



AGENDA

**COMMUNITY REDEVELOPMENT AGENCY
FEBRUARY 26, 2024
AT 4:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT AGENCY

**Chair - Rebecca S. Bruner
Vice Chair - Campbell Rich
Board Member - Eula R. Clarke
Board Member - Christopher Collins
Board Member - Troy McDonald
Board Member - Tom Campenni
Board Member - Nikolaus Schroth**

ADMINISTRATIVE

**City Manager, Michael J. Mortell
City Attorney, Lee J. Baggett
CRA Executive Director, Pinal Gandhi-Savdas
City Clerk, Mary R. Kindel**

Agenda items are available on our website at <http://www.cityofstuart.us>
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: mkindel@ci.stuart.fl.us

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.
(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

1. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND PROPERTY OWNER OF 432 SE MARTIN LUTHER KING JR. BLVD. (RC):

RESOLUTION No. 02-2024 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND KRAIG MCHARDY, WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL MURAL ON THE EXTERIOR WALL OF A BUILDING LOCATED AT 432 SE MARTIN LUTHER KING JR. BLVD; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

2. AMENDMENT TO THE MURAL MATCHING GRANT PROGRAM (RC):

RESOLUTION No. 05-2024 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIRPERSON TO APPROVE AMENDMENT TO THE MURAL MATCHING GRANT PROGRAM BOUNDARY TO INCLUDE ALL PARCELS WITHIN THE CRA BOUNDARY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

WHAT IS CIVILITY? Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

PUBLIC COMMENT: If a member of the public wishes to comment upon ANY subject matter, including quasi-judicial matters, please submit a Request to Speak form. These forms are available in the back of the Commission Chambers, and should be given to the City Clerk prior to introduction of the item number you would like to address.

CONSENT CALENDAR: Those matters included under the Consent Calendar are self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by one motion. If discussion on an item is desired by any City Commissioner that item may be removed by a City Commissioner from the Consent Calendar and considered separately. If an item is quasi-judicial it may be removed by a Commissioner or any member of the public from the Consent Calendar and considered separately.

QUASI-JUDICIAL HEARINGS: Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment without being sworn. Unsworn testimony will be given appropriate weight and credibility by the City Commission.

CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

Community Redevelopment Agency

Meeting Date: 2/26/2024

Prepared by: Pinal Gandhi-Savdas

Title of Item:

MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND PROPERTY OWNER OF 432 SE MARTIN LUTHER KING JR. BLVD. (RC):

RESOLUTION No. 02-2024 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND KRAIG MCHARDY, WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL MURAL ON THE EXTERIOR WALL OF A BUILDING LOCATED AT 432 SE MARTIN LUTHER KING JR. BLVD; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Community Redevelopment Board

On February 6, 2024, the Community Redevelopment Board recommended approval of the proposed mural and mural matching grant in the amount of \$3,000.

East Stuart Historical Advisory Committee

On January 9, 2024, the proposed mural was presented to the East Stuart Historical Advisory Committee for feedback. The committee requested to consider adding Dr. Martin Luther King, Jr., and other contributing members of the community to the mural. Since then, the artist has revised the rendering to include Dr. Martin Luther King, Jr. and other members and events representing the community.

Summary

The Mural Matching Grant Program was approved by Resolution No. 09-2017 to encourage and promote mural artwork on private and public properties within the Community Redevelopment Area.

Each fiscal year, the CRA budgets \$20,000 for the Mural Matching Grant Program. The program provides reimbursement of up to 50% fo the project cost, not to exceed \$3,000, for murals on private and public property within the program boundary.

The applicant is requesting a matching grant in the amount of \$3,000 for the proposed mural on a building located at 432 SE Martin Luther King Jr. Blvd. The total cost of the proposed mural is estimated at \$6,000. The applicant is requesting reimbursement of 50% of the total costs of the project, not to exceed \$3,000.

The attached grant agreement is between the CRA and the property owner for the reimbursement of the maximum grant award in the amount of \$3,000.

Funding Source:

Mural Matching Grant Program - \$3,000

Recommended Action:

Approve Resolution No. 02-2024 CRA to award a grant in the amount of \$3,000 for the proposed mural

project.

ATTACHMENTS:

1. Resolution No. 02-2024 CRA
2. Exhibit A - Grant Agreement
3. Mural Summary



**BEFORE THE COMMUNITY REDEVELOPMENT AGENCY
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 02-2024 CRA

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND KRAIG MCHARDY, WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL MURAL ON THE EXTERIOR WALL OF A BUILDING LOCATED AT 432 SE MARTIN LUTHER KING JR BLVD; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Community Redevelopment Agency approved the Mural Matching Grant Program by Resolution No. 09-2018 on September 24, 2019, to encourage and promote mural artwork on private properties and public buildings within the Community Redevelopment Area; and

WHEREAS, the Community Redevelopment Board approved the mural by Resolution No. 01-2023 on January 10, 2023, and

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The Stuart Community Redevelopment Agency authorizes the Board Chairman to execute an agreement between the Stuart Community Redevelopment Agency and Kraig

McHardy, to award a grant in the amount of \$3,000 to paint a mural on exterior wall of a building located at 432 SE Martin Luther King Jr. Blvd, as attached hereto as “**Exhibit A**”.

