected from customers for commercial and industrial purposes, outside the city limits.

44260	Electric
44261	Electric Economic Development Rate
46150	Water
47160	Wastewater
48120	Natural Gas

## REVENUE DEFINITIONS

48190 **Miscellaneous Sales of Compressed Natural Gas (CNG)** - Includes sales for filling gas cylinders with CNG for customers.

**Rental Lights** – Includes net billing for FPUA owned and maintained outdoor lighting.

44300	Residential Inside City
44320	Residential Outside City
44350	General Service Inside City
44360	General Service Outside City

44400 **Streetlights, Traffic Signals, & Sirens** – Net billing for electricity supplied and services rendered for the purposes of lighting streets, highways, parks and other public places, or for traffic or other signal system service, for municipalities or other divisions or agencies of state or federal governments.

**Outside City Surcharge** – An additional charge for electric, water, or wastewater service provided outside the city limits of the City of Fort Pierce, collected in accordance with FPUA resolutions and Florida Statutes; applies only to areas of unincorporated St Lucie County.

44610	Residential
44650	General Service

**Heat Only** – Includes the net billings for natural gas supplied to customers, specifically designed for heating purposes.

48030	Residential Inside City
48040	Residential Outside City
48130	General Service Inside City

**Unbilled Service Revenue** – Represents an estimate of amounts consumed but not yet billed at the end of the fiscal year. This amount may be a credit or a debit, depending on whether the amount increased or decreased since the prior September 30.

44890	Residential
44900	General Service

**PCA/PGA Billed** – Power Cost Adjustment and/or Purchased Gas Adjustment billed to the customer.

44910	Residential
44915	General Service
44917	Gas Contracts

## REVENUE DEFINITIONS

**PCA/PGA Adjustment** – The amount of Power Cost Adjustment and/or Purchased Gas Adjustment under or over-recovered from the customer each month.

44920 Residential  
44925 General Service

45400 **Rent from Electric Property** – Rents received for the use by others of land, buildings, and other property owned by the utility. Rental charged to telecommunications companies for use of FPUA-owned utility poles.

46300 **Unmetered Fire Protection** – Monthly charge for water service to private hydrants, sprinkler systems, hose cabinets, standpipes or any other device used exclusively for fire protection.

46600 **Sales for Resale** – Bulk water sales to St. Lucie County.

47230 **Revenue from Public Authorities** – Revenue received from St. Lucie County for wastewater collection services provided in bulk.

### Other Operating Revenues

45000 **Penalty Charges** – Additional charges imposed because of the failure of customers to pay their utility bill on or before a specified date.

48800 **Miscellaneous Service Revenues** – Includes revenues from all miscellaneous services and charges billed to customers which are not specifically provided for in other accounts.

**Field Contact** – A charge to defray the cost of disconnecting and reconnecting utility service previously discontinued or ordered discontinued for cause or because of nonpayment of amounts due.

48801 Electric  
48804 Natural Gas  
48807 Water  
48812 Sewer with Water

48810 **Customer Care Service Plan** – Maintenance plan for natural gas appliances.

48833 **Gas Repairs & Maintenance** – A charge for gas maintenance, repair, and installation work performed by FPUA on a Customer's premises.

## REVENUE DEFINITIONS

**Re-activation of Service Charges** – A charge for the subsequent re-establishment of utility service to the premises where such service was previously disconnected without cause.

48834 Electric

48835 Gas

48838 **Tampering Charges** – Includes any fees applied to utility service accounts where cut/missing seal(s), meter tampering, theft of service, or unauthorized use has occurred.

**Connection Charges** – A customer service charge for the establishment of utility service to the premises where such service did not previously exist.

48839 Electric

48840 Water

48841 Wastewater

48846 Natural Gas

48842 **Returned Check Charges** – Revenues received from customers in an effort to recover any expenses associated with banking fees for insufficient funds, closed accounts, or other fees incurred as a result of a dishonored payment instrument.

48844 **Late Payment Charges** – A charge to defray the cost of dispatching field personnel to disconnect service for nonpayment of amounts due. The Late Payment Charge shall be applied to each account when the past due amount plus the Penalty Charge is not paid before FPUA prepares the bill for the month following the delinquent bill month. This charge is in addition to the Penalty Charge.

48845 **Write-Off Fees** – A charge to defray the cost of the collection of recovered bad debts.

48848 **Net Metering Application Fee** – A processing fee for interconnection agreements for customer-owned renewable generation installations greater than 10 kW.

48868 **Certified Letter Fees** – A charge applied to those customers who have advised the Authority in writing of the necessity for Life Sustaining Medical Equipment, and whose delinquent account requires certified letter notification of the disconnection of services.

49500 **Other Operating Revenue** – Includes all other operating revenue not specifically provided for in other accounts.

49510 **Site Plan Review Fees** – A charge applied to those private developers submitting project designs and permit applications to FPUA for review and approval in connection with the establishment of new utility service or expansion of existing services.

## REVENUE DEFINITIONS

- 49520 **Guaranteed Revenue Charges** – Includes charges on any person desiring to receive a commitment to reserve water and/or wastewater capacity for future development from FPUA.
- 49530 **Lien Fees** – A charge to cover the cost of processing the Capital Charge Installment Payment Agreement for new water/wastewater services and to cover the cost of recording the associated Release of Lien upon payment in full.
- 49560 **WTP DIW Cost Recovery** – Revenue for discharges into the Deep Injection Well at the Water Treatment Plant. This revenue is intended to offset O & M costs incurred by the water system.
- 49563 **Strong Waste Fees** – Fees charged for wastewater discharged to the FPUA Wastewater System, which contain substances in excess of the standard strength for wastewater. This Excess Strength Surcharge is intended to defray the additional cost of receiving, transporting, and treatment of those substances.
- 49565 **Industrial WW Discharge Permits** – Fees charged for Industrial Pretreatment Permits, required if wastewater flows from the facility involve industrial processes.
- 49570 **Lift Station Maintenance Revenue** – Includes revenue received for the operation and maintenance of privately owned lift stations.

### Manatee Observation & Education Center Revenues

- 41700 **Admissions** – Includes all children, adult and senior fees paid by visitors to the Manatee Observation and Education Center.
- 41730 **FPUA Contribution** – Monthly contribution made to the Manatee Observation and Education Center in an amount equal to the Manager's compensation package, in accordance with the Memorandum of Understanding between the City of Fort Pierce, Fort Pierce Main Street, Inc. and FPUA.
- 41740 **Donations - Other** – All other donations received by the Manatee Observation and Education Center that are not otherwise specifically classified.
- 41750 **Grant Revenue** – Grant revenue received from non utility operations; specific to MOEC.
- 41760 **Membership Income** – Includes all revenue associated with varied levels of annual membership fees offered to the public.
- 41770 **Fund Raising Income** – Represents all funds received as a direct result of the Manatee Observation and Education Center's fundraising activities.
- 41780 **Teaching Income & Camps** – Includes summer camps, weekend events, educational classes and other camps.

## REVENUE DEFINITIONS

41790 **Sales Gift Shop** – Includes all sales from the Manatee Observation and Education Center gift shop; both on site and through Internet purchases.

41791 **Shipping & Handling Internet** – Funds received by the Manatee Observation and Education Center designed to offset the expense of shipping items directly to customers.

### FPUAnet Communications Revenues

**Internet Access** – Broadband service is a fiber-based broadband data service leveraging Internet Protocol (IP) technology.

44813 Residential Inside City

44817 General Service Inside City

44840 **Dedicated Internet Access** – Highly reliable fiber-optic-based Internet access with guaranteed bandwidth.

44860 **Wireless Broadband Internet Access** – Internet access through wireless connections.

44870 **Wireless Bandwidth Connections** – Data connections between sites through wireless connections.

45900 **Rental Wireless Routers** – Wireless Gateway Equipment Rental

48866 **Dark Fiber Transmission** – Point-to-point direct fiber optic links, without electronics.

48869 **Fiber Bandwidth Connections** – Data connections between sites through fiber optic connections.

48872 **Common Carrier Telecom Services** – Communication services made available to any local school, library, health care or other institution supported under the Universal Service Administrative Company (USAC) within reach of current infrastructure.

### NON – OPERATING REVENUES

41570 **Gas Piping Revenue** – Amounts charged for privately owned natural gas piping installed by FPUA.

41580 **Appliance Sales** – Natural gas appliances sold to customers and installed by FPUA for private operation and maintenance.

41670 **Gas Piping Labor and Materials** – Costs associated with the installation of privately owned natural gas piping.

41680 **Cost of Appliances Sold** – Cost of water heaters and other appliances sold to customers.

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## REVENUE DEFINITIONS

- 41720 **FMPA TCEC O&M Contract Revenue** – Reimbursement of costs associated with staffing the Treasure Coast Energy Center, received from Florida Municipal Power Agency. It is assumed that all TCEC costs will be reimbursed, and that this system operates at no net cost to FPUA.
- 41910 **Interest Income** – Interest earned on interest-bearing assets.
- 41950 **Net Change in Future Value of Investments** – The amount of the difference between the book value of an investment and its net realizable value.
- 42100 **Miscellaneous Non-Operating Income** – All non-operating revenues not specifically provided for in other accounts.
- 42110 **Gain on Property Disposition** – Gain on the sale, conveyance, exchange, or transfer of utility or other property to another.
- 42120 **Loss on Property Disposition** – Loss on the sale, conveyance, exchange or transfer of utility or other property to another.
- 42148 **Revenue for City Billing** – Monthly charge for sanitation billing services provided to the City of Fort Pierce.
- 49540 **Collection Allowance SLV** – Monthly charge for sanitation billing services provided to St. Lucie Village.
- 42200 **Grant Revenue** – Funds received from external agencies with specific restrictions and limitations on use and disbursement.
- 43400 **Extraordinary Income** – Gains of unusual nature and infrequent occurrence.

### CAPITAL CONTRIBUTIONS

- 43701 **Contributed Capital Cash** – Capital received from developers or other agencies in the form of cash for the purpose of expanding or improving the utility operations.
- 43702 **Capital Improvement Charges** – Revenue designed to recover the capital costs associated with providing utility service(s) to new development(s).
- 43708 **Capital Improvement Charges MWRF** – Capital received from developers or other agencies in the form of cash designated specifically for projects that supports the relocation of the IWRF.
- 43750 **Contributed Capital Non-Cash** – Capital received from developers or other agencies in a form other than cash for the purpose of expanding or improving the utility operations.

## OBJECT CODE DEFINITIONS

### PERSONNEL SERVICES

- 1010 **Salaries & Wages** – Charges to this code are entered through the payroll system. Sick and vacation leave conversion, and standby pay are also charged to this code.
- 1020 **Overtime** – Charges to this code are entered through the payroll system.

### CONTRACTUAL SERVICES

- 2110 **Advertising** – Costs of all types of advertising (e.g., classified, legal, informational and instructional, or promotional advertising). Media includes newspapers, periodicals, the yellow pages, direct mail, radio, etc. Purposes include employment openings, public hearings, internet services, natural gas services, etc.
- 2122 **Rentals** – Cost of all rentals (e.g., uniforms, tools, barricades, right-of-ways, alarm systems, building space, or scaffolding).
- 2131 **Maintenance of Structures** – Cost of repairs and improvements to, or maintenance of structures performed by outside vendors not under contract, (e.g., roof repairs, air conditioning repairs (not window units), door lock repairs, plumbing repairs, or painting). Improvements, maintenance or repairs performed by internal staff which become a permanent part of the structure are also coded here. Structures may not necessarily be FPUA owned.
- 2132 **Maintenance of Vehicles** – Cost of parts, supplies and/or repairs and maintenance of vehicles and forklifts performed by outside vendors, including maintenance under contract.
- 2133 **Maintenance of Equipment** – Cost of repairs and maintenance of equipment by outside vendors not under contract (e.g., pumps, motors, window unit air conditioners, or computer equipment). Also includes cost of fuel polishing and fuel treatment, if not under contract. Costs associated with the repair or maintenance are also charged to this code (e.g., postage, freight, or gasoline if an employee drives a significant distance to drop off or pick up the repaired equipment).
- 2139 **Maintenance/Service Contracts** – Services performed under an approved contract (e.g., repairs and maintenance of copiers, air conditioners, elevators, or fire extinguishers; tree trimming, welding, lawn maintenance, pest control, deep injection well mechanical integrity testing, or computer hardware and software maintenance), including services provided by the City of Fort Pierce, not provided for elsewhere. Vehicle repairs and maintenance performed under a contract should be coded to object code 2132, Maintenance of Vehicles.

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## OBJECT CODE DEFINITIONS

- 2140 **Postage** – Cost of mailing letters, bills, lab samples, and packages via U.S. Mail, Federal Express, UPS, etc. Postage or freight charges to mail parts or equipment for repairs are charged to object code 2133, Maintenance of Equipment.
- 2151 **Printing** – Any forms, cards, or booklets printed by outside printers. This includes, but is not limited to bills, bill inserts, door hangers, business cards and preprinted envelopes.
- 2161 **Professional Fees - Audit** – Fees paid to FPUA’s independent CPAs for the annual audit.
- 2164 **Professional Fees - Consulting/Engineering** – Fees paid to consultants and engineers for services which will not result in a capital project (e.g., insurance consultant, rate consultant, or financial advisor).
- 2165 **Temporary Labor** – Labor services provided by temporary staffing agencies. Training provided by temporary personnel should be coded to object code 2170, Training.
- 2166 **Professional Fees - Other** – Fees paid, not under contract, to attorneys, architects, or others for microfilming and imaging, density tests, leak surveys/tests, Sunshine State One-Call, or information technology related services.
- 2170 **Training** – Costs incurred for seminars, schools, conferences, textbooks and materials which involve training; including all related travel expenses (e.g., accommodations, meals, gas, mileage, or airfare). Includes training provided by temporary personnel or other agencies. Memberships for the sole purpose of obtaining training or registration fees at discounted rates. Reimbursements to employees for approved educational expenses.
- 2171 **Travel** – Costs incurred for travel to meetings, conferences and trade shows that are not primarily instructional in nature, moving expenses, and interview travel. Includes gasoline purchased for out-of-town travel.
- 2172 **Car Allowance** – Monthly costs for car allowance; charges to this code are entered through the payroll system.
- 2190 **Communications** – Cost of telephone and fax service, Internet service providers, cable and satellite television service, and automatic vehicle locators.
- 2200 **Utilities** – Cost of electric, water, natural gas, wastewater, and garbage services paid to FPUA and other vendors.
- 2230 **Employee Relations** – Costs incurred for the benefit of employees, such as for the Christmas holiday luncheon, employee/volunteer appreciation events, retirement celebrations and gifts, Thanksgiving holiday awards, funeral flowers, and non-uniform FPUA-provided shirts, as approved by the Director of Utilities.
- 2240 **Business Relations** – Meals or other expenses related to the conduct of day-to-day business (e.g., lunches with executives discussing FPUA business, tickets for Chamber of Commerce, United Way, or Economic Development Council events or meetings).

## OBJECT CODE DEFINITIONS

- 2250 **Community Relations** – Costs related to general public relations (e.g., educational videos, costs of informational field trips through FPUA facilities including refreshments, or hosting community related meetings).
- 2260 **Memberships - Professional** – Memberships in professional organizations (e.g., FMEA, AGA, AWWA, Midwest Energy Association, Florida Engineering Society, or National Safety Council), as well as costs associated with being commissioned as a notary.
- 2262 **Memberships - Civic** – Memberships in civic organizations (e.g., Economic Development Council, Chamber of Commerce, Kiwanis, Rotary, or Main Street Fort Pierce).
- 2290 **Billing - Housing Authority** – Rebate paid to the Fort Pierce Housing Authority (FPHA) for making utility payments to FPUA in one monthly check rather than FPUA having to collect payments from each individual FPHA tenant.

### COMMODITIES

- 3311 **Office Supplies** – Items that cost less than \$5,000, purchased for use in the office (e.g., pens, stationery, envelopes, staples, tape, pencils, chairs, file cabinets, toner cartridges, or paper).
- 3313 **Subscriptions** – Magazines, newspapers, periodicals, reference materials, or periodical/routine software updates. Subscriptions can be from online or printed sources.
- 3316 **Operating Supplies** – Items purchased or issued from inventory/stock for use in FPUA operations or maintenance of facilities (e.g., the purchase of software licenses, weed killer, safety equipment, radios, radio accessories, vests, signs, compression tools parts, flashlights, hats and other items with the FPUA logo, replacement parts for hand tools.) Meal allowances and restocking fees for purchase returns are charged to this code. Assets that do not meet the capitalization criteria are also coded here.
- 3320 **Chemicals** – Chemicals purchased for operations at the Water Treatment Plant, lift stations, and the Water Reclamation Facility.
- 3331 **Vehicle Supplies** – Costs of supplies, equipment, gasoline, oil, etc. for vehicles on FPUA business, as well as fuels used for emergency generators. This includes supplies needed for vehicle repairs and maintenance performed by in-house employees. Work performed by outside vendors is charged to object code 2132, Maintenance of Vehicles.
- 3340 **Small Tools** – Small tools purchased that cost less than \$5,000, (e.g., hammers, screwdrivers, shovels, wrenches, saws, drills, sanders, or bolt cutters). Power tools are also included here. Tools that cost more than \$5,000 should be charged to capital codes. Replacement parts are charged to object code 3316, Operating Supplies.

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## OBJECT CODE DEFINITIONS

3360 **Purchases for Resale** – Electricity, natural gas, water, and internet services purchased for resale to FPUA customers.

### FIXED AND SUNDRY

4010 **Cost of Goods Sold** – Cost of merchandise sold at the Manatee Observation & Education Center.

4015 **Sales Discounts** – Discounts offered at the Manatee Observation & Education Center.

4020 **Cash (Over) Short** – Cash overages and shortages.

4050 **Retirement** – The employer’s portion of the contribution made to the City of Fort Pierce Retirement & Benefit System on behalf of FPUA employees.

4060 **FICA** – The employer’s portion of Social Security and Medicare paid to the US Treasury Department on behalf of FPUA employees.

4070 **Employees' Insurance** – The employer’s cost of the amount paid for employees' health, life, AD & D, vision and dental insurance. Also includes vaccines for employees.

4080 **Employee Suggestions & Awards** – Compensation paid to employees for suggestions to improve FPUA operations, service awards, and safety awards.

4090 **Vacation Pay Expense** – The increase or decrease in the dollar value of vested vacation time accrued by employees. This adjustment is computed annually, at the end of each fiscal year.

4100 **Sick Pay Expense** – The increase or decrease in the dollar value of vested sick leave benefits accrued by employees. This adjustment is computed annually, at the end of each fiscal year.

4110 **Net OPEB Expense** – The actuarially determined normal cost of post employment healthcare benefits, plus the portion of the unfunded actuarial accrued liability amortized in the current period.

4509 **Other Taxes** – Non-ad valorem assessments on real property paid to St. Lucie County.

4510 **Gross Receipts Tax** – A tax on electric and natural gas gross receipts, less allowable exemptions, paid to the State of Florida.

4520 **Licenses & Permits** – Licenses necessary to operate FPUA facilities (e.g., water/wastewater permits, FEC annual Crossing fees, FPSC regulatory assessment fees, P.E. licenses, industrial certifications, operator certifications, maintenance of traffic certifications, or building permits for customer installations).

4531 **Contributions - Civic** – The contribution made toward the Manatee Observation and Education Center’s operations, as well as to other civic organizations.

## OBJECT CODE DEFINITIONS

- 4600 **Workers' Compensation** – Premiums, deductibles and expenses paid under Workers' Compensation laws.
- 4610 **Property & Liability Insurance & Claims** – This code is used for premiums paid to insurance companies for property and liability policies, and the surety bond for the Director of Financial Services. Losses not covered by insurance, as well as expenses incurred in the settlement of claims, are charged to this code. Reimbursements from insurance companies or others for losses and expenses charged hereto shall be credited to this account.
- 4640 **Unemployment Claims** – Paid to the State of Florida for direct unemployment claims made by employees who have left FPUA employment.
- 4666 **Inventory Adjustments** – Adjustments to the inventory system for shortages and overages of inventory, based on actual counts. Write-down or write-off of obsolete inventory items are also charged to this code.
- 4700 **Utility Bad Debt Expense** – Write-offs of utility accounts receivable that are over 90 days past due. Payments on these accounts are credited to this code.

### INTEREST EXPENSES

- 5710 **Storm Expenses** – Costs associated with preparation immediately before and restoration after hurricanes or other natural disasters.
- 5721 **Interest - Bonds** – Interest expense paid on bonds issued by FPUA.
- 5723 **Interest - Deposits** – Interest expense paid on customer utility security deposits.
- 5729 **Interest - Other** – Interest paid on refunds or late fees.
- 5730 **Bank Charges** – Charges by various banks for paying principal and interest on bonds issued by FPUA and bank service charges for maintenance of checking accounts, credit card and electronic check charges.
- 5731 **Amortization of Bond Discounts** – Allocation of bond discount and deferred charges over the lives of bonds issued by FPUA.

### MISCELLANEOUS EXPENSES

- 9000 **Distribution to City of Fort Pierce** – Each year, FPUA pays to the City of Fort Pierce an amount equal to 6% of gross revenues, as defined by Article XII, Sec. 178(d) of the City Charter, derived from the operation of the utilities for the preceding fiscal year, unless the City Commission, by majority vote, agrees to accept a lesser percentage.

## OBJECT CODE DEFINITIONS

- 9005 **Duplicate Charges** – Electric bills for the Electric System are credited to this code and are not considered revenues.
- 9010 **Contingency** – Funds set aside for emergencies, which are only used when approved by the FPUA Board.
- 9030 **Depreciation** – Allocation of the cost of capital assets over their estimated useful lives.
- 9050 **Extraordinary Expense** – Expenses that are deemed to be unusual in nature and whose occurrence is deemed to be infrequent.

## GLOSSARY, ABBREVIATIONS & ACRONYMS

**AADF** – Annual Average Daily Flow

**ACFR** – Annual Comprehensive Financial Report

**Accrual** – The method of accounting that recognizes income when earned and expenses when incurred regardless of when cash is received or disbursed.

**Accretion** – The incremental increase in the value of FPUA’s Capital Appreciation Bonds charged to interest expense over the life of the bonds.

**AGA** – American Gas Association

**AMI** – Advanced Metering Infrastructure

**Amperes** – is the base unit of electric current

**Amortization** - The incremental decrease in the value of FPUA’s Capital Appreciation Bonds charged to interest expense over the life of the bonds.

**APPA** – American Public Power Association

**Appropriation** – Money that has been set aside for a specific use.

**ARC/FM** – A suite of custom programs, specifically designed for utilities, and built on top of ESRI’s ArcGIS platform. It offers specialized tools geared toward this industry, and incorporates a logical network for improved utility tracing.,

**ArcGIS** – A family of geographic software used to view, edit, create, and analyze geospatial data.

**ARP** – FMPA’s All Requirements Power Supply Project.

**Asset** – Property that has value.

**Audit** – A complete and careful examination of FPUA’s books to insure compliance with all accounting and governmental accounting policies.

**AVL** – Automatic Vehicle Locators

**AWWA** – American Water Works Association

**Balanced Budget** – A budget in which projected expenses for a set period are matched by projected revenues for the same period.

**BLKT** – Blanket Capital Project

**Bonded Debt** – Debt evidenced by bonds and collateralized by pledge of and first lien on the net revenues of the combined systems carrying varying interest rates and due dates.

**BRC** – Budget Review Committee

**Btu** – British thermal unit is the heat required to raise the temperature of one pound of water by one-degree Fahrenheit.

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## GLOSSARY, ABBREVIATIONS & ACRONYMS

**Budget** – A financial plan, generally for one fiscal year, presenting proposed expenses and an estimate of the necessary sources of funds; the Budget Document, as prepared and presented to the governing body.

**Budgetary Control** – The control of revenue and expense, and of changes in assets and liabilities, through the use of planning and forecasting methods.

**CABs** – Capital Appreciation Bonds

**CAIDI** – Customer Average Interruption Duration Index measures the average repair time experienced by the average customer during an interruption.

**CAPEX** – Capital Expenditures

**Capital Asset** – Property having a useful life in excess of three years, with a unit cost of \$5,000 or more which includes additions, replacements or improvements to land, buildings, structures, equipment, and facilities.

**Capital Budget** – The portion of the budget devoted to proposed additions to capital assets.

**CBS** – Core Business System

**CCF** – One hundred cubic feet of natural gas

**CIA** – Contribution-in-Aid is cash or property contributed to the utility for specific capital projects funded in whole or in part by outside agencies.

**CIC** – Capital Improvement Charge is capital derived from developers and customers for improvements to their property. This source of funding is spent on capital which provides for growth and expansion.

**CIP** – Capital Improvement Plan is a planning tool which identifies anticipated future capital needs for the upcoming five-year period.

**Component Unit** – A government component unit is a legally separate organization for which the elected officials of the agency are financially accountable.

**Contingency** – Budgetary reserve set aside which is not earmarked for a specific purpose and may be used for emergencies or unforeseen costs during a budget year.

**Capital Contributions** – Cash or non-cash contributions of, or toward the purchase or construction of, capital assets. Capital Improvement Charges and Contribution-in-Aid are specific types of cash Capital Contributions.

**CEMI5 Index** – Customers Experiencing Multiple Interruptions – 5. It measures the number or percentage of customers who have experienced more than five sustained outages (interruptions lasting at least one minute) within a specific timeframe, typically a 12-month period.

## GLOSSARY, ABBREVIATIONS & ACRONYMS

**CGFO** – Certified Government Finance Officer

**CLEC** – Competitive Local Exchange Carrier

**DART Rate (Days Away/Restricted or Job Transfer Rate)** –The rate represents the number of recordable incidents per 100 full-time employees that resulted in lost or restricted days or job transfer for a calendar year.

**Debt Service** – The principal repayment and interest expense associated with the retirement of outstanding debt.

**Demand** – The amount of electricity a customer or class requires from the system at a certain point in time.

**Depreciation** – The periodic allocation of the cost of a capital asset over its useful life. Depreciation is a non-cash expense.

**DIW** – Deep Injection Well

**DEP** – Department of Environmental Protection

**DROP** – Deferred Retirement Option Program. Program that allows an employee who is eligible to retire and receive benefits under the defined benefit plan elects to continue working for a defined period. No additional service credit is earned toward the defined benefit pension formula. The retirement benefits are made to a tax sheltered account and invested during the DROP period.

**EAF** – Equivalent Availability Factor is a measure that indicates the percentage of time an electric power generating unit was available for service during a period.

**Effluent** – The outflow of water from wastewater treatment plant that is basically the end product of the treatment process.

**Enterprise Fund** – A fund established to account for operations 1) that are financed and operated in a manner similar to business enterprises, where the intent of the governing body is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges or 2) where the governing body has decided the periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, and accountability for other purposes.

**EPA** – Environmental Protection Agency is an agency of the US federal government; created to protect human health and the environment.

**ESC** – Energy Services Center is an operations facility located at 1701 S. 37<sup>th</sup> Street, Fort Pierce which also serves as the FPUA Emergency Command Center during a storm or other emergency.

**ESRI** – Environmental Systems Research Institute

**ETR** – Estimated Time to Restore utility services.

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## GLOSSARY, ABBREVIATIONS & ACRONYMS

**Expense** – A use of financial resources to acquire goods or services consumed in a single year’s current operations.

**Extraordinary Items** – Items distinguished by their unusual nature and by the infrequency of their occurrence.

**FA** – Fixed Asset

**FAA** – Federal Aviation Administration

**FAC** – Florida Administrative Code

**FDIC** – Federal Deposit Insurance Corporation

**FDEP** – Florida Department of Environmental Protection

**FDOT** – Florida Department of Transportation

**FEMA** – Federal Emergency Management Agency

**FERC** – Federal Energy Regulatory Commission is an independent federal agency within the Department of Energy with regulatory authority over wholesale electric and natural gas and which prescribes a type of accounting for electric and gas utilities.

**FGFOA** – Florida Government Finance Officers Association

**FGU** – Florida Gas Utility

**Florida Lineman Competition** – Competition where public power lineworkers come together from all over the region to demonstrate their skill and knowledge in the craft of line work. At the Competition, journeyman and apprentices can compete for professional recognition, attend training courses and practice essential skills in a safe environment.

**Floridan Aquifer** – A source of water supply used for drinking water located approximately 1,000 feet underground.

**Floridan Wells** – Deep wells drilled for the specific purpose of accessing the Floridan Aquifer.

**FM** – Force Main

**FMEA** – Florida Municipal Electric Agency

**FMPA** – Florida Municipal Power Agency

**FPL** – Florida Power & Light Company

**FPRA** – Fort Pierce Redevelopment Agency

**FPSC** – Florida Public Service Commission

**FPUA** – Fort Pierce Utilities Authority

**FRCC** – Florida Reliability Coordinating Council, Inc.

**Frequency (Injury/Illness Incidence Rate)** – The rate represents the total number of injuries and illnesses per 100 full-time employees for a calendar year.

## GLOSSARY, ABBREVIATIONS & ACRONYMS

**FTE** – Full Time Equivalent

**Fund** – In governmental accounting, a sum of money, and often other assets constituting a separate accounting entity, created and maintained for a particular purpose and having transactions subject to legal or administrative restrictions. The double-entry accounts are self-balancing, from which a balance sheet and operating statement may be prepared. A separate budget is provided for each fund.

**Funds** – Cash, securities, or other liquid assets available to be expended for other uses such as operating expenses, debt retirement, capital outlays, etc.

**FY** – Fiscal Year is the budget year which runs from October 1 through September 30.

**GAAP** – Generally Accepted Accounting Principles which include the standards, conventions, and rules accountants follow in recording and summarizing transactions, and in the preparation of financial statements.

**GASB** – Governmental Accounting Standards Board

**Gbps** – Gigabit per second; each gigabit is equal to 1000 megabits or 1,000,000,000 bits.

**General Service** – Revenue derived from a nonresidential customer.

**GFOA** – Government Finance Officers Association

**GIS** – Geographical Information System

**GPON** – Gigabit Passive Optical Network is a point-to-multipoint fiber-lean architecture network system which uses passive splitters to deliver signals to multiple users.

**GPS** – Global Positioning System

**GRC** – Guaranteed Revenue Charge is a fee imposed on developers in return for system expansion, where the demand for capacity is reserved for their future site expansions.

**GSF** – The Gross Square Footage indicator is expressed as a ratio of annual facilities maintenance operating expenses to the gross square feet of the facilities.

**GUE** – The Gross Utility Expense Index is expressed as a ratio of annual facilities maintenance operating expenses to the gross utility expenses.

**IP** – Internet Protocol

**IPP** – Industrial Pre-treatment Program is a regulatory program established by the Clean Water Act requiring the pretreatment of wastewater from industries to prevent the introduction of pollutants that will pass through the treatment works or cause interference with the operation of FPUA's Water Reclamation Facility.

**IPTV** – Internet Protocol television

**ITB** – Invitation to Bid An invitation to contractors or equipment suppliers, through a bidding process, to submit a proposal on a specific project to be realized or product or service to be furnished.

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## GLOSSARY, ABBREVIATIONS & ACRONYMS

**IVR** – Interactive Voice Response

**IW** – Deep Injection Well is a device that places fluid (water) deep underground into porous rock formations or below the shallow soil layer.

**IWRF** – Island Water Reclamation Facility

**kV** – Kilovolt is equal to 1,000 volts.

**kVA** – Kilovolt Amperes is a basic measure of electrical power. It is equal to 1,000 volt-Amperes which is defined as the apparent power carried by FPUA's electric utility plant to deliver the real power (measure in kilowatts – kW) needed by its customers. In alternating current (AC) circuits, the voltage and current are typically out of phase with each other causing the apparent power to be greater than the real power. This phase difference is commonly known as power factor (pf). kW is equal to kVA multiplied by the power factor [kW=kVA x pf].

**kW** – Kilowatt is a measure of electric power equal to 1,000 watts.

**kWh** – Kilowatt Hour is a measure of electric power consumption equal to that expended by one kilowatt of energy flowing for one hour.

**L-BAR** – L-Bar measures the average length of a single outage or service interruption.

**Liability** – Debt or other legal obligation arising out of a transaction in the past, which must be paid, renewed, or refunded at some future date.

**LPSS** – Low Pressure Sewer System

**LS** – Lift Station

**MAIFI** – Momentary Average Interruption Frequency Index event is the average number of momentary interruptions that a customer would experience during a given period (typically a year).

