

# City of Palm Coast, Florida Agenda Item

**Agenda Date:** March 3, 2026

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>	139,988
<b>Division</b>	ECONOMIC DEVELOPMENT	<b>Account #</b>	21802600-034000
<b>Subject:</b>	SR 100 COMMUNITY REDEVELOPMENT AGENCY RESOLUTION 2026-XX APPROVING A CONTRACT WITH KIMLEY HORN FOR THE COMPREHENSIVE PERFORMANCE AND STRATEGIC EVALUATION OF THE STATE ROAD 100 COMMUNITY DEVELOPMENT		
<b>Presenter:</b>	Craig McKinney, Economic Development Director		
<b>Attachments:</b>	<ol style="list-style-type: none"><li>1. PRESENTATION</li><li>2. RESOLUTION</li><li>3. DRAFT CONTRACT</li><li>4. NOTICE OF INTENT</li><li>5. EXECUTIVE SUMMARY</li><li>6. CRA BOUNDARY MAP</li></ol>		
<b>Background:</b>	<p><b>Council Priority:</b> Create a strong resilient community and ensure sustainable economic growth.</p> <p>The State Road 100 Community Redevelopment Area (CRA) was established in 2004 to address slum, blight and stimulate investment. With the CRA planned to sunset in FY 2034, there are approximately eight (8) years remaining to maximize its Tax Increment Fund (TIF) impact and fulfill its redevelopment goals.</p> <p>To ensure the CRA is on the most effective fiscal and strategic trajectory, the City issued an RFP on November 19, 2025, for a Comprehensive Performance and Strategic Evaluation. Two bids were received that were deemed responsive and responsible. Following a competitive selection process involving five (5) evaluation criteria—including relevant experience, methodology, and cost—Kimley-Horn and Associates, Inc. was identified as the top-ranked firm.</p> <p>The funding for these services is included in the Fiscal Year 2026 SR 100 CRA Budget.</p>		

**SOURCE OF FUNDS WORKSHEET FY 2026**

**CRA 21802600-034000**

157,575

Total Expenses/Encumbered to date

17,583

Pending Work Orders/Contracts

0

Current Contract

139,988

**Balance**

4

Staff recommends approving the contract, including the contingency for additional services relating to boundary modification, finding of necessity, and sunset date, if applicable.

**Recommended Action:**

**ADOPT SR 100 COMMUNITY REDEVELOPMENT AGENCY RESOLUTION 2026-XX  
APPROVING A CONTRACT WITH KIMLEY HORN FOR THE COMPREHENSIVE  
PERFORMANCE AND STRATEGIC EVALUATION OF THE STATE ROAD 100  
COMMUNITY DEVELOPMENT**