SECTION 2: This resolution shall take effect immediately upon its adoption.

Board Member _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Board Member _____, and upon being put to a roll call vote, the vote was as follows:

REBECCA S. BRUNER, CHAIRPERSON
CAMPBELL RICH, VICE CHAIRPERSON
EULA R. CLARKE, BOARD MEMBER
CHRISTOPHER COLLINS, BOARD MEMBER
TROY MCDONALD, BOARD MEMBER
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER
NIKOLAUS SCHROTH, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2024.

ATTEST:

MARY KINDEL
CITY CLERK

REBECCA S. BRUNER
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY

**MURAL MATCHING GRANT AGREEMENT BETWEEN STUART COMMUNITY
REDEVELOPMENT AGENCY AND
KRAIG MCHARDY, PROPERTY OWNER, FOR INSTALLATION OF A MURAL IN
STUART COMMUNITY REDEVELOPMENT AREA**

THIS AGREEMENT ENTERED this ____ day of _____ 2024 by and between the City of Stuart Community Redevelopment Agency (hereinafter referred to as "CRA") and Kraig McHardy (hereinafter referred to as "Owner").

W I T N E S S E T H:

WHEREAS, in City of Stuart Chapter 62 of the City of Stuart Code of Ordinances, the City Commissioners delegated authority to the CRA to award and administer CRA grants, including contracts with property owners for CRA grants; and

WHEREAS, Owner has applied for a grant through the Stuart Community Redevelopment Agency Mural Matching Grant Program (hereinafter referred to as "Mural Program") in the amount of \$3,000.00 dollars; and

WHEREAS, the CRA has determined that Owner meets the eligibility requirements and was approved for a grant award in the amount of \$3,000.00 dollars on February 26, 2024 ("CRA Approval"), which is a minimum of 50 % of the costs to install the mural.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other valuable consideration, the parties agree as follows:

1. Owner acknowledges to the CRA that Owner has received a copy of the Mural Program that Owner has read the guidelines and requirements for the Mural Program, and that Owner has had ample opportunity to discuss the Mural Program with Owner's counsel or advisor. Owner further acknowledges to the CRA that Owner understands and agrees to abide by all of the terms and conditions of the Mural Program. Owner agrees to the terms and conditions of the Mural Program, a copy of which is attached as "**Attachment 1**" and incorporated herein.

2. Owner is the business owner at property described as 432 SE Martin Luther King Jr. Blvd., Stuart, Florida (hereinafter referred to as "Subject Property").

3. Owner has agreed to allow Benjamin Perez to install a mural (hereinafter referred to as "Subject Mural") on the exterior north wall of the Subject Property pursuant to the grant application submitted to the CRA dated January 11, 2024.

4. Owner agrees to complete the Subject Mural within one year of the execution of this Agreement. Owner also agrees to fund at least 100% of the costs of the mural.

5. CRA has approved a reimbursement to Owner in the amount of \$3,000.00 to be administered pursuant to the terms of this Agreement based on an estimated cost of \$6,000.00. If the actual costs to install the Subject Mural is less than the estimated costs for the Subject Mural, the reimbursement amount shall be reduced accordingly to equal the percent of the Subject Mural costs approved for funding by the CRA. In no case will the CRA/City of Stuart be obligated to fund anything in excess of the reimbursement amount.

6. Within forty-five (45) days after confirmation that the Subject Mural was installed pursuant to the terms of the approved application, Owner shall be issued a check in the amount of the grant or reduced amount required by paragraph 5. However, if Owner fails to install the Subject Mural pursuant to the terms of the approved application, or if the project is not completed within one year from the approval of the grant, or if Owner fails to fund at least 50% of the cost of the Subject Mural, the reimbursement shall be deemed revoked, and Owner shall be entitled to no funding.

7. The Subject Mural funded by the Mural Program shall be maintained for a minimum of 60 months (5 years) from the date of completion of the Subject Mural and shall be the responsibility of Owner. Owner must reimburse the CRA/city if the Subject Mural is removed prior to the terms of this Agreement. The obligation to maintain the Subject Mural funded with the CRA grant will run with the land.

8. This Agreement shall be governed and construed pursuant to the laws of the State of Florida.

9. This Agreement contains the entire agreement of the parties and their representatives and agents, and incorporates all prior understandings or representations, whether oral or written regarding the subject matter of this Agreement. No change, modification or amendment, or any representation, promise or condition, or any waiver, to this Agreement shall be binding unless in writing and signed by all parties to this Agreement.

10. This Agreement is personal to the Owner and may not be assigned or transferred by Owner or to Owner's respective heirs, personal representatives, successors or assigns without the prior written consent of the CRA. Further, the artist cannot be changed without written consent.

11. Reimbursement is subject to the availability of funds in the CRA Budget for the current fiscal year of the CRA.

12. If the project is not completed within one year from the execution of this Agreement, the grant award shall expire.

13. IN WITNESS WHEREOF, the parties have executed this Agreement on the date and year first written above.

OWNER(S):

(1) _____
Witness Signature

Printed/Typed Name

By: _____
Kraig McHardy, Property Owner
We Got Game, Inc.

