

NEFRC

BOARD OF DIRECTORS Meeting



Northeast Florida Regional Council
Hybrid Meeting
Virtual & In-Person



📍 40 East Adams St., Ste 320, Jacksonville, FL 32202
📞 Phone: (904)-279-0880
🌐 www.nefrc.org
✉ info@nefrc.org




Proudly serving the communities of Baker, Clay, Duval, Flagler, Nassau, Putnam, and St. Johns Counties

MEMORANDUM

DATE: SEPTEMBER 24, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: OCTOBER 2, 2025 PRELIMINARY AGENDA

The next Board of Directors meeting will be held on **October 2, 2025 at 10:00 a.m.** This will be a hybrid meeting, virtual and in-person, at the Northeast Florida Regional Council, 40 East Adams Street, Jacksonville, FL 32202.

Zoom Link:

<https://nefrc-org.zoom.us/j/87499770491>

Meeting ID: 874 9977 0491



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Northeast Florida Regional Council

BOARD of DIRECTORS

PRELIMINARY **A G E N D A**

Zoom Link: <https://nefrc-org.zoom.us/j/87499770491>

Zoom Dial In #: 1-786-635-1003 (or) 1-470-250-9358

Meeting ID: 874 9977 0491

THURSDAY, OCTOBER 2, 2025

10:00 a.m.

(ADDED OR MODIFIED ITEMS IN BOLD)
(*Denotes Action Required)

TAB

1. Call to Order
2. Welcome / Roll Call – President Renninger
3. Pledge of Allegiance and Invocation – President Renninger
4. Passing of the Gavel – Outgoing President Renninger / Incoming President Bennett
- * 5. 2nd Vice President Nomination – Mr. Register
6. Introduction of FY 25/26 Officers of the Board – President Bennett
7. FY 25/26 Committee Appointments – President Bennett.....1
8. FY 25/26 Membership listing & Meeting Schedule – Ms. Payne.....2
9. Invitation to Speak – President Bennett

Members of the public are welcome and encouraged to speak on any item brought before the Council and will also be recognized during public comments.

*** Consent Agenda**

A. September 4, 2025 Draft Meeting Minutes	3
B. August 2025 Financial Report	4
C. Comprehensive Plan Amendment Review Report	5

11. Other Reports/Action Items

* A. Community Economic Development Strategy Update / Resolution – Ms. Dominguez	6
* B. 2026 DRAFT Legislative Priorities – Ms. Payne	7
C. FY 24/25 Attendance Roster – Ms. Payne	8
D. FY 24/25 Annual Report – Ms. Payne	9
E. Presentation: Establishing Affordable Homeownership Together – Mr. Chris Folds, Interim CEO, First Coast Habitat for Humanity	10
F. Community Resiliency Update – Ms. Ilami	11
G. Program Spotlight: St. Mary’s River/Mary Shoals Park – Mr. Anderson / Ms. Taylor	12
H. 2025 Regional Leadership Academy Graduation – Mr. Nolen	13

12. Public Comment – LIMITED TO 3 MINUTES PER SPEAKER

13. Local & Regional Issues Discussion – President Bennett

14. Ex-Officio Members’ Reports:

- Florida Department of Commerce
- Florida Department of Environmental Protection
- Florida Department of Transportation
- St. Johns River Water Management District

15. Chief Executive Officer’s Report – Ms. Payne

- SRPP Update - Public Meetings
- Awards Nominations

16. Upcoming Events:

- Sept. 25, 2025 - TD Local Coord. Board Meeting, Duval County
- Sept. 25, 2025 – RLA Graduation/Regional Community Institute Meeting, Duval County
- Sept. 30, 2025 – City of Bunnell’s Vision Plan-Workshop #1, City of Bunnell
- Oct. 1, 2025 – Strategic Regional Policy Plan Public Meeting: Plan Process, Duval County
- **Oct. 2, 2025 – NEFRC Board of Directors Meeting, Duval County**
- Oct. 2, 2025 – Community Driven Economic Development Vision Plan #1, Palm Coast
- Oct. 3, 2025 – Strategic Regional Policy Plan Public Meeting: Plan Content, Duval County
- Oct. 7, 2025 – Strategic Regional Policy Plan Public Meeting: Plan Content, St. Johns County
- Oct. 9, 2025 – Strategic Regional Policy Plan Public Meeting: Plan Content, Nassau County
- Oct. 28, 2025 – City of Bunnell’s Vision Plan Workshop #2, City of Bunnell
- **Nov. 6, 2025 – NEFRC Board of Directors Meeting, Duval County**
- Nov. 6, 2025 – Community Driven Economic Development Vision Plan #2, Palm Coast
- Nov. 11, 2025 – VETERANS DAY – COUNCIL CLOSED
- Nov. 12, 2025 – Local Emergency Planning Committee Meeting, Duval County
- Nov. 18, 2025 – Community Driven Economic Development Vision Plan #3, Palm Coast
- Nov. 27-28, 2025 – THANKSGIVING HOLIDAY – COUNCIL CLOSED
- **Dec. 4, 2025 – NEFRC Executive Committee Meeting, Duval County**

17. Next Board Meeting: **Thursday, November 6, 2025**
Strategic Planning Session – 9:00am-12:00pm

18. Adjournment

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NORTHEAST FLORIDA REGIONAL COUNCIL

2025/2026 COMMITTEE MEMBERSHIP ASSIGNMENT

President: James Bennett
(Serves as a Voting Ex-Officio of all Committees)
1st Vice President: Andy Dance
2nd Vice President: Ken Amaro
Secretary/Treasurer: Darryl Register

EXECUTIVE COMMITTEE

(Quorum: 4)

Responsibilities: To act on behalf of the Board, in the months when there is no regular Board meeting; make selections, after input and recommendations by staff, for the yearly Regional Leadership Awards; and when called by the President.

Chair: James Bennett (Baker)
Vice Chair: Andy Dance (Flagler)
Jim Renninger (Clay)
Ken Amaro (Duval)
Larry Harvey (Putnam)
John Martin (Nassau)
Darryl Register (Baker)
Krista Joseph (St. Johns)

PERSONNEL, BUDGET, AND FINANCE POLICY COMMITTEE

(Quorum: 3)

Responsibilities: Provide policy direction, input and recommendations to the Board of Directors on annual agency budget and revisions, investment and finance policies, personnel policies, purchasing policies, annual audit review and reconciliation, annual executive director employment contract, and any other matter appropriately coming before the Committee.

Chair: Darryl Register (Baker)
Vice Chair: John Martin (Nassau)
James Bennett (Baker)
Betsy Condon (Clay)
Ken Amaro (Duval)
Andy Dance (Flagler)
Clay Murphy (St. Johns)
TBD (Putnam)

LEGISLATIVE POLICY COMMITTEE (Quorum 4)

Responsibilities: Provide policy direction, input and recommendations to the Board of Directors on external legislative initiatives and proposals as well as develop legislative positions appropriate for the Region and the Council and any other issue appropriately coming before the Committee.

Chair: John Martin (Nassau)

Andy Dance (Flagler)

Larry Harvey (Putnam)

Steve Kennedy (Clay)

Sean Lynch (Duval)

Darryl Register (Baker)

Jim Renninger (Clay)

Clay Murphy (St. Johns)

AFFORDABLE HOUSING COMMITTEE: (Quorum TBD)

Responsibilities: Examine the Local Housing Assistance Plans for each county in the Region and provide recommendations, based on the Strategic Regional Policy Plan, to the Board of Directors.

*** Convened As Needed ***

FLORIDA REGIONAL COUNCILS ASSOCIATION REPRESENTATIVES

Jim Renninger (County Rep.)

Darryl Register (Gubernatorial Rep.)

Sean Lynch (Municipal Rep.)

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NORTHEAST FLORIDA REGIONAL COUNCIL

2025/2026 POLICY BODY MEMBERS

BAKER COUNTY

Hon. Jimmy Anderson (C) **(03/11)**
Baker County Board of County Commissioners
55 North 3rd Street
Macclenny, FL 32063
(B) 904-259-3613
anny@bakercountyfl.org

Hon. James Bennett (C) **(12/14)**
President
Baker County Board of County Commissioners
55 North 3rd Street
Macclenny, FL 32063
(B) 904-259-3613
(C) 904-568-2648
james.bennett@bakercountyfl.org

Mr. Michael Griffis (M) **(11/14)**
PO Box 545
Glen St Mary FL 32040
(C) 904 613-9255
citymanager@cityofmacclenny.com

Mr. Darryl Register (G) **(12/06)**
Secretary/Treasurer
20 E. Macclenny Avenue
Macclenny, FL 32063
(B) 904-259-6433
(C) 904-226-4780
dregister@bakercountyfl.com

CLAY COUNTY

Hon. Betsy Condon (C) **(10/21)**
Clay County Board of County Commissioners
P.O. Box 1366
Green Cove Springs, FL 32043
(B) 904-269-6352
Betsy.Condon@claycountygov.com

Hon. Jim Renninger (C) **(10/21)**
Clay County Board of County Commissioners
P.O. Box 1366
Green Cove Springs, FL 32043
(B) 904-269-6352
Jim.Renninger@claycountygov.com

Mr. Steve Kennedy (M) **(5/22)**
321 Walnut Street
City Hall – 2nd Floor
Green Cove Spring, FL 32043
skennedy@greencovesprings.com

Mr. Michael Bourre (G) **(01/16)**
Bourre Construction Group, LLC
414 Old Hard Road, Ste 403
Fleming Island, FL 32003
(C) 904-504-1342
mbourre@bourreconstructiongroup.com