**MBPS** – Megabits per second; each megabit is equal to 1 million bits.

**MCC** – Motor Control Center

**MG** – Million gallons

**MGD** – Million gallons per day

**MVA** – Mega Volt-Amp rating of the transformer is equal to the product of primary current in amps and Primary voltage in volts divided by 1,000,000

**MW** – Megawatt is a measure of electric power equal to 1,000,000 watts or 1,000 kilowatts.

**MWh** – Megawatt hour is a measure of electric power consumption equal to one megawatt of energy flowing for one hour.

## GLOSSARY, ABBREVIATIONS & ACRONYMS

**Miscellaneous Service Revenue** – An amount designed to recover some of the fixed costs of providing service, whether or not any energy or gas is consumed, or water used, such as disconnect, reconnect, or temporary service fees.

**MMBtu** – Unit of heat equivalent to 1,000,000 Btu

**MOEC** – Manatee Observation and Education Center

**MSBU** – Municipal Service Benefit Unit is a legal financing method wherein the County establishes a special district, by majority consensus of the property owners, to fund a desired improvement which will benefit those property owners. Municipal Services Benefit Unit is a financing method wherein St. Lucie County establishes a special district to allow a group of citizens to fund a desired improvement, such as providing City water, by majority consensus (51% approval) of the property owners contained in the assessment area. This process allows the property owner to finance the amount of the assessment over a period of time, generally 10 to 15 years, depending on the project cost and type of improvements. The assessment appears annually on the property tax bill as a non-ad valorem tax.

**MWRF** – Mainland Water Reclamation Facility

**Net Metering** – Net metering is a service that permits customers to offset part or all of their electric needs with their own renewable generating systems. Net metering promotes the development of renewable energy by allowing customers to use their own generation on-site, and to sell any excess generation to their electric utility.

**NERC** – North American Electric Reliability Corporation

**NESC** – National Electric Safety Code

**NG** – Natural Gas

**NOC** – One or more locations from which network monitoring and control, or network management, is exercised over a computer, telecommunication or satellite network.

**NPDES** – National Pollutant Discharge Elimination System

**Object Code** – An account to which an expense is recorded in order to accumulate and categorize those expenses.

**OLT** – The Optical Line Terminal is an aggregation device located typically at a Data Center that allows technologies such as GPON and P2P broadband services to be deployed.

**O&M Budget** – Operations and Maintenance Budget is the budget covering annual revenue and expense.

**OMS** – Outage Management System; a computer system used by operators of electric distribution systems to assist in restoration of power.

**OPEB** – Other Post-Employment Benefits are benefits other than pension benefits which are provided for separately for employees no longer employed.

**OSHA** – Occupational Safety and Health Administration

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## GLOSSARY, ABBREVIATIONS & ACRONYMS

**OSP** – Open Settlement Protocol, a client-server protocol that manages access control, accounting, usage data and inter-domain routing to make it easier for Internet service providers to support IP telephony

**OT** – Operational Technology

**PCA** – Power Cost Adjustment is a portion of the total monthly electric usage charge; adjusts the bill so the bill includes the estimated purchased power costs for the period plus any true-up  $\pm$  from previous periods.

**P.E.** – Professional Engineer

**Personnel Services** – Costs related to compensating employees including salaries and wages, and overtime.

**PFAS** – Per- and Polyfluoroalkyl Substances. PFAS are known as “forever chemicals” because they resist biodegradation, persist in the environment, and accumulate in people and other living organisms.

**PGA** – Purchased Gas Adjustment is a portion of the total monthly gas usage charge; adjusts the bill so the bill includes the estimated purchased gas costs for the period plus any true-up  $\pm$  from the previous periods.

**PGP** – Public Gas Partners, Inc. is a Georgia not-for-profit corporation whose mission is to acquire reliable and economical long-term gas supplies for participating agencies and large public natural gas or power systems. PGP was formed to secure gas supplies through reserve acquisitions and/or secure prepayments and also may acquire storage assets and other strategic assets.

**PHF** – Peak-Hour Flow refers to the highest wastewater flow level recorded in a given hour.

**PSC** – Florida Public Service Commission

**POA** – Purchase Order Authorization

**Resolution** – A formal decision adopted by the board, after voting, to proceed with an action or course of action, method or procedure.

**Restricted Assets** – Generally cash and other liquid assets restricted as to use by legal constraints such as bond covenants.

**Revenue** – Proceeds from the sale of commodities and services, interest earnings, and rents.

**Revenue Bonds** – Securities for which debt service payments are generated from a specific revenue source.

**RFP** – Request for Proposal A document that an organization posts to elicit a response – a formal bid – from potential vendors for a desired IT solution

**RFQ** – Request for Quote A business process in which a business solicits quotes from select suppliers and contractors for a specific task or project.

**R&R** – Renewal & Replacement

## GLOSSARY, ABBREVIATIONS & ACRONYMS

**RO** – Reverse osmosis

**SAIDI** – System Average Interruption Duration Index which measures the average duration of the interruptions for the average customer.

**SAIFI** – System Average Interruption Frequency Index which measures the average frequency of interruptions for the average customer.

**SCADA** – Supervisory Control and Data Acquisition System, a computer system used to control and monitor lift stations; electric, gas, and water transmission and distribution; water wells; and wastewater collection.

**Severity (Lost Workday Incidence Rate)** –The rate represents the number of lost days experienced as compared to the number of incidents experienced per 100 full-time employees in a calendar year.

**SFWMD** – South Florida Water Management District

**SHRM-CP** – Society for Human Resource Management Certified Professional

**Smart City** – An urban area that uses different types of electronic methods and sensors to collect data. Insights gained from that data are used to manage assets, resources and services efficiently: in return, that data is used to improve the operations across the city.

**STD** – Standard Capital Project

**Specific Authorization** – A contract for professional services as defined by the Consultants' Competitive Negotiation Act.

**Strategic Management** – A type of management to determine mission, vision, values, goals, objectives, roles and responsibilities, timelines, etc.

**Surficial Aquifer** – A source of water supply used for drinking water located approximately 100 feet underground.

**Surficial Wells** – Wells drilled to approximately 100 feet deep to access the Surficial Aquifer.

**T&D** – Transmission and Distribution

**TCEC** – Treasure Coast Energy Center

**TCMF** – Treasure Coast Manatee Foundation

**UG** – Underground

**UPS** – Uninterruptible Power Supply

**VAC-CON** – Vacuum truck used for sewer cleaning.

**VAR** – Voice Activated Response

**Vehicle Accident Rate** – Number of accidents/total number of vehicles (includes not at fault)

**Virtual Stack** – Technology that provides centralized management for up to 10,000 switch ports. Unlike traditional physical stack, virtually stacked switches do not require a physical connection.

## GLOSSARY, ABBREVIATIONS & ACRONYMS

**VoIP** – Voice-over Internet Protocol

**VPN** – Virtual Private Network

**XGS-PON** – The next generation of a Passive Optic Network. It can provide systematical speeds of up to 10Gps. This is almost 5 times the speed of GPON.

**Watt** – The rate of work represented by a current of one ampere under a pressure of one volt and taken as the standard in the United States.

**WEOP** – Weatherization & Educational Outreach Program

**Wi-Fi** – A facility allowing computers, smartphones, or other devices to connect to the internet or communicate with one another wirelessly within a particular area.

**WRF** – Water Reclamation Facility

**WTP** – Water Treatment Plant

**WUP** – Water Use Permit

**W/WW** – Water/Wastewater

**RESOLUTION NO. 25-R58**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; APPROVING THE **FISCAL YEAR 2026 BUDGET FOR THE FORT PIERCE UTILITIES AUTHORITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; APPROVING THE FISCAL YEAR 2025 AMENDED BUDGET; WAIVING THE 30 DAY PERIOD FOR DISAPPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with the City of Fort Pierce Charter, Article XII, Section 176 and Section 178, the Fort Pierce Utilities Authority adopted the FPUA Fiscal Year (FY) 2026 Annual Budget and FY 2025 Amended Budget via Resolution UA 2024-10 on August 5, 2025; and

**WHEREAS**, in accordance with the City of Fort Pierce Charter, Article XII, Section 176(12), at its meeting on August 11, 2025, the Fort Pierce Utilities Authority submitted for consideration to the City Commission the FPUA FY 2026 Annual Budget and FY 2025 Amended Budget.

**NOW THEREFORE, BE IT RESOLVED** by the City Commission of the City of Fort Pierce, Florida as follows:

**SECTION 1.** The City Commission hereby approves the FY 2025 Amended Budget and the FY 2026 Annual Budget of the Fort Pierce Utilities Authority as adopted by Resolution UA 2025-12, attached hereto as Exhibit A.

**SECTION 2.** The City Commission hereby waives the thirty-day period for disapproval by the City Commission.

**SECTION 3.** This Resolution shall be effective immediately upon final adoption by the City Commission.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted this 11<sup>th</sup> day of August, 2025.

\_\_\_\_\_  
Linda Hudson, Mayor Commissioner

**ATTEST:**

\_\_\_\_\_  
Linda W. Cox, City Clerk

(SEAL)

**APPROVED AS TO FORM  
AND CORRECTNESS**

\_\_\_\_\_  
Sara Hedges, City Attorney

**RESOLUTION NO. UA 2025-12**

**A RESOLUTION BY THE FORT PIERCE UTILITIES AUTHORITY, FORT PIERCE, FLORIDA, ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, AND AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; PROVIDING FOR SCRIVENER'S ERROR, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, Fort Pierce Utilities Authority (“FPUA”) was created and established by the City Commission of the City of Fort Pierce, Florida, through a referendum election held in said City on May 30, 1972; and

**WHEREAS**, the Charter of the City of Fort Pierce, Florida, Article XII (“Charter”), grants to the FPUA the powers and duties possessed by the city to construct, acquire, expand and operate utility systems, and to do any and all acts or things that are necessary, convenient or desirable in order to operate, maintain, enlarge, extend, preserve and promote an orderly, economic and businesslike administration of the utility systems;

**WHEREAS**, Section 176(12) of the Charter provides that the FPUA Board will annually prepare and adopt a budget for the ensuing year and furnish a copy of the annual budget and any amendments to the City Commission for approval; and

**WHEREAS**, the Board desires to adopt a budget for the 2025-2026 Fiscal Year and amend the previously adopted and City Commission approved budget for the 2024-2025 Fiscal Year as set forth herein.

**NOW, THEREFORE, BE IT RESOLVED by the Board of the Fort Pierce Utilities Authority:**

**SECTION I. RECITALS.** The recitals stated above are true and correct and are hereby incorporated as if fully set forth herein.

**SECTION II. 2025-2026 BUDGET.** The FPUA budget for the fiscal year beginning October 1, 2025 and terminating on September 30, 2026 is hereby adopted as set forth in Exhibit "A", attached hereto and incorporated herein.

**SECTION III. AMENDED 2024-2025 BUDGET.** The FPUA budget for the fiscal year beginning October 1, 2024 and terminating on September 30, 2025 is hereby amended as set forth

in Exhibit "A", attached hereto and incorporated herein. Except as amended herein, the annual budget for the FPUA for fiscal year beginning October 1, 2024 and terminating on September 30, 2025 shall remain in full force and effect.

**SECTION IV. CITY COMMISSION APPROVAL.** The Director of Utilities, or designee, is hereby authorized to comply with Section 176(12) of the Charter, including, but not limited to delivering the adopted Fiscal Year 2025-2026 Budget and Amended Fiscal Year 2024-2025 Budget to the City Commission for approval.

**SECTION V. SCRIVENER'S ERRORS.** If there are any typographical, administrative, or scrivener's errors contained herein that do not change the tone, tenor, or purpose of this Resolution, such errors may be corrected with no further action by the Board.

**SECTION VI. SEVERABILITY.** If any section, clause, phrase, word or provision of this Resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction, whether for substantive or procedural reasons, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution which shall remain in full force and effect.

**SECTION VII. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND DULY ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

ATTEST:

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Dr. Barbara Bennett, Secretary

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Hank Fee, Chair

APPROVED AS TO FORM AND CORRECTNESS:

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Fort Pierce Utilities Authority Attorney

**RESOLUTION NO. UA 2025-12**

**A RESOLUTION BY THE FORT PIERCE UTILITIES AUTHORITY, FORT PIERCE, FLORIDA, ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, AND AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; PROVIDING FOR SCRIVENER’S ERROR, SEVERABILITY, AND AN EFFECTIVE DATE.**

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**WHEREAS**, the Charter of the City of Fort Pierce, Florida, Article XII (“Charter”), grants to the FPUA the powers and duties possessed by the city to construct, acquire, expand and operate utility systems, and to do any and all acts or things that are necessary, convenient or desirable in order to operate, maintain, enlarge, extend, preserve and promote an orderly, economic and businesslike administration of the utility systems;

**WHEREAS**, Section 176(12) of the Charter provides that the FPUA Board will annually prepare and adopt a budget for the ensuing year and furnish a copy of the annual budget and any amendments to the City Commission for approval; and

**WHEREAS**, the Board desires to adopt a budget for the 2025-2026 Fiscal Year and amend the previously adopted and City Commission approved budget for the 2024-2025 Fiscal Year as set forth herein.

**NOW, THEREFORE, BE IT RESOLVED by the Board of the Fort Pierce Utilities Authority:**

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**SECTION III. AMENDED 2024-2025 BUDGET.** The FPUA budget for the fiscal year beginning October 1, 2024 and terminating on September 30, 2025 is hereby amended as set forth

in Exhibit "A", attached hereto and incorporated herein. Except as amended herein, the annual budget for the FPUA for fiscal year beginning October 1, 2024 and terminating on September 30, 2025 shall remain in full force and effect.

**SECTION IV. CITY COMMISSION APPROVAL.** The Director of Utilities, or designee, is hereby authorized to comply with Section 176(12) of the Charter, including, but not limited to delivering the adopted Fiscal Year 2025-2026 Budget and Amended Fiscal Year 2024-2025 Budget to the City Commission for approval.

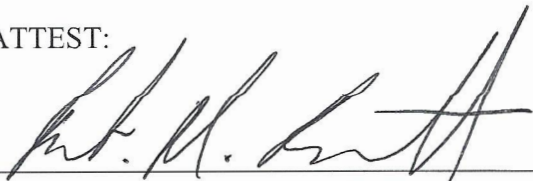
**SECTION V. SCRIVENER'S ERRORS.** If there are any typographical, administrative, or scrivener's errors contained herein that do not change the tone, tenor, or purpose of this Resolution, such errors may be corrected with no further action by the Board.

**SECTION VI. SEVERABILITY.** If any section, clause, phrase, word or provision of this Resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction, whether for substantive or procedural reasons, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution which shall remain in full force and effect.

**SECTION VII. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND DULY ADOPTED this 5<sup>th</sup> day of August, 2025.

ATTEST:

  
\_\_\_\_\_  
Dr. Barbara Bennett, Secretary

  
\_\_\_\_\_  
Hank Fee, Chair

APPROVED AS TO FORM AND CORRECTNESS:

  
\_\_\_\_\_  
Fort Pierce Utilities Authority Attorney



THE SUNRISE CITY  
**FORT PIERCE**  
CITY ATTORNEY'S OFFICE *Florida*

TO: LINDA COX, CITY CLERK, CITY CLERK

FROM: FELICIA HOLLOMAN, ASSISTANT CITY ATTORNEY **FH**

THROUGH: SARA HEDGES, CITY ATTORNEY *SH*

RE: FPUA BUDGET ADOPTION RESOLUTION

CAO RLS FILE: 25-256

DATE: AUGUST 6, 2025

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I have reviewed the above request for legal services related to the Resolution adopting the fiscal year 2026 budget and 2025 amended budget for the FPUA. A redlined and clean copy of the Resolution has been uploaded, and the clean copy is approved as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.

**City Commission Day Meeting 9:00 AM**

**10. C.**

**Meeting Date:** 08/11/2025

**Re:** Resolution 25-R59 appointing a member to the Communitywide Council

**Submitted For:** Linda Cox, City Clerk, City Clerk

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**SUBJECT:**

Resolution 25-R59 appointing a member to the Fort Pierce Communitywide Council.

**SUMMARY:**

Ms. Denetria Timms resigned from her target area position, thus creating a vacancy.

**RECOMMENDATION:**

Select one of the applicants.

**ALTERNATIVES:**

Continue to seek applicants.

**RESPONSIBLE STAFF:**

Linda Cox, City Clerk

**COORDINATED WITH:**

Communications Division

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**Attachments**

Resolution

Ryan, Colleen

Woods-Frank, Marit

Ballot

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**Form Review**

Form Started By: Tina Rel

Final Approval Date: 08/01/2025

Started On: 08/01/2025 02:40 PM

**RESOLUTION NO. 25-R59**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE COMMUNITYWIDE COUNCIL**; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Denetria Timms resigned from the Fort Pierce Communitywide Council on June 16<sup>th</sup>, 2025; and

**NOW THEREFORE, BE IT RESOLVED** By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed and/or reappointed by the City Commission to serve as members of the Communitywide Council in accordance with the Citizens Participation Plan adopted by Resolution No. 88-84 and as amended; said terms to commence upon adoption of this resolution and to expire as indicated below, or when a successor has been duly appointed.

<u>Name</u>	<u>Represents</u>	<u>Term Expires</u>
	Target Area	8/11/2027

**BE IT FURTHER RESOLVED** that this Resolution shall become effective upon adoption.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted this 11th day of August, 2025.

\_\_\_\_\_  
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

\_\_\_\_\_  
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
SARA K. HEDGES, CITY ATTORNEY

# Print

## Application For Appointment/Reappointment - Submission #23425

Date Submitted: 1/3/2025

Name of Board or Boards for which you are applying:\*

Community Wide Council

Name:\*

Colleen Ryan

Home Address:\*

516 N 26th St

City:\*

Fort Pierce

State:\*

FL

Zip:\*

34947

How long at this address?\*

1.5 years

Telephone Number\*

9807773735

If less than two years, provide prior address:

1010 Michigan Street Kannapolis NC 28083

Are you a citizen of the United States? \*

Yes

No

Occupation: \*

Research Administrator

**Employer:\***

University of Florida

**Do you own a business that operates within the City of Fort Pierce?\***

Yes

No

**If yes, list the address and nature of said business:**

---

**Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?\***

Yes

No

**If yes, in which organization and in what capacity?**

---

**Are you employed by a business that is located within the City of Fort Pierce?\***

Yes

No

**If yes, state the business and location:**

---

**Do you have special training or knowledge in the area of:**

**Engineering:\***

Yes

No

**Architecture:\***

Yes

No

**Real Estate Brokering:\***

Yes

No

**Finance/Accounting:\***

Yes

No

**Contracting:\***

Yes

No

**Land Development:\***

Yes

No

**Utilities:**

Yes

No

**Management:\***

Yes

No

**Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) \***

20 years of experience managing non-profit organizations, complex federal contracts/grants, large teams, and community health projects

**Are you currently a member of a Commission-appointed board/committee?\***

Yes

No

**If yes, please specify:**

**Have you ever been convicted of a felony?\***

Yes

No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last several hours?\*

Yes

No

Referred by:\*

Applicant Email Address:\*

Date:\*

Applicant's Signature:\*

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email [lcox@cityoffortpierce.com](mailto:lcox@cityoffortpierce.com).

Upload Resume (Optional)

Choose File

No file chosen

# Print

## Application For Appointment/Reappointment - Submission #23438

Date Submitted: 1/14/2025

Name of Board or Boards for which you are applying:\*

Affordable Housing Advisory Committee, Communitywide Council, Parks Advisory Committee, Preservation Board, Keep Fort Pierce Beautiful Advisory Board

Name:\*

Marit Woods-Frank

Home Address:\*

707 N 18th Street

City:\*

Fort Pierce

State:\*

FL

Zip:\*

34950

How long at this address?\*

1.5

Telephone Number\*

65199840060

If less than two years, provide prior address:

5810 Shannon Drive, Fort Pierce, fl 34951

Are you a citizen of the United States? \*



Yes



No

Occupation: \*

Project Management

**Employer:\***

Arway LLC

**Do you own a business that operates within the City of Fort Pierce?\***



Yes



No

**If yes, list the address and nature of said business:**

Arway LLC has a proven track record of cultivating and maintaining strong client relationships, leading to the acquisition of contracts with over 35 clients. Skilled in market analysis, strategic planning, and providing actionable insights to enhance client engagement and drive revenue growth. Versatile in delivering tailored services across diverse industries to meet unique client needs.

**Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?\***



Yes



No

**If yes, in which organization and in what capacity?**

**Are you employed by a business that is located within the City of Fort Pierce?\***



Yes



No

**If yes, state the business and location:**

Do you have special training or knowledge in the area of:

**Engineering:\***

Yes

No

**Architecture:\***

Yes

No

**Real Estate Brokering:\***

Yes

No

**Finance/Accounting:\***

Yes

No

**Contracting:\***

Yes

No

**Land Development:\***

Yes

No

**Utilities:**

Yes

No

**Management:\***

Yes

No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) \*

With over 10 years of experience in community engagement, program development, and public service, I am eager to contribute my expertise to initiatives that enhance the well-being and development of our community. In my role as Outreach Manager at Twin Cities Rise, I successfully managed programs that addressed workforce development and increased community engagement by 25%. As a Resource and Communications Coordinator with the Peace Corps, I worked closely with local and governmental organizations to implement sustainable development projects, building strong relationships and ensuring impactful outcomes. My experience coordinating diverse stakeholders, developing strategic plans, and advocating for community needs has prepared me to make a meaningful contribution to the City of Fort Pierce's committees. As a proud resident committed to the city's growth and success, I am particularly interested in opportunities that align with community development, strategic planning, and resource allocation. I am confident that my skills in collaboration, data analysis, and communication will allow me to support the city's goals effectively.

**Are you currently a member of a Commission-appointed board/committee?\***

Yes

No

If yes, please specify:

---

**Have you ever been convicted of a felony?\***

Yes

No

**If yes, what was the nature of the crime(s) you were convicted of:**

**If appointed, are you willing to attend a training session which could last several hours?\***

Yes

No

**Referred by:\***

**Applicant Email Address:\***

**Date:\***

**Applicant's Signature:\***

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email [lcox@cityoffortpierce.com](mailto:lcox@cityoffortpierce.com).

**Upload Resume (Optional)**

Marit Woods-MW.pdf

## ABOUT

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I bring over 10 years of professional experience in project management, community engagement, and program development. My career has been dedicated to fostering collaboration, enhancing community services, and implementing strategic initiatives that address the needs of diverse populations.

As a former Outreach Manager with Twin Cities Rise, I successfully increased community engagement by 25% through targeted outreach programs and partnerships. My work as a Resource and Communications Coordinator with the Peace Corps involved developing sustainable projects in collaboration with local governments, building strong relationships, and delivering impactful results. Additionally, my role as a Project Coordinator at Fab Lab emphasized innovation, stakeholder engagement, and strategic planning to improve community outcomes.

My experiences internationally and nationally couple with my Master's degree in Management and Sustainable Development, I bring strong analytical skills, a data-driven approach to decision-making, and the ability to effectively communicate complex information to diverse audiences. My experience in public service and community advocacy positions me to contribute meaningfully to the board, fostering initiatives that align with the mission and goals of the City of Fort Pierce and the interest of residents.

## PROFESSIONAL EXPERIENCE

### Owner

Arway Consultancy

**01/2012-Present**

St. Paul, Minnesota

- Track record of cultivating and maintaining strong client relationships, leading to the acquisition of contracts with over 35 clients. Skilled in market analysis, strategic planning, and providing actionable insights to enhance client engagement and drive revenue growth. Versatile in delivering tailored services across diverse industries to meet unique client needs.

### Outreach Manager

Twin Cities Rise

**09/2019-09/2021**

Minneapolis, MN

- Directed planning and execution of improvement initiatives, collaborating with municipal agencies to meet regulatory requirements.
- Oversaw team training on project management tools and methodologies, increasing operational efficiency by 20%.

### Resource and Communications Coordinator

Peace Corps

**01/2017-03/2018**

Monrovia, Liberia

- Coordinated site development efforts for rural infrastructure projects, liaising with contractors and local governments to address land use and zoning challenges.
- Monitored project schedules and budgets, ensuring timely completion and compliance with government standards.

### Project Development Specialist

Nordic Construction DK.

**01/2015-1/2017**

Copenhagen, Denmark

- Managed multi-phase construction and development projects, coordinating teams to meet tight deadlines and budget constraints.
- Conducted detailed project reviews and provided weekly updates to stakeholders, ensuring transparency and alignment with goals.

## EDUCATION

M.A. in Management/Sustainable Development | School for International Training Graduate Institute |2011

B.A. in Sociology |Minor: Youth Studies| University of Minnesota-Twin Cities| 2008

**Certifications:** Project + Construction Management Certified | Google Data Analytics Professional Certificate (In Progress)| Conflict Resolution Training| Project Management for Nonprofits | CPR/AED Certified

**Languages:** French (Intermediate) | Creole (Intermediate) | Greenlandic(Beginner)



**Communitywide Council – August 2025**

Target Area member.

Colleen Ryan

Marit Woods-Frank

First Choice: \_\_\_\_\_ (1 pts)

Submitted by: \_\_\_\_\_

**City Commission Day Meeting 9:00 AM**

**10. D.**

**Meeting Date:** 08/11/2025

**Re:** Resolution 25-R60 appointing a member to the Fort Pierce Utilities Authority

**Submitted For:** Linda Cox, City Clerk, City Clerk

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**SUBJECT:**

Resolution 25-R60 appointing a member to the Fort Pierce Utilities Authority Board.

**SUMMARY:**

Ms. Pearl Davis's term is set to expire September 30, 2025. She is eligible for reappointment.

**RECOMMENDATION:**

Select one of the applicants.

**ALTERNATIVES:**

Continue to seek applicants.

**RESPONSIBLE STAFF:**

Linda Cox, City Clerk

**COORDINATED WITH:**

Communications Division

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**Attachments**

Resolution  
Davis, Pearl  
Sierra, Ivel  
Ballot

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**Form Review**

Form Started By: Tina Rel  
Final Approval Date: 08/01/2025

Started On: 08/01/2025 03:03 PM

**RESOLUTION NO. 25-R60**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF A MEMBER OF THE FORT PIERCE UTILITIES AUTHORITY BOARD**; PROVIDING FOR AN EFFECTIVE DATE.

**BE IT RESOLVED** By the City Commission of the City of Fort Pierce, Florida, , that \_\_\_\_\_ be and is hereby appointed as an at-large member of the Fort Pierce Utilities Authority Board for a term of four years in compliance with city charter and consistent with Resolution 18-R23; said term to commence October 1, 2025, and to expire on September 30, 2029, or when a successor has been duly appointed.

**BE IT FURTHER RESOLVED** that this Resolution shall become effective on October 1, 2025.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted this 11th day of August, 2025.

\_\_\_\_\_  
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

\_\_\_\_\_  
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
SARA HEDGES  
CITY ATTORNEY

# Print

## Application For Appointment/Reappointment - Submission #24186

Date Submitted: 8/5/2025

Name of Board or Boards for which you are applying:\*

Fort Pierce Utilities Authority

Name:\*

Pearl M Davis

Home Address:\*

2006 AVENUE Q

City:\*

Fort Pierce

State:\*

FL

Zip:\*

34950

How long at this address?\*

30 Years (+/-}

Telephone Number\*

7722402328

If less than two years, provide prior address:

2006 AVENUE Q

Are you a citizen of the United States? \*

Yes

No

**Occupation: \***

Retired

**Employer:\***

N/A

**Do you own a business that operates within the City of Fort Pierce?\***

Yes

No

**If yes, list the address and nature of said business:**

N/A

**Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?\***

Yes

Yes

No

If yes, in which organization and in what capacity?

As a customer

**Are you employed by a business that is located within the City of Fort Pierce?\***

Yes

No

If yes, state the business and location:

N/A

Do you have special training or knowledge in the area of:

**Engineering:\***

Yes

No

**Architecture:\***

Yes

No

**Real Estate Brokering:\***

Yes

No

**Finanace/Accounting:\***

Yes

No

NO

**Contracting:\***

Yes

No

**Land Development:\***

Yes

No

**Utilities:**

Yes

No

**Management:\***

Yes

No

**Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) \***

My professional background is as a bank executive. Professionally I have performed as Regional Director of the SE region of the country for the Federal Deposit Insurance Corporation (FDIC) and Senior VP for local banks credit risk management divisions.

**Are you currently a member of a Commission-appointed board/committee?\***

Yes

No

**If yes, please specify:**

I am an active member of the Fort Pierce Utilities Authority Board and 1/2 tax Infrastructure Committee for the City of Fort Pierce.

**Have you ever been convicted of a felony?\***

Yes



No

**If yes, what was the nature of the crime(s) you were convicted of:**

N/A

**If appointed, are you willing to attend a training session which could last several hours?\***



Yes



No

**Referred by:\***

City Commissioner, Curtis Johnson

**Applicant Email Address:\***

davis7@aol.com

**Date:\***

December 13, 2024

**Applicant's Signature:\***

Pearl M Davis

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email [lcox@cityoffortpierce.com](mailto:lcox@cityoffortpierce.com).

**Upload Resume (Optional)**

No file chosen

# Print

## Application For Appointment/Reappointment - Submission #23391

Date Submitted: 12/14/2024

Name of Board or Boards for which you are applying:\*

Fort Pierce Utilities Authority Board Planning Board

Name:\*

IVEL Sierra

Home Address:\*

4407 BELLE GROVE DRIVE

City:\*

Fort Pierce

State:\*

FL

Zip:\*

34981

How long at this address?\*

7 Years

Telephone Number\*

7729794565

If less than two years, provide prior address:

4407 Belle Grove Drive

Are you a citizen of the United States? \*

Yes

No

Occupation: \*

Business Owner and Landlord

**Employer:\***

Self

**Do you own a business that operates within the City of Fort Pierce?\***



Yes



No

**If yes, list the address and nature of said business:**

402 S. 5th St. Fort Pierce, FL Restaurant and Shipping

**Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?\***



Yes



No

**If yes, in which organization and in what capacity?**

Fort Pierce

**Are you employed by a business that is located within the City of Fort Pierce?\***



Yes



No

**If yes, state the business and location:**

Mervis' Cafe' and Grille & United States Postal Service Downtown CPU

**Do you have special training or knowledge in the area of:**

**Engineering:\***

Yes

No

**Architecture:\***

Yes

No

**Real Estate Brokering:\***

Yes

No

**Finance/Accounting:**

Yes

No

**Contracting:\***

Yes

No

**Land Development:\***

Yes

No

**Utilities:**

Yes

No

**Management:\***

Yes

No

**Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) \***

I have been a Business Owner in the City of Fort Pierce for the past 16 years. I have also been a landlord in the City for the past 7 years. I have been living as a full time resident in the city and been part of this community for over 18 years. I have been a Business supervisor or manager since graduating from college with over 27 years of experience. I have been a member of Fort Pierce Utility Authority Advisory Committee for over a year and i have participated in other community organizations and events. Being a resident and business owner for so long in this community I have always been involved in some way, such as coaching kids in our city or being actively involved in my children's schools. I have been a part of this City's growth in a positive way for many years and want to continue to be a part of positive things to come.

**Are you currently a member of a Commission-appointed board/committee?\***

Yes

No

**If yes, please specify:**

Fort Pierce Utility Authority Advisory Committee

**Have you ever been convicted of a felony?\***

Yes

No

**If yes, what was the nature of the crime(s) you were convicted of:**

**If appointed, are you willing to attend a training session which could last several hours?\***

Yes

No

**Referred by:\***

**Applicant Email Address:\***

**Date:\***

**Applicant's Signature:\***

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email [lcox@cityoffortpierce.com](mailto:lcox@cityoffortpierce.com).

**Upload Resume (Optional)**

Ivel\_Sierra.pdf

# IVEL SIERRA

**BUSINESS OWNER & FPUA ADVISORY COMMITTEE MEMBER**

## PROFESSIONAL SUMMARY

Seasoned Business Owner/Operator at Mervis' Cafe & Grille and USPS Downtown Contract Unit since 2008, adept in operations management and exceptional customer service. Demonstrated success in personnel leadership and inventory control, enhancing vendor relations and client satisfaction. Proven track record in elevating business performance through strategic decision-making and meticulous attention to detail. Willing to serve as a Community Amassador.

## EXPERIENCE

### **Business Owner/Operator**

April 2008 - Present | Mervis' Cafe & Grille and USPS Downtown Contract Unit, FORT PIERCE, FL

- Managed all aspects of the daily operations including personnel, inventory control, marketing, budgeting, pricing.
- Provided friendly and engaging customer service to internal and external customers.
- Developed and maintained relationships with clients and suppliers
- Provided leadership, direction, and guidance to staff members
- Hired skilled personnel to handle challenges and obligations of business.