Printed/Typed Name

(2) _____
Witness Signature

Printed/Typed Name

COMMUNITY REDEVELOPMENT AGENCY
STUART FLORIDA

Pinal Gandhi-Savdas, CRA Executive Director

Michael J. Mortell, City Manager

APPROVED AS TO FORM AND CORRECTNESS:

Lee J. Baggett, Esq., City Attorney



STUART COMMUNITY REDEVELOPMENT AGENCY

MURAL MATCHING GRANT PROGRAM GUIDELINES AND APPLICATION

MISSION

The objective of the program is to use murals as a catalyst for redefining our area as a destination for arts and culture. Public art is an essential component to community revitalization. Art strengthens communities, drives tourism, and fosters an environment of creativity and innovation. Through this community revitalization effort, we aim to engage the creative sector to drive economic development in Downtown Stuart.

PROGRAM DESCRIPTION

The applicants are eligible to receive financial assistance, in the form of a 50/50 funds match, not to exceed \$3,000, for new mural artwork that are adjacent to the public right-of-way or surface parking lots, or visible from the public right-of way.

Murals that are funded by the Mural Matching Grant Program may be placed on public buildings and facilities within the Community Redevelopment Area. With the appropriate contractual agreements, the City may also fund murals which are placed on private property limited to non-residential and mixed-use buildings or structures within the Urban Code District, East Stuart Code District and "The Creek" Arts & Entertainment District located within the Community Redevelopment Area (See attached Mural Project Area Map).

Murals are considered temporary works of art. Murals funded by the Mural Matching Grant Program shall be maintained for a minimum of 5 years and shall be the responsibility of the applicant and/or artist. An agreement, which will clarify terms and conditions of the commitments including maintenance, must be signed by the property owner and the artist. This ensures that murals will continue to look as their artists and designers intended, and it also ensures opportunities for new murals and mural artists that reflect the changing perspectives and styles of the community.

A mural may not use letters, words, numerals, figures, emblems, logos or any parts or combinations thereof to advertise goods, services or merchandise. Commercial signs are permitted through the City's Development Department.

ELIGIBILITY AND APPLICATION REQUIREMENTS

Anyone can propose a mural project including property owners, artists, organizations, neighborhood associations, and government agencies. Ideas for murals will be accepted from anyone, provided it complies with a Minor Conditional Use application review process, public art work criteria and public notice requirements in accordance with Section 3.01.08 and Section 11.02.00 of the City's Land Development Code, which shall be processed in conjunction with this grant application. Issuance of a Minor Conditional Use Approval shall be granted by the City's Community Redevelopment Board.

For a Planned Unit Development (PUD), a minor amendment process for PUDs shall apply and the proposed mural shall be consistent with the terms and conditions of the development agreement. Approval shall be granted by the City's Community Redevelopment Board and the City Commission. The Mural Matching Grant Program application shall be processed simultaneously with a Minor Conditional Use application approval process. Projects will be considered on a case-by-case basis, and any grant is contingent upon the approval by the Community Redevelopment Board. Approved projects will require a grant agreement, which will clarify terms and conditions of the commitments between the CRA and the applicant. The number of mural projects funded by the City will depend on the funding availability.

HOW THE MATCH WORKS

The City shall provide funding for no more than 50% of the total cost of the project, not to exceed \$3,000. Grant awards shall only be used for costs related to the mural project specified in the proposal. Grant awards shall be inclusive of artist's fees and related expense for design, supplies, insurance, transportation, installations, minor conditional use application fees/permits and public notification.

The applicant shall match the City grant through direct financial contributions, material donations (e.g. equipment, paint or other supplies) and/or volunteer time. The value of volunteer time is updated annually based on the State's wage calculation. Contact the CRA Administrator if you intend to use volunteer hours as part of your match.

APPLICATION PROCESS

1. Download an application from the City's website, www.cityofstuart.us or secure an application at City Hall, Development Department's office located on 121 SW Flagler Avenue, Downtown Stuart.
2. Review the application, and if you have any questions please call 772-288-5375.
3. Submit a completed application package to City Hall, Development Department's office, which includes the following:
 - Completed Mural Matching Grant Application
 - Attach a COMPLETED BUDGET WORKSHEET (use template provided).
 - Attach a copy of the Minor Conditional Use application submitted to the Development Department.
 - Attach proof of ownership of the property or contract agreement for mural on private property.
 - W-9 form (as applicable)
 - Attach a copy of the liability insurance
 - Image(s) of a color rendering of proposed mural project
 - Image(s) of site and/or building/structure where the mural will be placed.
 - Project timeline.
 - If attaching panels to a wall, a materials list, drawing and attachment plans must be submitted, and a building permit may be required.
 - Attach any other documentation requested by the CRA Administrator in the pre-application meeting.

The applicant is responsible for all Development Department application fees, public notice, building and other permits and fees which are associated with the proposed project.

REIMBURSEMENT PROCESS

Disbursement of grant funds shall only occur when the following documents are submitted and all other required conditions are met. Upon project completion, the applicant contacts the Development Department's office by calling 772-288-5375 with the project completion date.