DUVAL COUNTY

Hon. Ken Amaro (C) **(07/23)**
2nd Vice President – 1/24
City of Jacksonville City Council
117 West Duval Street, Ste 425
Jacksonville, FL 32202
(B) 904-255-5201
kamaro@coj.net

Hon. Mike Gay (C) **(07/23)**
City of Jacksonville City Council
117 West Duval Street, Ste 425
Jacksonville, FL 32202
(B) 904-255-5202
mgay@coj.net

Hon. Sean Lynch (M) **(12/17)**
Mayor, Town of Baldwin
10 U.S. 90 West
Baldwin, FL 32234
(B) 904-266-5030
Mayor@baldwinfl.com

Elaine Brown (G) **(03/09)**
1302 Neptune Grove Drive E.
Neptune Beach, FL 32266
(B) 904-318-5904
elaine4neptune@gmail.com

FLAGLER COUNTY

Hon. Andy Dance (C) **(12/23)**
1st Vice President
Flagler County Board of County Commissioners
1769 E. Moody Blvd., Bldg. 2
Bunnell, FL 32110
(B) 386-313-4001
adance@flaglercounty.gov

Hon. Leann Pennington (C) **(2/25)**
Flagler County Board of County Commissioners
1769 E. Moody Blvd., Bldg. 2
Bunnell, FL 32110
(B) 386-313-4001
lpennington@flaglercounty.gov

Hon. Charles Gambaro, Jr. (M) **(12/24)**
City of Palm Coast City Council
160 Lake Avenue
Palm Coast, FL 32164
(B) 386-986-3702
cgambaro@palmcoastgov.com

(G) – Vacant

NASSAU COUNTY

Hon. A.M. Huppmann (C) **(12/24)**
Nassau County Board of County Commissioners
96135 Nassau Place, Suite 1
Yulee, FL 32097
(C) 904-319-0686
jmartin@nassaucountyfl.com

Hon. John Martin (C) **(05/18)**
Nassau County Board of County Commissioners
96135 Nassau Place, Suite 1
Yulee, FL 32097
(C) 904-570-2594
jmartin@nassaucountyfl.com

Hon. Genece Minshew (M) **(12/24)**
204 Ash Street
Fernandina Beach, FL 32034
(C) 904-780-4188
gminshew@fbfl.org

(G) – Vacant

PUTNAM COUNTY

Hon. Larry Harvey (C) **(10/20)**
Putnam County Board of County Commissioners
P.O. Box 758
Palatka, FL 32177
(B) 386-329-0213
Larry.harvey@putnam-fl.com

Hon. Leota Wilkinson (C) **(12/24)**
Putnam County Board of County Commissioners
P.O. Box 758
Palatka, FL 32177
(C) 386-972-9906
Leota.wilkinson@putnam-fl.gov

(M) – Vacant

(G) – Vacant

C = County Appointee
G = Gubernatorial Appointee
M = Municipal Appointee
Date appointed in **(bold)**

ST. JOHNS COUNTY

Hon. Krista Joseph (C) **(12/24)**
St. Johns County Board of County Commissioners
500 San Sebastian View
St. Augustine, FL 32085
(C) 904-679-2620
Bcc4kjoseph@sjcfl.us

Hon. Clay Murphy (C) **(12/24)**
St. Johns County Board of County Commissioners
500 San Sebastian View
St. Augustine, FL 32085
(C) 904-436-3973
cmurphy@sjcfl.us

Hon. Virginia Morgan (M) **(2/25)**
City of St. Augustine Beach
2200 A1A South
St. Augustine Beach, FL 32080
904-471-2122
comvmorgan@cityofsab.org

(G) – Vacant

EX-OFFICIO NON-VOTING MEMBERS

Mr. Curtis Hart (G) **(01/16)**
Representing FL Commerce
8051 Tara Lane
Jacksonville, FL 32216
(C) 904-993-5008
curtishart1972@att.net

Mr. Derek Dixon **(09/23)**
FDOT District Two
Bike/Ped and ADA Coord.
2198 Edison Avenue
Jacksonville, FL 32204
(B) 904-360-5653
Derek.Dixon@dot.state.fl.us

Mr. Douglas Conkey **(01/22)**
Intergovernmental Coordinator
Governmental Affairs Program
St. Johns River Water Management Dist.
7775 Baymeadows Way, Ste 102
Jacksonville, FL 32256
(B) 904-730-6287
dconkey@sjrwmd.com

Mr. Gregory Strong **(12/05)**
Ms. Kathryn Craver (Alternate)
FDEP Director of Dist. Mgmt.
8800 Baymeadows Way, Suite 100
Jacksonville, FL 32256
(B) 904-256-1700
greg.strong@dep.state.fl.us
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Kathryn.Craver@FloridaDEP.gov



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FY 25/256 MEETING SCHEDULE

Meetings are held at NEFRC Office: 40 East Adams Street., Jacksonville, FL 32202
unless otherwise stated.

PBF COMMITTEE & BOARD OF DIRECTORS

Meet at 9am and 10am respectively.

October 2, 2025
November 6, 2025
January 8, 2026
February 5, 2026
March 5, 2026
May 7, 2026
June 4, 2026
July 2, 2026
September 3, 2026

EXECUTIVE COMMITTEE

Meets Quarterly at 10am

December 4, 2025
April 2, 2026
August 6, 2026

LEGISLATIVE COMMITTEE

Meets as needed

AFFORDABLE HOUSING COMMITTEE

Meets as needed



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NORTHEAST FLORIDA REGIONAL COUNCIL
Board of Directors Meeting
September 4, 2025

MINUTES

The Northeast Florida Regional Council Board of Directors held a meeting at 40 East Adams Street, Jacksonville, FL, on Thursday, September 4, 2025; President Renninger called the meeting to order at 10:09 a.m.

Roll call was conducted with the following members present, representing a quorum:

BAKER: Commissioner Anderson
Commissioner Bennett
Mr. Griffis
Mr. Register

CLAY: Commissioner Condon
Commissioner Renninger
Mr. Kennedy

DUVAL: Mayor Lynch

FLAGLER: Councilmember Gambaro

NASSAU: Commissioner Huppmann (v)
Commissioner Martin
Commissioner Minshew

PUTNAM: Commissioner Harvey (v)

ST. JOHNS: Commissioner Joseph
Commissioner Morgan (v)
Commissioner Murphy

EX-OFFICIO: Mr. Conkey – *SJWMD*
Mr. Hart

Excused: Councilmember Amaro, Ms. Craver, Commissioner Dance

Absent: Mr. Bourre, Ms. Brown, Councilmember Gay, Commissioner Pennington,
Mr. Dixon

Guests: Bill White, Tara McCue, William Hinton, WFSU-Florida Channel, and John Nooney

Staff: Eric Anderson, Monica Dominguez, Tyler Nolen, Elizabeth Payne, Leigh Wilsey, Annie Sieger, Donna Starling, Robert Jordan, Eleonore Burns, Gary Minar, and other staff

INVITATION TO SPEAK

President Renninger stated that members of the public are welcome to speak on any item before the Board and will be recognized during public comment.

*CONSENT AGENDA

President Renninger called for a motion on the consent agenda. Commissioner Condon motioned to approve the Consent Agenda; seconded by Commissioner Minshew. Motion carried.

OTHER REPORTS/ACTION ITEMS

* Sweep Account Investment

Ms. Payne stated that staff met with an account representative of Regions Bank to discuss interest rates. The Council was provided with two Sweep Account Investment options. Mr. Register stated that the PB&F Committee discussed this and recommended, for the Board's consideration, that the Council's reserves be entered into the Fidelity Treasury Only Portfolio sweep account. This account could earn up to 4.0% interest with an anticipated net gain of approximately \$318,300+ annually. Discussion followed.

President Renninger called for a motion. Mr. Register motioned that the Council's reserves be entered into the Fidelity Treasury Only Portfolio sweep account; seconded by Commissioner Murphy. Motion carried.

Council 101: Healthcare Coalition Program

Ms. Wilsey and Ms. Sieger provided an overview of the Healthcare Coalition Program, how it was created, its responsibilities, funding, and who they serve in the State of Florida. A brief update on recent activities and accomplishments, and future activities planned for the program were also highlighted. Staff also shared a few funded equipment projects that fill gaps and help healthcare members improve their medical surge capabilities.

Community Resiliency Update

Ms. Ilami provided an overview of staff's resiliency activities in the Region. She highlighted the progress on the Military Installation Readiness Review (MIRR) project, completion of the FY 24-25 Regional Resilience Entity Grant and the Regional Resilience Action Plan, Phase II, and new award for FY 25-26. Information was also provided on the progress of the "Multi-Regional Planning and Mitigation Assessment" project, and the kick-off and early progress on the Town of Baldwin's Vulnerability Assessment. A brief discussion followed.

2026 Legislative Priorities

Ms. Payne informed the Members that the Regional Council's Legislative Committee will have a virtual meeting on September 24th to review the priorities received from local governments. Based on the local government's priorities, the Committee will consider the draft Regional Priorities that could be brought to the October Board meeting.

Strategic Regional Policy Plan (SRPP) Update

Mr. Anderson provided a reminder the Members that the Strategic Regional Policy Plan (SRPP) is a requirement of State Statute and must be updated every five years. An overview of the SRPP highlighted the five goals and policies required as well as additional ones deemed appropriate for

inclusion in the SRPP by the Council. In November 2024, the Board approved staff's recommendations to 1) update and expand the cultivation element, 2) create a standalone Resilience Element, 3) add the First Coast Wellbeing Index, 4) Consider removing the Health Element, 5) Consider removing the Energy Element, and 6) Consider removing SRPP alignment with the Florida Chamber Foundation's Six Pillars. Staff will be holding four public meetings; one to provide information on the process and three to allow citizens of the Region the ability to provide their input. During this time, public input will be garnered through our website as well. Staff will bring back a draft following these meetings and incorporate any input received. He stated that this will go through the State's Rulemaking process.