## EDUCATION

### **Bachelor of Science (B.S.) in Business Administration**

May 1997

University of Central Florida, Orlando, FL, US

## CERTIFICATIONS

- Servsafe Manager Certification

## VOLUNTEER EXPERIENCE

### **Committee Member**

## CONTACT

- ☎ (772) 979-4565
- ✉ isierra561@aol.com
- 📍 Ft. Pierce, FL 34981

## SKILLS

- Inventory control
- Operations management
- Personnel management
- Attention to detail
- Customer service
- Vendor relationship management
- Employee training

## LANGUAGES

- **Spanish**  
Bilingual

June 2023 - Present | Fort Pierce Utility Advisory Committee, Fort Pierce, Florida

- Continuous learning of all aspects of FPUA, such as Wastewater, New Plant Construction Updates, Fpuanet, How to read a FPUA bill, Sunshine Law Training
- Helped create a Mission Statement for the FPUA Advisory Committee
- As an Ambassador, Attended Back to School Backpack Event
- Helped Create and Attended The First Annual FPUA Youth Career Event
- Participated actively in discussions, offering constructive feedback when appropriate.

## **AWARDS**

- 2022 St. Lucie County Chamber of Commerce Business and Industry Award for Mervis' Cafe for Best Food and Beverage
- 2018 St. Lucie County Chamber of Commerce Business and Industry Appreciation Award for Mervis' Cafe' Food and Beverage

## **COMMUNITY ORGANIZATIONS**

St. Lucie County Chamber of Commerce Member



THE SUNRISE CITY

**FORT PIERCE**  
CITY CLERK'S OFFICE  
*Florida*



## **Fort Pierce Utilities Authority – August 2025**

Applications submitted and attached to agenda item for at-large consideration are as follows:

Pearl Davis

Ivel Sierra

Choice: \_\_\_\_\_

Submitted by: \_\_\_\_\_

**City Commission Day Meeting 9:00 AM**

**11. A.**

**Meeting Date:** 08/11/2025

**Re:**

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**SUBJECT:**

Budget Workshop Follow-up

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**Attachments**

Proposed Budget

Presentation

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**Form Review**

Form Started By: Linda Cox  
Final Approval Date: 07/29/2025

Started On: 07/29/2025 12:37 PM

THE SUNRISE CITY

# FORT PIERCE *Florida*

FY 2025/26



## PROPOSED OPERATING BUDGET

August 11, 2025 Budget Workshop

CITY OF FORT PIERCE  
 BUDGET WORKSHOP 3  
 CHANGES IN CATEGORIES  
 FY 2025/26

CATEGORY DESCRIPTIONS	WORKSHOP 2 PROPOSED BUDGET	WORKSHOP 3 PROJECTED BUDGET	DIFFERENCE INCREASE (DECREASE)	TOTAL INCREASE (DECREASE)	CHANGES FROM WORKSHOP 2 to WORKSHOP 3	
					DOLLARS	SOURCE & DESCRIPTION
REVENUE	67,787,211	67,787,211	0	0	0	No Changes
EXPENDITURES						
City Commission	327,291	325,709	(1,582)	(1,582)	(1,582)	(\$1,082) in Conferences and (\$500) in Advertising Removed 2 Positions (\$242,696), increased Car Allowance for Deputy City Managers \$10,800, decreased Travel (\$1,600)
City Manager	1,416,895	1,183,399	(233,496)	(233,496)	(233,496)	2 Positions/Risk added \$220,553, (\$1,000) Reproduction, (\$400) Advertising, \$35,000 Wellness, (\$500) Misc. Exp., (\$500) Office Supplies
City Attorney	857,335	1,110,488	253,153	253,153	253,153	Salary Increase \$31,340 (5% \$6,449; adjustment \$24,891 w/benefits), (\$500) Election Fees, (\$750) Contractual, (\$367) Admin. Charges
City Clerk	583,807	613,530	29,723	29,723	29,723	Removed 2 Positions/Risk (\$220,553), (\$4,060) Software Maintenance, (\$35,000) Wellness
Human Resources	1,033,629	774,016	(259,613)	(259,613)	(259,613)	(\$1,500) Travel, (\$450) Misc. Exp., (\$15) EDP
Finance	1,367,659	1,365,694	(1,965)	(1,965)	(1,965)	Removed 1 Position (\$123,102), (\$47,201) Consultant Fees, (\$5,400) Car Allowance move to City Manager budget
Information Technology	3,204,475	3,028,772	(175,703)	(175,703)	(175,703)	(\$315) Equipment Rental, (\$500) Misc. Exp. (\$375) Travel, (\$1,650) Office Supplies, (\$30) Gas & Oil, (\$2,000) Books, Pubs, Mbrshp.
Purchasing	404,739	403,924	(815)	(815)	(815)	(\$2,500) Travel, (\$500) Misc. Exp., (\$500) Office Supplies, (\$500) Books, Pubs, Mbrshp.
Community & Economic Development	606,684	602,629	(4,055)	(4,055)	(4,055)	Removed 1 Position (\$97,903), \$40,000 Consultant Fees
Grants Administration	525,863	521,863	(4,000)	(4,000)	(4,000)	(\$10,897) Benefit Cost for PT emp. Removed, (\$5,000) Nuisance Abatement, (\$3,000) Contractual Fees, (\$500) Travel, (\$1,000) Freight & Postage, (\$267) Admin. Fees, (\$1,000) Office Supplies, (\$2,000) Gas & Oil, (\$500) Other Supplies, (\$500) Uniforms
Planning	1,012,716	954,813	(57,903)	(57,903)	(57,903)	
Code Enforcement	1,686,583	1,661,919	(24,664)	(24,664)	(24,664)	

CITY OF FORT PIERCE  
 BUDGET WORKSHOP 3  
 CHANGES IN CATEGORIES  
 FY 2025/26

CATEGORY DESCRIPTIONS	WORKSHOP 2 PROPOSED BUDGET	WORKSHOP 3 PROJECTED BUDGET	DIFFERENCE INCREASE (DECREASE)	TOTAL INCREASE (DECREASE)	CHANGES FROM WORKSHOP 2 to WORKSHOP 3	
					DOLLARS	SOURCE & DESCRIPTION
Police	20,748,041	22,856,271	2,108,230	2,108,229	2,108,229	Removed 2 Positions (\$113,760), \$2,477,866 Wages w/benefits, (\$10,000) Incentive Pay, (\$15,000), Accrued Comp., (\$100,000), Overtime, (\$5,500) Medical Services, (\$4,000) Consultant Fees, (\$61,135) Communications, (\$5,000) Equipment Rental, (\$2,900) Vehicle Rental & Towing, (\$12,500) Vehicle Maintenance, (\$4,500) Vehicle Parts, (\$5,000) Tires, Tubes & Batteries, (\$1,000) Crime Prevention, (\$2,500) Citizen Volunteer Program, (\$15,500) Gas & Oil, (\$11,341) Law Enforcement Educ.
Public Works-Director	116,030	111,030	(5,000)	(5,000)	(5,000)	(\$5,000) Travel
Public Works-Fleet Maintenance	1,085,282	958,131	(127,151)	(127,151)	(127,151)	Removed 1 Position (\$127,151)
Public Works-Facilities Maintenance	1,734,037	1,624,533	(109,504)	(109,504)	(109,504)	(\$9,504) Personnel, (\$100,000) Contractual Fees
Public Works-Parks & Grounds	2,936,834	2,931,834	(5,000)	(5,000)	(5,000)	(\$5,000) Other Supplies
Public Works-Streets & Drainage	2,845,378	2,785,377	(60,001)	(60,000)	(60,000)	(\$15,000) Street Supplies, (\$15,000) Sidewalks/Curb Supplies, (\$30,000) Stormwater Maintenance Supplies
Engineering	2,017,211	1,997,211	(20,000)	(20,000)	(20,000)	(\$20,000) Traffic Signal Materials
Leisure Services	879,422	820,359	(59,063)	(59,063)	(59,063)	(\$49,960) Personnel Cost PT emp. Adjustments, (\$9,103) Janitorial Services
Adminstrative	11,319,140	11,072,941	(246,199)	(246,199)	(246,199)	(\$75,000) Health Insurance, (\$100,000), Equipment Rental, (\$50,000) Insurance & Bonds, (\$10,000) Vehicle Maint., (\$1,199) Reproduction, (\$10,000) Misc. Expense
CAPITAL OUTLAY	4,915,918	4,148,026	(767,892)	(767,892)	(767,892)	(\$767,892) Police Capital, All other Capital Projects \$1,149,526
GRANTS AND AIDS	573,000	595,500	22,500	22,500	22,500	Economic Development Council
NON-OPERATING TRANSFERS	5,339,242	5,339,242	0	0	0	
<b>GENERAL FUND EXPENDITURES</b>	<b>67,537,211</b>	<b>67,787,211</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	

**FY 2026 Proposed Budget**  
**GENERAL FUND - REVENUE DETAIL**

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Taxes</u></b>				
311 010 Current Ad Valorem	\$ 22,312,937	\$ 26,192,608	\$ 30,772,543	\$ 33,697,722
311 015 Ad Valorem Adjustment	0	0	(1,538,627)	(1,684,886)
311 020 Delinquent Ad Valorem	52,630	43,651	40,000	50,000
312 410 Local Option Gas Tax	1,346,683	1,435,137	1,400,500	1,425,000
312 420 New Local Option Gas Tax	1,141,681	997,273	1,100,000	1,000,000
314 100 Public Service Electricity	2,906,753	3,046,061	2,850,000	2,900,000
314 101 Electricity FPL	559,577	601,410	525,000	575,000
315 200 Telecommunications Tax	1,495,303	1,582,419	1,350,000	1,585,000
314 300 Public Service Water	396,375	476,168	395,000	475,000
319 900 Misc. Taxes	879	956	900	900
<b>Total Taxes</b>	<b>\$ 30,212,819</b>	<b>\$ 34,375,683</b>	<b>\$ 36,895,316</b>	<b>\$ 40,023,736</b>
<b><u>Licenses and Permits</u></b>				
316 000 Business Tax Receipts	\$ 327,304	\$ 337,024	\$ 0	\$ 0
316 000 Certificates of Use	0	0	325,000	335,000
322 910 Planning & Zoning Fees	129,945	140,270	225,000	140,000
322 920 Amendments	47,339	23,662	45,000	25,000
322 930 Sign Fees	5,060	9,030	5,500	8,000
322 940 Miscellaneous	127,468	108,888	125,000	125,000
329 501 Animal Licenses	9,195	6,421	9,500	6,500
329 502 Lot Clearing Permits	19,679	10,751	7,500	10,000
329 503 Demolition Permits	41,822	12,940	5,000	15,000
329 505 Special Event	250	250	0	250
329 506 Vendor Permit/Application Fees	250	0	700	250
329 599 Other Licenses/Permits	20,146	50	15,000	500
<b>Total Licenses and Permits</b>	<b>\$ 728,456</b>	<b>\$ 649,287</b>	<b>\$ 763,200</b>	<b>\$ 665,500</b>
<b><u>Intergovernmental Revenues</u></b>				
331 510 Disaster Relief/Federal	\$ 159,894	\$ 27,868	\$ 0	\$ 0
331 511 Other Revenue/Federal	0	270,757	0	0
331 512 Other Public Safety/Federal	22,699	57,655	0	0
331 392 Physical Environment	0	514,234	0	0
334 510 Disaster Relief/State	480	2,579	0	0
334 520 Other Revenue/State	0	30,462	0	0
335 125 State Revenue Sharing	2,347,309	2,229,151	2,300,000	2,250,000
335 180 Half Cent Sales Tax	2,952,013	2,764,772	2,900,000	2,800,000

**FY 2026 Proposed Budget**  
**GENERAL FUND - REVENUE DETAIL**

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Intergovernmental Revenues contd.</u></b>				
335 140 Mobile Home License	66,644	66,096	60,000	66,000
335 150 Beverage License	51,588	54,974	55,000	55,000
335 630 Infrastructure Sales Tax	3,090,283	2,707,486	3,000,000	3,000,000
312 520 Casualty Premium Tax	544,239	574,934	545,000	575,000
335 450 Fuel Tax Refund	54,856	58,464	50,000	55,000
338 020 County Shared Occup. License	66,717	51,342	60,000	55,000
339 010 Payments in Lieu of Tax-Hsg Auth	37,308	34,407	34,500	34,500
<b>Total Intergovernmental Rev.</b>	<u>\$ 9,394,032</u>	<u>\$ 9,445,181</u>	<u>\$ 9,004,500</u>	<u>\$ 8,890,500</u>
<b><u>Charges for Services</u></b>				
341 341 Sale Maps and Publications	\$ 0	\$ 0	\$ 50	\$ 0
341 310 Certified Copying & Rec Search	64,683	40,216	60,000	45,000
341 315 Reproduction-City Hall	7,390	7,445	9,500	7,500
341 320 Application Fee	22,376	11,070	20,000	15,000
341 325 Investigative Surcharge	26,315	28,726	25,000	27,500
341 330 Jury Duty and Fees	0	5	100	100
341 335 Qualifying Fees	550	2,683	500	500
343 910 Lot Clearing-Admin. Charge	37,090	28,760	25,000	28,500
343 920 Rotation Towing-Admin. Charge	31,675	26,350	30,000	30,000
354 010 Parking Fines	71,347	37,828	75,000	50,000
354 015 Traffic Fines	48,217	40,569	35,000	40,000
345 910 Vacation Rental Reg Fee	160,015	97,561	100,000	100,000
347 415 Community Center/Bus. Social	122,039	108,432	115,000	115,000
347 420 Comm. Center Special Events	29,745	34,729	30,000	35,000
347 425 Comm. Center Rental Fees	35,098	33,904	35,000	35,000
347 430 Comm. Center Events	16,988	18,160	16,500	17,750
347 435 Comm. Center Insurance & Other	14,025	10,345	12,000	12,000
347 950 Youth Activity Funds	62,230	49,893	70,000	55,000
<b>Total Charges for Services</b>	<u>\$ 749,783</u>	<u>\$ 576,675</u>	<u>\$ 658,650</u>	<u>\$ 613,850</u>
<b><u>Fines and Forfeitures</u></b>				
351 910 Court Fines	\$ 5,411	\$ 4,509	\$ 2,500	\$ 4,500
351 920 Police Education	6,510	5,945	5,500	6,500
354 055 Alarm Permit Violations	170,950	233,260	150,000	160,000

**FY 2026 Proposed Budget**  
**GENERAL FUND - REVENUE DETAIL**

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Fines and Forfeitures contd.</u></b>				
354 030 License Penalties	9,909	12,834	9,000	10,000
354 040 Animal Control	2,772	12,653	7,500	10,000
354 050 Property Code Violations	156,094	151,324	100,000	150,000
<b>Total Fines &amp; Forfeitures</b>	<b>\$ 351,644</b>	<b>\$ 420,525</b>	<b>\$ 274,500</b>	<b>\$ 341,000</b>
<b><u>Miscellaneous Revenues</u></b>				
361 100 Interest on Investments	\$ 9,684	\$ 8,639	\$ 15,000	\$ 15,000
361 101 Other Interest Earnings	6,571	4,639	3,500	5,000
362 013 Rent - Little Jim	29,810	31,169	29,000	31,200
362 014 Rental	45,000	45,000	45,000	45,000
362 015 Misc. Rental	2,782	3,035	3,000	3,000
325 210 Liens	321,592	171,136	75,000	125,000
325 220 Demolition Lien	6,993	4,697	5,000	5,000
325 230 Lot Clearing	58,968	83,279	50,000	75,000
325 240 Interest on Assessments	482	234	100	100
325 250 Emergency Repair Liens	(19,343)	5,217	6,000	5,000
364 005 Sale of Surplus Equipment	23,345	35,700	30,000	25,000
366 000 Other Contributions/Donations	22,184	3,167	500	2,500
361 400 Gain/Loss on Sale of Investments	487	4,672	0	0
369 904 Reimbursement of Expenditures	252,609	343,267	275,000	275,000
369 905 Purchasing Card Rebate	48,443	48,973	50,000	48,500
369 909 Wellness Program	2,738	2,865	19,200	3,000
<b><u>Reimbursement Contractual Services</u></b>				
369 944 Utilities Authority	334,477	0	0	0
369 915 Stormwater	0	367,316	700,000	625,000
369 942 Golf Course	33,000	33,000	33,000	33,000
369 913 Sunrise Theatre	33,000	33,000	0	0
369 924 Other Misc Revenues	94,000	200,271	25,000	100,000

**FY 2026 Proposed Budget**  
**GENERAL FUND - REVENUE DETAIL**

	2022/23	2023/24	2024/25	2025/26
	Actual	Actual	Approved	Proposed
<b><u>Miscellaneous Revenues contd.</u></b>				
<i>Administrative Reimbursement</i>				
369 940 Ft. Pierce Redevelopment Agcy	175,000	175,000	181,000	186,500
369 952 Marina	45,000	45,000	46,350	48,000
369 921 Solid Waste	80,000	80,000	82,400	85,000
369 922 Retirement & Benefit System	189,000	207,900	227,000	275,000
369 953 Police Department/Detail Work	87,570	21,283	190,000	199,500
369 906 Building Department	300,000	300,000	310,000	319,500
<i>Other Miscellaneous Reimbursements</i>				
369 917 St. Lucie County	0	0	75,000	0
369 916 State of Florida	608,940	613,903	575,000	600,000
369 300 Settlement	279,161	75,283	75,000	75,000
369 990 Other Misc. Revenues	80,374	199,959	75,000	125,000
<b>Total Miscellaneous Revenues</b>	<b>\$ 3,151,865</b>	<b>\$ 3,147,603</b>	<b>\$ 3,201,050</b>	<b>\$ 3,334,800</b>
<b><u>Interfund Transfers</u></b>				
381 089 Restricted Fund	\$ 436,476	\$ 186,345	\$ 250,000	975,000
381 091 FPRA	2,384,248	3,879,075	5,442,950	4,290,825
381 092 CDBG/Grants	0	0	0	500,000
381 097 Solid Waste	38,055	0	0	0
381 098 Building	4,455	0	0	0
<b>Total Interfund Transfers</b>	<b>\$ 2,863,234</b>	<b>\$ 4,065,420</b>	<b>\$ 5,692,950</b>	<b>\$ 5,765,825</b>
<b><u>Contribution from Enterprise Funds</u></b>				
382 010 Electricity	\$ 4,297,058	\$ 4,447,769	\$ 4,698,480	4,635,222
382 020 Water	1,257,407	1,516,555	1,659,798	1,706,777
382 030 Gas	300,259	321,577	343,542	351,617
382 040 Sewer	903,607	1,176,447	1,300,518	1,282,737
382 045 UA Other	90	5,574	600	647
382 050 Solid Waste Transfer	700,000	500,000	500,000	500,000
382 055 Golf Course Transfer	0	0	0	0
382 060 Marina Transfer	0	275,000	275,000	275,000
382 090 Building Department	275,000	0	0	0
<b>Total Contribution from Enterprise</b>	<b>\$ 7,733,421</b>	<b>\$ 8,242,922</b>	<b>\$ 8,777,938</b>	<b>\$ 8,752,000</b>

FY 2026 Proposed Budget

GENERAL FUND - REVENUE DETAIL

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b>Total Revenue</b>	\$ 55,185,254	\$ 60,923,297	\$ 65,268,104	\$ 68,387,211
Appropriated Fund Balance	0	0	0	0
Restricted Revenue	(400,000)	(600,000)	(600,000)	(600,000)
Unrestricted Fund Balance	(1,324,555)	(807,919)	0	0
<b>TOTAL GENERAL FUND RESOURCES</b>	<b>\$ 53,460,699</b>	<b>\$ 59,515,378</b>	<b>\$64,668,104</b>	<b>\$67,787,211</b>

**Budget for Fiscal Year 2025/26**

**PERSONNEL SERVICES COST BY DEPARTMENT/DIVISION**

Department/Division	2025 Funded Positions	2026 Funded Positions	Salaries	Overtime	FICA	Retirement	Life/Health Insurance	Dental Insurance	Workers' Comp	Total
<b>General Fund</b>										
10 00 City Commission	5	5	\$173,628	\$0	\$15,348	\$25,867	\$57,833	\$1,522	\$347	\$274,546
13 00 City Manager	8	6	821,202	0	64,061	162,105	68,557	3,281	1,642	1,120,850
14 00 City Attorney	6	6	711,291	0	54,827	150,607	62,368	3,039	757	982,888
16 00 City Clerk	5	5	395,136	0	30,641	78,000	54,287	2,404	790	561,257
22 00 Human Resources	6	6	491,966	0	38,048	97,114	47,669	1,994	984	677,775
24 00 Finance	11	11	953,015	0	73,319	130,489	136,341	7,090	1,906	1,302,159
25 00 Information Technology	13	12	1,048,189	15,000	81,334	209,874	144,307	7,168	2,126	1,507,998
26 00 Purchasing	4	4	278,465	0	21,303	54,969	21,020	1,276	557	377,589
28 00 Community & Economic Development	0	5	408,663	0	31,676	80,670	51,315	3,143	817	576,284
28 05 Grants Administration	0	5	358,201	0	27,402	70,709	51,644	2,191	716	510,863
29 01 Planning	7	6	556,134	0	42,957	109,781	79,424	3,275	1,142	792,713
29 03 Code Enforcement	15	14	808,019	10,000	62,992	161,477	147,838	6,484	19,976	1,216,786
30 00 Police (Combined)	176	176	13,555,163	600,000	1,082,870	2,647,051	2,189,312	95,760	399,273	20,569,429
40 00 Public Works (Combined)	66	66	3,589,225	75,000	280,313	675,840	737,164	33,484	156,277	5,547,302
44 00 Engineering	10	11	996,573	5,000	77,446	169,486	130,510	5,591	24,356	1,408,961
45 04 Leisure Services	7	7	359,055	0	27,468	70,877	62,154	2,592	3,867	526,012
60 00 Administrative	0	0	0	0	0	0	175,000	0	0	175,000
<b>General Fund Total</b>	<b>339</b>	<b>345</b>	<b>\$25,503,923</b>	<b>\$705,000</b>	<b>\$2,012,005</b>	<b>\$4,894,915</b>	<b>\$4,216,743</b>	<b>\$180,294</b>	<b>\$615,534</b>	<b>\$38,128,415</b>
<b>Enterprise &amp; Special Revenue Funds</b>										
29 02 Building Inspections	34	34	2,304,286	30,000	178,986	460,788	388,743	17,399	40,589	3,420,791
30 05 Police Grants	6	6	257,297	5,000	20,066	52,157	21,020	848	2,421	358,808
30 07 Police Grants/FPRA	10	10	720,380	40,000	58,169	154,965	89,041	5,006	23,953	1,091,514
40 07 Animal Shelter	16	10	361,995	0	27,693	71,458	78,358	3,914	5,430	548,848
41 00 Marina	11	11	688,749	5,000	53,485	95,945	108,936	4,722	19,252	976,089
42 00 Solid Waste	44	50	2,933,104	50,000	228,621	576,254	537,793	23,642	124,605	4,474,018
45 00 Golf Course	4	4	309,060	0	23,643	61,008	46,568	2,008	340	442,628
46 00 Sunrise Theatre	3	5	379,867	0	29,473	74,986	65,476	2,851	760	553,413
90 00 CDBG	5	0	0	0	0	0	0	0	0	0
<b>Enterprise Funds Total</b>	<b>133</b>	<b>130</b>	<b>7,954,738</b>	<b>130,000</b>	<b>620,135</b>	<b>1,547,562</b>	<b>1,335,934</b>	<b>60,390</b>	<b>217,350</b>	<b>11,866,108</b>
<b>TOTAL ALL FUNDS</b>	<b>472</b>	<b>475</b>	<b>\$33,458,661</b>	<b>\$835,000</b>	<b>\$2,632,140</b>	<b>\$6,442,477</b>	<b>\$5,552,677</b>	<b>\$240,684</b>	<b>\$832,884</b>	<b>\$49,994,523</b>

FY 2026 Proposed Budget

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2022/23	2023/24	2024/25	2025/26
		Actual	Actual	Approved	Proposed
<b><u>City Commission</u></b>					
10 00	Personnel Services	\$ 247,792	\$ 262,988	\$ 267,669	\$ 274,546
	Operating Expense	50,409	55,228	52,745	51,163
	Capital Outlay	2,927	588	0	0
		<u>\$ 301,128</u>	<u>\$ 318,804</u>	<u>\$ 320,414</u>	<u>\$ 325,709</u>
<b><u>City Manager</u></b>					
13 00	Personnel Services	\$ 941,376	\$ 886,017	\$ 996,978	\$ 1,120,850
	Operating Expense	50,244	39,543	53,350	62,550
	Capital Outlay	0	0	0	0
		<u>\$ 991,620</u>	<u>\$ 925,561</u>	<u>\$ 1,050,328</u>	<u>\$ 1,183,399</u>
<b><u>City Attorney</u></b>					
14 00	Personnel Services	\$ 672,607	\$ 648,109	\$ 929,207	\$ 982,888
	Operating Expense	56,944	88,345	113,440	127,600
	Capital Outlay	0	588	0	0
		<u>\$ 729,551</u>	<u>\$ 737,042</u>	<u>\$ 1,042,647</u>	<u>\$ 1,110,488</u>
<b><u>City Clerk</u></b>					
16 00	Personnel Services	\$ 428,590	\$ 458,859	\$ 496,254	\$ 561,257
	Operating Expense	47,005	47,037	53,890	52,273
	Capital Outlay	0	0	0	0
		<u>\$ 475,595</u>	<u>\$ 505,896</u>	<u>\$ 550,144</u>	<u>\$ 613,530</u>

FY 2026 Proposed Budget

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2022/23	2023/24	2024/25	2025/26
		Actual	Actual	Approved	Proposed
<b><u>Human Resources</u></b>					
22 00	Personnel Services	\$ 520,269	\$ 502,531	\$ 681,316	\$ 677,775
	Operating Expense	108,443	283,474	79,100	96,241
	Capital Outlay	2,627	4,092	0	0
		<u>\$ 631,339</u>	<u>\$ 790,097</u>	<u>\$ 760,416</u>	<u>\$ 774,016</u>
<b><u>Finance</u></b>					
24 00	Personnel Services	\$ 1,023,228	\$ 1,155,898	\$ 1,245,501	\$ 1,302,159
	Operating Expense	65,546	73,836	65,500	63,535
	Capital Outlay	0	0	0	0
		<u>\$ 1,088,774</u>	<u>\$ 1,229,733</u>	<u>\$ 1,311,001</u>	<u>\$ 1,365,694</u>
<b><u>Information Technology</u></b>					
25 00	Personnel Services	\$ 853,127	\$ 1,130,261	\$ 1,701,373	\$ 1,507,998
	Operating Expense	847,998	1,074,332	1,474,875	1,520,774
	Capital Outlay	15,276	2,724	80,000	0
		<u>\$ 1,716,401</u>	<u>\$ 2,207,316</u>	<u>\$ 3,256,248</u>	<u>\$ 3,028,772</u>
<b><u>Purchasing</u></b>					
26 00	Personnel Services	\$ 337,528	\$ 277,183	\$ 371,871	\$ 377,589
	Operating Expense	25,409	63,996	26,750	26,335
	Capital Outlay	3,391	0	0	0
		<u>\$ 366,328</u>	<u>\$ 341,179</u>	<u>\$ 398,621</u>	<u>\$ 403,924</u>
<b><u>Community &amp; Economic Development</u></b>					
28 00	Personnel Services	\$ 0	\$ 0	\$ 0	\$ 576,284
	Operating Expense	0	0	0	26,345
	Capital Outlay	0	0	0	0
		<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 602,629</u>

FY 2026 Proposed Budget

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2022/23	2023/24	2024/25	2025/26
		Actual	Actual	Approved	Proposed
<b><u>Grants Administration</u></b>					
2805	Personnel Services	\$ 0	\$ 0	\$ 0	\$ 510,863
	Operating Expense	0	0	0	11,000
	Capital Outlay	0	0	0	0
		<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 521,863</u>
<b><u>Planning</u></b>					
29 01	Personnel Services	\$ 677,672	\$ 734,872	\$ 815,941	\$ 792,713
	Operating Expense	56,117	51,224	106,900	162,100
	Capital Outlay	1,390	0	0	0
		<u>\$ 735,178</u>	<u>\$ 786,096</u>	<u>\$ 922,841</u>	<u>\$ 954,813</u>
<b><u>Community Response/Code Enforcement</u></b>					
29 03	Personnel Services	\$ 1,093,205	\$ 1,126,673	\$ 1,265,987	\$ 1,216,786
	Operating Expense	435,118	388,038	420,400	445,133
	Capital Outlay	3,706	3,134	0	0
		<u>\$ 1,532,029</u>	<u>\$ 1,517,846</u>	<u>\$ 1,686,387</u>	<u>\$ 1,661,919</u>
<b><u>Police</u></b>					
30 00	Personnel Services	\$ 16,028,716	\$ 17,708,299	\$ 19,340,892	\$ 20,569,429
	Operating Expense	1,758,404	2,007,013	1,943,500	2,286,842
	Capital Outlay	95,569	51,479	0	0
		<u>\$ 17,882,689</u>	<u>\$ 19,766,791</u>	<u>\$ 21,284,392</u>	<u>\$ 22,856,271</u>
<b><u>Public Works/Director</u></b>					
40 02	Personnel Services	\$ 74,035	\$ 85,691	\$ 81,266	\$ 85,230
	Operating Expense	104,635	93,198	24,999	25,800
	Capital Outlay	5,796	0	0	0
		<u>\$ 184,466</u>	<u>\$ 178,888</u>	<u>\$ 106,265</u>	<u>\$ 111,030</u>

FY 2026 Proposed Budget

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2022/23	2023/24	2024/25	2025/26
		Actual	Actual	Approved	Proposed
<b><u>Public Works/Fleet Maintenance</u></b>					
40 03	Personnel Services	\$ 720,817	\$ 836,783	\$ 904,736	\$ 910,981
	Operating Expense	111,680	40,540	48,200	47,150
	Capital Outlay	695	15,635	0	0
		<u>\$ 833,192</u>	<u>\$ 892,958</u>	<u>\$ 952,936</u>	<u>\$ 958,131</u>
<b><u>Public Works/Facilities Maintenance</u></b>					
40 04	Personnel Services	\$ 913,680	\$ 950,327	\$ 974,821	\$ 1,016,881
	Operating Expense	655,752	927,613	533,500	607,650
	Capital Outlay	3,425	34,868	0	0
		<u>\$ 1,572,857</u>	<u>\$ 1,912,808</u>	<u>\$ 1,508,321</u>	<u>\$ 1,624,531</u>
<b><u>Public Works/Parks &amp; Grounds</u></b>					
40 05	Personnel Services	\$ 1,807,379	\$ 1,835,134	\$ 1,923,821	\$ 2,010,834
	Operating Expense	1,011,049	1,140,166	926,500	921,000
	Capital Outlay	15,882	0	0	0
		<u>\$ 2,834,310</u>	<u>\$ 2,975,300</u>	<u>\$ 2,850,321</u>	<u>\$ 2,931,834</u>
<b><u>Public Works/Streets &amp; Drainage</u></b>					
40 06	Personnel Services	\$ 1,367,146	\$ 1,295,321	\$ 1,463,663	\$ 1,523,377
	Operating Expense	1,346,483	1,273,161	1,350,000	1,262,000
	Capital Outlay	0	0	0	0
		<u>\$ 2,713,628</u>	<u>\$ 2,568,482</u>	<u>\$ 2,813,663</u>	<u>\$ 2,785,377</u>
<b><u>Engineering</u></b>					
44 00	Personnel Services	\$ 1,096,256	\$ 972,277	\$ 1,196,618	\$ 1,408,961
	Operating Expense	401,468	244,351	589,150	588,250
	Capital Outlay	0	588	0	0
		<u>\$ 1,497,724</u>	<u>\$ 1,217,216</u>	<u>\$ 1,785,768</u>	<u>\$ 1,997,211</u>