The applicant submits a "reimbursement package" to the CRA which includes the following:

- Completed reimbursement form (provided by the CRA as part of the application);
- Copies of applicable invoices must show "paid in full"; (receipts must clearly show how the project was paid, i.e. check, cash must be made by cashier's check or credit)
- Proof of payment (which must be at least as much as the amount indicated in the application); and photos of mural.
- Final approval by the City staff or copies of final inspection if building permit required.

If the project is not completed within one year from the approval of the grant, the grant award shall expire.



STUART COMMUNITY REDEVELOPMENT AGENCY

MURAL MATCHING GRANT PROGRAM APPLICATION

SUBMITTING AN APPLICATION IS NOT A GUARANTEE OF FUNDING

APPLICANT INFORMATION	
Name:	Kraig McHardy
Address:	2053 SE Avon Park Drive, PSL, FL 34952
Phone:	772-201-2238
	Tax ID# 26-1812778
Email:	kmchardy@whogotgame.org
Website:	www.whogotgame.org

ARTIST INFORMATION	
Lead Artist Name:	Benjamin Perez
Other Artists (if applicable):	Paige Perez, Elisabeth Perez
Address:	484 SE Bloxham Way, Stuart, FL 34997
Phone:	772-888-5557
	Tax ID#
Email:	benjaminbvp79@gmail.com
Website:	bperez15.wixsite.com/benjaminperezwebsite

MURAL LOCATION INFORMATION	
Name of Business:	Who Got Game
Type of Business:	Nonprofit
Property Owner Name / Phone:	Kraig McHardy/ 772-201-2238
Address of Proposed Project:	432 SE MLK, Stuart, FL 34997

MURAL PROJECT SUMMARY	
Please provide project concept/description, mission statement and/or mural project name (include detailed summary on a separate attachment):	
East Stuart Mural - The East Stuart Mural design contains elements/people/location that are a significant part of the community	
On the mural isofficer James Hall, professional football player Justin Simmons, Zora Neale Hurston, Gene McHardy and brother	
A saxophone player to show the Jazz era and people dancing to music, as well as Stuart Training School.	
Total Project Cost:	\$ 6000
Matching Amount Requested:	\$ 6000

Additional Instructions: At least one month prior to submitting your Mural Matching Grant application, meet with the CRA Administrator for an initial review of the mural, location, funding and building owner's approval. Contact Pinal Gandhi-Savdas @ (772) 288-5375 or email at pgandhi@cj.stuart.fl.us

Submit a completed application package to City Hall located at 121 SW Flagler Avenue, Development Department's office, which includes the following:

- Completed Mural Matching Grant Application.
- Attach the completed Budget Worksheet (use template provided).
- Attach a copy of the Minor Conditional Use application submitted to the Development Department.
- Attach proof of ownership of the property or contract agreement for mural on private property.
- W-9 form (as applicable).
- Attach a copy of the liability insurance.
- Image(s) of a color rendering of proposed mural project.
- Image(s) of site and/or building/structure where the mural will be placed.
- Project timeline.
- If attaching panels to a wall, a materials list, drawing and attachment plans must be submitted, and a building permit may be required.
- Attach any other documentation requested by the CRA Administrator in the pre-application meeting.

The applicant is responsible for all Development Department application fees, public notice, building and other permits and fees which are associated with the proposed project. Questions, please call 772-288-5375.

MURAL MATCHING GRANT PROGRAM BUDGET WORKSHEET		
Project Expenses:	Notes	Amount
Artist Fees		\$1550
Assistant Fees	x# of Assistants	\$500
Supplies/Materials	Tarps/Paint/Brushes/Paint/Empty Containers/Measuring Tools/Rollers/Trays	\$1480
Insurance		
Wall Preparation	All Purpose 1 Gallon White Interior/Exterior Primer	\$50
Scaffolding/Ladders/Lifts	Scaffolding/Ladders	\$1700
Sealing	Water-based acrylic clear sealer	\$60
Maintenance		\$50
Application Fees		\$250
Public Notice/Posting Sign		\$60
Other	Post Cone (x3), Prints, Hard Hat x3	\$300
Total Budget		\$6000
Match:	Notes	Amount
Cash		
Foundation Grants		
Business Donations		
Individual Donations		
Fundraisers		
Other		
Total Cash		
In-Kind:	Notes	Amount
Volunteer Time	Use IS Value*	
Donations of Materials		
Artist Fees	Donated by lead artist	
Assistant Fees		
Wall Preparation		
Publicity/Promotion		
Other		
Total In-Kind:		
Total Match:		
Funding Request:		
Does match equal or exceed funding request?		

*Estimated value according to Independent Sector (IS), a coalition of charities, foundations, corporations, and individuals that publishes research important to the nonprofit sector.



STUART TRAINING SCHOOL

HORNETS

87

WE MENTOR TO SAVE LIVES

EAST STUART MURAL SUMMARY

The East Stuart Mural is a project dedicated to showing significant aspects of the community. The different images portrayed in the mural include; James Hall (the first black police officer from East Stuart), members of the McHardy Family Gene McHardy (served in the United States Navy) and his brother Douglas McHardy (one of the key founders of the Stuart Hornets), Zora Neale Hurston (an American author and filmmaker who visited the East Stuart area), Justin Simmons (a professional football player whose family lived in East Stuart), The Stuart Training School, which was the High school for black Americans in Martin County during segregation, a saxophone player to symbolize the Jazz era which persisted through the 1900s, a scene from prom with a couple dancing to live music since dancing/school/and community were all tied together, and some Hibiscus flowers that have a presence inspired by the Beanie Backus painting located at the Stuart Heritage Museum. The image is then completed with the Who Got Game nonprofit organization theme 'We Mentor 2 Save Lives'. Finally, although the Stuart Training School existed during segregation, the artist uses the current Martin County High School colors similar to blue and gold to show a unification of different times and people.