Program Spotlight: Operation Frozen Summer

Mr. Nolen provided an overview of the tabletop exercise facilitated by Council staff in the City of Jacksonville, called Operation Frozen Summer. The exercise brought together public and private partners to examine how our community would respond to a simulated hazardous incident affecting a cold storage facility. This initiative served as more than just a training event, it was an opportunity to validate facility and department response procedures, identify areas for improvement in communication, and highlight what additional training may be needed in the future.

FY 25-26 Discussion

Ms. Payne shared information on the City of Jacksonville's (COJ) Finance Committee's action to withdraw their membership from the Regional Council and withhold their funding. She provided the Members with an overview of her actions since the action was taken and highlighted some of the steps she is taking to get them back as a member, such as identifying a funding source and securing a floor amendment during the budget workshops. However, whether the COJ is in or out as a member, there will be impacts to the NEFRC that will need to be addressed. While the NEFRC has a legal standing, the preferred method is to try to resolve this by other means first. Discussion ensued.

*FY 25-26 Officer Nominations

Mr. Register shared information on how the 2nd Vice President position came about, with COJ represented in that seat. The PB&F Committee discussed the Board Officer nominations for FY25-26 as recommended by the Executive Committee at its August meeting. Following those discussions, the Committee passed a motion recommending that the 2nd Vice President position be left vacant at this time and keeping the remaining officer recommendations by the Executive Committee.

President Renninger called for a motion. Commissioner Martin moved to approve the FY 25-26 slate of officers as: Commissioner Bennett-President, Commissioner Dance-1st Vice President, 2nd Vice President-vacant, and Secretary/Treasurer-Mr. Register; seconded by Commissioner Murphy. On a voice vote, the motion carried.

Public Comment – Mr. John Nooney, 8356 Bascom Rd., Jacksonville, FL, addressed the Board seeking a NEFRC resolution recognizing Nooney's efforts in advancing the Florida Inland Navigation District (FIND) potential land acquisition projects.

EX-OFFICIO MEMBERS' REPORT

St. Johns River Water Management District – Mr. Conkey

Information was provided on watering guidelines (no watering between 10 and 4), and the Spring Water Systems that work to clean out sprinkler systems. The Water Management District (WMD) is happy to attend meetings of HOAs and/or community organizations to provide guidelines and other information. Everyone was urged to be careful when out on the water due to an increase in algae blooms.

Florida Commerce – Mr. Register

Shared information from CNBC's annual poll evaluating top States for business. The 2025 poll ranked Florida at #5 with Virginia #1, North Carolina #2, Texas #3, and Utah #4.

Commissioner Bennett shared information on the Jacksonville Port Authority's tariff-free port and trade zone. An area is set up as a 'foreign trade zone' that allows no tariffs to be charged until the goods leave the trade zone. If the products ship back out, without leaving the zone, no tariffs are paid at all. He offered this information so that if any Member knows of anyone or companies interested in this program, they can reach out to him for more information. He also offered to provide a presentation at a Council meeting on the foreign trade zone.

CHIEF EXECUTIVE OFFICER'S REPORT

Ms. Payne directed the Members' attention to the Return on Investment at their places, which she uses when meeting with the county managers annually. She shared some of the Council projects currently being worked on in the City of Palm Coast and the City of Bunnell. The Regional Leadership Graduation in September.

Ms. Payne informed the Board that the Council received a grant through the Regional Community Institute, a 501 (c) (3) organization, from the Community Foundation. This funding will be used to support the local government's Community Organizations Active in Disasters (COAD).

Bill 180 deemed Emergency and does cover some emergency management concerns. However, it is significantly impacting comprehensive plans. Moving forward the consent agenda will be followed by a list of rejections received in the Region to keep Members informed.

Two student interns were introduced, Eleonore Burns and Gary Minar, in the Jacksonville University Masters' Program. They will be working with our community visioning program and the Healthcare Coalition. Also announced was that our recent emergency management intern, Kyle Higginbotham in the Public Safety program at FSCJ, was recently hired by St. Johns County Emergency Management.

President Renninger thanked everyone for the honor of serving as the Council President.

Meeting Adjourned: 11:51 a.m.

Next Meeting Date: October 2, 2025

James Bennett
President

Elizabeth Payne
Chief Executive Officer

Agenda Item

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BRINGING COMMUNITIES TOGETHER

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MEMORANDUM

DATE: SEPTEMBER 24, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

FROM: ^{DS}
DONNA STARLING, CHIEF FINANCIAL OFFICER

RE: AUGUST 2025 FINANCIAL REPORT

The Northeast Florida Regional Council posted a Net Income of \$4,864 for the month of August and a Year-to-Date Net Income of \$139,321.



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Regional Council - Agencywide		Adopted Budget 24/25	August 2025	YTD	Represents 92% of Fiscal Year	Budget Variance
Revenues						
County Dues	\$	694,757	57,896	636,861	92%	0%
Local Government Technical Assistance	\$	400,684	39,770	295,314	74%	-18%
Transportation Disadvantaged (TD)	\$	212,000	13,703	191,165	90%	-2%
Hazardous Analysis	\$	14,417	1,108	11,198	78%	-14%
Local Emergency Preparedness Committee (LEPC)	\$	90,000	6,039	82,351	92%	0%
Hazardous Materials Emergency Preparedness (HMEP) Program	\$	84,959	22,890	83,416	98%	6%
Small Quantity Generator (SQG) Program	\$	5,000	18	4,518	90%	-2%
Florida Department of Health	\$	17,000	589	13,278	78%	-14%
Healthcare Coalition	\$	748,712	39,342	727,694	97%	5%
CDBG North Florida Resiliency Plan	\$	113,000	8,902	99,909	88%	-4%
CDBG Mitigation Assessment and Planning	\$	105,000	7,840	84,528	81%	-11%
Military Installation Resilience Review (MIRR)	\$	290,000	14,123	185,852	64%	-28%
National Coastal Resilience Program	\$	42,617	4,974	25,226	59%	-33%
Florida Department of Environmental Protection (FDEP)	\$	148,000	-	147,563	100%	8%
Florida Commerce	\$	40,369	-	40,369	100%	8%
Economic Development Administration (EDA)-CEDS	\$	60,000	5,741	55,074	92%	0%
Economic Development Administration (EDA)-Visioning	\$	20,000	508	4,473	22%	-70%
Disaster Recovery Coordinator	\$	89,167	11,811	89,167	100%	8%
Regional Leadership Academy (RLA)	\$	5,950	680	5,641	95%	3%
Other Revenue	\$	16,467	1,539	16,987	103%	11%
TOTAL REVENUES	\$	3,198,099	\$ 237,472	\$ 2,800,584	88%	
TRANSFER FROM GENERAL FUND	\$	(81,717)	\$ (4,864)	\$ (139,321)		
TOTAL REVENUE/GENERAL FUND	\$	3,116,382	\$ 232,608	\$ 2,661,263	85%	
Expenses						
Salaries and Fringe	\$	1,740,309	151,664	1,571,633	90%	-2%
Contract/Grant Direct Expenses	\$	924,236	41,476	746,234	81%	-11%
Indirect - Allocated Expenses*	\$	201,354	13,756	169,440	84%	-8%
General Fund Expense*	\$	250,483	25,712	173,956	69%	-23%
TOTAL EXPENSES	\$	3,116,382	\$ 232,608	\$ 2,661,263	85%	
Net Income (loss)	\$	81,717	4,864	\$ 139,321		

Northeast Florida Regional Council
Balance Sheet
August 2025

	FY 23/24 August 2024	FY 24/25 August 2025
ASSETS		
Cash	1,876,280	2,315,611
Accounts Receivable	883,372	570,413
Pension Deferred Outflows	425,550	498,205
WJCT Security Deposit	7,400	-
Total Current Assets	3,192,603	3,384,229
Property and Equipment:		
Office Furniture and Equipment	260,563	267,564
Less Accumulated Depreciation	152,354	181,315
Total Property and Equipment, net	108,209	86,248
Total Assets	3,300,812	3,470,479
LIABILITIES		
Accounts Payable	8,020	6,426
Accrued Salaries and Leave	65,242	79,011
Deferred Revenue	125,247	108,403
Pension Liability	1,355,550	1,417,225
Pension Deferred Inflows	49,234	124,127
Total Liabilities	1,603,293	1,735,192
EQUITY		
Equity and Other Credits:		
Retained Earnings	1,697,519	1,735,287
Total Equity and Other Credits	1,697,519	1,735,287
Total Liabilities, Equity and Other Credits	3,300,812	3,470,479

YTD Comparison

	23/24		24/25		23/24		24/25
	Net Income (Loss)		Net Income (Loss)		Cash Balance		Cash Balance

AGENCYWIDE

October	\$ 9,014	\$ 7,921	\$ 2,430,628	\$ 2,105,273
November	\$ 28,148	\$ (10,020)	\$ 2,442,307	\$ 2,091,118
December	\$ 46,934	\$ 10,233	\$ 2,254,171	\$ 2,012,370
January	\$ 54,754	\$ 19,381	\$ 2,330,658	\$ 2,407,132
February	\$ 70,318	\$ 21,762	\$ 2,188,836	\$ 2,277,517
March	\$ 86,943	\$ 38,434	\$ 2,021,882	\$ 2,198,028
April	\$ 79,901	\$ 69,564	\$ 2,077,251	\$ 2,278,340
May	\$ 91,660	\$ 87,552	\$ 2,136,499	\$ 2,146,440
June	\$ 105,330	\$ 110,620	\$ 1,780,669	\$ 1,850,194
July	\$ 117,153	\$ 134,457	\$ 1,940,218	\$ 2,059,197
August	\$ 120,255	\$ 139,321	\$ 1,876,280	\$ 2,315,611
September	\$ 82,616		\$ 2,013,847	