FY 2026 Proposed Budget

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2022/23	2023/24	2024/25	2025/26
		Actual	Actual	Approved	Proposed
<b><u>Leisure Services</u></b>					
45 04	Personnel Services	\$ 225,585	\$ 314,238	\$ 550,468	\$ 526,012
	Operating Expense	237,475	296,506	246,850	294,347
	Capital Outlay	0	3,694	0	0
		<u>\$ 463,060</u>	<u>\$ 614,438</u>	<u>\$ 797,318</u>	<u>\$ 820,359</u>
<b><u>Administrative</u></b>					
60 00	Personnel Services	\$ 771,707	\$ 843,594	\$ 770,000	\$ 750,000
	Operating Expense	7,250,127	9,036,268	9,956,491	10,322,940
	Capital Outlay	3,563,596	3,723,664	4,111,052	4,148,026
	Grants and Aid	234,633	662,691	573,000	595,500
	Non-Oper. Transfer	5,090,767	5,762,709	5,859,530	5,339,242
		<u>\$ 16,910,830</u>	<u>\$ 20,028,926</u>	<u>\$ 21,270,073</u>	<u>\$ 21,155,709</u>
<b><u>All Departments</u></b>					
	Personnel Services	\$ 29,800,714	\$ 32,025,054	\$ 35,978,381	\$ 38,703,415
	Operating Expense	14,620,305	17,223,868	18,066,141	19,001,028
	Capital Outlay	3,714,279	3,841,056	4,191,052	4,148,026
	Grants and Aid	234,633	662,691	573,000	595,500
	Non-Oper. Transfer	5,090,767	5,762,709	5,859,530	5,339,242
		<u>\$ 53,460,699</u>	<u>\$ 59,515,378</u>	<u>\$ 64,668,104</u>	<u>\$ 67,787,211</u>
<b>TOTAL GENERAL FUND EXPENDITURES</b>		<b>\$ 53,460,699</b>	<b>\$ 59,515,378</b>	<b>\$ 64,668,104</b>	<b>\$ 67,787,211</b>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Commission</b>
<b>Fund/Division Number: 001-1000</b>	<b>Division:</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Budgeted Staffing Level</u></b>				
Mayor/Commissioner	1	1	1	1
Commissioners	4	4	4	4
	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>
<b>Total Budgeted Staffing Level</b>				
	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages-Mayor	\$ 37,697	\$ 40,560	\$ 40,560	\$ 42,588
1010 Salaries and Wages-Commissioners	115,538	124,800	124,800	131,040
1030 Accrued Compensation	0	0	0	0
2010 FICA	12,307	13,049	14,716	15,348
2020 Retirement Contributions	22,145	22,284	23,175	25,867
2030 Life & Health Insurance	58,086	60,165	62,270	57,833
2035 Dental Insurance	1,719	1,796	1,966	1,522
2040 Workers' Compensation	299	335	182	347
<b>Total Personnel Services</b>	<u>\$ 247,792</u>	<u>\$ 262,988</u>	<u>\$ 267,669</u>	<u>\$ 274,546</u>
<b><u>Operating Expense</u></b>				
4010 Car Allowance	\$ 27,295	\$ 27,000	\$ 27,000	\$ 27,000
4030 Conferences	11,601	18,146	20,000	18,918
4110 Communications	7,945	7,059	0	0
4120 Freight and Postage	5	0	100	0
4710 Reproduction	0	46	200	0
4810 Advertising	674	570	1,695	895
4990 Miscellaneous Expense	814	69	1,500	1,000
5110 Office Supplies	1,120	806	500	1,000
5150 Miscellaneous Equipment	149	260	0	0
5250 Uniforms	0	53	750	500
5410 Books, Pubs, Subscriptions & Mbrshp	806	1,218	1,000	1,850
<b>Total Operating Expense</b>	<u>\$ 50,409</u>	<u>\$ 55,228</u>	<u>\$ 52,745</u>	<u>\$ 51,163</u>
<b><u>Capital Outlay</u></b>				
6410 Office Equipment & Machinery	\$ 2,927	\$ 588	\$ 0	\$ 0
<b>Total Capital Outlay</b>	<u>\$ 2,927</u>	<u>\$ 588</u>	<u>\$ 0</u>	<u>\$ 0</u>
<b>TOTAL APPROPRIATIONS</b>	<u><u>\$ 301,128</u></u>	<u><u>\$ 318,804</u></u>	<u><u>\$ 320,414</u></u>	<u><u>\$ 325,709</u></u>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: City Manager</b>
<b>Fund/Division Number: 001-1300</b>	<b>Division:</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Budgeted Staffing Level</u></b>				
City Manager	1	1	1	1
Deputy City Manager	0	0	0	2
Executive Assist/City Manager	1	1	1	1
Administrative Assistant	1	0	0	1
Special Projects Coordinator	1	1	1	1
CRA Administrator	0	1	1	0
Redevelopment Specialist	2	2	3	0
Redevelopment Assistant	0	1	1	0
Economic Development Manager	1	0	0	0
<b>Total Budgeted Staffing Level</b>	<u>7</u>	<u>7</u>	<u>8</u>	<u>6</u>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 608,327	\$ 656,038	\$ 723,110	\$ 806,202
1030 Accrued Compensation	94,811	11,089	12,000	15,000
1040 Overtime	2,557	0	0	0
2010 FICA Taxes	47,004	46,994	56,649	64,061
2020 Retirement Contributions	100,225	83,628	99,015	162,105
2030 Life & Health Insurance	83,365	82,985	100,632	68,557
2035 Dental Insurance	3,833	3,852	4,763	3,281
2040 Workers' Compensation	1,254	1,432	809	1,642
<b>Total Personnel Services</b>	<u>\$ 941,376</u>	<u>\$ 886,017</u>	<u>\$ 996,978</u>	<u>\$ 1,120,850</u>

<b><u>Operating Expense</u></b>				
3490 Contractual Fees	\$ 0	\$ 0	\$ 0	\$ 0
3495 Temporary Employee Services	0	0	0	0
4010 Car Allowance	5,400	5,400	5,400	16,200
4020 Travel and Education	10,442	6,730	12,000	10,400
4030 Conferences	0	0	0	0
4110 Communications	13,621	12,215	0	0
4120 Freight and Postage	423	90	600	600
4410 Equipment Rental	4,341	2,401	5,000	5,000

FY 2026 Proposed Budget

<b>Fund Title: General</b>	<b>Department: City Manager</b>
<b>Fund/Division Number: 001-1300</b>	<b>Division:</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Operating Expense contd.</u></b>				
4651 Vehicle Parts	0	226	350	350
4660 Equipment Maintenance	0	0	500	500
4675 Software Maintenance	0	0	2,500	2,500
4710 Reproduction	0	0	0	0
4720 Outside Printing	1,355	218	3,000	3,000
4810 Advertising	139	178	4,000	4,000
4990 Miscellaneous Expense	4,340	5,359	6,000	6,000
5110 Office Supplies	2,886	2,848	5,500	5,500
5120 EDP Supplies	153	171	0	0
5150 Misc. Equipment Expense	945	0	0	0
5210 Gas & Oil	696	594	1,200	1,200
5250 Uniforms	327	0	800	800
5410 Books, Pubs, Subscriptions & Mbrshp	5,177	3,113	6,500	6,500
<b>Total Operating Expense</b>	<u>\$ 50,244</u>	<u>\$ 39,543</u>	<u>\$ 53,350</u>	<u>\$ 62,550</u>
<b><u>Capital Outlay</u></b>				
6410 Office Equipment & Machinery	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>
<b>Total Capital Outlay</b>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>
<b>TOTAL APPROPRIATIONS</b>	<u><u>\$ 991,620</u></u>	<u><u>\$ 925,561</u></u>	<u><u>\$ 1,050,328</u></u>	<u><u>\$ 1,183,399</u></u>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: City Attorney</b>
<b>Fund/Division Number: 001-1400</b>	<b>Division:</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Budgeted Staffing Level</u></b>				
City Attorney	1	1	1	1
Senior Assistant City Attorney	0	0	0	1
Assistant City Attorney	1	1	2	1
Legal Assistant/Paralegal	1	1	1	1
Risk Manager	1	1	1	1
Risk Manager Admin. Specialist	1	1	1	1
<b>Total Budgeted Staffing Level</b>	<u>5</u>	<u>5</u>	<u>6</u>	<u>6</u>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 484,085	\$ 469,315	\$ 674,174	\$ 709,291
1030 Accrued Compensation	15,923	1,511	3,000	2,000
1040 Overtime	264	0	0	0
2010 FICA Taxes	36,336	36,574	52,217	54,827
2020 Retirement Contributions	78,967	84,004	125,751	140,409
2026 Retirement Contributions/ICMA	0	9,962	9,712	10,198
2030 Life & Health Insurance	53,803	43,953	61,191	62,368
2035 Dental Insurance	2,596	2,154	2,512	3,039
2040 Workers' Compensation	633	638	651	757
<b>Total Personnel Services</b>	<u>\$ 672,607</u>	<u>\$ 648,109</u>	<u>\$ 929,207</u>	<u>\$ 982,888</u>

<b><u>Operating Expense</u></b>				
3100 Professional Services	\$ 0	\$ 0	\$ 0	\$ 0
3120 Legal Fees	0	0	0	0
3125 Trial Extra Ordinary Services	0	0	0	0
3136 Outside Attorney/Consultants	26,957	55,453	50,000	50,000
3140 Paralegal Fees	0	0	0	0
3490 Contractual Fees	0	750	0	0
3495 Temporary Employee Services	0	0	0	0
4010 Car Allowance	4,703	5,400	5,400	5,400
4020 Travel & Education	3,335	740	5,000	5,000
4030 Conferences	3,472	3,790	5,000	5,000
4110 Communications	8,093	7,109	0	0
4120 Freight and Postage	51	46	100	100
4410 Equipment Rental	1,023	2,582	0	3,000

FY 2026 Proposed Budget

<b>Fund Title: General</b>	<b>Department: City Attorney</b>
<b>Fund/Division Number: 001-1400</b>	<b>Division:</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Operating Expense contd.</u></b>				
4675 Software Maintenance	0	0	0	10,000
4710 Reproduction	2,114	0	2,500	1,500
4720 Outside Printing	0	0	100	100
4810 Advertising	0	725	0	1,000
4947 Wellness	0	0	32,840	35,000
4990 Miscellaneous Expense	283	135	1,000	500
5110 Office Supplies	970	1,925	2,500	2,000
5120 EDP Supplies	0	45	0	0
5410 Books,Pubs,Subscriptions & Mbrshp	5,945	9,645	9,000	9,000
<b>Total Operating Expense</b>	<u>\$ 56,944</u>	<u>\$ 88,345</u>	<u>\$ 113,440</u>	<u>\$ 127,600</u>
<b><u>Capital Outlay</u></b>				
6410 Office Equipment & Machinery	\$ 0	\$ 588	\$ 0	\$ 0
<b>Total Capital Outlay</b>	<u>\$ 0</u>	<u>\$ 588</u>	<u>\$ 0</u>	<u>\$ 0</u>
<b>TOTAL APPROPRIATIONS</b>	<u><u>\$ 729,551</u></u>	<u><u>\$ 737,042</u></u>	<u><u>\$ 1,042,647</u></u>	<u><u>\$ 1,110,488</u></u>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: City Clerk</b>
<b>Fund/Division Number: 001-1600</b>	<b>Division:</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Budgeted Staffing Level</u></b>				
City Clerk	1	1	1	1
Records Management Coordinator	1	1	1	1
Deputy City Clerk II	0	0	0	1
Deputy City Clerk I	0	0	0	2
Deputy City Clerk/Permit Specialist	3	3	3	0
<b>Total Budgeted Staffing Level</b>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 297,513	\$ 318,311	\$ 342,844	\$ 391,636
1030 Accrued Compensation	2,700	2,835	2,000	3,500
1040 Overtime	0	269	0	0
2010 FICA Taxes	22,616	24,358	26,794	30,641
2020 Retirement Contributions	51,430	57,376	64,038	78,000
2030 Life & Health Insurance	51,239	52,480	57,172	54,287
2035 Dental Insurance	2,539	2,627	3,027	2,404
2040 Workers' Compensation	554	603	379	790
<b>Total Personnel Services</b>	<u>\$ 428,590</u>	<u>\$ 458,859</u>	<u>\$ 496,254</u>	<u>\$ 561,257</u>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Operating Expense</u></b>				
3480 Election Fees	\$ 0	\$ 0	\$ 500	\$ 0
3490 Contractual Fees	884	1,718	4,750	4,000
3495 Temporary Employee Svcs.	0	7,633	0	0
4010 Car Allowance	5,400	5,400	5,400	5,400
4020 Travel and Education	9,699	5,680	12,000	12,000
4110 Communications	5,378	6,731	4,620	4,620
4120 Freight and Postage	3,290	3,067	3,000	2,750
4410 Equipment Rental	3,114	3,145	3,590	3,590
4675 Software Maintenance	0	0	0	0
4710 Reproduction	500	247	500	495
4720 Outside Printing	297	818	400	400
4810 Advertising	710	620	1,350	1,000
4960 Administrative Charges	13,790	8,563	15,000	14,633
4990 Miscellaneous Expenses	0	77	0	0
5110 Office Supplies	2,160	1,728	1,400	1,400

FY 2026 Proposed Budget

<b>Fund Title: General</b>	<b>Department: City Clerk</b>
<b>Fund/Division Number: 001-1600</b>	<b>Division:</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Operating Expense contd.</u></b>				
5120 EDP Supplies	219	0	500	500
5410 Books,Pubs,Subscriptions & Mbrshp	1,565	1,610	880	1,485
<b>Total Operating Expense</b>	<u>\$ 47,005</u>	<u>\$ 47,037</u>	<u>\$ 53,890</u>	<u>\$ 52,273</u>
<b><u>Capital Outlay</u></b>				
6410 Office Equip & Machinery	\$ 0	\$ 0	\$ 0	\$ 0
<b>Total Capital Outlay</b>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>
<b>TOTAL APPROPRIATIONS</b>	<u><b>\$ 475,595</b></u>	<u><b>\$ 505,896</b></u>	<u><b>\$ 550,144</b></u>	<u><b>\$ 613,530</b></u>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Administrative Services</b>
<b>Fund/Division Number: 001-2200</b>	<b>Division: Human Resources</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
Human Resources Manager	1	1	1	1
Assistant Manager	1	1	1	1
Employee Relations Specialist	0	0	1	1
Information System Specialist	0	0	1	1
Human Resources Specialist	0	0	1	1
Human Resources Assistant	0	0	1	1
Human Resources Generalist	1	1	0	0
Human Resources Technician	1	1	0	0
Switchboard Operator	1	1	0	0
<b>Total Budgeted Staffing Level</b>	<b>5</b>	<b>5</b>	<b>6</b>	<b>6</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 353,168	\$ 347,970	\$ 476,123	\$ 483,966
1030 Accrued Compensation	0	15,813	7,500	8,000
1040 Overtime	30,926	12,568	0	0
2010 FICA Taxes	29,056	28,307	36,997	38,048
2020 Retirement Contributions	45,268	61,156	89,809	97,114
2030 Life & Health Insurance	58,621	34,519	67,370	47,669
2035 Dental Insurance	2,563	1,485	2,985	1,994
2040 Workers' Compensation	668	714	532	984
<b>Total Personnel Services</b>	<b>\$ 520,269</b>	<b>\$ 502,531</b>	<b>\$ 681,316</b>	<b>\$ 677,775</b>

<b><u>Operating Expense</u></b>				
3120 Legal Fees	\$ 2,355	\$ 61,328	\$ 12,500	\$ 12,500
3180 Medical Services	33,265	24,786	25,000	25,000
3190 Consultant Fees	1,225	26,522	6,000	6,000
3490 Misc. Contractual Fees	0	776	5,500	5,500
3495 Temporary Employee Svcs.	26,725	137,146	0	0
4010 Car Allowance	4,950	5,400	0	0
4020 Travel and Education	7,438	0	10,000	10,000
4110 Communications	4,285	4,553	0	0
4120 Freight and Postage	16	51	500	500
4410 Equipment Rental	4,471	4,759	4,000	4,000
4651 Vehicle Parts	19	867	0	0
4675 Software Maintenance	0	0	0	3,741

FY 2026 Proposed Budget

<b>Fund Title: General</b>	<b>Department: Administrative Services</b>
<b>Fund/Division Number: 001-2200</b>	<b>Division: Human Resources</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Operating Expense contd.</u></b>				
4720 Outside Printing	994	0	100	0
4810 Advertising	3,539	0	500	5,000
4850 Service Awards	5,669	10,821	5,000	12,000
4990 Miscellaneous Expenses	3,288	120	2,000	3,500
5110 Office Supplies	7,094	4,450	3,000	3,500
5120 EDP Supplies	389	119	500	500
5150 Misc. Equipment Expense	206	721	500	500
5210 Gas & Oil	370	591	0	0
5410 Books,Pubs,Subscriptions & Mbrshp	2,146	464	4,000	4,000
<b>Total Operating Expense</b>	<b>\$ 108,443</b>	<b>\$ 283,474</b>	<b>\$ 79,100</b>	<b>\$ 96,241</b>
<b><u>Capital Outlay</u></b>				
6410 Office Equip & Machinery	\$ 2,627	\$ 588	\$ 0	\$ 0
6420 Furniture & Furnishings	0	3,504	0	0
<b>Total Capital Outlay</b>	<b>\$ 2,627</b>	<b>\$ 4,092</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 631,339</b>	<b>\$ 790,097</b>	<b>\$ 760,416</b>	<b>\$ 774,016</b>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Financial Services</b>
<b>Fund/Division Number: 001-2400</b>	<b>Division: Finance</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
Director of Finance	1	1	1	1
Chief Accountant	1	1	1	1
Accountant	1	1	1	1
Budget Analyst	0	1	1	1
Senior Accounting Analyst III	4	4	4	4
Payroll & Benefits Coordinator	1	1	1	1
Pension Analyst	1	1	1	1
Executive Assistant	1	1	1	1
<b>Total Budgeted Staffing Level</b>	<b>10</b>	<b>11</b>	<b>11</b>	<b>11</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 719,970	\$ 780,861	\$ 892,189	\$ 943,015
1030 Accrued Compensation	6,087	65,462	13,000	10,000
1040 Overtime	9,030	12,942	6,000	0
2010 FICA Taxes	54,946	64,511	70,119	73,319
2020 Retirement Contributions	116,789	117,277	117,569	130,489
2030 Life & Health Insurance	109,264	108,172	138,911	136,341
2035 Dental Insurance	5,731	5,141	6,710	7,090
2040 Workers' Compensation	1,411	1,532	1,002	1,906
<b>Total Personnel Services</b>	<b>\$ 1,023,228</b>	<b>\$ 1,155,898</b>	<b>\$ 1,245,501</b>	<b>\$ 1,302,159</b>

<b><u>Operating Expense</u></b>				
3490 Misc. Contractual Fees	\$ 514	\$ 0	\$ 0	\$ 0
3495 Temporary Employee Svc	0	22,881	0	0
4010 Car Allowance	5,400	5,400	5,400	5,400
4020 Travel and Education	14,979	9,829	15,000	13,500
4110 Communications	12,842	10,155	0	0
4120 Freight and Postage	2,713	2,693	3,000	3,000
4660 Equipment Maintenance	0	0	3,000	3,000
4720 Outside Printing	0	0	1,500	1,500
4810 Advertising	3,034	2,259	3,100	3,100
4960 Administrative Charges	10,428	7,394	15,000	14,550
4990 Miscellaneous Expenses	5,295	5,464	5,000	5,000
5110 Office Supplies	2,657	3,299	5,000	5,000
5120 EDP Supplies	3,305	1,874	5,000	4,985
5410 Books,Pubs,Subscriptions & Mbrshp	4,380	2,587	4,500	4,500
<b>Total Operating Expense</b>	<b>\$ 65,546</b>	<b>\$ 73,836</b>	<b>\$ 65,500</b>	<b>\$ 63,535</b>

FY 2026 Proposed Budget

<b>Fund Title: General</b>	<b>Department: Financial Services</b>
<b>Fund/Division Number: 001-2400</b>	<b>Division: Finance</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b>Capital Outlay</b>				
6410 Office Equipment & Machinery	\$ 0	\$ 0	\$ 0	\$ 0
6420 Furniture & Furnishings	0	0	0	0
<b>Total Capital Outlay</b>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>
<b>TOTAL APPROPRIATIONS</b>	<u><b>\$ 1,088,774</b></u>	<u><b>\$ 1,229,733</b></u>	<u><b>\$ 1,311,001</b></u>	<u><b>\$ 1,365,694</b></u>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Administrative Services</b>
<b>Fund/Division Number: 001-2500</b>	<b>Division: Information Technology</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
IT Network Administrator	1	1	0	1
IT Support Division Manager	0	0	1	1
Systems Analyst II	1	1	2	2
Systems Analyst I	2	2	2	1
GIS Division Manager	0	1	1	1
GIS Analyst II	1	1	1	1
ERP Business Systems Administrator	1	1	1	1
ERP Business Systems Analyst	1	1	1	1
IT Communications & Marketing Div. Manager	0	1	1	1
IT Media Specialist	1	1	1	1
Executive Assistant	0	1	1	1
Deputy City Manager/Dir. Of Admin. Serv.	0	1	1	0
GIS Analyst I	1	1	0	0
Administrative Assistant	1	0	0	0
IT Communications Specialist	1	0	0	0
IT Director	1	0	0	0
<b>Total Budgeted Staffing Level</b>	<u>12</u>	<u>13</u>	<u>13</u>	<u>12</u>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 553,332	\$ 751,550	\$ 1,180,154	\$ 1,038,189
1030 Accrued Compensation	12,830	7,516	10,000	10,000
1040 Overtime	35,657	50,562	15,000	15,000
2010 FICA Taxes	43,480	60,047	92,607	81,334
2020 Retirement Contributions	100,594	140,834	223,797	209,874
2030 Life & Health Insurance	101,195	113,212	170,668	144,307
2035 Dental Insurance	4,724	5,163	7,821	7,168
2040 Workers' Compensation	1,315	1,376	1,326	2,126
<b>Total Personnel Services</b>	<u>\$ 853,127</u>	<u>\$ 1,130,261</u>	<u>\$ 1,701,373</u>	<u>\$ 1,507,998</u>

<b><u>Operating Expense</u></b>				
3190 Consultant Fees	\$ 88,171	\$ 129,090	\$ 224,000	\$ 176,799
3490 Misc. Contractual Fees	4,315	8,225	1,000	3,000
3495 Temporary Employee Services	48,454	51,268	0	0
4010 Car Allowance	4,083	0	5,400	0
4020 Travel and Education	16,780	23,599	25,000	25,000
4110 Communications	25,564	27,147	300,000	300,000

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Administrative Services</b>
<b>Fund/Division Number: 001-2500</b>	<b>Division: Information Technology</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Operating Expense contd.</u></b>				
4120 Freight and Postage	39	36	500	500
4410 Equipment Rental	2,068	433	20,000	20,000
4651 Vehicle Parts	711	4,268	0	0
4660 Equipment Maintenance	249	0	500	500
4670 Computer Maintenance	5,181	13,244	30,000	30,000
4675 Software Maintenance	631,194	781,403	840,000	936,000
4710 Reproduction	0	0	0	0
4720 Outside Printing	0	0	0	0
4810 Advertising	7,976	17,595	15,000	15,000
4990 Miscellaneous Expenses	3,334	4,595	1,500	1,500
5110 Office Supplies	1,144	1,410	1,200	1,200
5120 EDP Supplies	8,009	7,436	9,950	9,950
5150 Miscellaneous Equipment	7	1,097	0	0
5210 Gas & Oil	16	119	325	325
5250 Uniforms	0	1,260	0	0
5410 Books,Pubs,Subscriptions & Mbrshp	703	2,108	500	1,000
<b>Total Operating Expense</b>	<b>\$ 847,998</b>	<b>\$ 1,074,332</b>	<b>\$ 1,474,875</b>	<b>\$ 1,520,774</b>
<b><u>Capital Outlay</u></b>				
6410 Office Equip & Machinery	\$ 6,023	\$ 2,724	\$ 0	\$ 0
6420 Furniture & Furnishings	9,253	0	0	0
6490 SBITA	0	0	80,000	0
<b>Total Capital Outlay</b>	<b>\$ 15,276</b>	<b>\$ 2,724</b>	<b>\$ 80,000</b>	<b>\$ 0</b>
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 1,716,401</b>	<b>\$ 2,207,316</b>	<b>\$ 3,256,248</b>	<b>\$ 3,028,772</b>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Financial Services</b>
<b>Fund/Division Number: 001-2600</b>	<b>Division: Purchasing</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
Purchasing Manager	1	1	1	1
Purchasing Agent	2	2	2	2
Purchasing Specialist	1	1	1	1
<b>Total Budgeted Staffing Level</b>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 241,597	\$ 200,160	\$ 265,075	\$ 274,965
1030 Accrued Compensation	11,540	2,329	4,000	3,500
1040 Overtime	1,348	1,791	0	0
2010 FICA Taxes	19,312	15,571	20,584	21,303
2020 Retirement Contributions	33,511	36,415	49,967	54,969
2030 Life & Health Insurance	28,641	19,642	30,693	21,020
2035 Dental Insurance	1,117	765	1,256	1,276
2040 Workers' Compensation	463	510	296	557
<b>Total Personnel Services</b>	<u>\$ 337,528</u>	<u>\$ 277,183</u>	<u>\$ 371,871</u>	<u>\$ 377,589</u>

<b><u>Operating Expense</u></b>				
3490 Misc. Contractual Fees	\$ 0	\$ 0	\$ 0	\$ 0
3495 Temporary Employee Services	0	44,544	0	0
4020 Travel and Education	2,205	1,370	7,000	7,000
4110 Communications	3,578	4,832	0	0
4120 Freight and Postage	660	10	1,500	1,500
4410 Equipment Rental	3,530	3,900	5,000	4,685
4651 Vehicle Parts	0	0	100	0
4810 Advertising	8,806	5,386	6,000	6,500
4990 Miscellaneous Expenses	1,623	818	1,500	1,500
5110 Office Supplies	3,237	1,395	3,000	2,500
5120 EDP Supplies	45	0	150	150
5210 Gas & Oil	0	42	500	500
5410 Books,Pubs,Subscriptions & Mbrshp	1,725	1,697	2,000	2,000
<b>Total Operating Expense</b>	<u>\$25,409</u>	<u>\$63,996</u>	<u>\$26,750</u>	<u>\$26,335</u>

<b><u>Capital Outlay</u></b>				
6410 Office Equipment & Machinery	\$ 3,391	\$ 0	\$ 0	\$ 0
<b>Total Capital Outlay</b>	<u>\$ 3,391</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>

<b>TOTAL APPROPRIATIONS</b>	<u><u>\$ 366,328</u></u>	<u><u>\$ 341,179</u></u>	<u><u>\$ 398,621</u></u>	<u><u>\$ 403,924</u></u>
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FY 2026 Proposed Budget

<b>Fund Title: General</b>	<b>Department: Community &amp; Economic Development</b>
<b>Fund/Division Number: 001-2800</b>	<b>Division:</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b>Budgeted Staffing Level</b>				
Community & Economic Development Director	0	0	0	1
Redevelopment Specialist	0	0	0	3
Redevelopment Assistant	0	0	0	1
Grants Division Manger	0	0	0	0
Grants Writer	0	0	0	0
Grants Reporting Specialist	0	0	0	0
Community Resource Specialist	0	0	0	0
Environmental Specialist/Admin. Assistant	0	0	0	0
<b>Total Budgeted Staffing Level</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b>Personnel Services</b>				
1010 Salaries and Wages	\$ 0	\$ 0	\$ 0	\$ 404,163
1030 Accrued Compensation	0	0	0	4,500
1040 Overtime	0	0	0	0
2010 FICA Taxes	0	0	0	31,676
2020 Retirement Contributions	0	0	0	80,670
2030 Life & Health Insurance	0	0	0	51,315
2035 Dental Insurance	0	0	0	3,143
2040 Workers' Compensation	0	0	0	817
<b>Total Personnel Services</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 576,284</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b>Operating Expense</b>				
3490 Misc. Contractual Fees	\$ 0	\$ 0	\$ 0	\$ 0
3495 Temporary Employee Services	0	0	0	0
4020 Travel and Education	0	0	0	12,125
4110 Communications	0	0	0	0
4010 Car Allowance	0	0	0	5,400
4120 Freight and Postage	0	0	0	0
4410 Equipment Rental	0	0	0	0
4660 Equipment Maintenance	0	0	0	0
4675 Software Maintenance	0	0	0	0
4810 Advertising	0	0	0	0
4990 Miscellaneous Expenses	0	0	0	0
5110 Office Supplies	0	0	0	4,850
5120 EDP Supplies	0	0	0	0
5150 Miscellaneous Equipment Expense	0	0	0	0
5210 Gas & Oil	0	0	0	970
5410 Books,Pubs,Subscriptions & Mbrshp	0	0	0	3,000
<b>Total Operating Expense</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$26,345</b>

FY 2026 Proposed Budget

<b>Fund Title: General</b>	<b>Department: Community &amp; Economic Development</b>
<b>Fund/Division Number: 001-2800</b>	<b>Division:</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b>Capital Outlay</b>				
6410 Office Equipment & Machinery	\$ 0	\$ 0	\$ 0	\$ 0
<b>Total Capital Outlay</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 602,629</b>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Financial Services</b>
<b>Fund/Division Number: 001-2805</b>	<b>Division: Grants Administration</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
Grants Division Manger	0	0	0	1
Grants Writer	0	0	0	1
Grants Reporting Specialist	0	0	0	1
Community Resource Specialist	0	0	0	1
Environmental Specialist/Admin. Assistant	0	0	0	1
<b>Total Budgeted Staffing Level</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 0	\$ 0	\$ 0	\$ 357,701
1030 Accrued Compensation	0	0	0	500
1040 Overtime	0	0	0	0
2010 FICA Taxes	0	0	0	27,402
2020 Retirement Contributions	0	0	0	70,709
2030 Life & Health Insurance	0	0	0	51,644
2035 Dental Insurance	0	0	0	2,191
2040 Workers' Compensation	0	0	0	716
<b>Total Personnel Services</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 510,863</b>

<b><u>Operating Expense</u></b>				
3490 Misc. Contractual Fees	\$ 0	\$ 0	\$ 0	\$ 0
3495 Temporary Employee Services	0	0	0	0
4020 Travel and Education	0	0	0	5,000
4120 Freight and Postage	0	0	0	500
4410 Equipment Rental	0	0	0	1,000
4660 Equipment Maintenance	0	0	0	0
4675 Software Maintenance	0	0	0	0
4810 Advertising	0	0	0	0
4990 Miscellaneous Expenses	0	0	0	2,000
5110 Office Supplies	0	0	0	1,500
5120 EDP Supplies	0	0	0	0
5150 Miscellaneous Equipment Expense	0	0	0	0
5210 Gas & Oil	0	0	0	500
5410 Books,Pubs,Subscriptions & Mbrshp	0	0	0	500
<b>Total Operating Expense</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,000</b>

<b><u>Capital Outlay</u></b>				
6410 Office Equipment & Machinery	\$ 0	\$ 0	\$ 0	\$ 0
<b>Total Capital Outlay</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>

<b>TOTAL APPROPRIATIONS</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 521,863</b>
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**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Planning</b>
<b>Fund/Division Number: 001-2901</b>	<b>Division:</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
Planning Director	1	1	1	1
Assistant Planning Director	1	1	1	1
Senior Planner	1	1	1	1
Planner	1	1	1	1
Senior Planner/Historic Preservation Officer	1	1	1	1
Planning & Development Administrator	1	1	1	1
Principal Planner	0	0	0	0
Growth Management Coordinator	1	1	1	0
<b>Total Budgeted Staffing Level</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>6</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 479,996	\$ 516,011	\$ 569,973	\$ 552,634
1030 Accrued Compensation	3,249	5,508	6,000	3,500
1040 Overtime	0	1,434	0	0
2010 FICA Taxes	36,422	39,189	44,475	42,957
2020 Retirement Contributions	82,779	92,791	106,958	109,781
2030 Life & Health Insurance	71,378	75,791	84,262	79,424
2035 Dental Insurance	2,947	3,178	3,640	3,275
2040 Workers' Compensation	901	970	634	1,142
<b>Total Personnel Services</b>	<b>\$ 677,672</b>	<b>\$ 734,872</b>	<b>\$ 815,941</b>	<b>\$ 792,713</b>

<b><u>Operating Expense</u></b>				
3140 Contractual Planning	\$ 0	\$ 0	\$ 40,000	\$ 100,000
3490 Contractual Fees	0	0	1,000	0
4010 Car Allowance	6,450	5,400	5,400	5,400
4020 Travel and Education	1,490	1,844	6,000	6,000
4110 Communications	7,611	6,798	0	0
4120 Freight and Postage	1,566	1,060	3,000	1,500
4410 Equipment Rental	7,649	6,242	7,500	7,000
4651 Vehicle Parts	0	0	500	500
4720 Outside Printing	131	325	1,000	500
4810 Advertising	27,481	23,609	30,000	30,000
4990 Miscellaneous Expenses	750	870	1,000	1,000
5110 Office Supplies	1,500	3,185	4,000	4,000
5120 EDP Supplies	115	87	500	200
5210 Gas and Oil	124	96	500	500
5232 Other Supplies	0	0	500	500
5410 Books,Pubs,Subscriptions & Mbrshp	1,250	1,708	6,000	5,000
<b>Total Operating Expense</b>	<b>\$ 56,117</b>	<b>\$ 51,224</b>	<b>\$ 106,900</b>	<b>\$ 162,100</b>

FY 2026 Proposed Budget

<b>Fund Title: General</b>	<b>Department: Planning</b>
<b>Fund/Division Number: 001-2901</b>	<b>Division:</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b>Capital Outlay</b>				
6410 Office Equipment & Machinery	\$ 1,390	\$ 0	\$ 0	\$ 0
<b>Total Capital Outlay</b>	\$ 1,390	\$ 0	\$ 0	\$ 0
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 735,178</b>	<b>\$ 786,096</b>	<b>\$ 922,841</b>	<b>\$ 954,813</b>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Community Response</b>
<b>Fund/Division Number: 001-2903</b>	<b>Division: Code Enforcement</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
Director of Community Response	1	1	1	1
Deputy Director of Community Response	0	0	0	1
Senior Code Enforcement Officer	1	1	1	1
Code Enforcement Officer	4	3	3	4
Code Enforcement/Parking Specialist (PT)	1	1	1	1
Executive Assistant	1	1	1	1
Administrative Assistant II	1	1	1	0
Administrative Assistant I	0	0	1	1
Animal Control Officer	4	5	5	4
Code Compliance Supervisor	1	1	1	0
Animal Shelter Administrator	1	0	0	0
<b>Total Budgeted Staffing Level</b>	<b>15</b>	<b>14</b>	<b>15</b>	<b>14</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 658,945	\$ 685,417	\$ 841,931	\$ 804,519
1030 Accrued Compensation	5,962	13,249	7,000	3,500
1040 Overtime	96,622	83,245	10,000	10,000
2010 FICA Taxes	56,904	58,121	66,121	62,992
2020 Retirement Contributions	125,342	134,268	159,503	161,477
2030 Life & Health Insurance	124,558	125,577	160,010	147,838
2035 Dental Insurance	5,112	5,171	6,862	6,484
2040 Workers' Compensation	19,761	21,625	14,559	19,976
<b>Total Personnel Services</b>	<b>\$ 1,093,205</b>	<b>\$ 1,126,673</b>	<b>\$ 1,265,987</b>	<b>\$ 1,216,786</b>

<b><u>Operating Expense</u></b>				
3440 Demolition	\$ 100	\$ 0	\$ 2,500	\$ 2,500
3449 Nuisance Abatement	4,349	10,827	25,000	20,000
3490 Contractual Fees	45,454	9,905	7,000	12,000
3492 Spay/Neuter Vouchers	8,306	0	0	0
3495 Temp Employee Svc	735	23,267	0	0
4010 Car Allowance	5,400	5,400	5,400	5,400
4020 Travel and Education	4,884	7,069	8,000	7,500
4110 Communications	23,035	19,834	0	0
4120 Freight and Postage	18,974	16,812	15,000	14,000
4410 Equipment Rental	2,965	5,416	5,000	5,000
4650 Vehicle Maintenance	32	940	500	500
4651 Vehicle Parts	5,534	3,961	5,000	5,000
4675 Software Maintenance	1,047	0	0	25,000
4720 Outside Printing	1,417	2,610	2,000	2,000

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Community Response</b>
<b>Fund/Division Number: 001-2903</b>	<b>Division: Code Enforcement</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Operating Expense contd.</u></b>				
4810 Advertising	276	955	500	1,000
4960 Administrative Fees	61,895	82,864	60,000	59,733
4990 Miscellaneous Expenses	2,161	1,954	2,000	2,000
5110 Office Supplies	1,333	3,764	5,000	4,000
5120 EDP Supplies	0	318	0	0
5150 Miscellaneous Equipment	2,590	300	1,000	2,500
5210 Gas and Oil	20,892	18,143	20,000	18,000
5221 Animal Control Supplies	746	7,108	0	1,500
5222 Animal Care & Services	2,216	1,154	0	0
5223 Medical/Pharmaceutical Supplies	393	0	0	0
5224 Animal Registrations	0	0	0	500
5231 Safety Supplies	0	0	500	500
5232 Other Supplies	1,728	1,652	2,000	2,000
5250 Uniforms	4,047	2,601	2,500	2,000
5253 Clean & Safe Initiative	213,280	160,210	250,000	250,000
5410 Books,Pubs,Subscriptions & Mbrshp	1,330	974	1,500	2,500
<b>Total Operating Expense</b>	<u>\$ 435,118</u>	<u>\$ 388,038</u>	<u>\$ 420,400</u>	<u>\$ 445,133</u>
<b><u>Capital Outlay</u></b>				
6410 Equipment & Machinery	\$ 1,433	\$ 0	\$ 0	\$ 0
6420 Furniture & Furnishings	2,273	3,134	0	0
<b>Total Capital Outlay</b>	<u>\$ 3,706</u>	<u>\$ 3,134</u>	<u>\$ 0</u>	<u>\$ 0</u>
<b>TOTAL APPROPRIATIONS</b>	<u><u>\$ 1,532,029</u></u>	<u><u>\$ 1,517,846</u></u>	<u><u>\$ 1,686,387</u></u>	<u><u>\$ 1,661,919</u></u>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Police</b>
<b>Fund/Division Number: 001-3000</b>	<b>Division:</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
Chief of Police	1	1	1	1
Deputy Chief of Police	2	2	2	2
Police Major	1	1	2	2
Captian	0	0	2	2
Lieutenant	7	7	7	7
Sergeant	15	15	18	18
Police Officer	101	109	103	103
Public Information Officer	1	1	1	1
Comm. Service Officers	5	5	5	5
Crime Scene Investigator	3	3	3	3
Crime Analyst	3	3	3	4
Evidence Technician	1	1	1	1
Accreditation Specialist	1	1	1	1
Executive Assistant	1	1	1	1
Administrative Assistant	3	3	3	3
Grant Writer	1	1	1	1
Records Specialists	4	4	4	4
Records Supervisor	1	1	1	1
School Crossing Guard (p/t)	8	8	8	8
Senior Accounting Clerk	1	1	3	3
Information System Administrator	1	1	1	1
Information Systems Analyst II	1	1	1	1
Information Systems Analyst I	1	1	1	1
Digital Evidence Specialist II	1	1	1	1
Digital Evidence Specialist I	1	1	1	1
Police Payroll Specialist	1	1	1	0
<b>Total Budgeted Staffing Level</b>	<b>166</b>	<b>174</b>	<b>176</b>	<b>176</b>

FY 2026 Proposed Budget

<b>Fund Title: General</b>	<b>Department: Police</b>
<b>Fund/Division Number: 001-3000</b>	<b>Division:</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 9,631,981	\$ 10,938,152	\$ 12,787,242	\$ 13,405,163
1020 Incentive Pay	287,784	156,706	80,000	90,000
1030 Accrued Compensation	178,558	336,930	60,000	60,000
1040 Overtime	861,319	875,586	400,000	400,000
1050 Holiday Overtime	450,427	188,192	200,000	200,000
2010 FICA Taxes	845,915	932,221	1,034,834	1,082,870
2020 Retirement/General	291,906	325,161	396,060	549,524
2025 Retirement/Police Officers	1,188,391	1,604,528	1,829,169	2,097,527
2026 Retirement/ICMA	26,569	26,305	22,500	0
2030 Life & Health Insurance	1,753,293	1,815,050	2,118,732	2,189,312
2035 Dental Insurance	76,939	79,121	93,971	95,760
2040 Workers' Compensation	435,634	430,348	318,383	399,273
<b>Total Personnel Services</b>	<b>\$ 16,028,716</b>	<b>\$ 17,708,299</b>	<b>\$ 19,340,892</b>	<b>\$ 20,569,429</b>
<b><u>Operating Expense</u></b>				
3130 Professional Services	\$ 21,255	\$ 27,128	\$ 30,000	\$ 35,000
3180 Medical Services	0	0	5,500	0
3190 Consultant Fees	3,240	902	10,000	6,000
3490 Misc. Contractual Fees	18,475	3,009	0	4,000
3510 Crime Lab	167,736	193,549	225,000	248,458
3530 Investigative Supplies	27,368	28,733	30,000	38,000
4020 Travel & Education	0	1,632	0	0
4110 Communications	261,839	254,570	250,000	315,125
4120 Freight & Postage	4,324	3,761	5,500	5,500
4310 Utilities	123,987	101,742	110,000	110,000
4410 Equipment Rental	22,417	28,449	25,000	30,000
4420 Vehicle Rental & Towing	10,848	12,587	17,000	14,100
4430 Equipment Lease	0	0	10,000	0
4610 Building Maintenance	6,696	14,448	10,000	20,000
4650 Vehicle Maintenance	66,229	84,680	40,000	37,500
4651 Vehicle Parts	48,583	66,856	60,000	45,500
4652 Tires, Tubes & Batteries	30,978	32,542	30,000	25,000
4660 Equipment Maintenance	5,867	7,371	22,000	22,000
4670 Computer Maintenance	5,793	16,128	10,000	20,000
4675 Software Maintenance	116,416	194,894	175,000	300,000
4680 Radio Maintenance	3,329	9,117	20,000	20,000

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Police</b>
<b>Fund/Division Number: 001-3000</b>	<b>Division:</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Operating Expense contd.</u></b>				
4720 Outside Printing	8,333	12,493	10,000	10,000
4820 Crime Prevention	6,995	3,470	8,000	9,000
4830 Public Relations	31,783	36,970	25,000	35,000
4930 Citizen Volunteer Program	492	0	2,500	0
4980 Contingency	50,000	50,000	10,000	50,000
4990 Miscellaneous Expenses	9,324	5,444	5,000	5,000
5110 Office Supplies	17,862	22,486	15,000	20,000
5120 EDP Supplies	10,049	8,277	11,000	11,000
5150 Misc. Equipment Exp.	6,714	5,668	5,000	10,000
5210 Gas and Oil	427,676	421,730	450,000	434,500
5220 K-9 Operations	20,350	20,630	25,000	30,000
5230 Cleaning Supplies	253	118	1,500	1,500
5232 Other Supplies	2,091	1,987	3,000	3,000
5250 Uniforms	143,473	207,892	150,000	200,000
5251 Military Supplies	22,511	65,849	82,500	90,000
5410 Books,Pubs,Subscriptions & Mbrshp	14,131	4,734	8,000	8,000
5420 Educ Reimbursement	2,994	13,647	7,000	10,000
5430 Law Enforcement Educ	37,995	43,523	40,000	63,659
<b>Total Operating Expense</b>	<b>\$ 1,758,404</b>	<b>\$ 2,007,013</b>	<b>\$ 1,943,500</b>	<b>\$ 2,286,842</b>
<b><u>Capital Outlay</u></b>				
6200 Buildings	\$ 0	\$ 0	\$ 0	\$ 0
6320 Improvements Other Than Bldg.	0	0	0	0
6410 Office Equip & Machinery	12,042	3,829	0	0
6420 Furniture & Furnishings	0	5,713	0	0
6440 Vehicles	82,241	41,938	0	0
8392 Special Events	1,286	0	0	0
<b>Total Capital Outlay</b>	<b>\$ 95,569</b>	<b>\$ 51,479</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>TOTAL APPROPRIATIONS</b>	<b><u>\$ 17,882,689</u></b>	<b><u>\$ 19,766,791</u></b>	<b><u>\$ 21,284,392</u></b>	<b><u>\$ 22,856,271</u></b>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Public Works</b>
<b>Fund/Division Number: 001-4001</b>	<b>Division: Director's Office</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
Executive Assistant	1	1	1	1
<b>Total Budgeted Staffing Level</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 48,967	\$ 59,169	\$ 54,622	\$ 57,353
1030 Accrued Compensation	1,089	1,200	1,300	1,300
1040 Overtime	1,112	0	0	0
2010 FICA Taxes	3,879	4,564	4,278	4,487
2020 Retirement Contributions	8,769	9,589	10,385	11,578
2030 Life & Health Insurance	10,114	10,994	10,198	10,395
2035 Dental Insurance	0	53	421	0
2040 Workers' Compensation	105	122	62	117
<b>Total Personnel Services</b>	<b>\$ 74,035</b>	<b>\$ 85,691</b>	<b>\$ 81,266</b>	<b>\$ 85,230</b>
<b><u>Operating Expense</u></b>				
3490 Contractual Fees	\$ 0	\$ 535	\$ 2,500	\$ 0
3495 Temporary Employee Services	0	0	0	0
4020 Travel and Education	3,852	1,600	5,500	5,000
4110 Communications	80,939	78,877	0	0
4120 Freight and Postage	28	39	100	100
4410 Equipment Rental	3,345	3,328	5,000	4,500
4675 Software Maintenance	0	0	0	0
4810 Advertising	4,735	337	2,200	2,000
4990 Miscellaneous Expenses	2,945	366	500	2,500
5110 Office Supplies	2,989	3,277	4,000	4,000
5120 EDP Supplies	30	49	1,000	100
5150 Miscellaneous Equipment	149	0	0	0
5210 Gas and Oil	2,023	2,073	2,200	2,100
5231 Safety Supplies	927	875	1,000	1,500
5232 Other Supplies	2,111	1,543	500	1,000
5410 Books,Pubs,Subscriptions & Mbrshp	563	300	500	3,000
<b>Total Operating Expense</b>	<b>\$104,635</b>	<b>\$93,198</b>	<b>\$24,999</b>	<b>\$25,800</b>
<b><u>Capital Outlay</u></b>				
6410 Office Equip & Machinery	\$ 2,815	\$ 0	\$ 0	\$ 0
6430 Heavy Equipment	2,981	0	0	0
<b>Total Capital Outlay</b>	<b>\$ 5,796</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 184,466</b>	<b>\$ 178,888</b>	<b>\$ 106,265</b>	<b>\$ 111,030</b>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Public Works</b>
<b>Fund/Division Number: 001-4003</b>	<b>Division: Fleet Maintenance</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
Fleet Manager	1	1	1	1
Garage Foreman	1	1	1	1
Auto Mechanic	4	4	4	3
Diesel Mechanic	1	1	1	1
Master Mechanic	2	2	2	2
Senior Storekeeper	1	1	1	1
Service Advisor	0	0	0	1
<b>Total Budgeted Staffing Level</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 449,672	\$ 509,924	\$ 613,385	\$ 590,149
1030 Accrued Compensation	2,664	4,354	5,000	6,500
1040 Overtime	45,036	67,326	7,000	7,500
2010 FICA Taxes	36,767	43,062	47,842	46,217
2020 Retirement Contributions	71,715	81,330	91,077	119,259
2030 Life & Health Insurance	94,551	108,650	123,130	119,434
2035 Dental Insurance	4,552	4,548	6,296	5,026
2040 Workers' Compensation	15,858	17,587	11,007	16,895
<b>Total Personnel Services</b>	<b>\$ 720,817</b>	<b>\$ 836,783</b>	<b>\$ 904,736</b>	<b>\$ 910,981</b>

<b><u>Operating Expense</u></b>				
3490 Contractual Fees	\$ 1,256	\$ 4,932	\$ 5,000	\$ 4,500
3495 Temporary Employee Services	17,311	0	0	0
4020 Travel and Education	2,695	0	3,500	0
4410 Equipment Rental	1,796	1,231	3,000	2,750
4651 Vehicle Parts	33,974	12,128	4,700	12,000
4652 Tires, Tubes, & Batteries	24,474	0	0	500
4660 Equipment Maintenance	46	1,459	1,500	1,500
4990 Miscellaneous Expenses	1,809	410	1,000	1,000
5120 EDP Supplies	0	157	250	150
5150 Miscellaneous Equipment Expense	47	0	0	0
5210 Gas and Oil	11,262	4,856	13,000	7,500
5230 Cleaning Supplies	0	298	750	750
5231 Safety Supplies	612	1,039	1,000	1,500
5232 Other Supplies	8,787	5,098	5,000	5,000
5250 Uniforms	6,114	7,084	7,000	7,500
5260 Expendable Tools	995	1,847	2,000	2,000
5410 Books,Pubs,Subscriptions & Mbrshp	503	0	500	500
<b>Total Operating Expense</b>	<b>\$ 111,680</b>	<b>\$ 40,540</b>	<b>\$ 48,200</b>	<b>\$ 47,150</b>

FY 2026 Proposed Budget

<b>Fund Title: General</b>	<b>Department: Public Works</b>
<b>Fund/Division Number: 001-4003</b>	<b>Division: Fleet Maintenance</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b>Capital Outlay</b>				
6410 Office Equipment & Mach.	\$ 695	\$ 0	\$ 0	\$ 0
6440 Other Equipment	0	15,635	0	0
6420 Furniture & Furnishings	0	0	0	0
<b>Total Capital Outlay</b>	<u>\$ 695</u>	<u>\$ 15,635</u>	<u>\$ 0</u>	<u>\$ 0</u>
<b>TOTAL APPROPRIATIONS</b>	<u><u>\$ 833,192</u></u>	<u><u>\$ 892,958</u></u>	<u><u>\$ 952,936</u></u>	<u><u>\$ 958,131</u></u>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Public Works</b>
<b>Fund/Division Number: 001-4004</b>	<b>Division: Facilities Maintenance</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
Supervisor	1	1	1	1
Facilities Administrative Assistant	0	0	0	1
Foreman II	1	1	1	1
Electrician	1	1	1	1
Facilities Maint Technician	3	3	3	2
Facilities Maint Technician Asst.	3	3	3	3
Facilities Maint Repair Worker	3	3	3	3
<b>Total Budgeted Staffing Level</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 542,917	\$ 575,726	\$ 624,334	\$ 650,742
1030 Accrued Compensation	4,297	10,763	4,000	5,500
1040 Overtime	59,311	45,095	7,000	7,500
2010 FICA Taxes	44,711	46,706	48,603	50,776
2020 Retirement Contributions	93,193	105,160	117,982	131,023
2030 Life & Health Insurance	139,707	135,815	148,533	143,466
2035 Dental Insurance	6,257	5,973	6,657	6,510
2040 Workers' Compensation	23,286	25,089	17,712	21,364
<b>Total Personnel Services</b>	<b>\$ 913,680</b>	<b>\$ 950,327</b>	<b>\$ 974,821</b>	<b>\$ 1,016,881</b>

<b><u>Operating Expense</u></b>				
3490 Contractual Fees	\$ 205,615	\$ 275,038	\$ 250,000	\$ 250,000
3495 Temporary Employee Services	105,099	121,122	0	15,000
4020 Travel & Education	0	0	0	1,500
4410 Equipment Rental	3,193	6,214	2,000	4,000
4610 Building Maintenance	7,981	55,596	25,000	70,000
4620 Building Repair Supplies	229,448	368,230	150,000	150,000
4630 Air Condition Maintenance	10,377	9,034	15,000	15,000
4651 Vehicle Parts	8,506	2,994	5,000	5,000
4652 Tires, Tubes & Batteries	8,711	170	0	1,000
4680 Radio Maintenance	0	0	0	1,000
4990 Miscellaneous Expenses	548	56	0	150
5110 Office Supplies	0	0	0	1,000
5210 Gas and Oil	24,140	21,277	25,000	23,000
5230 Cleaning Supplies	37,670	44,633	40,000	50,000
5231 Safety Supplies	1,143	1,266	1,500	1,500
5232 Other Supplies	5,217	6,634	5,000	4,000
5250 Uniforms	1,291	6,936	2,000	3,000
5260 Expendable Tools	2,317	1,125	3,000	2,500

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Public Works</b>
<b>Fund/Division Number: 001-4004</b>	<b>Division: Facilities Maintenance</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Operating Expense contd.</u></b>				
5310 Paint and Sign Supplies	4,395	7,288	10,000	10,000
5410 Books,Pubs,Subscriptions & Mbrshp	102	0	0	0
<b>Total Operating Expense</b>	<u>\$ 655,752</u>	<u>\$ 927,613</u>	<u>\$ 533,500</u>	<u>\$ 607,650</u>
<b><u>Capital Outlay</u></b>				
6320 Other Improvements	\$ 3,425	\$ 15,806	\$ 0	\$ 0
6445 Other Equipment	0	19,062	0	0
<b>Total Capital Outlay</b>	<u>\$ 3,425</u>	<u>\$ 34,868</u>	<u>\$ 0</u>	<u>\$ 0</u>
<b>TOTAL APPROPRIATIONS</b>	<u><u>\$ 1,572,857</u></u>	<u><u>\$ 1,912,808</u></u>	<u><u>\$ 1,508,321</u></u>	<u><u>\$ 1,624,531</u></u>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Public Works</b>
<b>Fund/Division Number: 001-4005</b>	<b>Division: Parks &amp; Grounds</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
Supervisor	1	1	1	1
Foreman II	1	1	1	1
Foreman I	5	5	5	4
Equipment Operator III	2	2	2	2
Equipment Operator II	2	2	2	2
Maintenance Worker	5	5	5	5
Chief Tree Trimmer	1	1	1	1
Tree Trimmer	1	1	1	1
Ground Maintenance Specialist	6	6	6	6
Irrigation Specialist	0	0	0	2
Chief Irrigation Specialist	1	1	1	0
<b>Total Budgeted Staffing Level</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 1,092,916	\$ 1,167,539	\$ 1,257,374	\$ 1,303,494
1030 Accrued Compensation	633	2,454	6,000	3,500
1040 Overtime	126,137	64,317	30,000	25,000
2010 FICA Taxes	90,198	91,827	98,943	101,898
2020 Retirement Contributions	173,160	186,287	205,398	242,162
2030 Life & Health Insurance	262,995	256,469	276,141	281,157
2035 Dental Insurance	13,001	13,599	14,915	13,664
2040 Workers' Compensation	48,339	52,641	35,050	39,960
<b>Total Personnel Services</b>	<b>\$ 1,807,379</b>	<b>\$ 1,835,134</b>	<b>\$ 1,923,821</b>	<b>\$ 2,010,834</b>

<b><u>Operating Expense</u></b>				
3490 Contractual Fees	\$ 136,563	\$ 152,357	\$ 175,000	\$ 200,000
3495 Temporary Employee Services	233,954	345,245	60,000	30,000
4020 Travel and Education	2,815	810	3,000	8,000
4310 Utilities	384,949	399,643	400,000	400,000
4410 Equipment Rental	2,974	2,280	3,500	4,000
4650 Vehicle Maintenance	201	546	500	500
4651 Vehicle Parts	38,308	42,412	40,000	40,000
4652 Tire, Tubes & Batteries	13,802	1,044	0	2,500
4990 Miscellaneous Expenses	479	423	500	500
5210 Gas and Oil	87,642	72,785	88,000	75,000
5231 Safety Supplies	3,372	2,902	3,000	3,000
5232 Other Supplies	30,170	20,957	40,000	35,000
5241 Horticultural Supplies	24,183	36,065	40,000	50,000
5242 Chemicals	9,600	4,140	15,000	10,000

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Public Works</b>
<b>Fund/Division Number: 001-4005</b>	<b>Division: Parks &amp; Grounds</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Operating Expense contd.</u></b>				
5250 Uniforms	1,621	8,354	2,500	7,000
5270 Parks Supplies	39,517	49,777	55,000	55,000
5410 Books,Pubs,Subscriptions & Mbrshp	901	428	500	500
<b>Total Operating Expense</b>	<u>\$ 1,011,049</u>	<u>\$ 1,140,166</u>	<u>\$ 926,500</u>	<u>\$ 921,000</u>
<b><u>Capital Outlay</u></b>				
6430 Heavy Equipment	\$ 15,882	\$ 0	\$ 0	\$ 0
<b>Total Capital Outlay</b>	<u>\$ 15,882</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>
<b>TOTAL APPROPRIATIONS</b>	<u><u>\$ 2,834,310</u></u>	<u><u>\$ 2,975,300</u></u>	<u><u>\$ 2,850,321</u></u>	<u><u>\$ 2,931,834</u></u>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Public Works</b>
<b>Fund/Division Number: 001-4006</b>	<b>Division: Streets</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
Supervisor	1	1	1	1
Foreman II	1	1	1	1
Foreman I	2	2	2	2
Equipment Operator IV	1	1	1	1
Equipment Operator III	6	6	6	6
Maintenance Repair Worker	4	4	4	4
Maintenance Worker	2	2	2	2
Sign Maintenance Technician	1	1	1	1
<b>Total Budgeted Staffing Level</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 753,072	\$ 732,009	\$ 918,032	\$ 966,186
1030 Accrued Compensation	24,839	38,698	6,000	4,500
1040 Overtime	113,321	69,119	35,000	35,000
2010 FICA Taxes	66,287	62,540	73,366	76,935
2020 Retirement Contributions	134,311	129,433	154,168	171,818
2030 Life & Health Insurance	176,775	157,447	196,541	182,713
2035 Dental Insurance	7,705	6,871	8,342	8,284
2040 Workers' Compensation	90,836	99,204	72,215	77,941
<b>Total Personnel Services</b>	<b>\$ 1,367,146</b>	<b>\$ 1,295,321</b>	<b>\$ 1,463,663</b>	<b>\$ 1,523,377</b>

<b><u>Operating Expense</u></b>				
3490 Contractual Fees	\$ 20,388	\$ 17,191	\$ 50,000	\$ 30,000
3495 Temporary Employee Services	57,851	84,089	0	0
4020 Travel & Education	2,526	0	7,500	5,000
4110 Communications	0	1,701	0	0
4310 Utilities	490,171	302,547	425,000	425,000
4320 Street Light Energy	501,381	634,698	575,000	575,000
4410 Equipment Rental	3,314	26,411	25,000	25,000
4651 Vehicle Parts	46,409	36,298	30,000	40,000
4652 Tires, Tubes & Batteries	16,677	678	0	2,500
4990 Miscellaneous Expenses	941	3,497	3,500	3,500
5210 Gas and Oil	57,846	49,075	58,500	50,000
5231 Safety Supplies	2,973	2,777	3,000	3,000
5232 Other Supplies	3,985	5,316	3,500	6,000
5242 Chemicals	0	0	2,500	1,000
5250 Uniforms	939	6,258	1,500	2,500
5260 Expendable Tools	3,389	4,986	5,000	3,000
5310 Paint & Sign Supplies	8,429	21,248	35,000	12,000
5330 Surface Patching	48,197	37,894	45,000	18,000

FY 2026 Proposed Budget

<b>Fund Title: General</b>	<b>Department: Public Works</b>
<b>Fund/Division Number: 001-4006</b>	<b>Division: Streets</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Operating Expense contd.</u></b>				
5340 Street Supplies	50,493	32,363	50,000	35,000
5350 Sidewalk/Curb Supplies	30,574	6,132	30,000	15,000
5360 Stormwater Maintenance Supplies	0	0	0	10,000
5410 Books,Pubs,Subscriptions & Mbrshp	0	0	0	500
<b>Total Operating Expense</b>	<b>\$ 1,346,483</b>	<b>\$ 1,273,161</b>	<b>\$ 1,350,000</b>	<b>\$ 1,262,000</b>
<b><u>Capital Outlay</u></b>				
6430 Heavy Equipment	\$ 0	\$ 0	\$ 0	\$ 0
6445 Other Equipment	0	0	0	0
<b>Total Capital Outlay</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 2,713,628</b>	<b>\$ 2,568,482</b>	<b>\$ 2,813,663</b>	<b>\$ 2,785,377</b>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Engineering</b>
<b>Fund/Division Number: 001-4400</b>	<b>Division:</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
City Engineer	1	1	0	1
Asst. City Engineer/Manager	1	1	1	1
Stormwater Engineer Supervisor	1	1	1	1
Project Engineer	1	1	2	2
Chief Design Drafter	1	1	1	1
Engineering Inspector Supervisor	1	1	1	1
SMU Technical Assistant/GIS	1	1	1	1
Executive Assistant	1	1	1	1
Traffic Operations Administrator	1	1	1	1
Engineering Services Specialist	0	1	1	1
<b>Total Budgeted Staffing Level</b>	<u>9</u>	<u>10</u>	<u>10</u>	<u>11</u>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 748,134	\$ 703,713	\$ 835,238	\$ 993,073
1030 Accrued Compensation	53,532	2,005	4,000	3,500
1040 Overtime	0	0	5,000	5,000
2010 FICA Taxes	59,293	51,758	64,584	77,446
2020 Retirement Contributions	91,902	83,831	133,787	169,486
2030 Life & Health Insurance	122,891	110,142	129,393	130,510
2035 Dental Insurance	5,123	4,534	5,573	5,591
2040 Workers' Compensation	15,381	16,293	19,041	24,356
<b>Total Personnel Services</b>	<u>\$ 1,096,256</u>	<u>\$ 972,277</u>	<u>\$ 1,196,618</u>	<u>\$ 1,408,961</u>

<b><u>Operating Expense</u></b>				
3490 Contractual Fees	\$ 103,037	\$ 124,055	\$ 185,000	\$ 190,000
3492 FDOT/Closed Loop	228,441	79,493	275,000	285,000
4010 Car Allowance	10,800	9,000	5,400	10,800
4020 Travel and Education	0	480	1,000	1,000
4110 Communications	14,655	11,680	0	0
4120 Freight and Postage	470	123	500	500

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Engineering</b>
<b>Fund/Division Number: 001-4400</b>	<b>Division:</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Operating Expense contd.</u></b>				
4410 Equipment Rental	3,879	5,230	8,000	8,000
4650 Vehicle Maintenance	0	0	500	500
4651 Vehicle Parts	0	0	1,500	500
4660 Equipment Maintenance	0	0	0	0
4675 Software Maintenance	0	0	0	0
4710 Reproduction	0	331	500	500
4810 Advertising	206	2,100	500	500
4990 Miscellaneous Expenses	1,213	1,624	1,000	100
5110 Office Supplies	4,133	3,351	4,300	4,500
5120 EDP Supplies	407	454	1,000	100
5210 Gas and Oil	4,496	3,398	4,700	4,500
5231 Safety Supplies	0	0	0	500
5232 Other Supplies	(42)	0	0	0
5250 Uniforms	0	514	0	1,000
5260 Expendable Tools	0	0	0	0
5320 Traffic Signal Materials	27,696	2,318	100,000	80,000
5410 Books,Pubs,Subscriptions & Mbrshp	2,078	200	250	250
<b>Total Operating Expense</b>	<b>\$ 401,468</b>	<b>\$ 244,351</b>	<b>\$ 589,150</b>	<b>\$ 588,250</b>
<b><u>Capital Outlay</u></b>				
6410 Office Equipment & Machinery	\$ 0	\$ 588	\$ 0	\$ 0
<b>Total Capital Outlay</b>	<b>\$ 0</b>	<b>\$ 588</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>TOTAL APPROPRIATIONS</b>	<b><u>\$ 1,497,724</u></b>	<b><u>\$ 1,217,216</u></b>	<b><u>\$ 1,785,768</u></b>	<b><u>\$ 1,997,211</u></b>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Administrative Services</b>
<b>Fund/Division Number: 001-4504</b>	<b>Division: Leisure Services</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
Leisure Services Manager	0	0	1	1
Special Events Permit Coordinator	0	0	0	1
Reservation Specialist	0	0	0	1
Programs Coordinator	0	0	0	1
Programs Specialist	0	0	0	1
Tram Operator (PT)	2	2	2	1
Recreation Programs Aide (PT)	0	0	0	1
Facilities Program Specialist	2	2	4	0
Recreation Coordinator	1	1	0	0
Recreation Specialist	1	1	0	0
<b>Total Budgeted Staffing Level</b>	<b>6</b>	<b>6</b>	<b>7</b>	<b>7</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 145,937	\$ 195,205	\$ 377,970	\$ 356,555
1030 Accrued Compensation	2,485	20,129	1,500	2,500
1040 Overtime	928	6,683	0	0
2010 FICA Taxes	10,925	16,516	29,029	27,468
2020 Retirement Contributions	25,557	33,734	59,409	70,877
2030 Life & Health Insurance	34,666	36,202	76,160	62,154
2035 Dental Insurance	1,342	1,180	2,801	2,592
2040 Workers' Compensation	3,744	4,590	3,598	3,867
<b>Total Personnel Services</b>	<b>\$ 225,585</b>	<b>\$ 314,238</b>	<b>\$ 550,468</b>	<b>\$ 526,012</b>

<b><u>Operating Expense</u></b>				
3490 Contractual Services	\$ 0	\$ 0	\$ 0	\$ 0
3495 Temporary Employee Services	43,415	10,760	30,000	0
4020 Travel & Education	0	0	0	7,500
4110 Communications	23,241	29,485	0	0
4120 Postage & Freight	125	10	0	100
5441 Equipment Rental	0	0	0	5,000
4540 Insurance/Liability & Property	3,625	5,908	0	10,000
4560 Insurance/Special Events	14,435	8,135	18,000	16,500
4610 Building Maintenance	3,080	3,240	5,000	5,000
4611 Janitorial Services	(14,752)	51,915	15,000	20,897
4620 Building Supplies	4,471	500	500	1,000
4651 Vehicle Parts	10	0	1,000	500
4675 Software Maintenance	418	0	1,000	1,000
4810 Advertising	0	0	750	750
4960 Administrative Charge	9,470	9,284	15,000	15,000

FY 2026 Proposed Budget

<b>Fund Title: General</b>	<b>Department: Administrative Services</b>
<b>Fund/Division Number: 001-4504</b>	<b>Division: Leisure Services</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Operating Expense contd.</u></b>				
4990 Miscellaneous Expenses	1724	464	1,000	1,500
4992 Youth Activities	132,176	168,278	150,000	200,000
5110 Office Supplies	1,549	1,614	3,000	3,000
5120 EDP Supplies	50	132	0	500
5150 Misc. Equipment Exp.	11,035	2,966	3,500	1,500
5210 Gas & Oil	596	645	600	600
5232 Other Supplies	2,808	2,517	2,500	2,500
5250 Uniforms	0	633	0	1,000
5410 Books,Pubs,Subscriptions & Mbrshp	0	20	0	500
<b>Total Operating Expense</b>	<b>\$ 237,475</b>	<b>\$ 296,506</b>	<b>\$ 246,850</b>	<b>\$ 294,347</b>
<b><u>Capital Outlay</u></b>				
6210 Buildings	\$0	\$0	\$0	\$0
6420 Furniture	0	3,694	0	0
<b>Total Capital Outlay</b>	<b>\$ 0</b>	<b>\$ 3,694</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 463,060</b>	<b>\$ 614,438</b>	<b>\$ 797,318</b>	<b>\$ 820,359</b>

FY 2026 Proposed Budget

<b>Fund Title: General</b>	<b>Department: Administration</b>
<b>Fund/Division Number: 001-6000</b>	<b>Division:</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Personnel Services</u></b>				
1010 Salary & Wages	\$ 21,552	\$ 16,082	\$ 0	\$ 0
1030 Accrued Compensation	0	0	0	0
2010 FICA Taxes	1,649	1,230	0	0
2020 Retirement/General Members	0	0	0	0
2025 Retirement/Police Officers	544,239	574,934	545,000	575,000
2030 Life & Health Insurance	204,267	251,347	225,000	175,000
<b>Total Personnel Services</b>	<b>\$ 771,707</b>	<b>\$ 843,594</b>	<b>\$ 770,000</b>	<b>\$ 750,000</b>
<b><u>Operating Expense</u></b>				
3110 Insurance Consultant	\$ 250	\$ 0	\$ 25,000	\$ 25,000
3120 Legal Fees	0	0	0	0
3190 Consultant Fees	43,850	17,175	5,000	5,000
3200 Accounting and Auditing	34,812	38,311	42,500	44,000
3490 Contractual Fees	273,538	309,306	275,000	275,000
4020 Travel & Education	0	2,774	0	0
4110 Communications	78,611	62,162	0	0
4120 Freight and Postage	8,291	21,526	25,000	25,000
4310 Utilities	539,354	504,917	575,000	575,000
4410 Equipment Rental	146,101	172,790	75,000	50,000
4430 Land Lease	0	7,798	0	5,000
4510 Insurance & Fidelity Bond	1,079,208	1,319,540	1,739,000	1,750,000
4530 Fla. Unemploy. Comp Fund	7,383	5,771	5,000	7,500
4540 Workers' Comp. Claims	0	0	5,000	0
4550 Liability & Property Claims	0	0	1,000	0
4590 Property Damage Reimb	0	0	7,500	5,000
4650 Vehicle Maintenance	48,882	38,368	75,000	50,000
4675 Software Maintenance	214,551	184,352	220,000	220,000
4710 Reproduction	796	0	1,200	0
4810 Advertising	0	0	0	0
4925 Computer Loans	15,058	5,711	15,000	15,000
4936 Emergency Supplies	9,996	0	0	0
4940 Bad Debt Expense	2,269	0	0	0
4945 Refunds	0	5,295	0	0
4947 Wellness	9,547	23,538	0	0
4950 Settlements	0	2,249	0	0
4960 Administrative Charges	1,654	481	1,700	1,700
4970 Inventory Adjustments	(78)	0	3,500	1,000
4980 Contingency	0	0	0	0
4985 Tax Increment Financing	4,511,973	6,010,882	6,693,091	7,097,740
4986 Stormwater Fees	76,282	90,166	77,000	91,000
4990 Miscellaneous Expenses	55,669	35,285	50,000	40,000
4993 Keep Ft. Pierce Beautiful	21,335	17,476	15,000	15,000

FY 2026 Proposed Budget

<b>Fund Title: General</b>	<b>Department: Administration</b>
<b>Fund/Division Number: 001-6000</b>	<b>Division:</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Operating Expense contd.</u></b>				
5110 Office Supplies	758	0	0	0
5120 EDP Supplies	0	571	0	0
5150 Miscellaneous Equipment	48,273	24,143	0	0
5210 Gas & Oil	(2,058)	(831)	0	0
5251 Military Supplies	0	116,019	0	0
5410 Books,Pubs,Subscriptions & Mbrshp	23,822	20,493	25,000	25,000
<b>Total Operating Expense</b>	<b>\$ 7,250,127</b>	<b>\$ 9,036,268</b>	<b>\$ 9,956,491</b>	<b>\$ 10,322,940</b>
<b><u>Capital Outlay</u></b>				
6200 Buildings	\$ 0	\$ 0	\$ 0	\$ 0
6310 Roads & Bridges	151,609	545,373	0	0
6315 Infrastructure Sales Tax Projects	3,090,283	2,707,486	3,000,000	3,000,000
6320 Other Structures & Facilities	30,077	247,455	0	0
6410 Office Equipment & Machinery	82,748	180,884	600,000	1,148,026
6420 Furniture & Furnishing	0	6,659	0	0
6430 Heavy Equipment	91,166	0	0	0
6440 Vehicles	0	0	0	0
6445 Other Equipment	117,712	35,806	511,052	0
<b>Total Capital Outlay</b>	<b>\$ 3,563,596</b>	<b>\$ 3,723,664</b>	<b>\$ 4,111,052</b>	<b>\$ 4,148,026</b>
<b><u>Grants and Aids</u></b>				
8101 Weatherization/FPUA	\$ 0	\$ 0	\$ 0	\$ 0
8230 Economic Development Co	40,000	40,000	40,000	62,500
8255 Chamber of Commerce	31,500	35,000	35,000	35,000
8270 SLC Council on Aging	15,000	15,000	15,000	15,000
Special Events:				
8393 Sights & Sounds Parade	15,000	30,000	15,000	15,000
8394 Christmas Decorations	57,061	111,237	125,000	125,000
8395 Fireworks	39,500	67,500	43,000	43,000
8392 Miscellaneous Special Events	20,975	62,444	0	0
8396 Mainstreet	0	60,000	50,000	50,000
8231 Lincoln Park Mainstreet	0	50,000	50,000	50,000
8399 United For Animals	10,000	10,000	10,000	10,000
8397 Youth & Crime Prevention Activities	2,087	6,510	10,000	10,000
8396 Jazz on Moore's Creek	0	0	10,000	10,000
8396 Juneteenth Festival	0	0	20,000	20,000
8410 Community Projects	3,510	0	25,000	25,000
8411 Community Housing	0	175,000	125,000	125,000
	<b>\$ 234,633</b>	<b>\$ 662,691</b>	<b>\$ 573,000</b>	<b>\$ 595,500</b>

**FY 2026 Proposed Budget**

<b>Fund Title: General</b>	<b>Department: Administration</b>
<b>Fund/Division Number: 001-6000</b>	<b>Division:</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
9166 Capital Reserve Loan-HUD	\$ 0	\$ 38,951	\$ 0	\$ 0
9179 Debt Service Series 2019	2,295,000	2,294,500	2,285,500	2,293,250
9176 Debt Service Series 2020A/2014 Energ	420,893	749,307	739,647	734,269
9178 Debt Service Series 2020B/2016 Series	542,470	0	0	0
9179 Debt Service Series 2020C/2018 Series	571,900	566,515	564,383	561,724
9180 Capital Leases- White Fleet	408,357	593,079	600,000	600,000
9180 Capital Leases- Police Fleet	852,147	1,006,487	1,100,000	1,100,000
9184 Special Revenue/Police Grant	0	314,370	50,000	50,000
9176 Special Revenue/103 CDBG	0	0	0	0
9187 Special Revenue/106 Grants	0	0	220,000	0
9199 Transfer to Stormwater	0	0	0	0
9199 Transfer to Animal Center	0	199,500	300,000	0
<b>Total Non-Operating</b>	<u>\$ 5,090,767</u>	<u>\$ 5,762,709</u>	<u>\$ 5,859,530</u>	<u>\$ 5,339,242</u>
<b>TOTAL APPROPRIATIONS</b>	<u><b>\$ 16,910,830</b></u>	<u><b>\$ 20,028,926</b></u>	<u><b>\$ 21,270,073</b></u>	<u><b>\$ 21,155,709</b></u>
 <b>TOTAL GENERAL FUND APPROPRIATIONS</b>	 <u><b>\$ 53,460,699</b></u>	 <u><b>\$ 59,515,378</b></u>	 <u><b>\$ 64,668,104</b></u>	 <u><b>\$ 67,787,211</b></u>

**FY2026 Proposed Budget**

<b>Fund Title: Restricted Fund</b>	<b>Department: Police Grants</b>
<b>Fund/Division Number: 101-3005</b>	<b>Division:</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b>Interfund Grants</b>				
331 20 16 COPS-CHRP	\$361,828	(\$120,438)	\$0	\$0
331 20 59 FDLE 2013-JAGC - STLU-1-D7 - 180	3,106	0	0	0
331 20 30 VOCA	164,023	147,662	143,130	147,662
331 20 35 OJP Bullet Proof Vests	10,167	0	0	0
331 20 37 OJP Bullet Proof Vests '23	0	0	28,900	28,900
331 20 38 OJP Bullet Proof Vests '24	0	21,328	24,300	24,300
331 20 50 IRSC-College Policing	94,000	0	94,000	94,000
FDLE JAG	0	80,561	0	0
331 20 59 FDLE 2020-JAGC-STLU	26,627	26,513	0	0
331 21 00 Other Federal Grants	43,659	133,630	0	0
334 20 57 FDOT Grant	0	0	18,809	20,000
334 20 61 OJP Bullet Proof Vests	14,090	(13,089)	0	0
334 20 62 Jag Byrne	0	0	0	0
334 90 00 PSN22	0	0	75,000	0
334 90 00 PSN23	0	0	0	181,338
334 90 66 DOJ BJA FY '21 Byrne Grant Countyshare	0	0	0	0
334 90 00 JAGC - STILU - 078	0	0	0	0
334 90 00 DOJ JAG Shared w/SLC	0	0	31,524	35,000
334 90 00 FDLE Human Trafficking	0	0	100,000	0
334 90 00 DOJ JAG 25 Grant	0	0	25,000	20,000
334 90 00 FDLE NIBRIS Grant	0	0	364,748	0
334 90 00 FDLE Project Safe Neighborhood	0	0	0	0
334 90 00 Other State Grants	0	65,463	0	0
334 90 00 COPS MiCRO23	0	0	46,518	0
334 90 00 COPS Micro 24	0	0	175,000	0
<b>Total Interfund Grants</b>	<b>\$ 717,500</b>	<b>\$ 341,630</b>	<b>\$ 1,126,929</b>	<b>\$ 551,200</b>
<b>Miscellaneous Revenue</b>				
361 10 00 Interest on Investments	\$ 0	\$ 0	\$ 0	\$ 0
366 90 00 Other Contribution/Donation	0	0	0	0
369 40 00 Reimb.-Contract Svcs.	0	94,000	0	0
<b>Total Miscellaneous Revenues</b>	<b>\$ 0</b>	<b>\$ 94,000</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Interfund Transfers</b>				
381 01 00 Transfer from General (Grant)	\$ 161,041	\$ 83,755	\$ 50,000	\$ 50,000
381 91 00 FPRA	133,318	0	0	0
<b>Total Interfund Transfers</b>	<b>\$ 294,359</b>	<b>\$ 83,755</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>TOTAL RESOURCES</b>	<b>\$ 1,011,859</b>	<b>\$ 519,384</b>	<b>\$ 1,176,929</b>	<b>\$ 601,200</b>

**FY2026 Proposed Budget**

<b>Fund Title: Restricted Fund</b>	<b>Department: Police Grants</b>
<b>Fund/Division Number: 101-3005</b>	<b>Division:</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
Victim Advocate Lead	1	1	1	1
Victim Assistant	2	2	2	2
Police Officer	6	1	1	1
Rich House Counselor-PT	0	0	2	2
Police Crime Analyst	1	0	0	0
<b>Total Budgeted Staffing Level</b>	<u>10</u>	<u>4</u>	<u>6</u>	<u>6</u>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 414,041	\$ 172,976	\$ 261,050	\$ 257,297
1020 Incentive Pay	3,651	0	0	0
1040 Overtime	20,508	6,798	0	5,000
1050 Holiday Overtime	22,682	0	0	0
2010 FICA Taxes	34,656	13,570	19,970	20,066
2020 Retirement/General	24,211	29,336	48,477	40,074
2020 Retirement/Police	46,556	0	0	12,083
2030 Life & Health Insurance	57,617	9,967	46,820	21,020
2035 Dental Insurance	2,788	384	1,902	848
2040 Workers' Compensation	10,596	2,489	287	2,421
<b>Total Personnel Services</b>	<u>\$ 637,307</u>	<u>\$ 235,519</u>	<u>\$ 378,506</u>	<u>\$ 358,808</u>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Operating Expense</u></b>				
3190 Consultant Fees	\$ 0	\$ 0	\$ 0	\$ 0
3490 Misc. Contractual Fees	94,000	200,271	118,749	0
4020 Travel and Education	0	4,005	0	0
4110 Communications	147	0	0	0
4410 Equipment Rental	0	0	6,120	0
4675 Software Maintenance	2,000	3,256	50,000	0
4830 Public Relations	0	14,527	0	0
4990 Misc. Expenses	1,579	300	950	6,740
4945 Refunds	0	0	0	0
4999 Unallocated	0	0	564,404	117,886
5110 Office Supplies	695	2,184	5,000	0
5150 Misc. Equipment	0	2,908	0	0
5250 Uniforms	0	0	0	0
5251 Military Supplies	48,512	34,125	53,200	58,739
5430 Law Enforcement Education	1,432	0	0	0
<b>Total Operating Expense</b>	<u>\$ 148,365</u>	<u>\$ 261,575</u>	<u>\$ 798,423</u>	<u>\$ 183,365</u>

FY2026 Proposed Budget

Fund Title: Restricted Fund		Department: Police Grants			
Fund/Division Number: 101-3005		Division:			
	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed	
<b>Capital Outlay</b>					
6410	Office Equip & Machinery	\$ 0	\$ 0	\$ 0	\$ 59,027
	<b>Total Transfers</b>	\$ 0	\$ 0	\$ 0	\$ 59,027
<b>Transfers</b>					
9110	Transfer to General	\$ 0	\$ 0	\$ 0	\$ 0
9111	Transfer to Police FPRA	0	0	0	0
	<b>Total Transfers</b>	\$ 0	\$ 0	\$ 0	\$ 0
	<b>TOTAL APPROPRIATIONS</b>	<b>\$ 785,672</b>	<b>\$ 497,095</b>	<b>\$ 1,176,929</b>	<b>\$ 601,200</b>

**FY 2026 Proposed Budget**

<b>Fund Title: Restricted Fund</b>		<b>Department:</b>	<b>FRA</b>		
<b>Fund/Division Number: 101-3005</b>		<b>Division:</b>	<b>Police Grants</b>		
		<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
		<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
331 20 16	COPS Hiring Grant-2020	\$ 161,041	\$ 0	\$ 0	\$ 0
	<b>Total Interfund Grants</b>	<u>\$ 161,041</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>
<b><u>Interfund Transfers</u></b>					
381 91 0	FPRA	\$ 133,318	\$ 1,147,475	\$ 990,602	\$ 1,104,514
	<b>Total Interfund Transfers</b>	<u>\$ 133,318</u>	<u>\$ 1,147,475</u>	<u>\$ 990,602</u>	<u>\$ 1,104,514</u>
	<b>TOTAL RESOURCES</b>	<u><u>\$ 294,359</u></u>	<u><u>\$ 1,147,475</u></u>	<u><u>\$ 990,602</u></u>	<u><u>\$ 1,104,514</u></u>

**FY 2026 Proposed Budget**

<b>Fund Title: Restricted Fund</b>	<b>Department: FPRA</b>
<b>Fund/Division Number: 101-3005</b>	<b>Division: Police Grants</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2024/25 Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
Police Officer	5	5	10	10
<b>Total Budgeted Staffing Level</b>	<u>5</u>	<u>5</u>	<u>10</u>	<u>10</u>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 273,811	\$ 618,871	\$ 665,686	\$ 705,380
1020 Incentive Pay	3,651	1,828	0	10,000
1030 Accrued Compensation	0	6,803	0	5,000
1040 Overtime	18,717	40,220	10,000	25,000
1050 Holiday Overtime	22,682	11,711	0	15,000
2010 FICA Taxes	23,924	51,206	51,690	58,169
2020 Retirement/Police	46,556	120,927	121,097	154,965
2030 Life & Health Insurance	45,509	86,722	74,232	89,041
2035 Dental Insurance	2,317	4,736	5,184	5,006
2040 Workers' Compensation	7,863	15,253	17,771	23,953
<b>Total Personnel Services</b>	<u>\$ 445,031</u>	<u>\$ 958,277</u>	<u>\$ 945,660</u>	<u>\$ 1,091,514</u>

<b><u>Operating Expense</u></b>				
3190 Consultant Fees	\$ 0	\$ 0	\$ 0	\$ 0
3490 Misc. Contractual Fees	0	0	0	0
4020 Travel and Education	0	0	0	0
4110 Communications	0	0	5,000	5,000
4675 Software Maintenance	0	0	0	0
4945 Refunds	0	0	0	0
4990 Misc. Expenses	0	0	0	0
4999 Unallocated	0	0	443	0
5110 Office Supplies	0	0	0	0
5250 Uniforms	5,040	5,760	4,500	6,000
5251 Military Supplies	0	0	2,000	2,000
5430 Law Enforcement Education	0	0	0	0
<b>Total Operating Expense</b>	<u>\$ 5,040</u>	<u>\$ 5,760</u>	<u>\$ 11,943</u>	<u>\$ 13,000</u>

<b><u>Capital Outlay</u></b>				
6410 Office Equip & Machinery	\$ 0	\$ 0	\$ 33,000	\$ 0
6440 Vehicles	0	0	0	0
<b>Total Capital Outlay</b>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 33,000</u>	<u>\$ 0</u>

<b><u>Transfers</u></b>				
9111 Transfer to General	\$ 0	\$ 0	\$ 0	\$ 0
<b>Total Transfers</b>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>

<b>TOTAL APPROPRIATIONS</b>	<u><u>\$ 450,071</u></u>	<u><u>\$ 964,037</u></u>	<u><u>\$ 990,603</u></u>	<u><u>\$ 1,104,514</u></u>
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**FY 2026 Proposed Budget**

<b>Fund Title:</b>		<b>Department:</b>		<b>Community Redevelopment</b>	
<b>Fund/Division Number: 104-0000</b>		<b>Division:</b>		<b>FPRA</b>	
	<b>2022/2023</b>	<b>2023/2024</b>	<b>2024/2025</b>	<b>2025/26</b>	
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>	
<b><u>Taxes</u></b>					
311 10 Ad Valorem Taxes	\$ 9,391,986	\$ 11,872,230	\$ 13,237,537	\$ 14,275,325	
<b>Total Taxes</b>	<b>\$ 9,391,986</b>	<b>\$ 11,872,230</b>	<b>\$ 13,237,537</b>	<b>\$ 14,275,325</b>	
<b><u>Licenses and Permits</u></b>					
329 50 Demolition Permits	\$ 0	\$ 4,553	\$ 0	\$ 0	
329 50 Lot Clearing Permits	3,869	2,412	2,500	0	
<b>Total Licenses and Permits</b>	<b>\$ 3,869</b>	<b>\$ 6,965</b>	<b>\$ 2,500</b>	<b>\$ 0</b>	
<b><u>Intergovernmental</u></b>					
343 91 Admin Charge - Liens	\$ 2,306	\$ 2,300	\$ 0	\$ 2,300	
347 54 Marina Dockage	5,189	0	5,000	5,000	
384 90 Other Grants	0	0	0	0	
<b>Total Intergovernmental</b>	<b>\$ 7,494</b>	<b>\$ 2,300</b>	<b>\$ 5,000</b>	<b>\$ 7,300</b>	
<b><u>Miscellaneous Revenue</u></b>					
361 10 Interest on Investments	\$ 3,953	\$ 5,893	\$ 500	\$ 500	
362 14 Leases	374,415	372,618	350,000	370,000	
363 10 Liens	32,362	21,132	1,000	1,000	
366 90 Other Contributions/Donations	0	0	0	0	
369 31 Reimburse of Expenditures	2,245	0	500	0	
369 40 Reimburse - Contract Services	0	0	0	0	
369 44 Reimburse - Utility Authority	0	0	0	0	
369 45 Sale of Surplus Land	0	10,518	0	0	
369 90 Other Misc. Revenues	0	0	500	0	
<b>Total Miscellaneous Revenues</b>	<b>\$ 412,974</b>	<b>\$ 410,161</b>	<b>\$ 352,500</b>	<b>\$ 371,500</b>	
<b><u>Transfers</u></b>					
Transfer from General Fund	\$ 0	\$ 120,915	\$ 0	\$ 0	
Transfer from Police Grants Fund	0	0	0	0	
Transfer from Restricted Fund	0	0	0	0	
<b>Total Transfers</b>	<b>\$ 0</b>	<b>\$ 120,915</b>	<b>\$ 0</b>	<b>\$ 0</b>	
<b>Total Revenues</b>	<b>\$ 9,816,324</b>	<b>\$ 12,412,571</b>	<b>\$ 13,597,537</b>	<b>\$ 14,654,125</b>	
Fund Balance Appropriation	<b>(2,333,348)</b>	0	0	0	
<b>TOTAL RESOURCES</b>	<b>\$ 7,482,976</b>	<b>\$ 12,412,571</b>	<b>\$ 13,597,537</b>	<b>\$ 14,654,125</b>	

**FY 2026 Proposed Budget**

<b>Fund Title:</b>	<b>Department:</b>	<b>Community Redevelopment</b>	
<b>Fund/Division Number: 104-0000</b>	<b>Division:</b>	<b>FPRA</b>	

	2022/2023	2023/2024	2024/2025	2025/26
	Actual	Actual	Approved	Proposed
<b><u>Operating Expense</u></b>				
3120 Legal Fees	\$ 0	\$ 0	\$ 0	15,000
3190 Consultant Fees	11,775	3,000	250,000	100,000
3200 Accounting & Auditing	8,000	8,000	9,540	8,000
3440 Demolition	0	0	0	0
3468 Marina Operation	0	0	0	0
3490 Contractual Fees	285,405	493,745	695,000	800,000
4020 Travel & Education	8,615	2,769	20,000	0
4110 Communications	0	0	0	0
4120 Freight and Postage	0	0	500	500
4310 Utilities	31,939	35,837	40,000	40,000
4410 Equipment Rental	0	0	0	0
4430 Land Lease	120,296	122,633	125,000	125,000
4510 Insurance	64,199	196,670	200,000	225,000
4620 Site Maintenance	98,533	653,042	125,000	75,000
4650 Vehicle Maintenance	0	0	0	0
4651 Vehicle Parts	0	0	0	0
4675 Software Maintenance	1,226	457	0	0
4720 Outside Printing	0	0	0	2,000
4810 Advertising	851	2,412	5,000	1,000
4911 Loan Interest	0	0	0	0
4940 Bad Debts	0	0	0	0
4960 Administrative Fees	175,000	177,495	181,000	186,500
4980 Contingency	0	0	248,759	1,298,106
4985 Real Estate Taxes	37,064	40,206	45,000	50,000
4990 Miscellaneous Expenses	45	19,593	0	0
5110 Office Supplies	0	0	0	0
5120 EDP Supplies	0	0	0	0
5210 Gas and Oil	0	0	0	1,000
5410 Books, Pubs, Subscriptions & Mbrshp	2,670	475	5,000	0
<b>Total Operating Expense</b>	<b>\$ 845,618</b>	<b>\$ 1,756,333</b>	<b>\$ 1,949,799</b>	<b>\$ 2,927,106</b>
<b><u>Capital Outlay</u></b>				
6100 Land	\$ 0	\$ 0	\$ 0	\$ 0
6200 Buildings	46,327	0	390,583	150,000
6310 Roads & Bridges	145,752	0	350,000	1,000,000
6320 Other improvements	209,726	201,726	788,252	825,000
6410 Office Equip & Machinery	122,673	0	0	0
6440 Office Equip & Machinery/Vehicle	47,000	0	0	0
<b>Total Capital Outlay</b>	<b>\$ 571,479</b>	<b>\$ 201,726</b>	<b>\$ 1,528,835</b>	<b>\$ 1,975,000</b>

**FY 2026 Proposed Budget**

<b>Fund Title:</b>		<b>Department:</b>		<b>Community Redevelopment</b>	
<b>Fund/Division Number: 104-0000</b>		<b>Division:</b>		<b>FPRA</b>	
	<b>2022/2023</b>	<b>2023/2024</b>	<b>2024/2025</b>	<b>2025/26</b>	
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>	
<b><u>Other Programs &amp; Projects</u></b>					
8340 Other Grants & Aids	\$ 136,965	\$ 155,076	\$ 997,671	\$ 450,000	
8347 School Resorce Officers	350,060	494,642	1,015,000	350,000	
8348 Community Policing	0	0	0	500,000	
8392 Youth Activities	26,000	0	100,000	100,000	
<b>Total Programs &amp; Projects</b>	<u>\$ 513,026</u>	<u>\$ 649,718</u>	<u>\$ 2,112,671</u>	<u>\$ 1,400,000</u>	
<b><u>Transfers</u></b>					
90 01 General-Debt Service/(2019A)	\$ 2,065,500	\$ 2,065,500	\$ 2,056,950	\$ 2,063,925	
9118 Debt Service 2015A	1,621,440	1,622,400	1,622,080	1,625,480	
9120 Debt Service 2020B2-Land	150,264	0	0	0	
9120 Debt Service 2021	829,200	836,000	836,600	831,200	
9166 Sunrise Theatre	450,000	500,000	500,000	500,000	
9167 General	168,484	1,813,575	2,000,000	2,226,900	
9184 Special Revenue Fund	267,966	1,153,019	0	0	
9188 HUD Grants	0	0	0	0	
9189 Police Grants/FPRA	0	0	990,602	1,104,514	
<b>Total Transfers</b>	<u>\$ 5,552,854</u>	<u>\$ 7,990,494</u>	<u>\$ 8,006,232</u>	<u>\$ 8,352,019</u>	
<b>TOTAL APPROPRIATIONS</b>	<u><b>\$ 7,482,976</b></u>	<u><b>\$ 10,598,271</b></u>	<u><b>\$ 13,597,537</b></u>	<u><b>\$ 14,654,125</b></u>	

**FY 2026 Proposed Budget**

<b>Fund Title:</b>	<b>Department:</b>	<b>Grants Administration</b>		
<b>Fund/Division Number: 103 &amp; 105</b>	<b>Division:</b>	<b>CDBG &amp; SHIP</b>		

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>CDBG REVENUE</u></b>				
331 90 Entitlement Grant	\$ 596,016	\$ 399,579	\$ 529,209	\$ 574,680
334 50 Program Income	0	0	0	0
361 39 Other Interest Earnings	560	657	500	0
366 00 Contributions from Private Sources	0	0	0	0
369 31 Reimbursement of Expenditures	0	0	0	0
CDBG Carry Over Funding	257,729	0	251,062	2,076,108
CDBG COVID Carry Over Funding	0	0	0	228,393
<b>Total REVENUE</b>	<b>\$ 854,305</b>	<b>\$ 400,236</b>	<b>\$ 780,771</b>	<b>\$ 2,879,181</b>
<b><u>TRANSFERS</u></b>				
369 41 Contractual Svc./CDBG	\$ 0	\$ 0	\$ 0	\$ 0
369 42 Contractual Svc./SHIP	0	0	0	0
369 43 Contractual Svc./Grants Admin.	0	0	0	0
369 30 Settlement	0	0	0	0
381 10 Transfer from General	60,000	75,000	220,000	434,383
381 11 Transfer from FPRA	0	0	0	0
<b>Total TRANSFERS</b>	<b>\$ 60,000</b>	<b>\$ 75,000</b>	<b>\$ 220,000</b>	<b>\$ 434,383</b>
<b>Total CDBG REVENUE</b>	<b>\$ 914,305</b>	<b>\$ 475,236</b>	<b>\$ 1,000,771</b>	<b>\$ 3,313,564</b>

**FY 2026 Proposed Budget**

<b>Fund Title:</b>	<b>Department:</b>	<b>Grants Administration</b>		
<b>Fund/Division Number: 103 &amp; 105</b>	<b>Division:</b>	<b>CDBG &amp; SHIP</b>		

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
Grants Administration Manager	1	1	1	1
Grants Writer	1	1	1	1
Community Resource Specialist	1	1	1	1
Reporting & Grants Specialist	1	1	1	1
Administrative Assistant	0	1	1	1
<b>Total Budgeted Staffing Level</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>5</b>

	<b>2022/2023 Actual</b>	<b>2023/2024 Actual</b>	<b>2024/2025 Approved</b>	<b>2024/2025 Proposed</b>
<b><u>Personnel Services</u></b>				
10 10 Salaries and Wages	\$ 264,091	\$ 206,814	\$ 341,781	\$ 0
10 30 Accrued Compensation	0	5,341	500	0
10 40 Overtime	1,272	0	0	0
20 10 FICA Taxes	19,866	15,799	26,184	0
20 20 Retirement	45,395	36,877	63,562	0
20 30 Life & Health Insurance	27,033	19,677	36,719	0
20 35 Dental Insurance	1,060	768	2,440	0
20 40 Workers' Compensation	487	510	377	0
<b>Total Personnel Services</b>	<b>\$ 359,203</b>	<b>\$ 285,788</b>	<b>\$ 471,562</b>	<b>\$ 0</b>

**CDBG Department Expenditures**

**Administrative**

32 00 Accounting & Auditing	\$ 811	\$ 875	\$ 890	\$ 890
34 90 Administrative-Contractual	5,520	43,835	0	0
49 60 Administrative Expenses	33,367	251,687	104,950	250,000

**Rehabilitation Department**

83 10 Housing Rehabilitation	\$ 251,499	\$ 55,423	\$ 150,000	\$ 0
83 40 Other Grants & Aids	14,996	0	59,380	0

**Neighborhood Revitalization**

83 80 Lincoln Park Mainstreet	\$ 50,000	\$ 0	\$ 0	\$ 0
83 80 Fort Pierce Mainstreet	50,000	0	0	0
83 83 Lincoln Park/Orange Ave. Business Dev	0	0	0	0
83 86 Local Art/Cultural Heritage	38,285	0	0	0

**Economic Development**

83 88 Micro-Bus/Economic Development	\$ 78,657	\$ 23,010	\$ 80,000	\$ 0
83 88 Job Fair & Lincoln Park Business Expo	0	0	20,000	0

**FY 2026 Proposed Budget**

<b>Fund Title:</b>	<b>Department:</b>	<b>Grants Administration</b>		
<b>Fund/Division Number: 103 &amp; 105</b>	<b>Division:</b>	<b>CDBG &amp; SHIP</b>		

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Public Service</u></b>				
83 97 Public Facility Improvements	\$ 9,123	\$ 51	\$ 93,989	\$ 1,117,598
83 97 Public Amenities	0	55,367	0	0
83 88 Public Service Agencies	0	9,948	20,000	33,877
83 98 Youth and Children Projects	1,304	0	0	0
<b>Total Project Expenditures</b>	<b>\$ 533,562</b>	<b>\$ 440,196</b>	<b>\$ 529,209</b>	<b>\$ 1,402,365</b>
<b><u>Grants-Programs &amp; Projects</u></b>				
83 10 Housing Rehabilitation (Roll-over)	\$ 0	\$ 0	\$ 0	\$ 1,100,000
83 41 Commercial Façade (Roll-over)	20,150	0	0	0
83 98 Public Service	0	118,867	0	0
83 99 COVID19 Projects	0	0	0	228,393
Administrative Expenses	0	0	0	284,940
<b>Total Roll-Over Expenditures</b>	<b>\$ 20,150</b>	<b>\$ 118,867</b>	<b>\$ 0</b>	<b>\$ 1,613,333</b>
<b><u>Capital</u></b>				
63 10 Road & Bridge Improvement	\$ 0	\$ 0	\$ 0	\$ 0
63 20 Other Improvements	0	0	0	296,976
64 10 Office Equipment & Machinery	1,390	0	0	0
64 45 Other Equipment	0	0	0	0
99 99 Unencumbered	0	0	0	0
<b>Total Capital</b>	<b>\$ 1,390</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 296,976</b>
<b>TOTAL CDBG APPROPRIATIONS</b>	<b>\$ 914,305</b>	<b>\$ 844,851</b>	<b>\$ 1,000,771</b>	<b>\$ 3,313,564</b>

**FY 2026 Proposed Budget**

<b>Fund Title:</b>	<b>Department:</b>	<b>Grants Administration</b>
<b>Fund/Division Number: 103 &amp; 105</b>	<b>Division:</b>	<b>CDBG &amp; SHIP</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>SHIP REVENUES</u></b>				
344 90 SHIP	\$ 377,555	\$ 397,712	\$ 377,309	\$ 356,368
334 50 Program Income	100	880	500	500
361 10 Interest on Investments	334	340	100	100
369 90 Other Misc. Revenues	0	39,605	0	0
381 90 Program Income HHR	0	0	0	0
Carry Over Funding	148,952	(55,624)	0	0
<b>Total SHIP Revenue</b>	<b>\$ 526,941</b>	<b>\$ 382,913</b>	<b>\$ 377,909</b>	<b>\$ 356,968</b>
<b><u>SHIP EXPENDITURES</u></b>				
Total Operating Expenses	\$ 3,779	\$ 17,894	\$ 37,791	\$ 35,637
Total COVID 19 Expenses	0	0	0	0
Grants-Programs & Projects	523,162	365,019	340,118	
Housing Rehabilitation	0	0	0	171,331
Down Payment Assistance	0	0	0	150,000
<b>TOTAL SHIP APPROPRIATIONS</b>	<b>\$ 526,941</b>	<b>\$ 382,913</b>	<b>\$ 377,909</b>	<b>\$ 356,968</b>

**FY 2026 Proposed Budget**

<b>Fund Title:</b>	<b>Department:</b>
<b>Fund/Division Number: 106</b>	<b>Division: Grants Administration</b>

	<b>2022/2023 Actual</b>	<b>2023/2024 Actual</b>	<b>2024/2025 Approved</b>	<b>2025/26 Proposed</b>
<b>Grants</b>				
334 50 Program Income	\$ 16,244	\$ 58,367	\$ 0	\$ 23,919
<b>Total Intergovernmental</b>	<b>\$ 16,244</b>	<b>\$ 58,367</b>	<b>\$ 0</b>	<b>\$ 23,919</b>
<b>Miscellaneous Revenue</b>				
361 10 Interest on Investments	\$ 301	\$ 357	\$ 500	\$ 243
361 38 HHRP Loan	0	0	500	0
369 31 Reimb. Of Expenditures	0	0	0	0
Escrow Reimbursement	0	0	0	0
Contractual Svcs./A;;egany (AFM)	0	0	0	0
369 90 Other Misc. Revenues	0	0	0	0
Carry Forward Funding	0	0	547,133	478,338
<b>Total Miscellaneous Revenues</b>	<b>\$ 301</b>	<b>\$ 357</b>	<b>\$ 548,133</b>	<b>\$ 478,581</b>
<b>Interfund Transfers</b>				
381 10 General Fund	\$ 0	\$ 0	\$ 0	\$ 0
381 91 FPRA	0	0	0	0
<b>Total Interfund Transfers</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Total Revenues</b>	<b>\$ 16,545</b>	<b>\$ 58,724</b>	<b>\$ 548,133</b>	<b>\$ 502,500</b>

FY 2026 Proposed Budget

<b>Fund Title:</b>		<b>Department:</b>	
<b>Fund/Division Number:</b>	<b>106</b>	<b>Division:</b>	<b>Grants Administration</b>

	2022/2023 Actual	2023/2024 Actual	2024/2025 Approved	2025/26 Proposed
<b><u>Personnel Services</u></b>				
10 10 Salaries and Wages	\$ 0	\$ 0	\$ 0	\$ 0
10 30 Accrued Compensation	0	0	0	0
10 40 Overtime	0	0	0	0
20 10 FICA Taxes	0	0	0	0
20 20 Retirement	0	0	0	0
20 30 Life & Health Insurance	0	0	0	0
20 35 Dental Insurance	0	0	0	0
20 40 Workers' Compensation	0	0	0	0
<b>Total Personnel Services</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b><u>Operating Expense</u></b>				
3120 Legal Fees	\$ 0	\$ 0	\$ 0	\$ 0
4020 Travel & Education	0	0	0	0
4120 Freight and Postage	0	0	100	100
4810 Advertising	0	0	0	0
4960 Administrative Fees	0	0	2,400	2,400
4965 Escrow Expenses	0	0	0	0
4990 Miscellaneous Expenses Programs & Projects	0	0	0	0
	0	0	545,633	0
<b>Total Operating Expense</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 548,133</b>	<b>\$ 2,500</b>
<b><u>Interfund Transfers</u></b>				
Transfer to CDBG	\$ 0	\$ 0	\$ 0	\$ 500,000
Transfer to SHIP	0	0	0	0
<b>Total Interfund Transfers</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 500,000</b>
 <b>TOTAL APPROPRIATIONS</b>	 <b>\$ 0</b>	 <b>\$ 0</b>	 <b>\$ 548,133</b>	 <b>\$ 502,500</b>

**FY 2026 Proposed Budget**

<b>Fund Title: Marina</b>	<b>Department: Marina</b>
<b>Fund/Division Number: 401-0000</b>	<b>Division:</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b>Grants</b>				
331 50 Disaster Relief/Federal	\$0	\$0	\$0	\$0
334 39 Physical Environmental Grant	0	0	243,750	243,750
334 50 Disaster Relief/State	0	0	0	0
<b>Total Grants</b>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 243,750</u>	<u>\$ 243,750</u>
<b>Charges for Services</b>				
347 54 Dockage	\$ 1,483,615	\$ 1,632,802	\$ 1,800,000	\$ 1,800,000
347 55 Transient Dockage	1,102,329	1,140,640	1,200,000	1,250,000
<b>Total Charges for Services</b>	<u>\$ 2,585,943</u>	<u>\$ 2,773,442</u>	<u>\$ 3,000,000</u>	<u>\$ 3,050,000</u>
<b>Miscellaneous Revenue</b>				
361 10 Interest Earnings	\$ 1,244	\$ 1,109	\$ 2,500	\$ 2,500
361 33 Other Investment Interest	0	0	0	0
362 14 Leases	0	268,860	3,500	3,500
362 16 Crabby's Lease	282,152	0	200,000	280,000
369 31 Reimburse of Expenditures	0	0	0	0
369 49 Misc. Revenues	15,928	16,239	12,000	12,000
369 85 Settlement of Claims	22,445	6,468	0	0
369 91 Gas and Oil Sales	2,072,486	1,680,723	1,950,000	1,800,000
369 92 Electric Utility Sales	106,733	154,583	150,000	150,000
369 93 Utility Fees	139,369	123,991	65,000	65,000
369 94 Soda, Candy & Ice Sales	241,164	216,493	210,000	210,000
369 96 Late Payment Charges	3,863	(1,290)	3,500	3,500
369 97 Live Aboards	91,435	97,819	80,000	80,000
369 98 Other Miscellaneous Revenues	15,797	18,693	22,000	22,000
<b>Total Miscellaneous Revenue</b>	<u>\$ 2,992,616</u>	<u>\$ 2,583,689</u>	<u>\$ 2,698,500</u>	<u>\$ 2,628,500</u>
<b>Total Revenue</b>	<u>\$ 5,578,559</u>	<u>\$ 5,357,131</u>	<u>\$ 5,942,250</u>	<u>\$ 5,922,250</u>
Appropriated Retained Earnings	<u>(393,236)</u>	<u>0</u>	<u>1,357,024</u>	<u>1,826,927</u>
<b>TOTAL RESOURCES</b>	<u><u>\$ 5,185,323</u></u>	<u><u>\$ 5,357,131</u></u>	<u><u>\$ 7,299,274</u></u>	<u><u>\$ 7,749,177</u></u>

**FY 2026 Proposed Budget**

<b>Fund Title:</b> Marina	<b>Department:</b> Marina
<b>Fund/Division Number:</b> 401-0000	<b>Division:</b>

	<b>2022/323</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
Marina Manager	1	1	1	1
Senior Accounting Analyst I	1	1	1	1
Operations Supervisor	1	1	1	1
Assistant Dockmaster	2	2	2	2
Marina Concierge Retailer	1	1	1	1
Executive Assistant/Asst. Concierge Retailer	0	0	0	1
Storekeeper	1	1	1	1
Marine Waterways Enforcement Officer	0	2	2	2
Maintenance Technician	0	1	1	1
Dock Attendant	1	1	1	0
<b>Total Budgeted Staffing Level</b>	<b>8</b>	<b>11</b>	<b>11</b>	<b>11</b>

	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 289,946	\$ 411,314	\$ 591,246	\$ 685,249
1030 Accrued Compensation	16,632	1,882	5,000	3,500
1040 Overtime	3,568	5,720	5,000	5,000
# 2010 FICA Taxes	23,787	32,004	46,408	53,485
2020 Retirement Contributions	37,725	64,774	101,223	95,945
2030 Life & Health Insurance	34,755	56,027	100,829	108,936
2035 Dental Insurance	1,754	2,442	4,419	4,722
2040 Workers' Comp.	10,889	11,780	15,086	19,252
<b>Total Personnel Services</b>	<b>\$ 419,055</b>	<b>\$ 585,943</b>	<b>\$ 869,211</b>	<b>\$ 976,089</b>

<b><u>Operating Expense</u></b>				
3120 Legal Fees	\$ 0	\$ 0	\$ 3,000	\$ 3,000
3190 Consulting Fees	0	0	0	500,000
3200 Accounting & Auditing	2,861	3,100	3,255	3,255
3490 Misc. Contract Services	40,020	64,064	50,000	50,000
3495 Temp Employee Svc	408,035	390,508	325,000	435,000
4010 Car Allowance	5,400	5,400	5,400	5,400
4020 Travel & Education	797	6,231	7,188	22,000
4110 Communications	27,469	28,549	30,000	30,000
4120 Freight and Postage	1,125	1,120	1,500	1,500
4310 Utilities	198,237	157,867	175,000	175,000
4410 Equipment Rental	3,110	4,354	4,500	4,500
4430 Land Lease	77,615	77,232	50,000	50,000

**FY 2026 Proposed Budget**

<b>Fund Title:</b> Marina	<b>Department:</b> Marina
<b>Fund/Division Number:</b> 401-0000	<b>Division:</b>

**Operating Expense contd**

4510 Insurance & Fidelity Bond	774,018	784,188	800,000	800,000
4540 FLC Liability & Property	64,342	42,619	70,000	70,000
4610 Building Maintenance	12,635	10,933	15,000	15,000
4620 Restroom/Laundry Maint.	8,928	4,537	5,000	7,500
4630 Pier Maintenance	55,729	48,543	40,000	45,000
4650 Vehicle Maintenance	701	72	900	2,500
4651 Vehicle Parts	628	701	700	700
4660 Equipment Maintenance	16,434	14,840	13,000	15,000
4670 Computer Maintenance	1,014	0	2,500	2,500
4675 Software Maintenance	32,338	39,057	37,000	42,000
4710 Reproduction	2,361	0	1,500	1,500
4810 Advertising	10,679	30,769	35,000	35,000
4920 Cost of Goods Sold Fuel	1,606,668	1,351,665	1,500,000	1,350,000
4930 Cost of Goods Sold	125,149	112,895	120,000	110,000
4935 Disaster Charges	896	0	5,000	5,000
4940 Bad Debt Expense	0	0	0	0
4950 Settlement of Claims	0	0	0	0
4960 Administrative Charges	233,390	285,576	201,350	250,000
4970 Inventory Adjustment	0	0	2,500	2,500
4975 Taxes	18,101	30,629	20,000	20,000
4990 Miscellaneous Expense	1,790	5,184	5,000	5,000
5110 Office Supplies	5,297	7,769	5,000	7,500
5120 EDP Supplies	198	1,599	500	500
5150 Misc. Equipment	9,319	16,503	20,500	20,500
5210 Gas and Oil	1,277	1,110	1,000	5,000
5230 Cleaning Supplies	13,141	10,327	16,000	16,000
5231 Safety Supplies	2,166	134	1,000	1,500
5232 Other Supplies	474	495	500	1,000
5241 Horticultural Supplies	1,626	2,698	3,500	3,500
5250 Uniforms	609	128	2,500	2,500
5260 Expendable Tools	4,502	4,836	2,500	2,500
5410 Books,Pubs,Subscriptions&Mbrshp	1,285	1,058	1,500	1,500
5900 Depreciation	1,100,764	1,101,655	1,101,000	1,101,700
<b>Total Operating Expense</b>	<b>\$ 4,871,129</b>	<b>\$ 4,648,941</b>	<b>\$ 4,684,793</b>	<b>\$ 5,222,555</b>

**FY 2026 Proposed Budget**

<b>Fund Title:</b> Marina	<b>Department:</b> Marina
<b>Fund/Division Number:</b> 401-0000	<b>Division:</b>

**Capital Outlay**

6200 Building	\$ 0	\$ 0	\$ 0	\$ 175,000
6310 Other Improvements	0	415,575	1,360,000	1,360,000
6320 Other Structures Facility	0	0	0	0
6360 Hurricane Improvements	0	0	0	0
6410 Office Equip & Machinery	4,700	10,193	4,000	4,000
6420 Furniture & Furnishings	0	0	1,500	1,500
6445 Other Equipment	19,558	64,141	518,050	150,000
<b>Total Capital Outlay</b>	<b>\$ 24,258</b>	<b>\$ 489,909</b>	<b>\$ 1,883,550</b>	<b>\$ 1,690,500</b>

**Debt Service**

7010 Principal	\$ 485,020	\$ 499,389	\$ 499,752	\$ 511,041
7020 Interest	183,526	171,725	161,159	148,884
7030 Other Debt Service Cost	26,809	26,809	26,809	26,809
<b>Total Debt Service</b>	<b>\$ 695,355</b>	<b>\$ 697,923</b>	<b>\$ 687,720</b>	<b>\$ 686,734</b>

**Non-Operating Expenses**

9110 Transfer to General	\$ 275,000	\$ 275,000	\$ 275,000	\$ 275,000
9200 Loan Principal	0	0	0	0
9300 Loan Interest	1,290	0	0	0
Other Non-Operating Exp.	0	989,298	0	0
<b>Total Non-Operating Expenses</b>	<b>\$ 276,290</b>	<b>\$ 1,264,298</b>	<b>\$ 275,000</b>	<b>\$ 275,000</b>

**TOTAL APPROPRIATIONS**

<b>\$ 6,286,087</b>	<b>\$ 7,687,014</b>	<b>\$ 8,400,274</b>	<b>\$ 8,850,877</b>
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**FY 2026 Proposed Budget**

<b>Fund Title: Solid Waste</b>		<b>Department: Solid Waste</b>		
<b>Fund/Division Number: 402-0000</b>		<b>Division:</b>		
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b>Grants</b>				
331 50 Disaster Relief/Federal	\$ 0	\$ 0	\$ 0	\$ 0
331 50 Disaster Relief/State	0	0	0	0
<b>Total Grants</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Charges for Services</b>				
343 40 Residential Service	\$ 3,504,562	\$ 4,124,772	\$ 3,850,000	\$ 4,975,641
343 41 Commercial Service	4,188,851	5,257,849	4,700,000	6,741,546
343 43 Commercial Trash	101,291	101,291	101,300	101,300
343 44 Recycling/Billing	426,643	503,929	450,000	699,639
343 45 Other Income	0	0	0	70,000
343 46 Recycling Program	14,608	606	5,000	5,000
<b>Total Charges for Services</b>	<b>\$ 8,235,954</b>	<b>\$ 9,988,448</b>	<b>\$ 9,106,300</b>	<b>\$ 12,593,126</b>
<b>Miscellaneous Revenue</b>				
361 10 Interest on Investments	\$ 58	\$ 247	\$ 1,000	\$ 1,000
361 20 Interest of SBA	0	0	0	0
364 41 Sale of Surplus	304	0	0	0
366 90 Contributions/Private Sources	312,881	76,611	0	0
369 85 Settlement of Claims	0	0	0	0
369 90 Miscellaneous Revenue	213	3,550	0	0
<b>Total Miscellaneous Revenue</b>	<b>\$ 313,456</b>	<b>\$ 80,409</b>	<b>\$ 1,000</b>	<b>\$ 1,000</b>
<b>Total Revenues</b>	<b>\$ 8,549,411</b>	<b>\$ 10,068,857</b>	<b>\$ 9,107,300</b>	<b>\$ 12,594,126</b>
Appropriated Retained Earnings	<u>(195,160)</u>	<u>0</u>	<u>702,859</u>	<u>(754,888)</u>
<b>TOTAL RESOURCES</b>	<b><u>\$ 8,354,251</u></b>	<b><u>\$ 10,068,857</u></b>	<b><u>\$ 9,810,159</u></b>	<b><u>\$ 11,839,238</u></b>

**FY 2026 Proposed Budget**

<b>Fund Title: Solid Waste</b>	<b>Department: Solid Waste</b>
<b>Fund/Division Number: 402-4200-534</b>	<b>Division:</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Budgeted Staffing Level</u></b>				
Public Works Director	1	1	0	1
Deputy Public Works Director	1	1	1	1
Division Manager	1	1	1	1
Operations Manager	1	1	1	1
Executive Assistant	1	1	1	1
Administrative Assistant	1	2	2	2
Engagement & Outreach Coordinator	1	1	1	1
Inspector	1	1	1	1
Solid Waste Foreman II	0	0	1	1
Solid Waste Foreman I	0	0	0	1
Lead Sanitation Driver	0	2	2	2
Sanitation Driver	22	22	22	22
Garage Foreman	1	1	1	1
Master Mechanic	1	1	1	1
Diesel Mechanic	2	3	3	3
Maintenance Worker	4	4	4	9
Dispatcher	0	0	0	1
Fleet Manager	1	1	1	0
Deputy City Manager/Public Works Director	0	0	1	0
<b>Total Budgeted Staffing Level</b>	<b>39</b>	<b>43</b>	<b>44</b>	<b>50</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 1,411,030	\$ 1,707,737	\$ 2,474,850	\$ 2,913,104
1030 Accrued Compensation	78,786	43,335	17,000	20,000
1040 Overtime	214,182	218,723	50,000	50,000
2010 FICA Taxes	124,842	147,190	195,278	228,621
2020 Retirement Contributions	218,694	282,568	404,940	576,254
2030 Life & Health Insurance	270,479	209,171	469,583	537,793
2035 Dental Insurance	14,347	338,136	22,235	23,642
2040 Workers' Comp.	99,591	15,576	102,674	124,605
<b>Total Personnel Services</b>	<b>\$ 2,431,952</b>	<b>\$ 2,962,436</b>	<b>\$ 3,736,560</b>	<b>\$ 4,474,018</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Operating Expenses</u></b>				
3200 Accounting & Auditing	\$ 6,981	\$ 7,000	\$ 7,420	\$ 7,420
3420 U.A. Customer Service Admin.	176,880	187,200	187,200	194,000
3430 Landfill Contract	2,186,533	3,030,327	2,500,000	2,600,000
3469 Towing	0	3,804	0	8,000
3490 Misc. Contract Services	148,004	143,445	201,465	275,000
3495 Temp Employee Svcs	699,465	754,439	250,000	600,000
4010 Car Allowance	10,800	10,800	10,800	5,400
4020 Travel & Education	6,615	3,642	10,000	6,000
4110 Communications	16,944	17,971	30,000	35,000

**FY 2026 Proposed Budget**

<b>Fund Title: Solid Waste</b>	<b>Department: Solid Waste</b>
<b>Fund/Division Number: 402-4200-534</b>	<b>Division:</b>

**Operating Expenses contd**

4120	Freight and Postage	45	0	500	500
4310	Utilities	19,563	17,494	20,000	18,750
4410	Equipment Rental	35,389	28,533	50,000	105,000
4510	Insurance & Fidelity Bond	213,664	269,822	276,864	285,000
4650	Vehicle Maintenance	3,266	20,649	5,000	5,000
4651	Vehicle Parts	251,730	451,149	350,000	530,000
4652	Tires, Tubes & Batteries	270,813	301,097	275,000	310,000
4653	Unforeseeable	14,886	14,251	15,000	15,000
4660	Equipment Maintenance	38,464	44,759	35,000	25,000
4670	Computer Maintenance	579	180	500	750
4675	Software Maintenance	6,899	15,453	15,000	14,000
4680	Radio Maintenance	0	0	0	1,800
4710	Reproduction	1,172	1,283	2,500	6,000
4810	Advertising	1,083	2,982	6,750	0
4960	Administrative Charges	80,000	80,484	82,400	85,000
4990	Miscellaneous Expense	12,607	7,885	13,000	4,000
5110	Office Supplies	4,857	4,896	5,000	5,000
5120	EDP Supplies	0	177	200	200
5150	Miscellaneous Equip Expense	9,168	15,952	10,000	4,900
5210	Gas and Oil	467,763	453,884	600,000	460,000
5232	Other Supplies	7,433	36,217	6,000	14,000
5242	Chemicals	5,341	3,958	10,000	8,000
5250	Uniforms	10,843	24,972	25,000	33,000
5260	Expendable Tools	1,030	4,962	5,000	5,000
5410	Books,Pubs,Subscriptions&Mbrshp	1,139	935	1,000	10,000
5900	Depreciation	518,048	508,500	518,048	508,500
	<b>Total Operating Expense</b>	<b>\$ 5,228,007</b>	<b>\$ 6,469,100</b>	<b>\$ 5,524,647</b>	<b>\$ 6,185,220</b>

**Capital Outlay**

6200	Buildings	\$ 0	\$ 0	\$ 0	\$ 160,000
6320	Other Improvements	0	0	0	60,000
6410	Office Equip & Machinery	0	4,870	0	10,000
6420	Furniture & Furnishings	0	0	0	7,700
6430	Heavy Equipment	0	381,989	0	666,000
6445	Other Equipment	193,595	177,059	0	53,000
	<b>Total Capital Outlay</b>	<b>\$ 193,595</b>	<b>\$ 563,918</b>	<b>\$ 0</b>	<b>\$ 956,700</b>

**Non-Operating Expense**

7110	Debt Service Principal	\$ 0	\$ 0	\$ 0	\$ 0
7210	Debt Service Interest	0	0	0	0
9110	Transfer to General	700,000	500,000	500,000	500,000
9200	Capital Loan Payment	247,410	223,857	550,000	224,000
9200	Debt Service/Radios	38,055	0	0	0
9300	Loan Interest	16,280	7,863	0	7,800
	<b>Total Non-Operating Expense</b>	<b>\$ 1,001,745</b>	<b>\$ 731,720</b>	<b>\$ 1,050,000</b>	<b>\$ 731,800</b>

<b>TOTAL APPROPRIATIONS</b>	<b>\$ 8,855,299</b>	<b>\$ 10,727,174</b>	<b>\$ 10,311,207</b>	<b>\$ 12,347,738</b>
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FY 2026 Proposed Budget

<b>Fund Title: Golf Course</b>	<b>Department: Golf Course</b>
<b>Fund/Division Number: 405-0000</b>	<b>Division:</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b>Charges for Services</b>				
347 20 Membership Dues	\$ 26,166	\$ 40,317	\$ 45,000	\$ 49,000
347 22 Other Memberships	1,332	1,196	35,000	38,000
347 24 Golf Fees	884,161	1,186,032	1,250,000	1,355,000
347 24 Adjustment Golf Fees	(3,923)	(4,616)	0	0
347 25 Driving Range	28,625	34,532	43,000	50,000
<b>Total Charges for Services</b>	<b>\$ 936,360</b>	<b>\$ 1,257,461</b>	<b>\$ 1,373,000</b>	<b>\$ 1,492,000</b>
<b>Miscellaneous Revenue</b>				
361 10 Interest Earnings	\$ 0	\$ 0	\$ 0	\$ 0
369 25 Pro Shop Merchandise	61,933	61,725	85,800	80,000
369 31 Reimbursement of Expenses	331	0	6,500	0
369 70 Events	0	0	7,500	0
369 80 Food	11,934	16,797	20,000	18,000
369 85 Settlement of Claims	0	47,487	0	0
369 89 Alcoholic Beverages	62,930	72,300	80,000	85,000
369 90 Misc Revenues	1,738	0	35,000	35,000
369 94 Snacks & Beverages	21,378	24,684	25,000	35,000
369 98 Other Misc Revenues	0	3,956	28,691	35,265
<b>Total Miscellaneous Revenue</b>	<b>\$ 160,244</b>	<b>\$ 226,949</b>	<b>\$ 288,491</b>	<b>\$ 288,265</b>
<b>Total Revenues</b>	<b>\$ 1,096,603</b>	<b>\$ 1,484,410</b>	<b>\$ 1,661,491</b>	<b>\$ 1,780,265</b>
<b>Transfers</b>				
381 01 Transfer from General Fund	\$ 0	\$ 0	\$ 0	\$ 0
382 50 Transfer from Solid Waste	0	0	0	0
<b>Total Transfers</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
Appropriated Retained Earnings	636,036	0	(43,866)	0
<b>TOTAL RESOURCES</b>	<b>\$ 1,732,639</b>	<b>\$ 1,484,410</b>	<b>\$ 1,617,625</b>	<b>\$ 1,780,265</b>

**FY 2026 Proposed Budget**

<b>Fund Title: Golf Course</b>	<b>Department: Golf Course</b>
<b>Fund/Division Number: 405-0000</b>	<b>Division:</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Approved</b>
<b><u>Budgeted Staffing Level</u></b>				
Golf Course Manager	1	1	1	1
Golf Pro	1	1	1	1
Superintendent	1	1	1	1
Lead Greenskeeper	0	1	1	1
<b>Total Budgeted Staffing Level</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>4</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 269,839	\$ 284,117	\$ 291,010	\$ 305,560
1030 Accrued Compensation	6,391	3,410	1,500	3,500
1040 Overtime	2,955	0	0	0
2010 FICA Taxes	21,057	21,746	22,377	23,643
2020 Retirement Contributions	46,665	51,720	54,319	61,008
2030 Life & Health Insurance	41,696	43,617	36,621	46,568
2035 Dental Insurance	1,833	1,796	2,202	2,008
2040 Workers' Comp.	6,052	6,877	7,927	340
<b>Total Personnel Services</b>	<b>\$ 396,488</b>	<b>\$ 413,282</b>	<b>\$ 415,956</b>	<b>\$ 442,628</b>

<b><u>Operating Expense</u></b>				
3190 Consultant Fees	\$ 0	\$ 0	\$ 0	\$ 0
3200 Accounting & Auditing	2,032	2,100	2,230	2,250
3440 Aquatic Weed Control	9,154	8,721	5,300	4,800
3490 Contractual Fees	0	0	0	0
3495 Temp Employee Svcs	238,384	253,459	265,000	280,000
4110 Communications	24,176	25,831	20,000	20,000
4120 Freight and Postage	10	43	500	500
4310 Utilities	103,234	91,055	90,000	93,000
4410 Equipment Rental-Golf Carts	0	0	0	58,000
4420 Land Lease	44,744	45,367	57,000	60,000
4510 Insurance & Fidelity Bond	82,193	100,350	95,000	125,000
4610 Building Maintenance	0	0	0	0
4620 Building Supplies	1,461	1,312	1,500	1,500
4630 Irrigation Maintenance	25,212	9,306	10,000	13,000
4651 Vehicle Parts	0	0	0	0

**FY 2026 Proposed Budget**

<b>Fund Title: Golf Course</b>		<b>Department: Golf Course</b>			
<b>Fund/Division Number: 405-0000</b>		<b>Division:</b>			
<b><u>Operating Expense contd</u></b>					
4660	Equipment Maintenance	13,959	14,648	23,000	16,000
4670	Computer Maintenance	1,107	3,550	3,550	3,550
4675	Software Maintenance	16,914	21,381	18,000	18,000
4810	Advertising	6,730	6,627	9,000	7,000
4925	Cost of Events	0	0	0	0
4930	Cost of Goods Sold	23,263	19,873	22,000	24,000
4932	Liquor Expense	28,014	32,164	33,000	35,000
4935	Merchandise CGS	47,038	45,933	50,000	50,000
4940	Bad Debt Expense	0	0	0	0
4960	Administrative Charges	68,375	83,945	69,000	70,000
4976	License and Fees	906	888	1,000	800
4980	Over/Short Expense	(28)	(10)	0	0
4985	Taxes	5,836	5,836	6,000	15,175
4990	Miscellaneous Expense	54	2,195	0	0
5110	Office Supplies	991	954	1,000	1,000
5120	EDP Supplies	0	0	0	0
5150	Misc Equipment Expense	955	971	0	0
5210	Gas and Oil	37,975	40,980	40,000	40,000
5231	Safety Supplies	0	0	0	0
5232	Other Supplies	6,780	11,236	9,000	10,000
5235	Maintenance Supplies	0	0	0	0
5240	Golf Supplies	1,967	5,586	6,000	6,000
5241	Horticultural Supplies	960	881	1,000	0
5242	Chemicals	86,764	41,117	55,000	43,000
5243	Turf Supplies	5,005	9,352	15,000	8,000
5244	Fertilizer	79,832	137,005	197,448	165,000
5250	Uniforms	0	1,366	1,500	1,500
5260	Expandable Tools	0	112	0	0
5410	Books,Pubs,Subscriptions&Mbrshp	3,637	3,340	4,000	4,000
5900	Depreciation	237,795	245,954	237,795	245,954
	<b>Total Operating Expense</b>	<b>\$ 1,205,429</b>	<b>\$ 1,273,427</b>	<b>\$ 1,348,823</b>	<b>\$ 1,422,029</b>
<b><u>Capital Outlay</u></b>					
6200	Buildings	\$ 0	\$ 0	\$ 0	\$ 0
6320	Other Structures Facility	0	0	0	0
6410	Office Equip & Machinery	677	588	0	50,000
6420	Furniture & Furnishings	0	0	0	0
6445	Other Equipment	237,795	85,899	0	0
	<b>Total Capital Outlay</b>	<b>\$ 238,472</b>	<b>\$ 86,488</b>	<b>\$ 0</b>	<b>\$ 50,000</b>

**FY 2026 Proposed Budget**

<b>Fund Title: Golf Course</b>	<b>Department: Golf Course</b>
<b>Fund/Division Number: 405-0000</b>	<b>Division:</b>

**Non-Operating Expense**

9110	Transfer to General	\$ 0	\$ 0	\$ 0	\$ 0
9180	Equipment Lease	114,319	134,866	86,000	96,005
7110	Debt Service Principle	0	0	0	0
7210	Debt Service Interest	0	255	0	0
9300	Loan Principal	0	0	4,597	0
9010	Loan Interest	15,727	15,639	44	15,557
	<b>Total Non-Operating Expense</b>	<u>\$ 130,045</u>	<u>\$ 150,760</u>	<u>\$ 90,641</u>	<u>\$ 111,562</u>
	<b>TOTAL APPROPRIATIONS</b>	<u><b>\$ 1,970,434</b></u>	<u><b>\$ 1,923,956</b></u>	<u><b>\$ 1,855,420</b></u>	<u><b>\$ 2,026,219</b></u>

**FY 2026 Proposed Budget**

<b>Fund Title:</b>	<b>Department:</b> Sunrise Theatre Fund
<b>Fund/Division Number:</b> 406 0000	<b>Division:</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Proposed</b>	<b>2024/25 Proposed</b>
<b>Grants</b>				
331 00 00 Federal Grants	\$ 0	\$ 0	\$ 0	\$ 0
334 70 10 State Grant/DCF	172,660	67,981	0	0
<b>Total Grants</b>	<b>\$ 172,660</b>	<b>\$ 67,981</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Charges for Services</b>				
347 56 10 Ticket Sales	\$ 1,176,471	\$ 2,184,874	\$ 1,750,000	\$ 1,800,000
347 56 11 Ticket Sales - Rentals	771,516	746,261	900,000	600,000
347 56 15 Ticket Handling Fees	304,391	375,707	300,000	300,000
347 56 50 Sponsorship Fees	35,747	11,994	25,000	10,000
347 56 80 Memberships	99,054	97,119	140,000	100,000
347 56 90 Donations & Pledges	7,729	7,883	15,000	10,000
<b>Total Charges for Services</b>	<b>\$ 2,394,909</b>	<b>\$ 3,423,837</b>	<b>\$ 3,130,000</b>	<b>\$ 2,820,000</b>
<b>Miscellaneous Revenue</b>				
361 10 00 Interest Earning	\$ 1,154	\$ 1,582	\$ 0	\$ 0
362 14 00 Rents and Royalties	155,289	151,705	225,000	200,000
369 90 00 Souvenir Sales	0	0	0	5,000
369 31 00 Reimb. of Expenditures	484	88	50,000	1,000
369 70 00 Events	23,300	47,275	30,000	25,000
369 89 00 Packaged Sales	147,095	219,703	200,000	200,000
369 90 00 Miscellaneous Revenues	5,158	7,863	300	1,000
369 95 00 Commission/Tips/Merch.	0	10,115	7,000	0
369 96 00 Late Payment Charges	0	0	0	0
<b>Total Miscellaneous Revenues</b>	<b>\$ 332,480</b>	<b>\$ 438,331</b>	<b>\$ 512,300</b>	<b>\$ 432,000</b>
<b>Other Resources</b>				
381 01 00 Transfer from General	\$ 0	\$ 0	\$ 0	\$ 0
381 91 00 Transfer from FPRA	450,000	500,000	500,000	500,000
381 89 00 Transfer from Restricted Fund	159,866	44,785	50,000	0
381 90 00 Transfer from Solid Waste	0	0	0	0
<b>Total Other Resources</b>	<b>\$ 609,866</b>	<b>\$ 544,785</b>	<b>\$ 550,000</b>	<b>\$ 500,000</b>
Appropriated Retained Earnigs	(408,312)	0	(484,648)	917,313
<b>TOTAL RESOURCES</b>	<b>\$ 3,101,603</b>	<b>\$ 4,474,933</b>	<b>\$ 3,707,652</b>	<b>\$ 4,669,313</b>

**FY 2026 Proposed Budget**

<b>Fund Title:</b>	<b>Department:</b> Sunrise Theatre Fund
<b>Fund/Division Number:</b> 406 4600	<b>Division:</b>

	<b>2022/23 Actual</b>	<b>2023/24 Approved</b>	<b>2024/25 Approved</b>	<b>2025/26 Approved</b>
<b><u>Budgeted Staffing Level</u></b>				
Executive Director	1	1	0	1
Marketing & Development Manager	1	1	1	1
Technical/Facilities Manager	1	1	1	1
Box House/Operations Manager	1	1	1	1
Facilities Maintenance Technician	0	1	0	1
<b>Total Budgeted Staffing Level</b>	<b>4</b>	<b>5</b>	<b>3</b>	<b>5</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 316,647	\$ 334,930	\$ 211,302	\$ 379,367
1030 Accrued Compensation	4,229	3,671	1,000	500
1040 Overtime	141	0	0	0
2010 FICA Taxes	24,050	24,951	16,241	29,473
2020 Retirement Contributions	47,549	61,062	39,424	74,986
2030 Life & Health Insurance	57,197	57,043	19,916	65,476
2035 Dental Insurance	2,064	2,391	835	2,851
2040 Workers' Comp	5,247	5,471	234	760
<b>Total Personnel Services</b>	<b>\$ 457,124</b>	<b>\$ 489,519</b>	<b>\$ 288,952</b>	<b>\$ 553,413</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Operating Expense</u></b>				
3120 Legal Fees	\$ 0	\$ 0	\$ 0	\$ 0
3200 Accounting & Auditing	4,855	8,278	5,200	5,000
3490 Misc. Contract Services	96,893	120,058	250,000	250,000
3491 Custodial	23,544	38,982	45,000	75,000
3492 House Crew	96,644	48,499	110,000	175,000
3493 Support Staff	64,417	53,000	75,000	80,000
3495 Temp Employee Svc	56,369	138,350	65,000	75,000
3499 Security	19,350	38,769	32,000	35,000
4010 Car Allowance	5,400	5,400	0	5,400
4020 Travel & Education	6,351	20	8,000	8,000
4040 Hospitality/Entertainment	1,562	2,262	2,000	2,000
4043 Food	10,034	28,918	30,000	40,000
4044 Transportation	950	0	1,000	500
4045 Lodging	308	0	500	0
4110 Communications	29,433	27,800	30,000	30,000
4120 Freight and Postage	798	360	1,500	1,500
4310 Utilities	186,161	148,182	200,000	200,000
4410 Equipment Rental	20,161	18,182	15,000	200,000
4411 Audio Gear	0	0	5,000	7,500
4412 Backline	4,596	28,445	25,000	40,000
4413 Lighting	0	0	1,000	5,000

**FY 2026 Proposed Budget**

<b>Fund Title:</b>	<b>Department:</b>	<b>Sunrise Theatre Fund</b>		
<b>Fund/Division Number: 406 4600</b>	<b>Division:</b>			

**Operating Expense contd**

4414 Rigging	0	0	0	10,000
4415 Visual	0	0	500	0
4450 Theatre	0	0	0	0
4510 Insurance & Fidelity Bond	289,726	351,197	375,000	436,000
4540 FLC Liability & Property	0	0	4,000	0
4610 Building Maintenance	5,038	4,125	7,500	5,000
4640 A/C Maintenance	12,680	576	15,000	30,000
4645 Building Repair Supplies	1,706	1,369	3,000	10,000
4646 Theatre Supplies	1,849	2,610	3,000	5,000
4660 Equipment Maintenance	258	1,255	1,500	10,000
4670 Computer Maintenance	1,758	100	2,000	25,000
4675 Software Maintenance	4,567	12,755	5,000	0
4710 Reproduction	0	47	1,000	0
4720 Outside Printing	5,942	691	1,500	0
4810 Advertising	150,293	152,777	250,000	20,000
4925 Cost of Events	786,394	1,294,748	1,100,000	1,500,000
4926 Cost of Events/Rent Reimb	464,897	725,752	475,000	500,000
4930 Cost of Goods Sold	0	0	0	0
4932 Packaged Sales	29,821	43,837	50,000	65,000
4933 Concession Supplies	9,506	11,990	10,000	15,000
4940 Bad Debt Expense	0	0	0	0
4945 Refunds	60,333	36,831	65,000	65,000
4950 Settlement of Claims	0	0	0	0
4960 Administrative Charges	119,379	144,810	125,000	125,000
4976 Licenses & Fees	400	892	2,500	2,000
4980 Contingency	0	0	0	0
4990 Miscellaneous Expense	899	(14)	1,500	2,000
5110 Office Supplies	1,610	2,580	5,500	5,000
5120 EDP Supplies	0	202	500	8,000
5150 Misc Equipment Expense	5,544	1,036	6,000	17,000
5230 Cleaning Supplies	3,848	5,874	4,500	24,000
5410 Books,Publications,Subs&Mbrshp	1,775	2,040	3,000	2,000
5900 Depreciation	580,485	588,632	580,485	588,632
<b>Total Operating Expense</b>	<b>\$ 3,166,532</b>	<b>\$ 4,092,218</b>	<b>\$ 3,999,185</b>	<b>\$ 4,704,532</b>

**Capital Outlay**

6200 Other Structures Facilities	\$ 0	\$ 44,785	\$ 0	\$ 0
6320 Other Improvements	54,629	0	0	0
6410 Office Equip & Mach	3,804	15,519	0	0
<b>Total Capital Outlay</b>	<b>\$ 58,433</b>	<b>\$ 60,304</b>	<b>\$ 0</b>	<b>\$ 0</b>

**FY 2026 Proposed Budget**

<b>Fund Title:</b>	<b>Department:</b> Sunrise Theatre Fund
<b>Fund/Division Number:</b> 406 4600	<b>Division:</b>

<b>Non-Operating Expense</b>					
9110	Transfer to General	\$ 0	\$ 0	\$ 0	\$ 0
7110	Debt Service Principle	0	6,383	0	0
7210	Debt Service Interest	0	247	0	0
	<b>Total Transfers</b>	<u>\$ 0</u>	<u>\$ 6,630</u>	<u>\$ 0</u>	<u>\$ 0</u>
	<b>TOTAL APPROPRIATIONS</b>	<u><b>\$ 3,682,088</b></u>	<u><b>\$ 4,648,671</b></u>	<u><b>\$ 4,288,137</b></u>	<u><b>\$ 5,257,945</b></u>

**FY 2026 Proposed Budget**

<b>Fund Title: Building</b>		<b>Department: Building</b>			
<b>Fund/Division Number: 420-0000</b>		<b>Division:</b>			
	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>	
<b><u>Licenses and Permits</u></b>					
322 10	Permits-Building Dept.	\$ 3,093,819	\$ 2,633,794	\$ 3,250,000	\$ 4,000,000
322 20	Inspections	14,175	20,508	15,000	20,000
322 90	Other Permit Fees	1,667,415	1,496,174	1,500,000	2,000,000
329 40	Contractor's License	64,240	54,275	20,000	50,000
	<b>Total Licenses and Permits</b>	<b>\$ 4,839,650</b>	<b>\$ 4,204,751</b>	<b>\$ 4,785,000</b>	<b>\$ 6,070,000</b>
<b><u>Grants</u></b>					
331 10	General Government	\$ 0	\$ 0	\$ 0	\$ 0
	<b>Total Grants</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b><u>Charge for Services</u></b>					
341 40	Cert, Copying, Rcd Search	\$ 10	\$ 50	\$ 500	\$ 0
341 60	Administration Fees	0	0	0	0
341 61	Demo & Flood Plain Mgmnt	927	665	5,000	0
341 94	Credit Card Process Fees	189,775	139,960	10,000	120,000
	<b>Total Charges for Services</b>	<b>\$ 190,712</b>	<b>\$ 140,675</b>	<b>\$ 15,500</b>	<b>\$ 120,000</b>
<b><u>Fines &amp; Forfeits</u></b>					
354 60	Unlicensed Contracting	\$ 0	\$ 0	\$ 0	\$ 0
354 70	Violation of Local Ordinance	45,183	173,448	40,000	40,000
	<b>Total Fines &amp; Forfeits</b>	<b>\$ 45,183</b>	<b>\$ 173,448</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>
<b><u>Miscellaneous Revenue</u></b>					
361 10	Interest on Investments	\$ 5,167	\$ 6,830	\$ 0	\$ 0
369 57	St. Lucie County	132,736	104,411	80,000	100,000
369 90	Other Misc. Revenues	44,798	(13,121)	50,000	50,000
	<b>Total Miscellaneous Revenues</b>	<b>\$ 182,701</b>	<b>\$ 98,120</b>	<b>\$ 130,000</b>	<b>\$ 150,000</b>
	<b>Total Revenues</b>	<b>\$ 5,258,245</b>	<b>\$ 4,616,994</b>	<b>\$ 4,970,500</b>	<b>\$ 6,380,000</b>
<b><u>Interfund Transfers</u></b>					
381 10	General Fund	\$ 0	\$ 0	\$ 0	\$ 0
	<b>TOTAL Interfund Transfers</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
	Appropriated Retained Earnings	0	0	1,373,847	430,291
	<b>TOTAL RESOURCES</b>	<b>\$ 5,258,245</b>	<b>\$ 4,616,994</b>	<b>\$ 6,344,347</b>	<b>\$ 6,810,291</b>

FY 2026 Proposed Budget

<b>Fund Title: Building</b>	<b>Department: Building</b>
<b>Fund/Division Number: 420-2902-524</b>	<b>Division:</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Budgeted Staffing Level</u></b>				
Building Director/Official	1	1	1	1
Assistant Building Director	0	0	1	1
Executive Assistant	1	1	1	1
Administrative Assistant	1	1	1	1
Resiliency & CRS Navigator	0	0	1	1
Resiliency & CRS Specialist	0	0	1	1
Violations Coordinator	0	0	1	1
Records Management Coordinator	1	1	1	1
Special Projects Coordinator	1	1	1	1
Lead Plans Examiner	1	1	1	1
Building Inspector/Plans Examiner	1	1	1	1
Lead Building Inspector	1	1	1	1
Lead Building Investigator	1	1	1	1
Building Inspector /Investigator	7	7	8	8
Senior Permit Specialist	2	2	2	2
Permit Specialist	8	8	11	11
Deputy Building Official	1	1	0	0
Building Department Coordinator	1	1	0	0
CRS Coordinator	1	1	0	0
<b>Total Budgeted Staffing Level</b>	<b>29</b>	<b>29</b>	<b>34</b>	<b>34</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 1,065,966	\$ 1,197,254	\$ 2,131,566	\$ 2,295,286
1030 Accrued Compensation	7,582	8,352	8,000	9,000
1040 Overtime	32,915	50,796	30,000	30,000
2010 FICA Taxes	81,741	92,146	166,385	178,986
2020 Retirement Contributions	189,491	223,428	402,888	460,788
2030 Life & Health Insurance	192,566	249,314	387,215	388,743
2035 Dental Insurance	8,901	10,768	16,461	17,399
2040 Workers' Compensation	28,077	29,458	35,832	40,589
<b>Total Personnel Services</b>	<b>\$ 1,607,240</b>	<b>\$ 1,861,515</b>	<b>\$ 3,178,347</b>	<b>\$ 3,420,791</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b><u>Operating Expense</u></b>				
3120 Legal Fees	\$ 0	\$ 0	\$ 2,500	\$ 5,000
3170 Examination Fees	0	0	2,500	2,500
3200 Accounting & Auditing	1,272	1,500	1,600	1,600

**FY 2026 Proposed Budget**

<b>Fund Title: Building</b>		<b>Department: Building</b>		
<b>Fund/Division Number: 420-2902-524</b>		<b>Division:</b>		
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>
<b><u>Operating Expense contd.</u></b>				
3490 Contractual Fees	185,349	32,520	750,000	750,000
3495 Temp Employee Svcs	172,865	132,749	200,000	200,000
4010 Car Allowance	5,400	5,400	5,400	5,400
4020 Travel and Education	16,892	14,891	70,000	70,000
4110 Communications	32,920	31,007	40,000	40,000
4120 Freight and Postage	5,104	5,148	10,000	10,000
4410 Equipment Rental	19,544	28,669	100,000	100,000
4510 Liability	14,134	16,480	14,000	20,000
4650 Vehicle Maintenance	3,401	9,470	7,500	10,000
4651 Vehicle Parts	8,921	1,544	7,500	10,000
4652 Tires & Batteries	0	432	7,500	5,000
4660 Equipment Maintenance	0	0	0	0
4670 Computer Maintenance	0	0	0	0
4675 Software Maintenance	130,571	137,244	250,000	250,000
4680 Radio Maintenance	0	0	0	0
4710 Reproduction	1,875	2,707	10,000	10,000
4720 Outside Printing	1,074	4,713	15,000	15,000
4810 Advertising	622	121	500	10,000
4945 Refunds	48	541	0	10,000
4960 Administrative Fees	414,339	414,980	450,000	450,000
4990 Miscellaneous Expenses	10,929	26,868	500,000	500,000
5110 Office Supplies	12,034	9,591	10,000	15,000
5120 EDP Supplies	5,867	963	4,500	10,000
5150 Misc. Equipment	7,171	14,594	145,000	200,000
5210 Gas and Oil	12,334	16,476	40,000	40,000
5232 Other Supplies	0	239	5,000	5,000
5410 Books, Pubs, Subscriptions&Mbrshp	5,206	10,796	12,500	15,000
5900 Depreciation	88,568	86,050	88,568	86,050
<b>Total Operating Expense</b>	<b>\$ 1,156,438</b>	<b>\$ 1,005,695</b>	<b>\$ 2,749,568</b>	<b>\$ 2,845,550</b>
<b><u>Capital Outlay</u></b>				
6320 Other Improvements	\$ 0	\$ 0	\$ 75,000	\$ 100,000
6410 Office Equipment & Machinery	35,499	11,599	200,000	200,000
Other Equipment & Machinery	0	62,610	0	100,000
6440 Vehicles	0	0	130,000	130,000
6420 Furniture & Furnishings	0	0	100,000	100,000
6450 Radios	0	0	0	0
<b>Total Capital Outlay</b>	<b>\$ 35,499</b>	<b>\$ 74,209</b>	<b>\$ 505,000</b>	<b>\$ 630,000</b>

FY 2026 Proposed Budget

Fund Title: Building		Department: Building		
Fund/Division Number: 420-2902-524		Division:		
	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b>Non-operating Expenses</b>				
Debt Service Principle	\$ 0	\$ 127,726	\$ 0	\$ 0
Debt Service Interest	0	5,891	0	0
Loan Interest	0	3,193	0	0
9201 Debt Service/Radios	4,455	0	0	0
<b>Total Non-Operating Expenses</b>	<u>\$ 4,455</u>	<u>\$ 136,810</u>	<u>\$ 0</u>	<u>\$ 0</u>
<b>TOTAL APPROPRIATIONS</b>	<u><b>\$ 2,803,632</b></u>	<u><b>\$ 3,078,229</b></u>	<u><b>\$ 6,432,915</b></u>	<u><b>\$ 6,896,341</b></u>

**FY 2026 Proposed Budget**

<b>Fund Title: Animal Services</b>		<b>Department: Animal Shelter</b>			
<b>Fund/Division Number: 407-0000</b>		<b>Division:</b>			
	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	
	<b>Actual</b>	<b>Actual</b>	<b>Approved</b>	<b>Proposed</b>	
<b>Grants</b>					
331 36	General Grants	\$ 0	\$ 0	\$ 50,000	\$ 50,000
	<b>Total Grants</b>	\$ 0	\$ 0	\$ 50,000	\$ 50,000
<b>Charge for Services</b>					
341 40	Adoption Services	\$ 0	\$ 61,114	\$ 60,000	\$ 60,000
341 60	Impound Fees	0	7,248	10,000	10,000
341 94	Service Fees	0	0	35,000	25,000
	<b>Total Charges for Services</b>	\$ 0	\$ 68,362	\$ 105,000	\$ 95,000
<b>Municipal Charges</b>					
354 60	License Fees	\$ 0	\$ 0	\$ 0	\$ 0
	<b>Total Municipal Charges</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>Clinical Charges</b>					
354 60	Sterilization Surgeries	\$ 0	\$ 0	\$ 375,000	\$ 200,000
354 70	Vaccinations	0	0	125,000	100,000
354 70	Vaccinations	0	0	0	75,000
354 70	Vaccinations	0	0	0	50,000
	<b>Total Clinical Charges</b>	\$ 0	\$ 0	\$ 500,000	\$ 425,000
<b>Miscellaneous Revenue</b>					
361 10	Interest on Investments	\$ 0	\$ 0	\$ 0	\$ 0
361 33	Merchandise Sales	0	1,206	10,000	2,500
369 31	Animal Care Products (medical)	0	0	62,500	0
369 58	Business Contributions/Donations	0	15,190	150,000	150,000
369 59	Redemption Fee	0	8,230	0	0
369 60	Reimbursement of Expenses	0	696	0	0
369 90	Other Misc. Revenue	0	3,200	25,000	23,508
	<b>Total Miscellaneous Revenues</b>	\$ 0	\$ 28,521	\$ 247,500	\$ 176,008
<b>Interfund Transfers</b>					
381 10	General Fund	\$ 0	\$ 199,500	\$ 300,000	\$ 0
381 50	Restricted Fund	0	555,000	200,000	250,000
381 51	Restricted Fund - ARP	0	0	0	0
	<b>TOTAL Interfund Transfers</b>	\$ 0	\$ 754,500	\$ 500,000	\$ 250,000
	<b>Total Revenues</b>	\$ 0	\$ 851,383	\$ 1,402,500	\$ 996,008
	Appropriated Retained Earnings	0	0	0	0
	<b>TOTAL RESOURCES</b>	<b>\$ 0</b>	<b>\$ 851,383</b>	<b>\$ 1,402,500</b>	<b>\$ 996,008</b>

**FY 2026 Proposed Budget**

<b>Fund Title: Animal Services</b>	<b>Department: Animal Shelter</b>
<b>Fund/Division Number: 407-0000</b>	<b>Division:</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Approved</b>
<b><u>Budgeted Staffing Level</u></b>				
Operations Manager	1	1	1	1
Animal Care Lead	1	1	0	1
Animal Care Specialist I	5	6	8	6
Administrative Assistant (PT)	2	2	2	2
Office Manager/Surgery Technician	0	0	1	0
Veterinary Technician	0	0	1	0
Veterinary Administrative Assistant	0	0	1	0
Animal Care Specialist II	2	0	0	0
Assistant Operations Manager	1	1	0	0
Animal Care Lead Dogs	1	1	0	0
Animal Care Lead Cats	1	1	0	0
Animal Care Medical	1	0	0	0
Kennel Manager	0	0	1	0
Animal Shelter Administrator	0	0	1	0
<b>Total Budgeted Staffing Level</b>	<b>15</b>	<b>13</b>	<b>16</b>	<b>10</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Personnel Services</u></b>				
1010 Salaries and Wages	\$ 396,682	\$ 309,710	\$ 614,489	\$ 361,995
1030 Accrued Compensation	0	2,156	500	0
1040 Overtime	0	107,529	0	0
2010 FICA Taxes	30,346	32,021	47,047	27,693
2020 Retirement Contributions	67,952	65,470	114,203	71,458
2030 Life & Health Insurance	103,700	54,867	108,050	78,358
2035 Dental Insurance	5,117	2,317	5,030	3,914
2040 Workers' Compensation	5,771	1,600	8,312	5,430
<b>Total Personnel Services</b>	<b>\$ 609,568</b>	<b>\$ 575,670</b>	<b>\$ 897,632</b>	<b>\$ 548,848</b>

<b><u>Operating Expense</u></b>				
3181 Veterinary Services-Steralization	\$ 50,000	\$ 164,127	55,000	\$ 100,000
3181 Veterinary Services/Vaccinations	20,000	0	0	0
3182 Veterinary Services/Miscellaneous	20,000	41,111	25,000	25,000
3199 Veterinary Cleaning Supplies	10,000	0	0	0
3199 Janitorial Supplies	3,000	0	0	0
3490 Contractual Services	0	3,032	107,500	25,000
3494 Spay/Neuter	0	500	0	0

**FY 2026 Proposed Budget**

<b>Fund Title: Building</b>	<b>Department: Animal Shelter</b>
<b>Fund/Division Number: 407-0000</b>	<b>Division:</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Operating Expense contd.</u></b>				
3495 Temporary Employee Services	0	235,370	30,000	128,660
4020 Travel & Education	0	800	2,500	3,000
4110 Communications	0	5,646	0	7,000
4410 Equipment Rental	0	280	500	5,000
4610 Building Maintenance	0	13,643	2,500	5,000
4675 Software Maintenance	1,000	21,291	9,000	1,500
4680 Pest Control	1,000	0	0	0
4710 Outreach & Education	1,000	0	0	0
4810 Advertising	2,500	3,410	3,500	3,500
4830 Marketing & Promotions	1,000	0	1,000	1,000
4928 Merchandise/Cost of Goods Sold	3,000	0	1,500	1,000
4960 Administrative Fees	0	0	0	0
4979 Licenses & Fees	250	0	0	0
4990 Miscellaneous Expenses	2,500	3,303	5,000	5,000
5110 Office Supplies	2,000	2,053	3,000	3,000
5150 Miscellaneous Equipment	0	31,152	0	0
5210 Gas & Oil	0	284	0	500
5221 Animal Care-Food	15,000	2,069	15,000	15,000
5222 Animal Care Supplies	5,000	24,978	58,368	25,000
5223 Medical Supplies	40,000	20,750	160,000	70,000
5224 Rescue Cleaning Supplies	0	0	0	0
5230 Cleaning Supplies	0	9,553	22,000	15,000
5231 Safety Supplies	0	1,004	1,500	3,000
5232 Other Supplies	0	0	0	2,500
5250 Uniforms	2,500	4,425	1,500	1,500
5410 Books, Pubs, Subscriptions&Mbrshp	750	189	500	1,000
5900 Depreciation	0	2,293	0	2,293
<b>Total Operating Expense</b>	<b>\$ 180,500</b>	<b>\$ 591,264</b>	<b>\$ 504,868</b>	<b>\$ 449,453</b>
<b><u>Capital Outlay</u></b>				
6310 Buildings	\$ 0	\$ 242,939	\$ 0	\$ 0
6320 Other Improvements	25,000	14,894	0	0
6410 Office Equipment & Mach	50,000	11,205	0	0
6420 Furniture & Furnishings	25,000	0	0	0
6440 Other Equipment & machinery	0	13,190	0	0
6490 Clinic/Surgery Equipment	200,000	0	0	0
<b>Total Capital Outlay</b>	<b>\$ 300,000</b>	<b>\$ 282,227</b>	<b>\$ 0</b>	<b>\$ 0</b>
 <b>TOTAL APPROPRIATIONS</b>	 <b><u>\$ 1,090,068</u></b>	 <b><u>\$ 1,449,161</u></b>	 <b><u>\$ 1,402,500</u></b>	 <b><u>\$ 998,301</u></b>

FY 2026 Proposed Budget

<b>Fund Title: Stormwater</b>	<b>Department: Stormwater</b>
<b>Fund/Division Number: 403-0000</b>	<b>Division:</b>

	2022/23 Actual	2023/24 Actual	2024/25 Approved	2025/26 Proposed
<b>Grants</b>				
331 36 Federal Grants	\$ 0	\$ 0	\$ 0	\$ 0
331 36 State Grants	647,570	0	0	0
<b>Total Grants</b>	<b>\$ 647,570</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Charges for Services</b>				
343 90 Stormwater Utility Fee	\$ 3,761,446	\$ 3,381,979	\$ 3,674,217	\$ 3,624,589
<b>Total Charges for Services</b>	<b>\$ 3,761,446</b>	<b>\$ 3,381,979</b>	<b>\$ 3,674,217</b>	<b>\$ 3,624,589</b>
<b>Miscellaneous Revenue</b>				
361 10 Interest on Investments	\$ 606	\$ 667	\$ 1,000	\$ 1,000
361 33 Other Investment Interest	4,670	1,091	0	1,000
366 90 Contributions/Private Sources	0	0	0	0
369 43 Contractual/CDBG	0	0	0	0
369 31 Reimb. Of Expenditures	540,401	0	0	0
369 31 Reimb. Of Expenditures/FPUA	0	39,210	0	0
369 60 Reimb. Of Expenditures/State	0	0	0	0
369 90 Miscellaneous Revenue	0	0	0	0
<b>Total Miscellaneous Revenue</b>	<b>\$ 545,676</b>	<b>\$ 40,968</b>	<b>\$ 1,000</b>	<b>\$ 2,000</b>
<b>Interfund Transfers</b>				
381 01 Transfer from General	\$0	\$0	\$0	\$0
381 89 Transfer from Restricted	0	48,000	0	0
<b>Total Interfund Transfers</b>	<b>\$ 0</b>	<b>\$ 48,000</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Total Revenues</b>	<b>\$ 4,954,692</b>	<b>\$ 3,422,947</b>	<b>\$ 3,675,217</b>	<b>\$ 3,626,589</b>
Appropriated Retained Earnings	(1,042,172)	0	1,373,847	49,428
<b>TOTAL RESOURCES</b>	<b>\$ 3,912,520</b>	<b>\$ 3,422,947</b>	<b>\$ 5,049,064</b>	<b>\$ 3,676,017</b>

**FY 2026 Proposed Budget**

<b>Fund Title: Stormwater</b>	<b>Department: Stormwater</b>
<b>Fund/Division Number: 403-0000</b>	<b>Division:</b>

	<b>2022/23 Actual</b>	<b>2023/24 Actual</b>	<b>2024/25 Approved</b>	<b>2025/26 Proposed</b>
<b><u>Operating Expenses</u></b>				
3120 Legal	\$ 0	\$ 0	\$ 0	\$ 0
3200 Accounting & Auditing	3,102	3,200	3,200	3,300
3470 SMU Locates	4,404	3,764	40,000	40,000
3487 Financial & Admin	69,157	17,892	67,000	67,000
3490 Misc. Contract Services	711,922	324,758	895,215	1,158,479
4020 Travel & Education	0	876	2,500	2,500
4120 Freight and Postage	399	21	1,000	1,000
4410 Equipment Rental	3,273	114,988	5,000	5,000
4610 Storm Drainage	106,659	6,588	260,000	260,000
4620 Canals	210,579	542,695	605,000	500,000
4650 Vehicles	0	0	0	0
4651 Vehicle Parts	37,611	0	0	0
4670 Computer Maintenance	0	0	500	500
4675 Software Maintenance	0	0	5,000	7,000
4710 Reproduction	0	2,745	3,000	3,000
4940 Bad Debt Expense	0	0	0	0
4960 Administrative Charges	334,477	367,316	430,553	452,081
4990 Miscellaneous Expense	230	224	1,000	1,000
5120 EDP Supplies	734	240	1,500	1,500
5150 Miscellaneous Equip Expense	0	0	0	0
5410 Books,Pubs,Subscriptions&Mbrshp	8,938	950	1,000	1,000
5900 Depreciation	1,440,481	1,485,037	1,440,481	1,485,037
<b>Total Operating Expense</b>	<b>\$ 2,931,966</b>	<b>\$ 2,871,294</b>	<b>\$ 3,761,949</b>	<b>\$ 3,988,397</b>
<b><u>Capital Outlay</u></b>				
6310 Roads & Bridges	\$ 767,828	\$ 51,786	\$ 0	\$ 0
6320 Other Structures & Facilities	0	115,179	0	0
6330 Sidewalks, Curbs, & gutters	768,305	0	0	0
6410 Office Equip. & Machinery	0	0	252,000	0
6430 Heavy Equipment	0	795,484	0	0
6445 Other Improvements	0	0	0	0
<b>Total Capital Outlay</b>	<b>\$ 1,536,133</b>	<b>\$ 962,449</b>	<b>\$ 252,000</b>	<b>\$ 0</b>
<b><u>Debt Service</u></b>				
7071 Principal	\$ 1,017,600	\$ 1,040,800	\$ 1,057,200	\$ 1,083,800
7072 Interest	148,871	127,280	107,102	84,655
7073 Other Debt Service Cost	4,202	4,202	4,202	4,202
<b>Total Debt Service</b>	<b>\$ 1,170,673</b>	<b>\$ 1,172,282</b>	<b>\$ 1,168,504</b>	<b>\$ 1,172,657</b>
<b>TOTAL APPROPRIATIONS</b>	<b><u>\$ 5,638,772</u></b>	<b><u>\$ 5,006,025</u></b>	<b><u>\$ 5,182,453</u></b>	<b><u>\$ 5,161,054</u></b>

THE SUNRISE CITY

# FORT PIERCE *Florida*

FY 2025/26



## PROPOSED OPERATING BUDGET

August 11, 2025 Budget Workshop



# Budget Changes from Workshop 2 to Workshop 3 Revenue

- No Changes to Revenue

**Budget is Balanced at  
\$ 67,787,211**



# Budget Changes from Workshop 2 to Workshop 3

## Expenditures

<b>Personnel Services</b>	<b>\$ 38,703,415</b>
<b>Increase of \$ 1,534,233</b>	
<b>• COLAs - \$ 1,831,614</b>	
<b>Step+6% Police</b>	<b>\$ 924,532</b>
<b>5% for Non-Bargaining</b>	<b>\$ 643,946</b>
<b>5% for Bargaining</b>	<b>\$ 263,136</b>



# Budget Changes from Workshop 2 to Workshop 3 Expenditures

- 2 New Employees - \$ 279,457  
-Deputy City Manager & City Engineer
- Removed 5 Proposed New Employees - (\$ 451,838)
- Reduction in Overtime, Incentive Pay, & Accrued  
Comp. - (\$ 125,000)



# Budget Changes from Workshop 2 to Workshop 3

## Expenditures

Operating Expenditures \$19,001,028

- Reduction of **(\$ 538,840)**

- All departments reduced budgets by 3% **(\$ 464,296)**
- Further reductions in various line items to address the shortfall **(\$ 74,544)**



# Budget Changes from Workshop 2 to Workshop 3 Expenditures

Capital Outlay \$ 4,148,026

- Reduction of **(\$ 767,892)**

- All capital projects presented in the CIP, except the Police Department's project, remain funded.



# Budget Changes from Workshop 2 to Workshop 3 Expenditures

**Grants & Aids** **\$ 595,500**

**- Increase of \$ 22,500**

- Contribution to Economic Development Council**



# Budget Changes from Workshop 2 to Workshop 3 Expenditures

**Non-Operating Transfers**  
**- No Changes**

**\$ 5,339,243**