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Agency**

Meeting Date: 2/26/2024

Prepared by: Pinal Gandhi-Savdas

Title of Item:

AMENDMENT TO THE MURAL MATCHING GRANT PROGRAM (RC):

RESOLUTION No. 05-2024 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIRPERSON TO APPROVE AMENDMENT TO THE MURAL MATCHING GRANT PROGRAM BOUNDARY TO INCLUDE ALL PARCELS WITHIN THE CRA BOUNDARY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Community Redevelopment Board

On February 7, 2024, the Community Redevelopment Board recommended approval to extend the program boundary to include all the parcels in the redevelopment area.

Summary

The staff is requesting the board to consider an amendment to the Mural Matching Grant Program to expand the boundaries of the program to include all parcels within the CRA. The goal of the program is to encourage and support the installation of murals on private property to revitalize the area through public art. Currently, the program is limited to Urban Districts, East Stuart Neighborhood and The Creek District. The program is a reimbursement grant program and offers a 50% reimbursement grant up to a maximum reimbursement amount of \$3,000 per property for costs associated with the creation and installation of a painted mural on the exterior surface of buildings. The program utilizes tax increment funds to leverage private investment for on-site property enhancements. Therefore, the program should benefit all parcels within the CRA as part of the revitalization efforts.

Funding Source:

N/A

Recommended Action:

Recommend to the CRA board to approve Resolution No. 05-2024 for the extension of the project area boundary.

ATTACHMENTS:

1. Resolution No. 05-2024 Mural Matching Grant Program Amendment
2. Exhibit A - Mural Matching Grant Program



**BEFORE THE COMMUNITY REDEVELOPMENT AGENCY
CITY OF STUART, FLORIDA**

RESOLUTION NO. 05-2024 CRA

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIRPERSON TO APPROVE AMENDMENT TO THE MURAL MATCHING GRANT PROGRAM BOUNDARY TO INCLUDE ALL PARCELS WITHIN THE CRA BOUNDARY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, by the adoption of Resolution No. 09-2018 on September 24, 2018, the City of Stuart approved implementation of the Mural Matching Grant Program on public buildings and private property limited to non-residential and mixed-use building or structures within the Urban Code District and East Stuart Code within the Stuart Community Redevelopment Area; and

WHEREAS, specific program guidelines and project area boundary are adopted for the Mural Matching Grant Program; and

WHEREAS, the program was amended by Resolution No. 02-2020 CRA, to increase the matching grant from \$2,000 to \$3,000 and extend the mural project area boundary to include the southeast portion of the Creek District.

WHEREAS, the program guidelines and project area boundary are reviewed periodically to evaluate the effectiveness in the Community Redevelopment Area; and

Resolution No. 05-2024 CRA
Amendment to Mural Matching Grant Program

WHEREAS, it is the desire of City to extend the mural project area boundary to include all parcels within the CRA boundary; and

WHEREAS, the grant will encourage business and property owners to improve the appearance of the building and create an opportunity for local artists to get involved to create murals in the CRA; and

WHEREAS, amendment to the program will encourage investment in public art and provide funding support for participation in the program.

BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The Stuart Community Redevelopment Agency has determined that the amendment to the mural project area boundary map is in the best interest of the Community Redevelopment Area.

SECTION 2: The Community Redevelopment Agency authorizes the Board Chairperson to execute the resolution amending the Mural Matching Grant Program attached hereto as “**Exhibit A**”.

SECTION 3: This resolution shall take effect upon adoption.

Resolution No. 05-2024 CRA
Amendment to Mural Matching Grant Program

Board Member _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Board Member _____ and upon being put to a roll call vote, the vote was as follows: vote was as follows:

REBECCA S. BRUNER, CHAIRPERSON
CAMPBELL RICH, VICE CHAIRPERSON
EULA R. CLARKE, BOARD MEMBER
CHRISTOPHER COLLINS, BOARD MEMBER
TROY MCDONALD, BOARD MEMBER
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER
NIKOLAUS SCHROTH, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED this _____ day of _____, 2024.

ATTEST:

MARY KINDEL
CITY CLERK

REBECCA S. BRUNER
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY



**CITY OF STUART
COMMUNITY REDEVELOPMENT AGENCY
121 SW Flagler Avenue • Stuart, FL 34994
Community Redevelopment Agency Office • Phone (772) 283-2532**

Stuart Mural Matching Grant Program Guidelines and Application

MISSION

The objective of the program is to use murals as a catalyst for redefining our area as a destination for arts and culture. Public art is an essential component to community revitalization. Art strengthens communities, drives tourism, and fosters an environment of creativity and innovation. Through this community revitalization effort, we aim to engage the creative sector to drive economic development within ~~Downtown Stuart~~ the Community Redevelopment Area.