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MEMORANDUM

DATE: SEPTEMBER 24, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

FROM: ^{D.S.} DONNA STARLING, CHIEF FINANCIAL OFFICER

RE: AUGUST 2025 INVESTMENT REPORT

Bank Account Interest

	<u>FY 23/24</u>	<u>FY 24/25</u>
August Interest	\$ 1,357	\$ 1,356
Year to Date Interest	\$ 14,992	\$ 15,350

Florida Local Government Investment Trust

	<u>FY 23/24</u>	<u>FY 24/25</u>
Current Balance	\$ 19,296	\$20,264



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MEMORANDUM

DATE: SEPTEMBER 24, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

FROM: ROBERT JORDAN, SENIOR REGIONAL PLANNER 

RE: LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEWS

Pursuant to Section 163.3184, Florida Statutes, Council review of transmitted and adopted amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP). The review is also limited to extra-jurisdictional impacts that are inconsistent with the comprehensive plan of any local government within the region. Pursuant to Section 163.3184, Florida Statutes, a written report with an impact evaluation should be provided to the local government and the State land planning agency (Florida Commerce) within 30 calendar days of receipt (of the amendment).

A regional map of the listed amendments is provided on the next page, and site-specific maps and policy texts are provided in the appendix herein. Upon approval of this report by the Northeast Florida Regional Council (NEFRC) Board of Directors for transmittal to the State land planning agency, a copy will be provided to the respective local government.

The **Town of Orange Park Adopted Amendment 25-1ER** was determined to be more restrictive or burdensome by Florida Commerce and ruled null and void ab initio. For more information on this amendment, please see Appendix B of the Report. This amendment is provided as information only for the Board. The Board's approval is required only for the first four amendments.

Recommendation

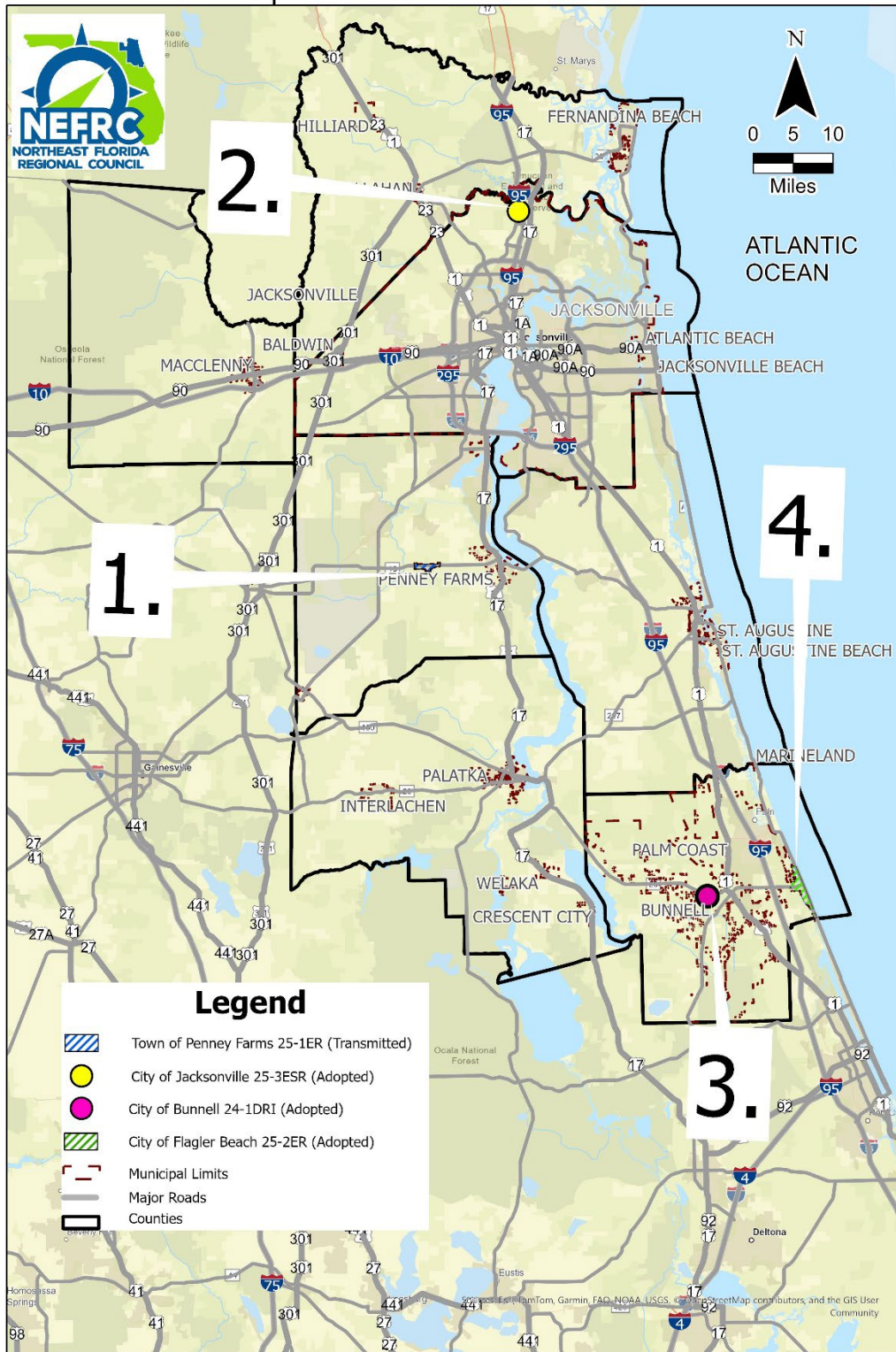
Staff respectfully recommend that the NEFRC Board of Directors approve the staff review report for the Town of Penney Farms Transmitted Amendment 25-1ER.

Staff also respectfully recommend that the NEFRC Board of Directors find the City of Jacksonville Adopted Amendment 25-3ESR, the City of Bunnell Adopted Amendment 24-3DRI, and the City of Flagler Beach Adopted Amendment 25-2ESR consistent with the Strategic Regional Policy Plan.



REGIONAL MAP OF AMENDMENT LOCATION SITES

October 2025 Board of Directors- Comprehensive Plan Amendments



Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
Town of Penney Farms 25-1ER	1	X		Clay	10-2-2025	Penny Farms EAR Amendments

- **Type:** Text
- **Issue:** The proposed text amendment to the Town's Comprehensive Plan is based on an Evaluation and Appraisal Review of the Town's Comprehensive Plan and was submitted as part of the State Coordinated Review Process.
- **Background:** The amendments to the Town's Comprehensive Plan based on the Evaluation and Appraisal Review of the Plan include the following.
 - The Planning Timeframe has been extended to 2040.
 - Policies were revised to reflect the dates for the updated Water Supply Facility Work Plan.
 - The inclusion of a new Property Rights Element.
 - The deletion of the requirement for architectural design standards.
 - Addition of a map designating the Historic District to the Future Land Use Map Series
 - Adding the J.C. Penney Scenic Highway to the Future Traffic Circulation Map
 - Clarifying the policies related to the connection to public water and sewer.
 - The addition of a Level of Service (LOS) standard for pickleball courts and volleyball courts.
- **Impacts:** There were no impacts to Resources of Regional Significance or extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected local government identified by Staff.
- **Recommended Intergovernmental Coordination:** Considering that this is a text amendment to the Town's Comprehensive Plan, no intergovernmental coordination is recommended by Staff.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
City of Jacksonville 25-3ESR	2		X	Duval	10-2-2025	Ordinance 2025-483-E

- **Type:** Future Land Use Map
- **Issue:** This amendment to the City of Jacksonville’s Future Land Use Map changes 344.6 acres on Butch Baine Drive from Agriculture (AGR) to Low Density Residential (LDR) and Conservation (CSV).
- **Background:** The approximately 344.50-acre subject site consists of three parcels and is located on the west side of I-95, between Pecan Park Road and Thomas Creek. The site is currently undeveloped, and while it is presently within the Rural Development Area, it is surrounded on three sides by land within the Suburban Development Area. Concurring with the adopted request for a land use amendment, the applicant sought to extend the Suburban Development Area Boundary to include the subject site. The site is currently accessible by Butch Baine Drive, which is an unclassified road, approximately ¾-mile north of Pecan Park Road, which is classified as a collector road. The entire site was categorized as AGR Land Use in the Rural Area and AGR Zoning. The applicant proposed that approximately 312.87 acres of the site be amended to the LDR land use category in the Suburban Development Area and 31.73 acres to the CSV land use category, also in the Suburban Development Area. The CSV designation would be located along the northern property line, on the edge of the Timucuan Ecological and Historic Preserve. A Planned Unit Development (PUD) rezoning was filed for legislation during the adoption round of the land use amendment. Please see Exhibits 1-2 in the Appendix for additional information.
- **Impacts:** The subject site is located west of I-95, a Transportation Resource of Regional Significance. A daily trip generation comparison between the current and proposed comprehensive plan land uses, as well as the potential transportation impacts on the roadway networks, was conducted during the transmittal phase. The AGR land use would result in 1,292 daily trips depending on the scenario. The adopted land use will result in 1,749 daily trips. The difference in daily trips for the amended land use amendment is 13,457 net new daily trips when compared to the existing land use. The City’s Transportation Planning Division recommended ongoing coordinating efforts with the City’s Traffic Engineer and the Florida Department of Transportation (FDOT) to determine if a traffic operational analysis was needed. In a comment letter dated May 12, 2025, FDOT provided comments regarding a Multimodal Transportation Impact Analysis. The applicant proposed providing a study during the rezoning process, and FDOT accepted this proposal as addressing their comment.

