VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: August 27, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: INDIANTOWN COMMUNITY TRUST FUND

SUMMARY OF ITEM: On July 23, 1991, Martin County Board of County Commissioners approved the Indiantown Cogeneration Project Planned Unit Development Zoning Agreement (ICPUD) and the Indiantown Community Trust Agreement (ICTA). Within both of those documents were provisions that established benefits for the Indiantown area. The ICTA was for a period of time starting on July 23, 1991 and terminating on July 23, 2025.

The ICPUD was an agreement between Harris H. Wall and Robert M. Post, Jr. who were the owners and developers of Indiantown Cogeneration, L.P. (ICL) and Martin County Board of County Commissioners (Board). It was the desire of ICL per the PUD to 'develop a pulverized coal electric generating unit, coal handling and storage facilities, rail transportation facilities, cooling tower and associated facilities, water treatment facilities, firefighting facilities, water pumping and storage facilities, administration offices, warehousing and storage facilities, switchyard and transformer facilities, parking areas, fuels and chemical storage facilities, deep well injection facilities and ash and lime handling and storage facilities together with appurtenant and supportive facilities'. Within the PUD are Special Conditions (Exhibit "F") which has Section 4 'Community Trust Fund' which states 'ICL agrees to establish a community trust fund to be applied to projects which benefit the Indiantown community and have a general synergy with the Indiantown Cogeneration Project. The Trust will be established at the time of preliminary development plan approval, and at the issuance of the first building permit ICL will deposit One Million Dollars ($1,000,000.00) in said trust. A trust fund advisory committee consisting of two members form ICL, one Martin County Commissioner and four from the Indiantown community with at least one member from Booker Park and one member from Indianwood shall be established to: A.

Review projects; B. Prioritize projects for funding from the accrued interest of the trust fund by the Martin County Board of Commissioners. Section 4 continues with 'Example of projects include, but are not limited to, general training programs for local residents, day care facilities, recreation facilities (such as community swimming pool), community center and general community beautification projects.'

The ICTA Section A. 'Selection of Projects to be Funded by the Trust Income. The Trust income shall be used solely for projects benefiting Indiantown. The Special Advisory Committee shall annually compile a prioritized list of proposed projects to be funded by the income of the Trust. Examples of such projects include, but are not limited to: general training programs for local residents, day care facilities, recreation facilities, community center, general community beautification projects, and "seed money" for use in community programs for matching fund programs. Projects that may not be funded are capital facility projects ordinarily funded by Martin County to meet level of service standards and any contribution to the Florida Power and Light Company Educational/Vocational Training Program. The Special Advisory Committee shall submit the prioritized list of proposed projects to the Trustee, which no later than ninety (90) days after receipt of such list, shall notify the Special Advisory Committee of those projects that shall be funded by the accrued income of the Trust. Any projects chosen by the Trustee must be on the list submitted by the Special Advisory Committee. The Trustee may reject any or all of the proposed projects on the list submitted by the Special Advisory Committee.'

Florida Power and Light (FP&L) bought the Indiantown Cogen power station in October 2016. FP&L's ten-year power site plan for 2018-2027 indicated the coal plant was planned for retirement the first quarter of 2020 due to coal energy generation was no longer cost-effective for FP&L customers. The plant was decommissioned and closed in 2020 and all buildings and contents completely removed by 2023. With the acquisition, FP&L inherited the ICTA and responsibilities.

After the Village incorporated, Martin County assigned the ICTA to the Village and the Village formally accepted ownership on May 24, 2018. The Village began their grant

program with first applications due October 26, 2018 and documents reflect the funding was in the form of a reimbursement once relevant documentation was provided. On August 23, 2018 the program application, committee requirements, and other components of the program were approved. Members for the initial ICTF Advisory Committee (ICTFAC) were approved on September 27, 2018. The members were Linda Nycum (Indianwood), Vernestine Palmer (Booker Park), Olga Avellaneda, Cerissa Thompson, 2 representatives from the Cogeneration Plant, and the Council selected Council Member Anthony Dowling to represent the Council. The ICTFC met twice between October 15th and December 7, 2018. The first grant award was on January 10, 2019 to the following recipients: Kindoo Family Center $2,000, Martin County 4-H Foundation Inc. $2,500, Boys & Girls Club $1,500, YMCA of the Treasure Coast Indiantown Branch $5,000 and Martin County School District Warfield Extended Day $2,500 for a total of $13,500 leaving $7,856 remaining to roll into the following year.

June 25, 2020 a recommendation from the ICTFAC to change the grant program from reimbursable to awarding funds up front was denied by the Council due to accounting parameters not being fully developed. The ICTFAC made recommendations to revise the accountability of the grant recipients, and on July 23, 2020 the Council agreed to modify the program to allow for funds to be distributed when grant award was made. On August 13, 2020 initial award recommendations were made for: Indiantown Civic Club $5,000, Martin County 4-H $3,010, Martin County Fair Association $8,000, and Boys & Girls Club $20,000. The Council tabled the item after hearing public comments and requested the ICTFAC revisit the recommendations and consider applications that were submitted after the established deadline. The ICTFAC met and presented to the Council their recommendation for award to: Indiantown Civic Club $5,000, Martin County 4-H $3,010, Martin County Fair Association $8,000, Boys & Girls Club $5,000, YMCA of the Treasure Coast $6,700, Holy Cross Service Center $8,145, and Mount Zion Baptist Church $3,145 which were approved on August 27, 2020. Due to the remaining funds being less than $2,000 and interest rates low, a determination was made by Council to revisit the program in 2022.

There are no records indicating the ICTFAC met during

2022. During the FY 2023-2024 budget discussion, the ICTF status was discussed and a request for an agenda item was made. On August 10, 2023 the Council discussed the program and at that time, the fund had a balance of $27,389. During the discussion on the item, and due to the time of the year, it was suggested that the program wait and get started at the beginning of January 2024. An item was brought to the Council April 25, 2024 after advertising for committee members, which had only one person that applied for the committee. The Council asked staff to readvertise, which the Village did, and the Village received two more applications to be on the committee.

Staff and the committee members (the two that were present) and a Council member meet and discussed soliciting grantees again, which was done. The committee then met to discuss the applications received and recommendations to be made to the Council. Based upon the fact that the trust would end the following July 23, 2025, the committee recommended exercising section B 'Trustee shall have the discretion to set aside up to twenty-five percent (25%) of the annual income into a separate account to invest to retain the real value of the principal investment'. This provision allowed the Village to set aside $23,250.00 from the available $93,000, leaving $69,750. Rather than totally depleting the fund for possible awards in 2025, the committee recommended and the Council agreed to limit each award to a maximum of $5,000. There were six applications received, and five applications recommended to fund: Holy Cross Catholic Church, House of Hope, Indiantown Chamber of Commerce, Indiantown Warriors Soccer, and Martin County 4-H received grants totaling $25,000 leaving $44,750 for awards in 2025.

Prior to the ICTA expiring, staff was communicating with FP&L to understand how the transfer of $1,000,000 to FP&L would be executed to ensure Village staff were prepared. Through conversations between legal counsel for the Village and FP&L, FP&L made a determination to allow the ICTF to remain for the benefit of the Village. The first amendment to the ICTFA extending the terms of the agreement for twenty-five years was approved by the Council on July 10, 2025. Committee members were solicited by the Village, and the Council approved the committee members on October 9, 2025: Councilmember Vernestine Williams-Palmer, Lynda Nycum, Anthony

Zwiener, Shelia Rosario, and Deborah Resos as staff facilitator and support to the committee.

Solicitation for applications commenced in November 2025 ending in January 2026. The committee met on February 3, 2026 to review and discussed all fourteen applications, four of which did not meet the criteria. The ten remaining applications and recommendations of the committee are as follows:

Organization	Program being offered	Amount Requested	Recommended Award	Comments
Standout Sports	Volleyball	$33,500.00	0	0% not Indiantown specific
Village of Indiantown	Yoga classes	$2,500.00	$2,500.00	100%
Indiantown Chamber	Fireworks, Fishing Tournament & Trunk or Treat Events	$50,000.00	$15,000.00	Reduced award
AACES (African American Citizens of East Stuart	MLK Day Parade and Celebration	$7,000.00	0	0% limited community engagement
Mt Zion Missionary Baptist Youth Department	Feeding the Community Project	$30,000.00	$15,000.00	Reduced award
Indian River State College	Bridge Critical Education Gaps	$42,461.90	0	Duplicate services
Village of Indiantown	Big Mound Park – Dog Park	$15,000.00	0	Capital project
Holy Cross Catholic Church	Residential assistance for power, water, rent and food assistance	$10 - $15,000	$8,000.00	Reduced award for utilities services only
Indiantown Currents	Electronic newsletter	$6,000.00	$6,000.00	100%
Martin County 4H	Funding to assist Indiantown Club Members	$3,550.00	$3,555.00	100%
Martin County Fair Association	Funding for Home Art and belt buckles for livestock	$4,760.00	0	0% not Indiantown Specific

iTown Mytown, Inc	Indiantown Memorial Cemetery, helping neighbors, beautification & education, Music at the Marina	$50,000.00	$45,000.00	Reduced award for cemetery, beautification and helping neighbors
Tiny Growing Hands, Inc	Youth program, economic development, homeownership, health & nutrition, financial assistance, and resource hub	$61,000.00	$15,000.00	Reduced award $2,000 Academic support, $5,000 Tutoring $8,000 scholarships
Braids & Business Education, Inc	3-month Youth Trade & Entrepreneurship Program	$25,000.00	$20,000.00	Reduced award $20,000, no capital expenses

A total of $130,055 was recommended to award which included the initial $23,250 set aside in reserves for future funding. In reviewing the requests and recommendations, staff became concerned that the initial intent of the program 'general training programs for local residents, day care facilities, recreation facilities, community center, general community beautification projects, and "seed money" for use in community programs for matching fund programs' was not being considered, nor were the recommendations being prioritized as required in the ICTA. At the same time, the Village was approached by the Community Foundation of Palm Beach and Martin County to determine if there was the ability to have that organization involved since FP&L had representation on that board and would provide additional oversight to the program, which would be possible if the Village was to donate the proceeds in the fund to them.

Staff in consultation with legal, was concerned that the 'spirit' of the ICTA, particularly due to lack of representation by FP&L which would provide a more objective perspective, was not being considered in some of the recommendations that were made. Staff also believes there should be a more formal and consistent scoring of the projects to be able to properly prioritize the awards, such as using a Rubric (attached). Staff also has included the first few pages of

each application received to provide the Council with an overview and budget. Staff was directed to contact each of the applicants to determine if they were still in need of the funding they requested. The following chart identifies the responses received:

Applicant	Program	Funding Request	Funding Recommended	In Need of Funding
4-H	4-H Club Assistance	$3,555	$3,555	Yes
AACES	Martin Luther Parade and Celebration	$7,000	$0	Yes
Braids & Business Education	Youth Entrepreneurship Incubator Program	$25,000	$20,000	Yes
Village of Indiantown	Big Mound Dog Park	$15,000	$0	Withdrew application
Holy Cross Catholic Church	Financial Assistance	$10,000 - $15,000	$8,000	Yes
Indiantown Chamber of Commerce	Kids Fishing Tournament, 4th of July, Trunk or Treat & Christmas Parade	$$50,000	$15,000	Withdrew application
Indiantown Currents LLC	Electronic Website for bi-monthly newsletter	$6,000	$6,000	No

Indian River State College Indiantown High School	Adult Education, computer training, youth development	$42,461.90	$0	Yes
I-Town MyTown, Inc.	Helping Neighbors, Beautification & Education, Uniting Our Community	$50,000	$45,000	No
Martin County Fair Assoc., Inc.	Home Art and belt buckles for livestock	$4,760	$0	No
Mt. Zion Missionary Baptist Youth Dept.	Feeding the Community	$30,000	$15,000	Yes
Student Sports D.B.A Martin County Fever	Establish Volleyball Club	$33,500	$0	No
Tiny Growing Hands	Educational, economic, housing and health services	$61,000	$15,000	Could not be reached – email was not correct and phone disconnected
Village of Indiantown	Yoga classes	$2,500	$2,500	Withdrew Application

Each of the above application's program description and budget have been included with this item for informational purposes. Given the Council is to make a final determination, all of the applications received have been included. If the Council was to consider awarding the monies recommended by the committee and still desired, the total awarded would equate to $33,055.

Council members have expressed concerns over organizations that Councilmembers are affiliated with submitting applications for funding. Concerns have also been raised over a Councilmember assigned to the review committee submitting an application and having the ability to 'champion' their request.

Suggestions have been made to pause the awards, create specific criteria that meets the initial ICTA purpose 'general training programs for local residents, day care facilities, recreation facilities, community center, general community beautification projects, and "seed money" for use in community programs for matching fund programs'. Staff is seeking guidance from the Village Council as to how to proceed with the program for the current consideration for awards and future. The Council also suggested the ICTF could be utilized for the Transportation Disadvantage program which is in need of $52,000 annually to provide the same level of service that has been provided, rather than reducing services to just medical trips.

Staff is needing direction for the following:

- Decide if grants are provided as reimbursable or provided when awarded
- Determine if there will be any grants awarded based on latest submittals, recommendations and needs of the applicant
- Determine if fund should be managed by Palm Beach and Martin County Community Foundation
- Consider placing a limitation as to the awarded amount
- Maintain reserves in the fund at twenty-five percent (25%) of the annual interest earned (increasing reserves from $23,500 to $32,500 for the current year)
- Determine if funding from the ICTF should be utilized toward the transportation disadvantage program to provide funding for the current year and future years to maintain the program as it has been ($52,000 was reduced from the program due to a reduction in federal grant funding limiting the program to age 70 and older and only for medical needs)
- Parameters for submittal by organizations represented by a Councilmember

Dependent upon direction received by the Council, staff may need to revise the existing application guideline and

application materials.

FISCAL IMAPCT STATEMENT: Dependent upon Council direction.

RECOMMENDATION: The Indiantown Village Council review and discuss parameters and criteria for a grant to be awarded and consider modifying the grant application making the parameters clear based upon the criteria established in the initial Indiantown Cogeneration Project Planned Unit Development Zoning Agreement (PUD) and the Indiantown Community Trust Agreement.

Once criteria is established and the grant application is revised, the program would open with a fresh start. Staff will contact the Indiantown Community Trust Fund Advisory Committee to determine which members are still willing to serve and establish a date and time for the next meeting.

PREPARED BY: Taryn Kryzda DATE: 07/28/26

ATTACHMENTS:
Description
Grant-Proposal-Scoring-Rubric.xlsx
condensed applications for agenda.pdf