PROGRAM DESCRIPTION

The applicants are eligible to receive financial assistance, in the form of a 50/50 funds match, not to exceed \$3,000, for new mural artwork that are adjacent to the public right-of-way or surface parking lots, or visible from the public right-of-way.

Murals that are funded by the Mural Matching Grant Program may be placed on public buildings and facilities and private property limited to non-residential and mixed-use buildings within the Community Redevelopment Area. ~~With the appropriate contractual agreements, the City may also fund murals which are placed on private property limited to non-residential and mixed-use buildings or structures within the Urban Code District, East Stuart Code District and "The Creek" Arts & Entertainment District located within the Community Redevelopment Area~~ (See attached Mural Project AreaCRA Boundary Map).

Murals are considered temporary works of art. Murals funded by the Mural Matching Grant Program shall be maintained for a minimum of 5 years and shall be the responsibility of the applicant and/or artist. An agreement, which will clarify terms and conditions of the commitments including maintenance, must be signed by the property owner and the artist. This ensures that murals will continue to look as their artists and designers intended, and it also ensures opportunities for new murals and mural artists that reflect the changing perspectives and styles of the community.

A mural may not use letters, words, numerals, figures, emblems, logos or any parts or combinations thereof to advertise goods, services or merchandise. Commercial signs are permitted through the City's Development Department.

ELIGIBILITY AND APPLICATION REQUIREMENTS

Anyone can propose a mural project including property owners, artists, organizations, neighborhood associations, and government agencies. Ideas for murals will be accepted from anyone, provided it complies with a Minor Conditional Use application review process, public art work criteria and public notice requirements in accordance with Section 3.01.08 and Section 11.02.00 of the City's Land Development Code, which shall be processed in conjunction with this grant application. Issuance of a Minor Conditional Use Approval shall be granted by the City's Community Redevelopment Board.

For a Planned Unit Development (PUD), a minor amendment process for PUDs shall apply and the proposed mural shall be consistent with the terms and conditions of the development agreement. Approval shall be granted by the City's Community Redevelopment Board and the City Commission.

The Mural Matching Grant Program application shall be processed simultaneously with a Minor Conditional Use application approval process. Projects will be considered on a case-by-case basis, and any grant is contingent upon the approval by the Community Redevelopment Board. Approved projects will require a grant agreement, which will clarify terms and conditions of the commitments between the CRA and the applicant. The number of mural projects funded by the City will depend on the funding availability.

HOW THE MATCH WORKS

The City shall provide funding for no more than 50% of the total cost of the project, not to exceed \$3,000. Grant awards shall only be used for costs related to the mural project specified in the proposal. Grant awards shall be inclusive of artist's fees and related expense for design, supplies, insurance, transportation, installations, minor conditional use application fees/permits and public notification.

The applicant shall match the City grant through direct financial contributions, material donations (e.g. equipment, paint or other supplies) and/or volunteer time. The value of volunteer time is updated annually based on the State's wage calculation. Contact the CRA Executive Director if you intend to use volunteer hours as part of your match.

APPLICATION PROCESS

1. Download an application from the City's website, www.cityofstuart.us/cra or secure an application at City Hall, Community Redevelopment Agency (CRA) office located on 121 SW Flagler Avenue, Downtown Stuart.
2. Review the application, and if you have any questions please call (772) 283-2532.
3. Submit a completed application package to City Hall, CRA office, which includes the following:

- a. Completed Mural Matching Grant Application and Minor Conditional Use Application.
- b. Attach a COMPLETED BUDGET WORKSHEET (use template provided).
- c. Attach proof of ownership of the property or contract agreement for mural on private property.
- d. W-9 form (as applicable)
- e. Attach a copy of the liability insurance
- f. Image(s) of a color rendering of proposed mural project
- g. Image(s) of site and/or building/structure where the mural will be placed.
- h. Project timeline.
- i. If attaching panels to a wall, a materials list, drawing and attachment plans must be submitted, and a building permit may be required.
- j. Attach any other documentation requested by the CRA Executive Director in the pre-application meeting.

The applicant is responsible for all Development Department application fees, public notice, building and other permits and fees which are associated with the proposed project.

REIMBURSEMENT PROCESS

Disbursement of grant funds shall only occur when the following documents are submitted and all other required conditions are met:

Upon project completion, the applicant contacts the CRA office by calling (772) 283-2532 with the project completion date.

The applicant submits a “reimbursement package” to the CRA which includes the following:

- Completed reimbursement form (provided by the CRA as part of the application);
- Copies of applicable invoices must show “paid in full”; (receipts must CLEARLY show how the project was paid, i.e. check, cash must be made by cashier’s check or credit)
- Proof of payment (which must be at least as much as the amount indicated in the application); and photos of mural.
- Final approval by the City staff or copies of final inspection if building permit required.

If the project is not completed within one year from the approval of the grant, the grant award shall expire.