The property is adjacent to the Timucuan Ecological and Historic Preserve, a Natural Resource of Regional Significance. The areas of the subject site neighboring the Preserve were classified as Conservation Lands in the Adoption Phase.

The site is also located within the 150-foot Height and Hazard Zone for Jacksonville International Airport, a Transportation Resource of Regional Significance. Zoning will limit development to a maximum height of 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards, or other potential hazards to safe navigation of aircraft as required by Section 65.1005.1(d) [Jacksonville Code of Ordinances]

- **Recommended Intergovernmental Coordination:** Considering the proximity of the site to the Nassau County Border, the NEFRC recommended that the City's Planning Department coordinate with the Nassau County Planning Department. The City's Planning Department had reached out to the County Planning Department about the amendment and the expected timeline during the transmittal phase.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
City of Bunnell 24-3DRI	3		X	Flagler	10-2-2025	Ordinance 2024-49

- **Type:** Future Land Use
- **Issue:** The adopted amendment changed the Future Land Use Map categories for approximately 2,788 acres of the subject property from Agriculture & Silviculture (AG&S) to Industrial (IND) and Agricultural Community Industrial (ACI). There is a companion zoning map amendment that will change the zoning of the subject area from Flagler County Agricultural (AC), City of Bunnell Agriculture & Silviculture (AG&S) and Single-Family Residential District (R-1) to City of Bunnell Planned Unit Development (PUD). The proposed zoning designation is consistent with the adopted Future Land Use Map Designations.

- **Background:** The subject area was annexed to the Bunnell City Limits in 2006 during what Bunnell calls the Mass Annexation Period (2006-2008). During this time, the large landowners in Flagler County petitioned the City of Bunnell to voluntarily annex into the City. This resulted in the City of Bunnell becoming the second-largest city in the State of Florida by land mass (139.4 square miles), with the City of Jacksonville being the first. The applicant requested the amendment to develop the land into a mixed-use community over 4 phases. The development, called the Reserve at Haw Creek, is situated adjacent to the City's existing urbanized area to mitigate the effects of urban sprawl, which is typically characterized by leapfrog or scattered development and primarily features low-density residential uses.

This large-scale amendment has been revised since it was submitted to Florida Commerce and other reviewing agencies through the State Coordinated Review process back on June 6, 2024, and received the State-issued Objections, Recommendations, and Comments (ORC) report on August 5, 2024.

- **Impact:** The site is located along U.S. Highway 1 and near State Road 100W and State Road 11, all three are considered Transportation Resources of Regional Significance. The subject area will have multiple access points along State Road 100 W and State Road 11, with additional access points on County Road 302 and County Road 65. The buildout will have significant impacts on the number of trips. A traffic impact analysis was conducted to assess the potential impact of the proposed amendments, in accordance with the Volusia-Flagler TPO Transportation Impact Analysis Guidelines, and was approved by the City of Bunnell, the City of Palm Coast, Flagler County, and the Florida Department of Transportation (FDOT).

Haw Creek, which borders development, is considered a Natural Resource of Regional Significance. The development will be clustered in the appropriate uplands, providing a thoughtful layout of the proposed mixture of uses, product types, densities, and intensities to preserve the natural habitat where appropriate and necessary. The preservation of natural habitats, both uplands and wetlands, is organized to maintain natural flows of runoff and provide a continuous greenway/wildlife corridor system that may also function in part as a passive recreation and trail system. The development will follow existing watersheds to maintain natural drainage patterns.

- **Recommended Intergovernmental Coordination:** Considering the development's potential impact on County roads, coordination with Flagler County's Growth Management Department is recommended, and they were included in the correspondence.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
City of Flagler Beach 25-2ESR	4		X	Flagler	10-2-2025	Ordinances 2025-09, 2025-10, and 2025-11

- **Type:** Text
- **Issue:** The adopted amendment to the City's Comprehensive Plan was completed to be in compliance with the 2023 North Florida Regional Water Supply Plan and with Statutory Changes since the last update to the Comprehensive Plan.
- **Background:** Ordinance 2025-09 amended the City's Comprehensive Plan to incorporate the updated Water Facilities Supply Work Plan, amended policies within the City's Public Facilities Element to reflect the updated North Florida Regional Water Supply Plan, and updated the City's Capital Improvements Schedule. Ordinance 2025-10 amended the City's Comprehensive Plan to incorporate and refer to certain state legislation, including the State's adoption of and amendments to the Live Local Act and other state legislation related to affordable housing, energy resources, and resilience. Ordinance 2025-11 amended the City's Comprehensive plan with the addition of a Property Rights Element.
- **Impacts:** There were no impacts to Resources of Regional Significance or extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected local government identified by Staff.
- **Recommended Intergovernmental Coordination:** Considering that this is a text amendment to the City's Comprehensive Plan, no intergovernmental coordination is recommended by Staff.

Appendix A: Comprehensive Plan Review Attachments

Exhibit 1: City of Jacksonville 25-3ESR (Location Map)

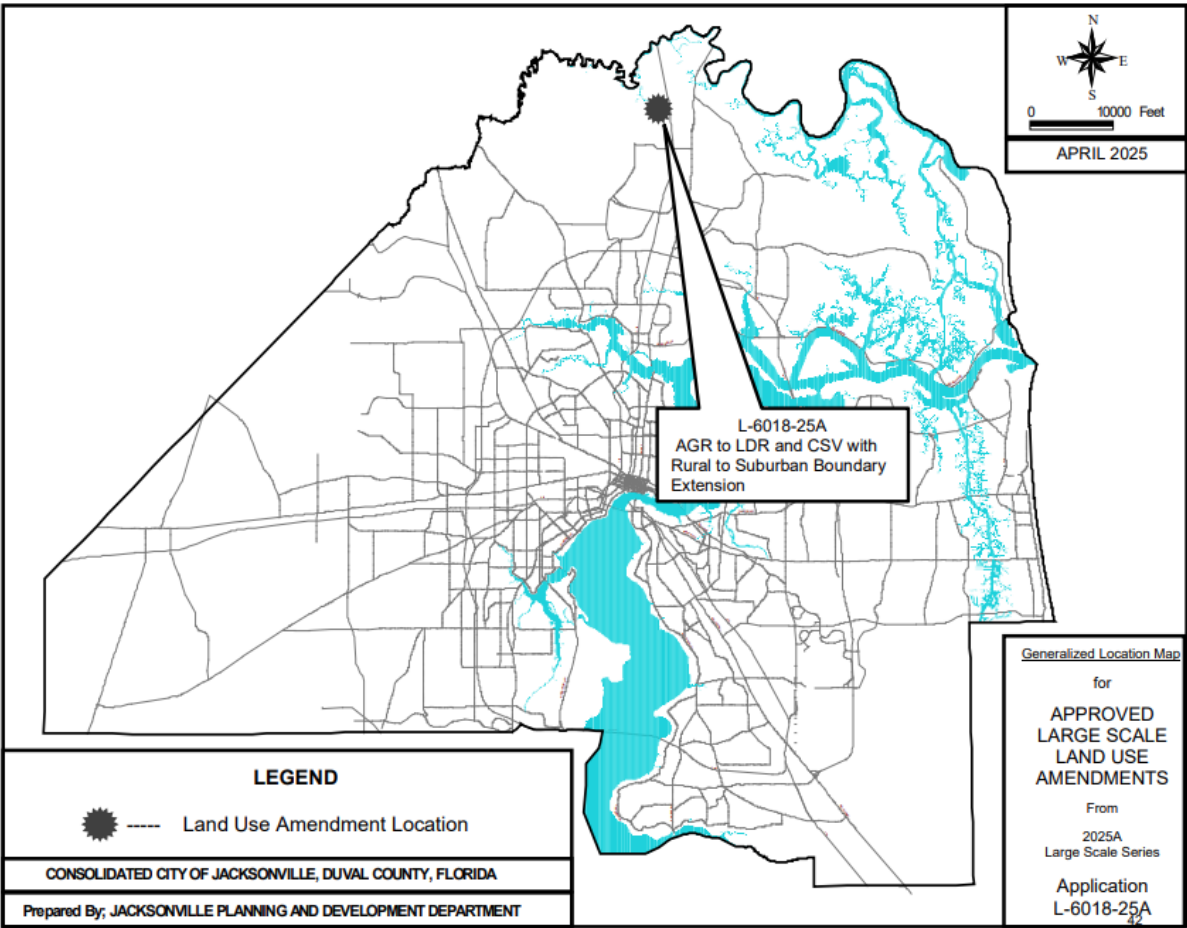


Exhibit 2: City of Jacksonville 25-3ESR (Existing and Proposed Future Land Use Map)

