June 22, 2026
Martin County Community Redevelopment Agency
MINUTES
3:00 PM- Commission Chambers, Martin County Admin Building
2401 Southeast Monterey Road, STUART FLORIDA 34996

PRESENT

Chairperson	Michael Readling
Vice Chairperson	Cindy Hall
Members	Saadia Tsaftarides
	Jamie Rolle Taylor
	Rex Sentell

ABSENT

Members	Chuck Smith
	Robert Krebs

STAFF PRESENT

CRA Director	Susan Kores
Assistant CRA Manager	Jordan Pastorius
Community Development Specialist	Dianne Racek
CRA Program Manager	Joy Puerta
CRA Program Manager	Jana Cox
CRA Coordinator	Elise Raffa
Assistant County Administrator	George Stokus
Senior Assistant County Attorney	Sebastian Poprawski

*** Indicates a motion** **** Indicates a vote** *** For the record comment

1. CALL TO ORDER

The meeting was called to order at 3:00 pm.

2. AGENDA

A. Agenda Item:26-0980, Approval of Minutes: 05/18/2026

* **C. Hall motioned to approve the minutes as presented.**

** **R. Sentell seconded, and the motion carried 5-0.**

COMMENTS

PUBLIC-

G. Ehrler- Raised concerns regarding CRA Investment Program Application No. 8 (Caesar Holdings Group LLC), noting that the property is currently listed for sale. He suggested the Board consider including a claw back or repayment provision for properties receiving CRA funding if sold within a specified period. He also requested that the dumpster at the upland facility in Port Salerno be enclosed in accordance with CRA requirements.

3. Presentations

A. Agenda Item: 26-0983, CRA- CAPITAL PROJECTS REVIEW, JUNE 22, 2026

Susan Kores provided the Board with an update on capital projects, including the Golden Gate Landscape Vision Plan, Hobe Sound Dixie Highway improvements, Port Salerno Park Drive improvements, New Monrovia Park construction and Golden Gate Open Space Plan.

Comments:

J. Rolle Taylor- Requested an update on Park Drive at the next Port Salerno NAC meeting and asked that the dumpster enclosure issue be addressed.

4. NEW BUSINESS

A. Agenda Item: 26-0984, CRA-LEGISLATIVE UPDATE SJR 2F: PROPERTY TAX CONSTITUTIONAL AMENDMENT

1. **Susan Kores and George Stokus provided an update on Florida's proposed property tax reform legislation. The proposal has been filed as Senate Joint Resolution (SJR) 2-F and Senate Bill (SB) 4-F by Senator Bryan Ávila (R–Hialeah Gardens), Chair of the Senate Finance and Tax Committee. SJR 2-F proposes constitutional changes to Florida's property tax system, while SB 4-F contains the implementing statutory provisions.**

Comments:

C. Hall- How would the proposed property tax changes affect local services and CRA funding? Could reduced revenues lead to user fees for public amenities, and how would future funding priorities be determined?

S. Kores- The CRA is primarily funded through ad valorem taxes and operates under statutory authority. The Board of County Commissioners could sunset the CRA.

M. Readling- Can we prepare for November?

S. Kores- Staff is reviewing CRA projects to determine how they align with allowable ad valorem uses and the value they provide to the County.

C. Hall- The property tax referendum may benefit me as a taxpayer, but how would it affect the County and the way we live?

G. Stokus- If the referendum passes, it could significantly reduce ad valorem revenues and impact MSTUs and MSBUs. The Board would need to make policy decisions regarding service levels, millage rates, and alternative funding sources. Some services could shift to user fees, with final impacts addressed through the budget process.

C. Hall- I support reducing taxes, but the County would still need to address the resulting revenue shortfall. If funding is not available to maintain current service levels, the County may need to consider other funding sources, such as increased user fees or sales tax.

G. Stokus- The County is already experiencing budget pressures, including inflation and increased service demands. A significant portion of ad valorem revenue supports public safety, and future budget decisions would need to consider these priorities.

M. Readling- Which year's financial data was used to prepare the budget taking effect on October 1?

G. Stokus- The FY 2027 budget currently being developed is based on property values established in January 2026. If the proposed homestead exemption changes are approved, they would affect future tax rolls and revenues beginning with the next assessment cycle.

M. Readling- Would the budget still be based on taxes collected under the current property values?

G. Stokus- Yes. The current budget is based on the current assessment cycle. Future changes to the homestead exemption could reduce taxable values, resulting in lower ad valorem revenues and potential impacts to the financial sustainability of predominantly residential municipalities. The County operates on

a one-year lag in budgeting. If the referendum passes in November, the October 2028 budget would be developed based on property values established in January 2027.

S. Kores- The impacts would begin with the October 1, 2027, budget cycle.

G. Stokus- Staff intends to present options to the Board of County Commissioners, including possible adjustments to the CRA's TIF percentage. Any change to the CRA structure or dissolution of the CRA would require Board action by ordinance. These are considerations in evaluating potential funding impacts and do not indicate that any action is currently pending.

M. Readling- For clarification, when would the budget impacts associated with this proposal be addressed in the County's budget process?

G. Stokus- Any budget impacts associated with this matter would first be addressed during the County's July 2027 budget process. The County also conducts annual state-required 10% budget reduction exercises and has ongoing CRA TIF obligations, which are factors in funding decisions.

S. Tsaftarides- How would this impact current construction and potential future projects?

G. Stokus- Funded projects would continue, but debt service could be impacted. If the CRA were dissolved, projects would likely transition to County operations.

R. Sentell- Raised concerns about increased state control over County decisions and the importance of public awareness regarding potential impacts before the election.

G. Stokus- State law limits County communication regarding the referendum. Potential impacts, including shifts to user-fee models, would depend on future Board policy decisions.

J. Rolle Taylor- Commented that while the referendum outcome is uncertain, there may be public concern. She emphasized the importance of communicating that currently budgeted and planned projects would continue, with impacts primarily affecting future projects.

G. Stokus- Most grant funding requires a local match (50/50, 75/25, or 80/20). Reduced ad valorem revenue could limit the County's ability to leverage grants for capital projects. Approximately $63 million in grant-related funding supported by ad valorem resources could be impacted.

J. Rolle Taylor- Would the Port Salerno septic-to-sewer project be impacted by the proposed property tax changes, given the project timeline?

G. Stokus- General ad valorem funding is not directly tied to every specific project, so impacts would depend on each project's funding structure. If CRA funding is eliminated, it could affect the County's ability to leverage matching grants for projects such as parks, stormwater, and street improvements.

M. Readling- From the County's perspective, are there any positive aspects to this?

G. Stokus- The County continually evaluates efficiencies and service priorities. Residents value many programs and facilities, and future changes could result in increased user fees for certain services, as seen in other jurisdictions.

S. Kores- Reduced funding could affect maintenance and service levels at parks and beaches. Even with user fees, there could be impacts to amenities, such as lifeguard services.

G. Stokus- The uncertainty surrounding the proposed changes could affect economic development decisions. Businesses may delay investments due to concerns about future infrastructure and service levels. Changes could also affect how tax burdens and service costs are distributed among taxpayers.

5. COMMENTS

A. Public-

G. Ehrler- Expressed concern about delays in long-planned infrastructure projects, including the Port Salerno/New Monrovia septic-to-sewer project, noting that some projects have remained unfunded or incomplete for years. He emphasized resident frustration with continued delays and urged timely completion of funded projects.

B. Members-

J. Rolle Taylor- The New Monrovia Park project is progressing well and is expected to be completed without delays.

M. Readling- Invited everyone to Rio's new art installation at the Martin Avenue Circle in celebration of the nation's 250th anniversary.

C. Staff-

S. Kores- Provided the Board with copies of the CRA Annual Report and shared information and a video on mosquito control operations, including the sentinel chicken program used to monitor mosquito-borne diseases.

6. ADJOURN

There was no further business, and the meeting was adjourned at 3:49 pm.

Recorded and prepared by:

Dianne Racek/Community Development Specialist Date

Michael Readling, Chairperson Date