STUART COMMUNITY REDEVELOPMENT AGENCY
Mural Matching Grant Program Application

SUBMITTING AN APPLICATION IS NOT A GUARANTEE OF FUNDING

APPLICANT INFORMATION

Name:

Address:

Phone:

Tax ID#

Email:

Website:

ARTIST INFORMATION

Lead Artist Name:

Other Artists (if applicable):

Address:

Phone:

Tax ID#

Email:

Website:

MURAL LOCATION INFORMATION

Name of Business:

Type of Business:

Property Owner Name / Phone:

Address of Proposed Project:

MURAL PROJECT SUMMARY	
Please provide project concept/description, mission statement and/or mural project name (include detailed summary on a separate attachment):	
Total Project Cost:	\$
Matching Amount Requested:	\$

Additional Instructions: At least one month prior to submitting your Mural Matching Grant application, meet with the CRA Executive Director for an initial review of the mural, location, funding and building owner's approval. To schedule a meeting, please contact Pinal Gandhi-Savdas at (772) 283-2532 or email at pgandhi@ci.stuart.fl.us.

Submit a completed application package to City Hall at 121 SW Flagler Avenue, Community Redevelopment Agency's office, which includes the following:

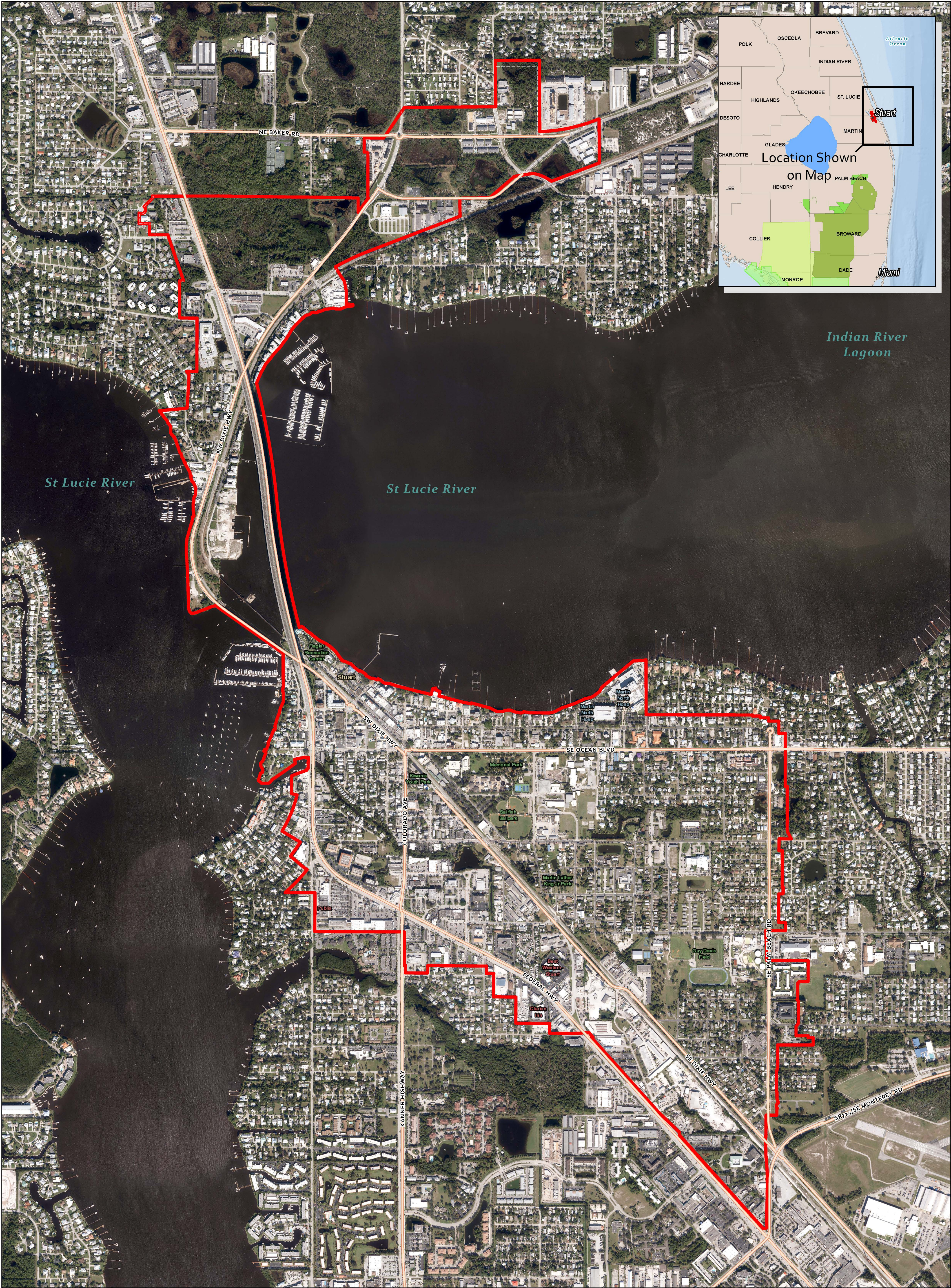
- 1) Completed Mural Matching Grant Application.
- 2) Attach a COMPLETED BUDGET WORKSHEET (use template provided).
- 3) Attach a copy of the completed Minor Conditional Use application to be reviewed and approved by the Development Department.
- 4) Attach proof of ownership of the property or contract agreement for mural on private property.
- 5) W-9 form (as applicable).
- 6) Attach a copy of the liability insurance.
- 7) Image(s) of a color rendering of proposed mural project.
- 8) Image(s) of site and/or building/structure where the mural will be placed.
- 9) Project timeline.
- 10) If attaching panels to a wall, a materials list, drawing and attachment plans must be submitted, and a building permit may be required.
- 11) Attach any other documentation requested by the CRA Executive Director in the pre-application meeting.