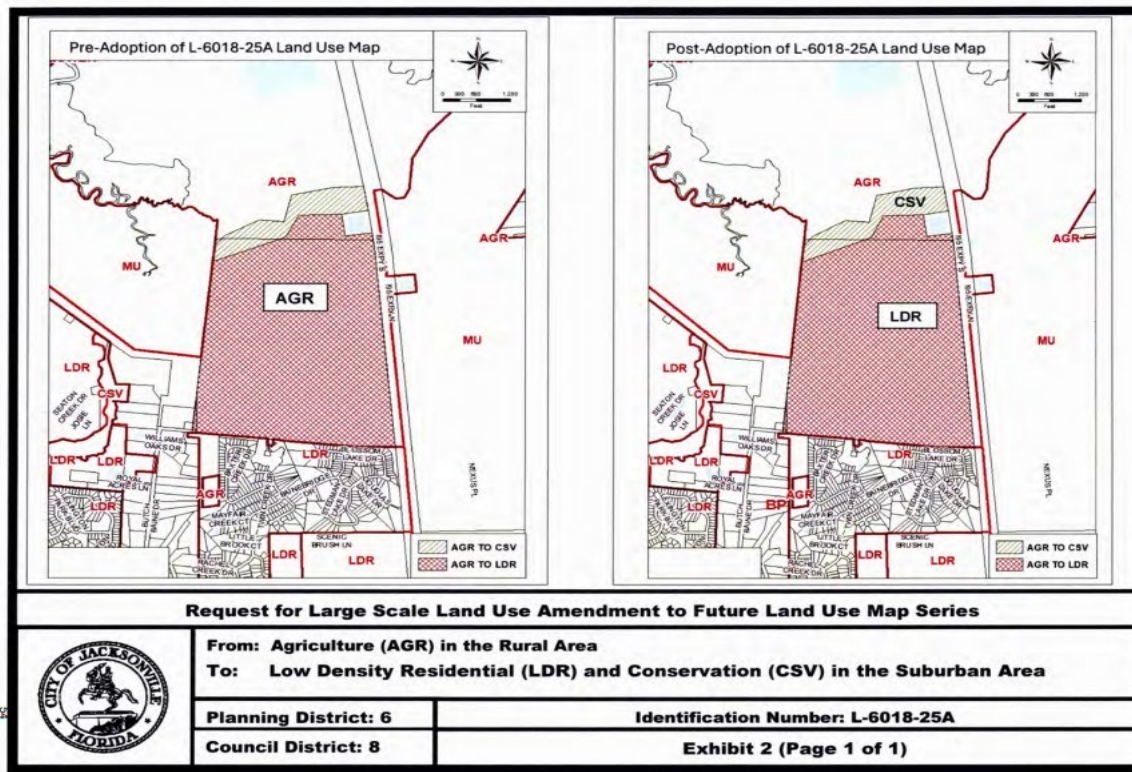


Exhibit 3: City of Bunnell 24-3DRI (Location Map)



Exhibit 4: City of Bunnell 24-3DRI (Existing Future Land Use Map)

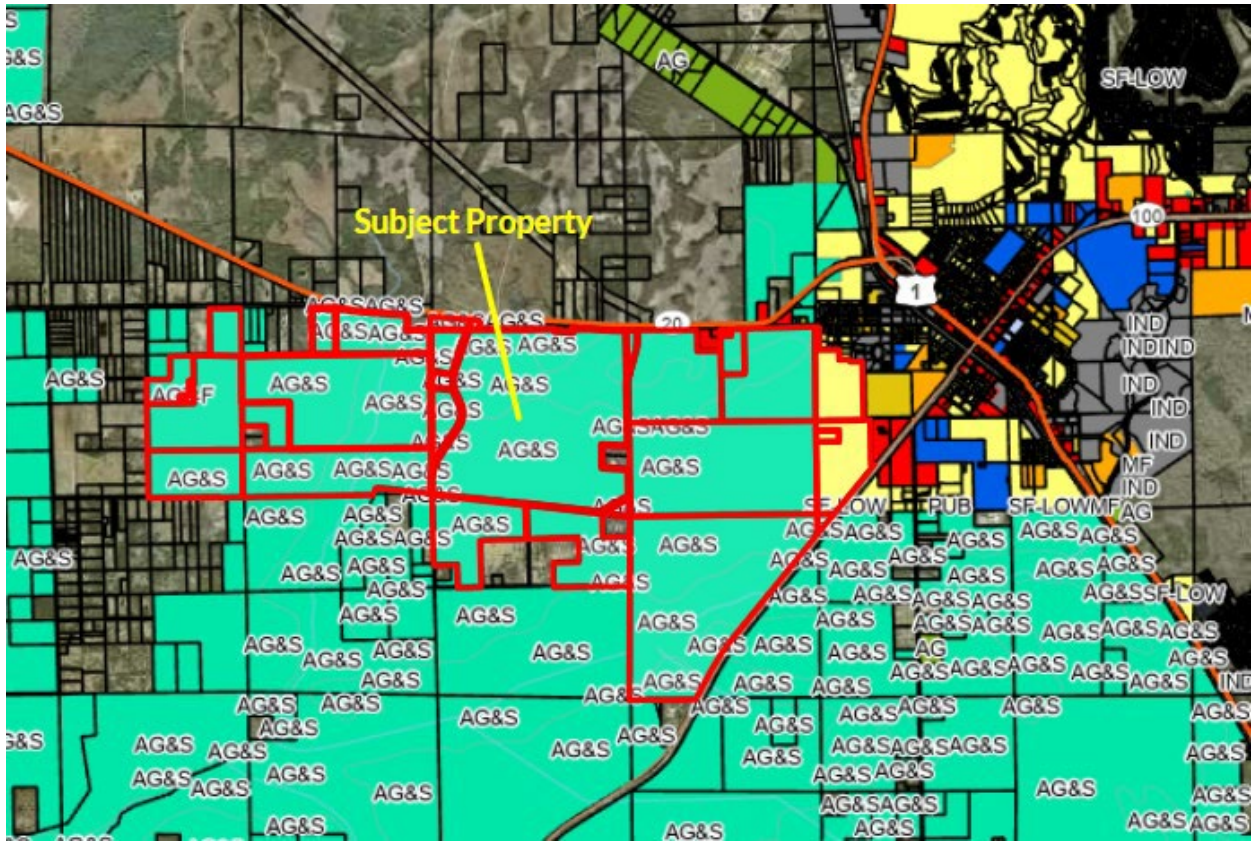


Exhibit 5: City of Bunnell 24-1DRI (Proposed Future Land Use Map)

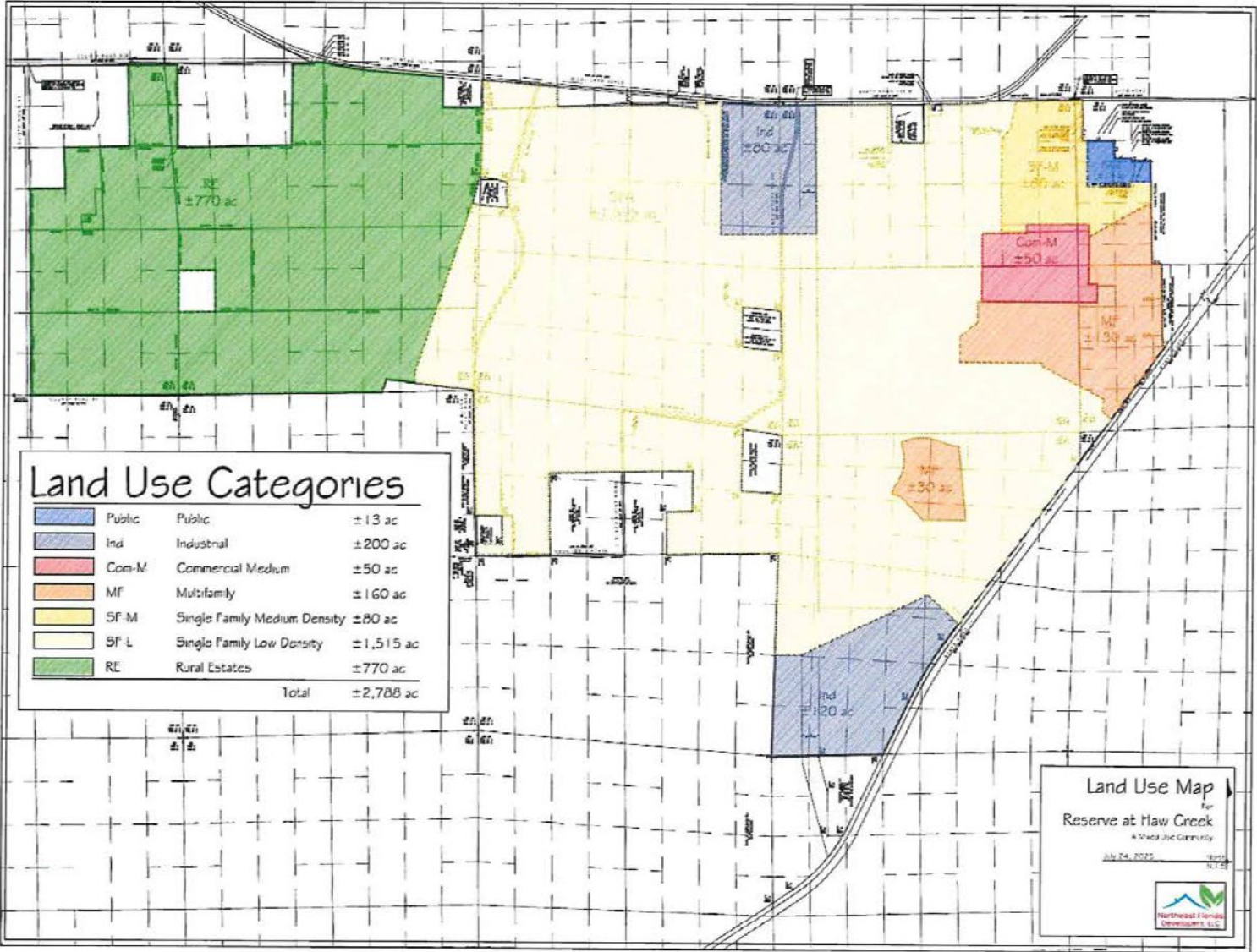


Exhibit 6: City of Bunnell 24-3DRI (Land Use Revisions Table)

Land Use	Prior Density/Intensity	Revised Density/Intensity
Residential Units	8,000 Dwelling Units	6,100 Dwelling Units
Commercial	440,000 sq. ft.	625,000 sq. ft.
Industrial	775,000 sq. ft.	850,000 sq. ft.

Appendix B: Impacts of Senate Bill 180 on Northeast Florida Region

One local government has had its Evaluation and Appraisal Report (EAR) amendments to its comprehensive plan denied due to a violation of provisions of Senate Bill (SB) 180.

1. Town of Orange Park 25-1ER (Adopted)

Future Land Use Element: Issue Cited

- Town of Orange Park 25-1ER (Adopted)
 - A residential density bonus is permitted for mixed-use development projects based on a point system. [Determined to be more restrictive]

Transportation Element: Issue Cited

- Town of Orange Park 25-1ER (Adopted)
 - The Town shall consider all transportation system users when making decisions regarding transportation and land use planning and design guidance to advance Complete Streets to the greatest extent possible. [Determined to be more restrictive]
 - The Town shall create a transportation system that is designed and operated in ways that ensure the safety, security, comfort, access, and convenience for all users of all ages and abilities. [Potentially more restrictive]
 - The Town shall create a transportation system that includes integrated networks of connected facilities accommodating all modes of travel. [Potentially more restrictive]
 - The Town shall create a transportation system that, to the greatest extent possible, ensures equity by actively pursuing the elimination of health, economic, and access disparities. [Potentially more restrictive]
 - The Town shall create a transportation system that reduces automobile dependency and improves environmental and community health. [Potentially more restrictive]

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MEMORANDUM

DATE: SEPTEMBER 24, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

FROM: MONICA DOMINGUEZ, ECONOMIC DEVELOPMENT PROGRAM MANAGER 

RE: 2025 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY ANNUAL REPORT

Staff will provide a presentation on the 2025 Comprehensive Economic Development Strategy (CEDS) annual report, and resolution. The annual report must be transmitted to the U.S. Economic Development Administration (EDA) by December 1, 2025; a grant requirement.

Recommendation

Staff respectfully request that the Northeast Florida Regional Council Board of Directors approve the 2025 CEDS annual report and accompanying Resolution 2025-08 for submission to the EDA.





1







In a nutshell...

The **Comprehensive Economic Development Strategy (CEDS)** is a locally-based, regionally-driven economic development planning process and document that creates the space for your region to identify its strengths and weaknesses and brings together a diverse set of partners to create good jobs, diversify the economy, and spur economic growth.

The technical stuff:

- Required for EDA designation as an Economic Development District
- Updated every five years with annual reports
- Submitted to EDA regional office for approval
- A CEDS Committee should be organized that "must represent the main economic interests of the Region"
- Requirement for various EDA funding including EDA's Public Works and Economic Adjustment Assistance programs & CARES Act funding

2

FY25 CEDS Annual Report

Technical Assistance:

- EDA grants: Putnam, Palatka, St. Johns, Jaxport, Keystone Heights Airport (all applying/potentially applying for EDA Disaster Supplemental).
- State grants: Duval, Flagler, Nassau, St. Johns, and Bunnell (First four with shrimp study, Bunnell with Florida Commerce for Comp Plan).

3

FY25 CEDS Annual Report

Projects in support of CEDS goals:

1. Regional Shrimp Study.
2. Integrate economic development into all areas of government- City of Bunnell Vision Plan and City of Palm Coast Community Driven Economic Development Plan.

4

FY25 CEDS Annual Report

Economic Modeling - REMI analysis projects for Clay and Duval:

- Thrasher-Horne Center's attendance numbers were used to analyze its unique role in Clay County's economy as a national destination for dance competitions.
- Staff prepared an updated analysis for Project Niagara, a bottling plant, using actual job and salary data and modeling this expansion.
- NEFRC did a REMI analysis for Duval County on Project Link, a facility to build small autonomous transit vehicles.

5

FY25 CEDS Annual Report

Economic Resiliency:

1. Shrimping market study concluded. The second phase includes a marketing strategy - waiting for funding announcement.
2. Work to develop connections between emergency management, resiliency, & economic development.

6

FY25 CEDS Annual Report

- Resolution 2025-08 will approve the annual report for transmittal to the U.S. Economic Development Administration.
- Required by terms of our grant.

7

RESOLUTION 2024-08

Recommendation:

To approve the FY25 Comprehensive Economic Development Strategy annual report.

8

Resolution

Northeast Florida Regional Council

2025-08

Approving the 2025 Update to the Northeast Florida Comprehensive Economic Development Strategy

WHEREAS, the Northeast Florida Regional Council is the District Organization for the Economic Development Administration (EDA) designated Economic Development District (EDD) in Northeast Florida, and as such is charged with:

- The development of the Comprehensive Economic Development Strategy (CEDS) for the Region, as appropriate;
- Utilization of the CEDS and CEDS process to foster collaborative regional economic development efforts;
- Providing EDA program outreach to local member governments to facilitate project development and implementation of strategies to ensure the Region's capacity to provide the necessary infrastructure and workforce to attract private investment and encourage the creation and expansion of higher-paying-jobs;
- Implementation of the Action Plan of the CEDS including grant writing, planning and technical assistance, other economic development assistance, training, travel, and other related activities, if directly associated to CEDS implementation;
- Coordination of federal, state, local, and not-for-profit resources/funds to optimize the implementation of the CEDS action plan and progress toward attainment of regional goals, objectives, and vision; and

NOW, THEREFORE, BE IT RESOLVED that the Northeast Florida Regional Council Board of Directors hereby approves the 2025 update to the Northeast Florida Comprehensive Economic Development Strategy.

Unanimously adopted by the Northeast Florida Regional Council in a regular meeting assembled in the City of Jacksonville, the 2nd day of October 2025.

Hon. James Bennett
President

Elizabeth Payne
CEO

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MEMORANDUM

DATE: SEPTEMBER 24, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: 2026 LEGISLATIVE PRIORITIES

The Legislative Policy Committee met on Thursday, September 25th, to review and assemble the Legislative Priorities for the 2026 Session. A recommendation will be presented for approval by the Board of Directors.



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MEMORANDUM

DATE: SEPTEMBER 22, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: 2024-2025 ATTENDANCE ROSTER

Attached is a draft of the NEFRC Membership attendance Roster for Fiscal Year 2024-2025. Please review your attendance for the past fiscal year's meetings and provide any corrections to Ms. Forde at sforde@nefrc.org by October 16th.

Once finalized, the Attendance Roster will be provided to each Board Member's appointing entity and the Governor's Appointments Office for their records.



Northeast Florida Regional Council 2024/2025 Board Meeting Attendance

Meeting Dates:		10/3/2024	11/7/2024	12/5/2024	1/9/2025	2/6/2025	3/6/2025	4/3/2025	5/1/2025	6/5/2025	7/3/2025	8/7/2025	9/4/2025
		NEFRC	NEFRC	Exec	NEFRC	NEFRC	NEFRC	Exec	NEFRC	NEFRC	NEFRC	Exec	NEFRC
	BAKER												
C	Comm. Jimmy Anderson	E	P	M E E T I N G	E	P	P	N/A	E	P	M E E T I N G	N/A	P
C	Comm. James Bennett	E	PBF only		P	P	P	P	P	E		P	P
M	Michael Griffis	E	P		E	P	P	N/A	P	P		N/A	P
G	Darryl Register	P	P		P	P	P	P	P	P		P	P
	CLAY												
C	Comm. Betsy Condon	P	p	M E E T I N G	P	P	E	N/A	P	P	M E E T I N G	N/A	P
C	Comm. Jim Renninger	P	P		P	P	E	P	P	P		P	P
M	Steve Kennedy	P	E		P	P	P	N/A	P	E		N/A	P
G	Michael Bourre	P	E		E	P	P	N/A	P	E		N/A	A
	DUVAL												
C	Councilmember Ken Amaro	P	P	M E E T I N G	P	P	P	P	P	P	M E E T I N G	P	E
C	Councilmember Mike Gay	E	E		A	P	P	N/A	P	E		N/A	A
M	Mayor Sean Lynch	P	E		P	E	P	N/A	P	P		N/A	P
G	Mayor/Ms. Elaine Brown	A	P		P	E	P	N/A	P	E		N/A	A
	FLAGLER												
C	Comm. Andy Dance	P	P	C A N C E L L E D	P	P	P	P	P	P	C A N C E L L E D	P	E
C	Comm. Leann Pennington (2/25)	~	~		~	~	P	N/A	E	A		N/A	P
M	Comm. Charles Gambaro (12/24)	~	~		P	P	P	N/A	P	E		N/A	P
C	Comm. David Sullivan (Resigned 11/24)	E	P		~	~	~	~	~	~		~	~
M	Mayor David Alfin (not re-elected 11/24)	E	E		~	~	~	~	~	~		~	~
	NASSAU												
C	Comm. John Martin	P	P	C A N C E L L E D	P	P	P	P	E	P	C A N C E L L E D	P	P
C	Comm. A.M. Huppman (12/24)	~	~		P	P	P	N/A	P	P		N/A	P
M	Comm. Genece Minshew (12/24)	~	~		P	P	P	N/A	P	E		N/A	P
	PUTNAM												
C	Comm. Larry Harvey	P	P	C A N C E L L E D	P	P	E	P	E	P	C A N C E L L E D	P	P
C	Comm. Leota Wilkinson (12/24)	~	~		P	P	E	N/A	E	P		N/A	A
	ST. JOHNS												
C	Comm. Krista Joseph (12/24)	~	~		P	P	P	E	P	P		P	P
C	Comm. Clay Murphy (12/24)	~	~	C A N C E L L E D	P	P	E	P	P	P	C A N C E L L E D	N/A	P
M	Comm. Virginia Morgan (2/25)	~	~		~	P	P	N/A	P	P		N/A	P
C	Comm. Christian Whitehurst (replaced 1/15)	P	P		~	~	~	~	~	~		~	~
M	Comm. Roxanne Horvath (Resigned 11/24)	E	P		~	~	~	~	~	~		~	~
	EX-OFFICIO												
G	Curtis Hart - DEO	P	P	C A N C E L L E D	P	P	E	N/A	P	P	C A N C E L L E D	N/A	P
G	Doug Conkey - SJRWMD	E	P		P	P	P	P	P	P		P	P
G	Derek Dixon - DOT	P	P		P	E	E	N/A	P	P		N/A	A
G	Gregory Strong - (DEP) Katlyn Craver (a)	Pa	E		Pa	Pa	E	N/A	E	Pa		N/A	E

P=Present, E=Excused, A=Absent, R=Resigned, (a)alternate attendee, Dash=not on Board at this time

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MEMORANDUM

DATE: SEPTEMBER 22, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

FROM: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

RE: 2024-2025 ANNUAL REPORT

Each year the NEFRC provides an Annual Report for the Fiscal Year to summarize the work completed across various contracts, grants and projects.

Staff will provide an overview of the 2024-2025 Annual Report to the Board at the October 2nd meeting.



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BRINGING COMMUNITIES TOGETHER

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MEMORANDUM

DATE: SEPTEMBER 22, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

FROM: ERIC ANDERSON, DEPUTY CHIEF EXECUTIVE OFFICER *Eric B. Anderson*

RE: **PRESENTATION: ESTABLISHING AFFORDABLE HOMEOWNERSHIP TOGETHER**

Mr. Chris Folds, Interim Chief Executive Officer of First Coast Habitat for Humanity, will provide a presentation on the newly rebranded First Coast Habitat for Humanity and will talk about their initiatives and programming in the First Coast.

Local Resources and Information can be found at: <https://www.firstcoasthabitat.org/>

First Coast Habitat sells homes to families, right?

CORRECT! Some think that Habitat houses are given away or donated. Habitat homeowners qualify for affordable loans and make monthly mortgage payments, repaying the loan, along with property taxes, homeowners' insurance, and, if applicable, homeowner's association fees.

Who does First Coast Habitat sell homes to?

First Coast Habitat serves a diverse population of homebuyers in Duval, Nassau, and Baker counties who qualify for a mortgage loan through our lending partners and who demonstrate the greatest need for affordable housing.

Is First Coast Habitat a government program?

No. Our organization is a local affiliate of Habitat for Humanity, a worldwide nonprofit organization that serves families in all 50 states and 70 countries worldwide. Since 1976, Habitat for Humanity has helped more than 39 million people build or improve the place they call home.

What is the First Coast ReStore?

The ReStore is a local home improvement superstore where new and refurbished building materials, cabinets, flooring, appliances, furniture, lighting, and accessories are sold to the public at reduced prices! Revenue generated from the ReStore is then used to help build homes for the families we serve.

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MEMORANDUM

DATE: SEPTEMBER 24, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

VIA: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

FROM: FARA ILAMI, REGIONAL RESILIENCY MANAGER 

RE: COMMUNITY RESILIENCE UPDATE

Staff will provide an update on community resilience efforts being facilitated across Northeast Florida, including the Resilient First Coast Collaborative, its Steering Committee, and its Subcommittees. This update will include the following:

- Progress on the Northeast Florida Military Installation Readiness Review
- Overview of the Baker County Vulnerability Assessment and its associated subprojects
- Announcement of project start for the FY 2025-2026 Regional Resilience Entity Grant from the Florida Department of Protection's Resilient Florida Program
- Progress on the "Multi-Regional Planning and Mitigation Assessment" project
- Report-out on final round of coordination and public outreach regarding Flagler County's Compound Flooding Analysis and Adaptation Plan

In addition, staff will highlight how NEFRC is influencing resilience planning across the State in various ways.



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MEMORANDUM

DATE: SEPTEMBER 24, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

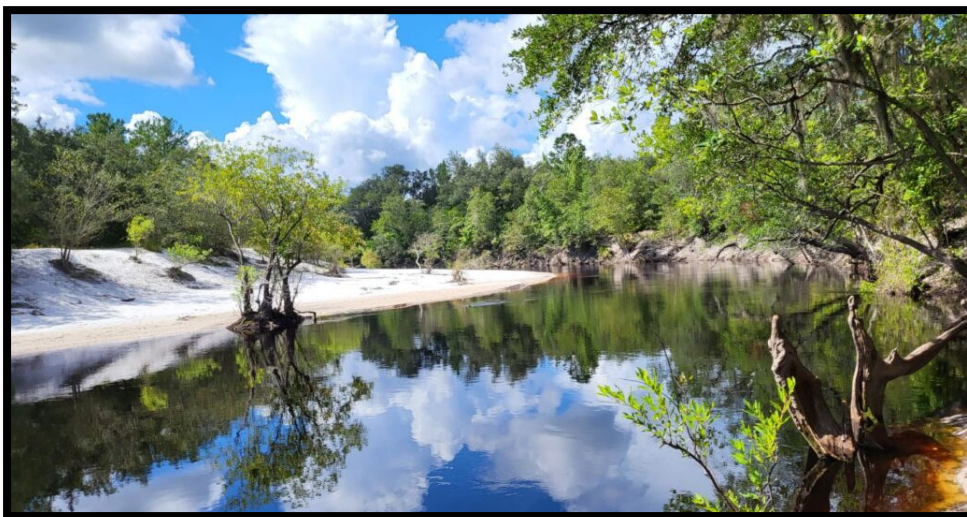
FROM: ERIC ANDERSON, DEPUTY CHIEF EXECUTIVE OFFICER 

RE: PRESENTATION: ST. MARY'S RIVER / MARY SHOALS PARK – NPS RTCA

Programmatic work continues with the National Park Service – Rivers, Trails, and Conservation Assistance Program. With changes at the Federal level, there have been changes to the project scopes and timelines of local projects.

NEFRC staff will give an update on boots-on-the-ground activities taking place in Baker County to activate existing park space and to develop/enhance the St. Marys Paddle Trail. Significant resources and staffing have been provided by the NPS-RTCA, with park planners and landscape architects traveling from across the country to lend us their expertise.

Recent site visits and design charrettes were conducted for Mary Shoals Park and other potential kayak/canoe launch sites, with the goal of developing site designs that are low-cost, easily maintained, and provide greater public access.





1

NPS-RTCA Program



- Supports local outdoor recreation and conservation projects across the county
- Collaborative partner model
- Partners with FEMA to prioritize projects after natural disasters

2



Developing a Paddling Trail along the St. Marys River

- RTCA assistance through Hurricane Helene & Milton disaster declaration
- Scope of Work:
 - Charrette with Baker County stakeholders
 - Develop conceptual plan for Shoals Park
 - Design concepts to improve St. Marys River Trail

3

Site Visit & Charrette

- Six RTCA staff visited Baker County on August 27th and 28th
- Day 1:
 - Paddle of the St. Marys River
- Day 2:
 - Site visit to 2 paddling launch spots
 - Charrette design workshop



4



Charrette Outcomes

- Better car access to the river
- More signage
- More amenities
 - Restrooms
 - Camping
 - Picnic Areas



5



Next Steps

- RTCA will develop conceptual designs and approve these designs with Baker County over the next 6 months.
- The NEFRC will keep Baker County Commissioners informed about the results of this project.
- The NEFRC will work with Baker County to implement the results of this project.
- Next steps could include engagement with the St. Marys River Management Committee. Full paddle trail connecting Okefenokee to the Atlantic Ocean.

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BRINGING COMMUNITIES TOGETHER

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MEMORANDUM

DATE: SEPTEMBER 25, 2025

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

FROM: TYLER E. NOLEN, SPECIAL PROJECTS COORDINATOR *TN*

RE: 2025 REGIONAL LEADERSHIP ACADEMY GRADUATION

On Thursday, September 25th, the Regional Leadership Academy (RLA) held a graduation ceremony for 22 individuals. Since January 2025, this year's cohort has toured counties across Northeast Florida to see firsthand how the Region is advancing in Community and Economic Development, Resiliency, and Emergency Management, as well as the vital role the Military plays in both national defense and as a key economic driver.

A hallmark of the program is the opportunity to learn from one another across county boundaries by sharing successes, identifying best practices, and understanding each other's challenges. This exchange of experiences strengthens regional collaboration and equips leaders with a broader perspective on how to address challenges and seize opportunities. To date, the Regional Leadership Academy has graduated 339 leaders across the Region.

Following the completion of the RLA program, graduates become members of the Regional Community Institute (RCI). Each year, a member of the RLA cohort is selected to join the RCI Board of Directors. The RCI was established in 2005, in response to a growing recognition that Northeast Florida needed a broad-based organization dedicated to advancing and promoting regionalism. Its mission is to enhance the quality of the Region's natural, built, economic, and social environments.

RCI is organized exclusively for charitable and educational purposes and partners with the Northeast Florida Regional Council to provide staffing, administrative, and fiscal services.





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