The applicant is responsible for all Development Department application fees, public notice, building and other permits and fees which are associated with the proposed project.

Should have any questions, please contact us at (772) 283-2532.

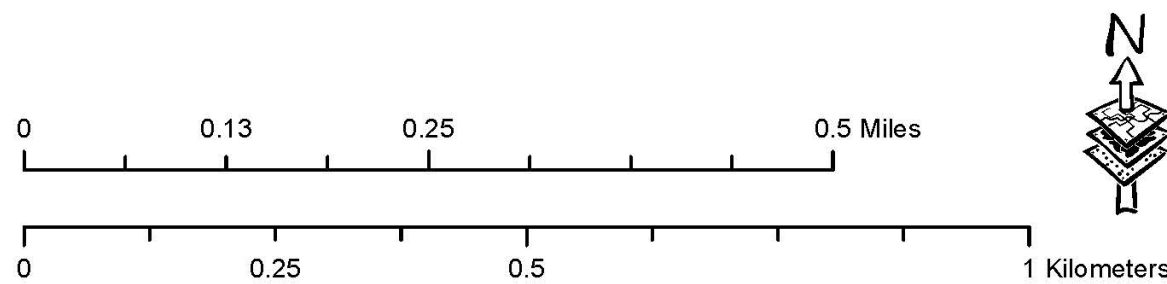
Mural Matching Grant Program Budget Worksheet		
Project Expenses:	Notes	Amount
Artist Fees		
Assistant Fees		
Supplies/Materials		
Insurance		
Wall Preparation		
Scaffolding/Ladders/Lifts		
Sealing		
Maintenance		
Application Fees		
Public Notice/Posting Sign		
Other		
Total Budget		
Match:	Notes	Amount
Cash		
Foundation Grants		
Business Donations		
Individual Donations		
Fundraisers		
Other		
Total Cash		
In-Kind	Notes	Amount
Volunteer Time	Use IS Value*	
Donations of Materials		
Artist Fees	Donated by lead artist	
Assistant Fees		
Wall Preparation		
Publicity/Promotion		
Other		
Total In-Kind		
Total Match		
Funding Request:		
Does match equal or exceed funding request?		

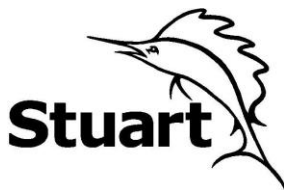
*Estimated value according to Independent Sector (IS), a coalition of charities, foundations, corporations, and individuals that publishes research important to the nonprofit sector.



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City of Stuart, Florida Community Redevelopment Area





City of Stuart
121 SW Flagler Ave.
Stuart, FL 34994
development@ci.stuart.fl.us
(772) 288-5326

Received by: _____
Reviewed by: _____
Approved by: _____

Application for Mural Minor Conditional Use Permit

Project ID# _____
(Staff Entry)

Pre-App Conference Date:	Application Date:
Project Name:	
Parcel ID#	Project Address:
Zoning/CRA Sub-district:	
Subdivision:	Lot(s):
Fee: \$250.00 – Mural Minor Conditional Use Permit (Community Redevelopment Board) (This does not include fees for public notice or any required recording fees)	
A <u>Mural Minor Conditional Use Permit</u> shall be required for mural on public buildings and facilities within the Community Redevelopment Area and private properties limited to non-residential and mixed-use buildings and structures in the Urban Code District and the East Stuart Code District of the Community Redevelopment Area. For a Planned Unit Development (PUD), a minor amendment process for PUDs shall apply and the proposed mural shall be consistent with the terms and conditions of the Development Agreement.	
Submittal Requirements: A completed application form, one (1) copy of all documents on a PDF formatted disc, the payment of fees, and pertinent information as required below.	
Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application for the Community Redevelopment Board (CRB) public hearing.	
Justification: Please provide justification supporting the request for a Mural Conditional Use Permit including artist's resume/portfolio, proposed location of mural (photos of exterior wall), dimensions of mural (size/scale), paint colors, type of paint or other material to be used, description of the proposed mural, color rendering/drawing, and maintenance program (use additional pages if needed).	
(over)	

General Information

(Please Print or Type)

1. Property Owner, Lessee, Contract Purchaser, or Applicant (circle one):

Name:	City/State/Zip Code:
Title:	Telephone Number:
Company:	Facsimile Number:
Company Address:	Email Address (optional):

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

Name:	City/State/Zip Code:
Title:	Telephone Number:
Company:	Facsimile Number:
Company Address:	Email Address (optional):

3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name:	City/State/Zip Code:
Title:	Telephone Number:
Company:	Facsimile Number:
Company Address:	Email Address (optional):

I hereby certify that all information contained herein is true and correct.

4. Signed this _____ day of _____, 20____.

Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

State of Florida, Martin County The foregoing instrument was acknowledged before me on this _____ day of _____ by _____ who is personally known to me, or who has produced _____ as identification and who did/did not take an oath.

Notary Signature

Commission expires: