



A G E N D A

**SPECIAL MEETING OF THE STUART CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY AND
COMMUNITY REDEVELOPMENT BOARD**

**TO BE HELD January 27, 2020
AT 4:30 PM Commission Chambers
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

**Mayor Michael J. Meier
Vice Mayor Eula R. Clarke
Commissioner Becky Bruner
Commissioner Kelli Glass Leighton
Commissioner Merritt Matheson**

COMMUNITY REDEVELOPMENT AGENCY

**Chairperson - Michael J. Meier
Vice Chairperson - Eula R. Clarke
Board Member - Becky Bruner
Board Member - Kelli Glass Leighton
Board Member - Merritt Matheson
Ex Officio Board Member - Nathan Ritchey
Ex Officio Board Member - Pete Walson**

COMMUNITY REDEVELOPMENT BOARD

**Chairman - Frank Wacha
Vice Chairman - Nathan Ritchey
Board Member - Faye James
Board Member - Tom Campenni
Board Member - Pete Walson
Board Member - Cristina Maldonado
Board Member - Chris Lewis**

ADMINISTRATION

**City Manager, David Dyess
City Attorney, Michael Mortell
City Clerk, Mary R. Kindel
Development Director, Kevin Freeman**

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.

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

COMMUNITY REDEVELOPMENT AGENCY

1. WAYFINDING SIGNAGE PROGRAM - EXTENSION OF PHASE I AND IMPLEMENTATION PF PHASE II (RC):

RESOLUTION No. 01-2020 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIRPERSON TO APPROVE EXTENSION OF PHASE I AND IMPLEMENTATION OF PHASE II OF THE COMPREHENSIVE DOWNTOWN WAYFINDING SIGNAGE PROGRAM WITHIN THE PUBLIC RIGHT-OF-WAY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

RESOLUTION No. 02-2020 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIR PERSON TO APPROVE AMENDMENT TO THE MURAL MATCHING GRANT PROGRAM TO INCREASE THE MATCHING GRANT TO \$3,000 FOR NEW MURAL AND EXTEND THE MURAL PROJECT AREA BOUNDARY TO INCLUDE THE SOUTHEAST PORTION OF "THE CREEK" ARTS AND ENTERTAINMENT DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

3. PRESENTATION OF THE NEW APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM (BIRP).
4. APPROVAL OF 10/28/2019 JOINT CRA/CRB/CCM MINUTES (RC)

CITY COMMISSION

COMMUNITY REDEVELOPMENT BOARD

ADJOURNMENT

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Joint CCM/CRA/CRB

Meeting Date: 1/27/2020

Prepared by: Pinal Gandhi-Savdas

Title of Item:

WAYFINDING SIGNAGE PROGRAM - EXTENSION OF PHASE I AND IMPLEMENTATION OF PHASE II (RC):

RESOLUTION No. 01-2020 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIRPERSON TO APPROVE EXTENSION OF PHASE I AND IMPLEMENTATION OF PHASE II OF THE COMPREHENSIVE DOWNTOWN WAYFINDING SIGNAGE PROGRAM WITHIN THE PUBLIC RIGHT-OF-WAY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The Downtown Wayfinding Signage Program was adopted on February 25, 2019. The program was proposed to be completed in two phases. Phase I was implemented in the Old Downtown District. The second phase will include extension of the boundary for Phase I and implementation of Phase II along S Colorado Avenue. Phase I was limited to Old Downtown District so there are spaces available on the existing wayfinding signs to extend the program boundary to include an expanded downtown area. In addition, staff is proposing 4 new wayfinding signs along the S Colorado Corridor to help support and identify businesses in the new Arts & Entertainment District. Wayfinding signs will promote walkability in the Arts & Entertainment District and increase business visibility. The second phase will be implemented in the same way as the first phase.

Fiscal Impact

The CRA allocated \$5,000 in FY 2020 CRA Budget for Phase II of the program.

Phase I included 4 wayfinding signs and it costs \$4,998. We received 26 applications for Phase I. All the applicants received the sign location of their choice. The applicant paid \$50 for an application fee and an annual fee of \$100 for participation in the program. The year-to-date return on investment is \$3,900. The applicant will pay an annual fee of \$100 for their continued participation.

Community Redevelopment Board

On January 7, 2020, the Community Redevelopment Board voted 4-0 to recommend approval to extend boundary for Phase I and implement Phase II of the Wayfinding Signage Program. The board discussed contracting the program to a non-profit organization (e.g. Main Street) to administer and manage the program in the future. The board requested to bring forward the cost/benefit analysis after both phases are implemented to determine the best option.

Attachments

1. Resolution No. 01-2020
2. Exhibit A - Downtown Wayfinding Signage Program Guidelines and Application
3. Wayfinding Sign Location Map
4. Wayfinding Sign Quote - Phase II

Funding Source:

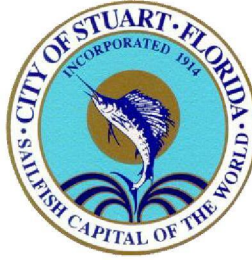
FY2020 CRA Budget - \$5,000

Recommended Action:

Motion to approve Resolution No. 01-2020 for boundary extension of the Phase I and implementation of Phase II of the Downtown Wayfinding Signage Program.

ATTACHMENTS:

Description	Upload Date	Type
▣ Resolution No. 01-2020	12/10/2019	Resolution add to Y drive
▣ Exhibit A - Downtown Wayfinding Signage Program Guidelines and Application	11/21/2019	Exhibit
▣ Wayfinding Sign Location Map	12/10/2019	Backup Material
▣ Wayfinding Sign Quote	11/20/2019	Backup Material
▣ CRB Minutes	1/16/2020	Backup Material



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

RESOLUTION NO. 01-2020 CRA

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIRPERSON TO APPROVE EXTENSION OF PHASE I AND IMPLEMENTATION OF PHASE II OF THE COMPREHENSIVE DOWNTOWN WAYFINDING SIGNAGE PROGRAM WITHIN THE PUBLIC RIGHT-OF-WAY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, by adoption of Resolution No. 03-2019 on February 25, 2019, the City of Stuart adopted the Downtown Wayfinding Signage Program within the Stuart Community Redevelopment Area; and

WHEREAS, the Stuart Community Redevelopment Agency desires to extend Phase I and implement Phase II of the Downtown Wayfinding Signage Program; and

WHEREAS, the Phase II will enhance the downtown gateway and create a sense of arrival, increase foot traffic to businesses and enhance visitor experience; and

WHEREAS, the wayfinding signage will provide logical and safe connections between the Downtown Historic & Arts and Entertainment District; and

WHEREAS, the Stuart Community Redevelopment Agency has determined the Downtown Wayfinding Signage Program to be an asset of the City and for the CRA to administer and operate the program.

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

SECTION 1: The Stuart Community Redevelopment Agency authorizes the Board Chairperson to execute the resolution to implement the Downtown Wayfinding Sign Program as attached hereto as “Exhibit A”.

SECTION 2: This resolution shall take effect upon 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: vote was as follows:

MIKE MEIER, CHAIR
EULA R. CLARKE, VICE CHAIR
MERRITT MATHESON, BOARD MEMBER
REBECCA S. BRUNER, BOARD MEMBER
KELLI GLASS LEIGHTON, BOARD MEMBER
PETE WALSON, EX-OFFICIO BOARD MEMBER
NATHAN RITCHEY, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT

ADOPTED this ____ day of _____, 2020.

ATTEST:

MARY R. KINDEL
CITY CLERK

MIKE MEIER
BOARD CHAIR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY



STUART COMMUNITY REDEVELOPMENT AGENCY DOWNTOWN WAYFINDING SIGNAGE PROGRAM GUIDELINES AND APPLICATION



PROGRAM SUMMARY:

The City of Stuart Downtown Wayfinding Signage Program is created to make it easier for visitors, primarily pedestrians, to find downtown businesses. This is a two-phase program. Phase I was implemented in the Old Downtown District. The second phase includes extension of the boundary for Phase I and implementation of Phase II along S Colorado Avenue. See attached boundary map and proposed pole locations in Phase II.

ELIGIBILITY AND APPLICATION PROCESS:

- Businesses will be required to complete a Wayfinding Signage Program Application and pay an application fee of \$50.00 (non-refundable). To be eligible for consideration for the program, applicant must submit a completed application with a payment by **5 PM on Friday, _____, 2020**. The applicant will be assigned space based on first-come, first-served basis or through a lottery selection process if the number of applicants exceeds the number of space available at each proposed pole location. If a lottery is required, a written notice will be provided to the applicants of the date, time and location of the lottery. On the lottery date, the applicant will be drawn at random, one at a time, for each proposed pole location until all available spaces are filled. The random drawing continues for each pole location and a waiting list will be generated based on the order in which they are drawn.
- Applicants on the waiting list will be given priority over new applications. If there is no one on the waiting list, participants in the future will be based on a first-come, first-served basis.
- There shall be no private transfer of sign space allotted to the business. In the event an applicant does not want to continue with the sign space allotted, the applicant shall notify the City in writing and the designated allotted space shall be forfeited. The sign space shall be administered only by the City to another applicant on a waiting list.
- Attached is Phase I depicting existing 4 pole locations in the Old Downtown District and Phase II depicting 4 proposed pole locations. Final locations in Phase II will be based on demand. All locations may not be used. The maximum amount of signs per post is 20. There are 5 signs pointing in each direction. This could possibly be expanded to more signs per direction, as long as the signs do not interfere with the landscaped area or sidewalks.
- There is a limit of one (1) sign per business. A copy of a current business tax receipt is required to confirm that the business is located within the boundary of the Wayfinding Signage Program.
- The location will not be reserved until this process is complete.
- Upon final approval and execution of an agreement, the applicant shall pay to the City of Stuart an annual fee of \$100 to have the sign installed on City's right-of-way. Applications received between April 1st – September 30th will be prorated. The applicant shall pay a fee of \$100 on or before October 1st of each year for the continued participation in the Wayfinding Signage Program. The initial annual fee will be determined upon submittal of the application.

INSTALLATION AND MAINTENANCE:

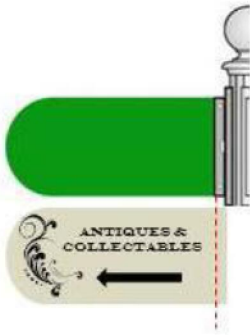
- The City is the only entity permitted to install and remove the signs. Any sign installed without written permission from the City will be removed and become property of the City.
- The City will be responsible to maintain the poles. The City will notify the business in writing if their business sign needs maintenance such as cleaning or design repairs. The business will have 30 days to correct these issues.
- The City shall assume all liability and responsibility for the replacement of signs in the event signs are damaged or stolen. However, the City will not be responsible for the replacement of any signs that can't be produced at a local sign company.

TERMINATION/WITHDRAWAL/BUSINESS CLOSURE:

- Termination: The business will be notified in writing if they are in violations of the program guidelines and will have 30 days to rectify any issue. If the issue has not been resolved after 30 days, the City will remove the sign and make the space available for another business.
- Withdrawal: A business that wishes to stop participating in the program must notify the Community Redevelopment Agency in writing. Once notified, the City will remove the sign, making the space available for another business.
- Moving/Business Closure: A business that moves outside the area or ceases to operate will have their sign removed.
- There will be no refund for early termination or withdrawal from the program.
- If a business moves within the area and space is available for the sign at a new pole location, the City will relocate the sign upon written request. If space is not available, the business will be placed on the waiting list.
- There is a \$25 fee for each time the sign is relocated to a new location. There will be a fee for a replacement of a panel.

DESIGN STANDARDS:

- The City will provide one (1) blank aluminum sign.
- The business will be financially responsible for the design aspect of the sign. Any material may be used to decorate the sign, including paint or vinyl. There are no color and design restrictions however; the business name is the only wording allowed on the sign.
- No wording or business logo should be placed within 1 inch of the flat edge of the sign. This area will be covered by the mounting brackets.
- Directional arrow is optional (no text in the directional arrow). However, if the assigned sign is pointed in the direction of the business, directional arrow is **not allowed**.

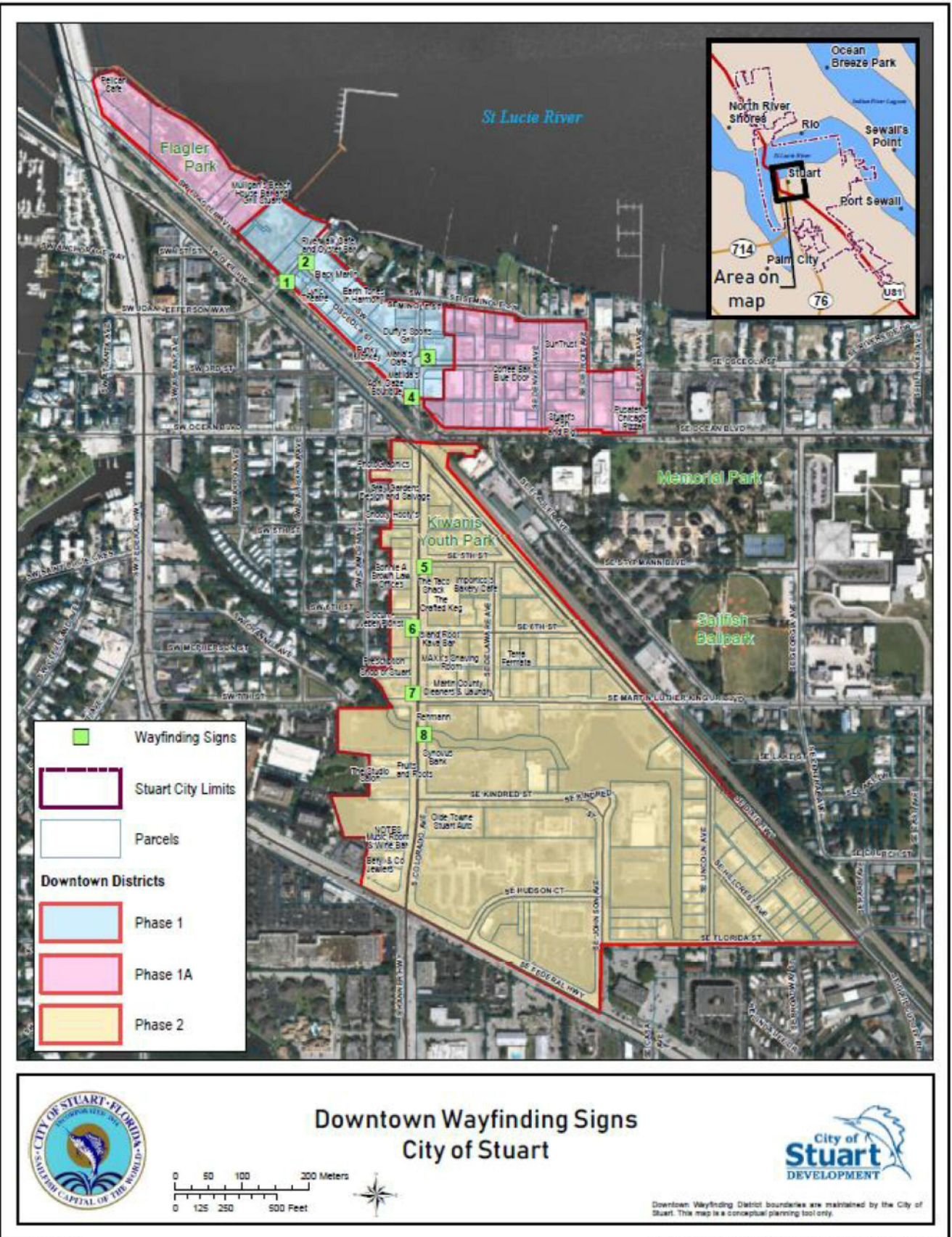


Example

- Both sides of the sign may be utilized.
- The business may use any sign or design company. Attached is a list of local sign companies for your convenience.
- The **content or design on the sign must be pre-approved** by the City prior to fabrication of the sign.
- The sign shall remain the property of the City and remains such during the design process, while located on the poles and after termination or withdrawal from the program.

CHANGES TO PROGRAM GUIDELINES

- Program guidelines are subject to change and participants may be notified.





STUART COMMUNITY REDEVELOPMENT AGENCY
DOWNTOWN WAYFINDING SIGNAGE PROGRAM APPLICATION
PHASE I EXTENSION

BUSINESS INFORMATION	
Name of Business:	
Business Address:	
Business Phone:	Tax ID#:
Business Website:	
BUSINESS CONTACT PERSON / MANAGER INFORMATION	
Name:	
Phone:	
Email:	
PROPOSED SIGN LOCATION	

These are proposed locations; final locations will be based on demand.
 All locations may not be used.
 PLEASE SELECT A FIRST CHOICE AND AN ALTERNATIVE LOCATION

Location #1

Flagler/St. Lucie Avenue

Direction of Panel – Pointing toward your business

☐ West

☐ First Choice ☐ Alternative



Location #2

Osceola/St Lucie

Direction of Panel – Pointing toward your business

- ☐ West
- ☐ First Choice ☐ Alternative

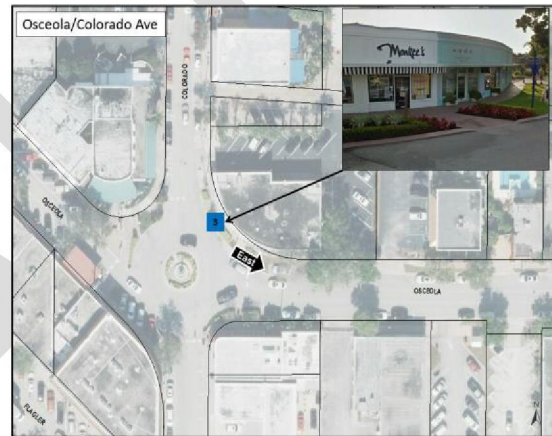


Location #3

Osceola/Colorado Avenue

Direction of Panel – Pointing toward your business

- ☐ East
- ☐ First Choice ☐ Alternative

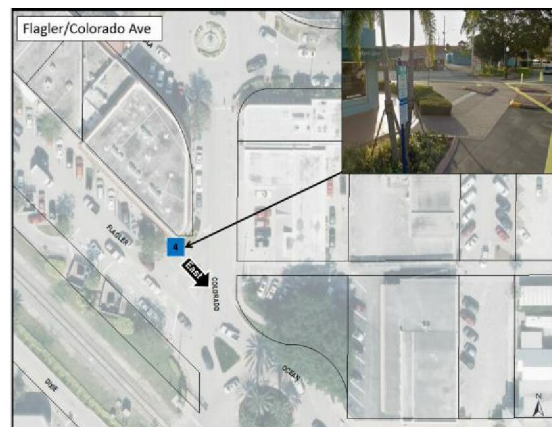


Location #4

Flagler/Colorado Avenue

Direction of Panel – Pointing toward your business

- ☐ East
- ☐ First Choice ☐ Alternative



Location #5

Colorado/5th Street

Direction of Panel – Pointing toward your business

☐ **North**

☐ **First Choice**

☐ **Alternative**





STUART COMMUNITY REDEVELOPMENT AGENCY



DOWNTOWN WAYFINDING SIGNAGE PROGRAM APPLICATION PHASE II – COLORADO AVENUE

BUSINESS INFORMATION	
Name of Business:	
Business Address:	
Business Phone:	Tax ID#:
Business Website:	
BUSINESS CONTACT PERSON / MANAGER INFORMATION	
Name:	
Phone:	
Email:	
PROPOSED SIGN LOCATION	

These are proposed locations; final locations will be based on demand.

All locations may not be used.

PLEASE SELECT A FIRST CHOICE AND AN ALTERNATIVE LOCATION

Location #4

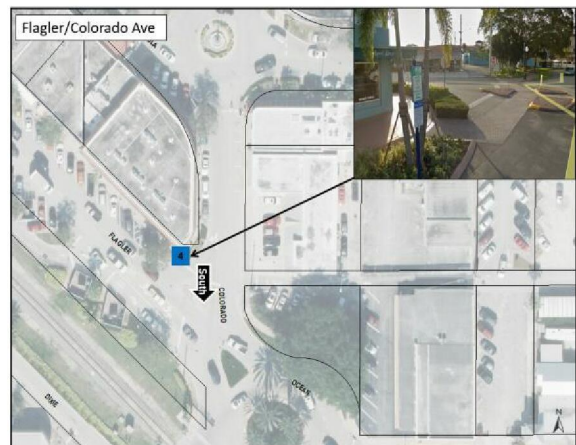
Flagler/Colorado Avenue

Direction of Panel – Pointing toward your business

☐ South

☐ First Choice

☐ Alternative

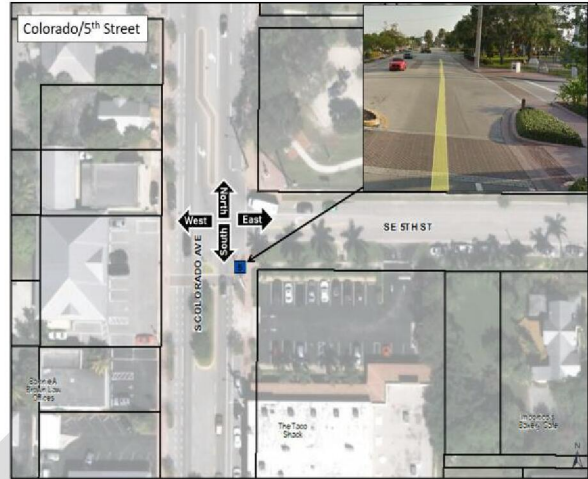


Location #5

Colorado/5th Street

Direction of Panel – Pointing toward your business

- ☐ North ☐ South
☐ East ☐ West
- ☐ First Choice ☐ Alternative

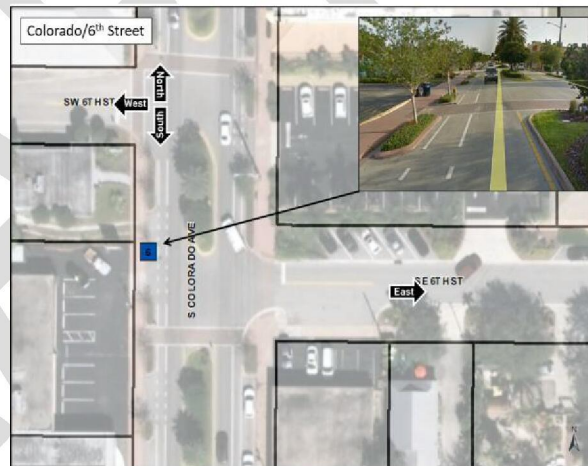


Location #6

Colorado/6th Street

Direction of Panel – Pointing toward your business

- ☐ North ☐ South
☐ East ☐ West
- ☐ First Choice ☐ Alternative



Location #7

Colorado/MLK Blvd

Direction of Panel – Pointing toward your business

- ☐ North ☐ South
☐ East ☐ West
- ☐ First Choice ☐ Alternative



Location #8

Colorado/Frazier Creek Plaza

Direction of Panel – Pointing toward your business

- | | |
|------------------------------------|-----------------------------------|
| ☐ North | ☐ South |
| ☐ East | ☐ West |
| ☐ First Choice | ☐ Alternative |



ACKNOWLEDGEMENT AND AGREEMENT

I hereby certify that I received and read the City of Stuart Downtown Wayfinding Signage Program Guidelines.

I understand my business is responsible for any printing, layout, design, maintenance and/or replacement costs associated with the business wayfinding sign.

I understand the sign is the property of the City and remains such during the design process, use on the wayfinding poles and after termination or withdrawal from the program.

Program guidelines and locations are subject to change without notice.

- \$50 application fee.
- \$25 fee for each relocation of the sign; additional fees may apply for the replacement of a panel.
- \$100 annual fee.

Applicant's Signature

Date

Print Name

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

- 1) Completed Wayfinding Signage Program Application and fees (non-refundable).
- 2) Copy of current City Business Tax Receipt.
- 3) Attach proof of ownership of the property or lease agreement.
- 4) W-9 form (as applicable).

If you should have any questions, please call 772-288-5375.

Sign Companies:

Ampersand Graphics
340 SE Seville St, Stuart, FL
772-283-1359

Flamingo Signs LLC
4444 SE Commerce Ave, Stuart, FL
772-220-7377

Sign It! Inc.
639 NW Baker Road, Stuart, FL
772-692-2866

Sign-A-Rama Stuart
2201 SE Indian Street, Stuart, FL
772-223-1540

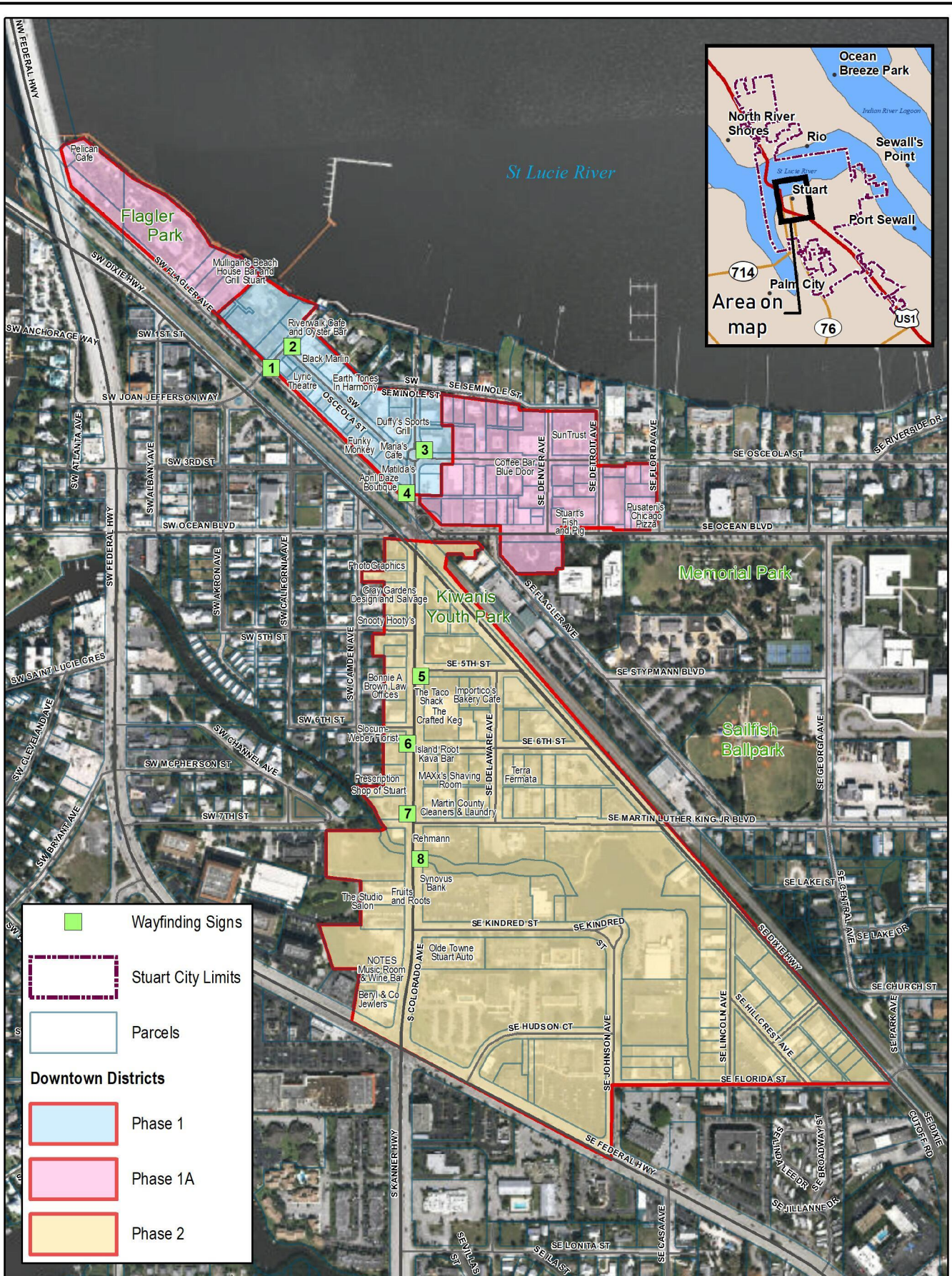
Sign Store & More
1784 NW Federal Hwy, Stuart, FL
772-692-2323

D-Signs, LLC
911 SE Hillcrest Ave, Stuart, FL
772-287-9052

Banner Sign & Laminating Inc.
2217 S Kanner Hwy, Stuart, FL
772-286-1390

Sign Jungle
3347 SE Federal Hwy, Stuart, FL
772-220-8555





Downtown Wayfinding Signs City of Stuart



0 50 100 200 Meters
01272020 JTCRA/CCB/CCM/500 Feet



Downtown Wayfinding District boundaries are maintained by the City of Stuart. This map is a conceptual plan only.
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Brandon Industries, Inc.1601 Wilmeth Road
McKinney, TX 75069-8250

Phone: (972) 542-3000 Fax: 972-542-1015

Quote # 26072

Account ID: GFLSTUART

This quote expires: 12/19/19

Quote To: **CITY OF STUART**ATTN: PINAL
121 SW FLAGLER AVE
STUART, FL 34994

(772) 283-2532

Ship To: **GARAGE COMPLEX**C/O CITY OF STUART
407 SE MARTIN LUTHER KING JR BLVD
STUART, FL 34994

Date	Ship Via	F.O.B.	Terms	
11/19/19	ESTES	Origin	PREPAY BY CREDIT CARD	
Lead Time		Sales Person		Required
2-3 WEEKS		WADE		11/19/19
Quantity	Item Number	Description	Unit Price	Amount

4.	CP4X14 BK	Fluted Channel Pole 6005-T6 4"OD x 14' 0"-Patent Pending **RAL 5022 - NIGHT BLUE**	221.00	884.00
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4.	FIN-B4 BK	Ball Finial for 4"OD Round Pole **RAL 5022 - NIGHT BLUE**	37.00	148.00
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4.	2PCL8 BK	Two Piece Base for 4"OD Pole **RAL 5022 - NIGHT BLUE**	175.00	700.00
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45.	CUSTOM SIGN.125	Custom Aluminum Sign .125" 10"X24" NON REFLECTIVE SIGN 2 COLORS	48.00	2160.00
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45.	BELLWING12 BK	Bell Wing Bracket 12" **RAL 5022 - NIGHT BLUE**	16.00	720.00
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	*****			75.00
	PAINT SET UP FEE			

Quote Subtotal	4687.00
Freight charges	311.00

Quote Total	4998.00
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MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD

JANUARY 7, 2020 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS

Chair – Chris Lewis
Vice Chair – Frank Wacha
Board Member – Faye James
Board Member – Tom Campenni
Board Member – Pete Walson
Board Member – Cristina Maldonado
Board Member – Nathan Ritchey

ADMINISTRATIVE

Development Director, Kev Freeman
CRA Administrator, Pinal Gandhi-Savdas
Board Secretary, Jordan Pinkston

CALL TO ORDER  4:00 PM

ROLL CALL  4:00 PM

Present: Tom Campenni, Nathan Ritchey, Frank Wacha, Cristina Maldonado

Absent: Chris Lewis, Pete Walson, Faye James

ANNUAL BOARD REORGANIZATION

Action: Frank Wacha appointed Chair

Moved by: Tom Campenni

Seconded by: Nathan Ritchey

Motion passed unanimously.

Action: Nathan Ritchey appointed Vice Chair

Moved by: Cristina Maldonado

Seconded by: Tom Campenni

Motion passed unanimously.

APPROVAL OF MINUTES

Action: Approve

Moved by: Tom Campenni

Seconded by: Nathan Ritchey

Motion passed unanimously.

APPROVAL OF AGENDA

Action: Approve

Moved by: Tom Campenni

Seconded by: Nathan Ritchey

Motion passed unanimously.

COMMENTS FROM THE PUBLIC (5 min. max): None.

COMMENTS FROM THE BOARD MEMBERS: None.

COMMUNITY REDEVELOPMENT BOARD

1. Resolution No. 01-2020 CRA Wayfinding Sign Program Extension

PRESENTATION Pinal Gandhi-Savdas, CRA Administrator  4:04 PM

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni asked if the program could be run by Stuart Mainstreet or Downtown Business Association under contract with the city.

Pinal Gandhi-Savdas said that the program is in the city's right of way, so there may be legal issues with that.

Nathan Ritchey asked how much time it takes staff to implement project and how has the response been thus far.

Pinal Gandhi-Savdas explained that there is more work up front, but that levels out the initial application process is complete. The response has been positive and now we plan to expand it to the Arts & Entertainment District.

Tom Campenni said that it is more of a private contract program in his opinion.

Frank Wacha asked if there was a conflict of interest.

Mike Mortell said that it would have to be a non-profit to run the signs downtown. He said from a legal perspective, we could put it out to bid like valet parking, but that might drive the price of the signs up.

Nathan Ritchey confirmed that Tom Campenni's suggestion was to free up the city.

Tom Campenni said that the businesses should help themselves instead of the city managing them. He recommended that they approve the extension but encourage staff to look into passing the program to a contract.

Tom Campenni made a motion to extend the program.

Cristina Maldonado said that it might take more time to restructure.

Key Freeman suggested coming forward with a cost benefit to the board of outsourcing this.

Tom Campenni said his goal is to make sure the private business have a stake in what is going on.

COMMENTS FROM THE PUBLIC (5 min. max): None.

Nancy Turrell, Executive Director of Arts Council - said that the businesses in the Arts & Entertainment District are very excited about the expansion.

MOTION

Action: Extend the program. Staff needs to see if the Downtown Business Association and/or Stuart Main Street are interested in assuming the responsibility of the program. Staff create a cost analysis of the possible transfer.

Moved by: Tom Campenni

Seconded by: Nathan Ritchey

Motion passed unanimously.

2. Resolution No. 02-2020 CRA Amendment to the Mural Matching Grant Program

PRESENTATION Pinal Gandhi-Savdas, CRA Administrator  4:17 PM

COMMENTS FROM THE BOARD MEMBERS:

Cristina Maldonado asked how much money went toward that in 2019.

Pinal Gandhi-Savdas said we only had one application.

Tom Campenni said that he has a problem with the program. He said that he would like the art to be raised by the private sector and thinks that private property should not be using public money to beautify their businesses.

Nathan Ritchey said that we are enticing the public to apply for these grants.

Tom Campenni said that he is against us spending money on private property art.

Nathan Ritchey asked if Tom Campenni felt the same way about all of the business improvement grants.

Tom Campenni said that he believes that the business community should not receive any beautification help from the city.

Mike Mortell said that the Community Redevelopment Board sets policies, so they can change that. He explained reasons why programs such as these exist and gave examples of other ways the city can reinvest tiff money back into the community.

Tom Campenni said that the triangle property is a great example of a positive impact, and the mural program is not. He does not believe that a program such as this is what was intended for CRA funding.

Frank Wacha said that he thinks this program is important because of the cultural feel art gives a community and it is an incentive that is a good use of our money. He thinks it is a tool to get the Arts & Entertainment District going.

Nathan Ritchey said that the artistic vibe is given back by the feeling people get in the community.

Tom Campenni asked Jim Chrulski to take the program over.

COMMENTS FROM THE PUBLIC (5 min. max):

- 1. Steven Vitale (Colorado Ave.)** – gave examples of murals he has done in the past and thinks it is more likely for a business owner to do a mural if there is a matching grant.
- 2. Duncan Hurd (Colorado Ave.)** – His mural was started this past Friday and said that putting public art on private spaces brings people to the city. He encourages the board to look at the larger benefit of the murals.

Kev Freeman said that this is in the CRA plan as it stands. He said it is important to recognize that the murals around the city should be considered transient. He said the initial purpose is a form of marketing and advertisement. We are seeing them becoming more permanent than transient, which can cause a problem if they are covered or hidden by future development. His only concern they become permanent.

MOTION

Action: Approve.

Moved by: Nathan Ritchey

Seconded by: Cristina Maldonado

Motion passed with Tom Campenni opposing.

3. Presentation of New Applicants for the Business Improvement Reimbursement Program FY2020

PRESENTATION Pinal Gandhi-Savdas, CRA Administrator  4:36 PM

COMMENTS FROM THE BOARD MEMBERS:

Cristina Maldonado asked about the scoring system that was used in the presentation.

Pinal Gandhi-Savdas said this is criteria that was established before her time, but these two applications did not score very high.

Frank Wacha said that when the program first started, they used to get more applications than funding, so we had to rank them.

Nathan Ritchey said that he believes that some of the projects directly benefit the property owner, such as helping pay for impact windows.

Pinal Gandhi-Savdas said that she agrees, but since it is a historic building it deserves the funding.

Frank Wacha said that he agrees with that as well. He wants to help preserve the buildings that are historic and there should be an incentive but doesn't know how far we should go with it.

Tom Campenni said that they could change the program to only historic structures, not all structures in the CRA. He said he has a problem with the blanket way we are handling things, but as a board we should change this policy.

Cristina Maldonado asked about changing the ranking and payout system.

Tom Campenni asked staff to look at changing the program to move forward with a historic preservation program instead.

Frank Wacha said that is something that we always envisioned. He discussed some examples of private structures that need to be updated.

Tom Campenni argued that was not the job of the city. He said that we should vote on this, but discuss the policy moving forward. He thinks that the CRA needs to be developing in a different way.

Pinal Gandhi-Savdas said that is part of the CRA plan as those properties come along.

BIRP APPLICANTS:

1. Sherry Lee (Lee Property Real Estate Building)

Frank Wacha said that he does not believe the improvements being proposed grants all the money requested. He asked about specific improvements.

Sherry Lee said that she has spoken with a contractor and some changes might have to be done to the original plan. She explained that window units will be removed, and they have already invested \$4,000 to have this done. She said they are providing affordable housing to multiple units and they are investing a large amount themselves, but the city is making it possible for these improvements.

2. Steve Vitale (Historic Lyons House/Enchanted Cottage) gave examples of why esthetic improvements, such as windows are important. He said this program allows us to preserve historic charm and protect it for future generations.

Nathan Ritchey said that he would say no to this, if they were not talking about the oldest building in Stuart. He thinks the historic buildings need to be restored.

Frank Wacha said that he would like to see the Lee Property include the front deck and landscaping as part of what is being funded because those things will improve the streetscape. He asked about their neighbors and the status of updating their property.

Sherry Lee said that she has reached out to them but has had no response.

COMMENTS FROM THE PUBLIC (5 min. max):

Sherry Lee asked if she had to submit a new application.

Mike Mortell said that the order from the board will have those conditions.

Sherry Lee voiced her concerns about not receiving the full funding.

Pinal Gandhi-Savdas said that in order to be reimbursed for the windows you would have to do it all.

Sherry Lee said that she would like the \$10,000.

MOTION

Action: Approve Lee Property Real Estate Building reimbursement for \$6,500 with a requirement that there is an approved landscape plan and a deck at the front of the street with a railing that fits the rest of the building as well as window upgrades.

Moved by: Frank Wacha

Seconded by: Cristina Maldonado

Motion passed with Tom Campenni opposing.

MOTION

Action: Approve Historic Lyons House reimbursement for \$9,838.

Moved by: Cristina Maldonado

Seconded by: Nathan Ritchey

Motion passed with Tom Campenni opposing.

OTHER MATTERS BEFORE THE BOARD:

Mike Mortell asked where the CRA area of interest is.

Pinal Gandhi-Savdas said there was a map.

Tom Campenni clarified that staff will look into the historic aspect to reorganize the program.

Pinal Gandhi-Savdas said that she agrees, but she had to go with what was eligible for the current application. She said that she will bring it forward.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE: None.

ADJOURNMENT

Motion: Adjourn.

Action: Approve.

Moved by: Tom Campenni

Seconded by: Nathan Ritchey

Motion passed unanimously.

Chris Lewis, Chair

Jordan Pinkston, Board Secretary

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Joint CCM/CRA/CRB**

Meeting Date: 1/27/2020

Prepared by: Pinal Gandhi-Savdas

Title of Item:

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

RESOLUTION No. 02-2020 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIR PERSON TO APPROVE AMENDMENT TO THE MURAL MATCHING GRANT PROGRAM TO INCREASE THE MATCHING GRANT TO \$3,000 FOR NEW MURAL AND EXTEND THE MURAL PROJECT AREA BOUNDARY TO INCLUDE THE SOUTHEAST PORTION OF "THE CREEK" ARTS AND ENTERTAINMENT DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Staff is requesting to consider the proposed amendment to the Mural Matching Grant Program to increase the matching grant from \$2,000 to \$3,000 for new mural and extend the mural project area boundary to include the southeast portion of "The Creek" Arts & Entertainment District.

The Mural Matching Grant Program was adopted on September 24, 2018. The CRA sets an annual budget of \$20,000 for the program. The proposed amendment to the program guidelines does not amend the annual budget. Since the approval of the program, there has been only one application (The Gilt Complex) approved for the matching grant.

The cost of creating a mural can be expensive. This unique public/private partnership will encourage investment in public art on private property and provide funding support for local artists to get involved to create murals in the downtown area.

Also, the recently designated Arts & Entertainment District initiative is to promote and create more public art and murals to enhance the experience and promote walkability in the district through events such as "The Creek" Art Walk.

Public investment in public art are not just for cultural or aesthetic purposes, they have a positive bottom-line economic impact. Modest public investment in murals can provide huge benefits for the city such as the project will receive publicity, public recognition and more interest from private investor to purchase or lease property in the area generating tax revenue for the City. The murals can be used as a marketing tool to reach huge audience through social media and interest in the area. It can help to attract new businesses such as restaurants and retail shops bringing more customers to the area, and boost the economy of an area.

In addition, research has shown that public arts have numerous educational, health, civic and cultural benefits of investing in the art (See attached article).

Community Redevelopment Board

On January 7, 2020, the Community Redevelopment Board voted 3-1 to recommend approval to extend the mural program project area boundary and to increase the matching grant from \$2,000 to \$3,000 for a new mural.

Funding Source:

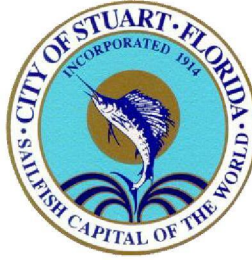
N/A

Recommended Action:

Motion to approve Resolution No. 02-2019 CRA for extension of the project area boundary and increase the matching grant for new mural.

ATTACHMENTS:

	Description	Upload Date	Type
▢	Resolution No. 02-2020	12/10/2019	Resolution add to Y drive
▢	Exhibit A Mural Matching Grant Program Guidelines	11/22/2019	Exhibit
▢	Updated Project Area Map	11/22/2019	Backup Material
▢	Article - Why should Government Support the Arts?	1/10/2020	Backup Material
▢	News Highlights on "The Creek" A&E District and Mural at The Gilt Complex	1/16/2020	Backup Material
▢	CRB Minutes	1/16/2020	Backup Material



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

RESOLUTION NO. 02-2020 CRA

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIR PERSON TO APPROVE AMENDMENT TO THE MURAL MATCHING GRANT PROGRAM TO INCREASE THE MATCHING GRANT TO \$3,000 FOR NEW MURAL AND EXTEND THE MURAL PROJECT AREA BOUNDARY TO INCLUDE THE SOUTHEAST PORTION OF “THE CREEK” ARTS AND ENTERTAINMENT DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, by 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 are adopted for the Mural Matching Grant Program; and

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

WHEREAS, it is the desire of City to increase the matching grant from \$2,000 to \$3,000 for new mural and extend the mural project area boundary to include the southeast portion of “The Creek” Arts & Entertainment District; and

Resolution No. 02-2020 CRA
Amendment to Mural Matching Grant Program

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 downtown area; 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 program guidelines and mural project area boundary map is in 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.

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:

MIKE MEIER, CHAIR
EULA R. CLARKE, VICE CHAIR
MERRITT MATHESON, BOARD MEMBER
REBECCA S. BRUNER, BOARD MEMBER
KELLI GLASS LEIGHTON, BOARD MEMBER
PETE WALSON, EX-OFFICIO BOARD MEMBER
NATHAN RITCHEY, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT

ADOPTED this _____ day of _____, 2020.

Resolution No. 02-2020 CRA
Amendment to Mural Matching Grant Program

ATTEST:

MARY R. KINDEL
CITY CLERK

MIKE MEIER
BOARD CHAIR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY



**CITY OF STUART
COMMUNITY REDEVELOPMENT AGENCY
121 SW Flagler Avenue • Stuart, FL 34994
Development Department's Office • Phone (772) 288-5375**

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 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 ~~\$2,000~~\$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, and 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 ~~\$2,000~~\$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. ~~In 2018, the value of a volunteer hour is \$24.69 per hour.~~ 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:

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

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 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@ci.stuart.fl.us

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

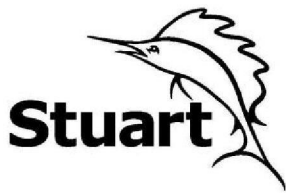
- 1) Completed Mural Matching Grant Application.
- 2) Attach a COMPLETED BUDGET WORKSHEET (use template provided).
- 3) Attach a copy of the Minor Conditional Use application submitted to the Development Department.
- 4) Attach proof of ownership of the property or contract agreement for mural on private 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 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.

If you should have any questions, please call 772-288-5375.

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.



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:

STATE POLICY BRIEFS

Tools for Arts Decision Making

WHY SHOULD GOVERNMENT SUPPORT THE ARTS?

Federal, state and local lawmakers have difficult jobs. They are expected to resolve some of the most wicked problems of our time: How can America ensure long-term economic growth? How can we solve chronic problems with education and health care? What public policies will strengthen America's global position? And what roles and responsibilities must our government assume—or shed—in order to best serve citizens?

In this environment, all areas of spending—including the arts—come under scrutiny, and every public dollar is competitive. Lawmakers may ask whether government has a legitimate role to play in the arts, or whether the arts should receive funds when so many other critical needs are pressing.

The answer to both questions is a resounding, evidence based "Yes." This Policy Brief helps lawmakers, civic leaders, businesspeople, educators and cultural advocates answer common questions about government arts funding. For more information, explore the [Research](#) and [Advocacy](#) sections of the [National Assembly of State Arts Agencies \(NASAA\) website](#) or contact the NASAA office at 202-347-6352.

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National Assembly of
State Arts Agencies
KNOWLEDGE • REPRESENTATION • COMMUNITY

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WHY SHOULD GOVERNMENT SUPPORT THE ARTS?

1. Why are the arts a good public-sector investment? ([back to Contents](#))

The arts are an important community builder and prosperity generator for states. In addition to their inherent value to society, the arts offer a distinctive blend of benefits:

- ECONOMIC DRIVERS:** The arts create jobs and produce tax revenue. A strong arts sector is an economic asset that stimulates business activity, attracts tourism and expands a state's work force and tax base. The arts have been shown to be a successful and sustainable strategy for revitalizing rural areas, cities and populations struggling with poverty. ([Learn more.](#))

"...governors and states are finding that arts, culture, and design can be important components of a comprehensive strategy for growth."

[National Governors Association](#)
- EDUCATIONAL ASSETS:** The arts cultivate young imaginations and facilitate success in school, enhancing students' academic achievement in multiple subject areas. They provide the critical-thinking, communications and innovation skills essential to a productive 21st-century work force. ([Learn more.](#))
- HEALTH AND WELLNESS:** The arts foster physical, mental and emotional health, aiding recovery processes and contributing to well-being. Arts therapy is a medically and economically effective tool for treating aging adults, children and people suffering from trauma, including military combat personnel and veterans. ([Learn more.](#))
- CIVIC CATALYSTS:** The arts create a welcoming sense of place and a desirable quality of life. The arts also support a strong democracy, engaging citizens in civic discourse, providing forums for important issues and encouraging collective problem solving. ([Learn more.](#))
- CULTURAL LEGACIES:** The arts preserve culture and heritage, passing along a state's unique character and traditions to future generations of citizens. ([Learn more.](#))

Lawmakers recognize other value-added advantages to making the arts a part of public policy:

- Incorporating the arts improves the impact of other state policies and services.** Numerous states have incorporated the arts into economic revitalization, education, literacy, work-force development, tourism, community sustainability, social service and veterans-care plans.
- The arts are a dynamic contributor to the small-business sector.** The creative industries are composed of many talented workers who are self-employed, freelancers or employed by microenterprises. According to National Endowment for the Arts (NEA) analysis of U.S. Census occupational data, artists are nearly 3.5 times more likely than the total U.S. work force to be self-employed (33.6% vs. 9.8%).¹ Many nonprofit arts organizations, too, are small businesses and play an important role in training creative workers and incubating artistic enterprises.

WHY SHOULD GOVERNMENT SUPPORT THE ARTS?

- **The arts make communities vibrant, welcoming and desirable.** Cultural places and events are magnetic, attracting not only artists but also families, travelers and businesses. Creative placemaking—the gravitational effect of culture on neighborhoods—positively impacts local economies and quality of life. It creates jobs and stimulates commercial traffic, all of which leverage neighborhood revitalization, attract diverse populations and strengthen communities. Capitalizing on these effects of creative placemaking requires strong public-sector support.
- **The arts are a hallmark of state innovation.** The arts are part of a state's creative capacity, spurring innovation and generating unique products and services. Creativity is part of any state's competitive edge in the global marketplace, where distinctive design and effective communications can spell the success or failure of a business or policy venture.
- **Public funding of the arts is an investment with high yields.** This starts from the top with federal funds: each \$1 in federal arts funds leverages another \$9 from other public and private sources, resulting in \$500 million in matching support.²

Leading public-sector organizations—including the National Governors Association, the National Conference of State Legislatures, the U.S. Conference of Mayors and the Education Commission of the States—have identified the arts as part of a strong state policy portfolio. Business leaders, economists, property developers, tourism officials and community planners have joined with parents, educators and civic leaders to promote public policies that strengthen the arts. They do so because they recognize the benefits that accrue to communities when government helps to foster a robust arts sector.

"Arts and culture are consistent sources of economic growth, during both good and difficult economic times. Specifically, arts and culture policies and programs increase economic development in states by attracting businesses, creating new jobs, increasing tax revenues and promoting tourism."

[National Conference of State Legislatures](#)

And American taxpayers concur. Indeed, 57% of them approve of state government providing funding to artists and arts organizations, while 58% support such investments from local government. Among "likely voters," this approval increases to 60% for state arts funding and 62% for local arts funding. Furthermore, a strong majority of Americans—55%—favor increasing federal investment in the arts.³

2. Does every state fund the arts? [\(back to Contents\)](#)

Yes. Like most areas of public spending, state appropriations to the arts have seen periods of growth and decline tied to state budget conditions. State governments have maintained a commitment to the arts by allocating funding—even during recessions—to state arts agencies and their programs.

WHY SHOULD GOVERNMENT SUPPORT THE ARTS?

3. What do states currently invest in the arts? ([back to Contents](#))

See NASAA's interactive [Appropriations Explorer](#) to learn more about current public funding for your state arts agency, how that funding has changed over time and how it compares with other states.

Legislative appropriations to all state and jurisdictional arts agencies in fiscal year 2017 totaled \$368 million, or \$1.13 per capita.⁴ This represents only 0.041%—less than one-half of one-tenth of one percent—of state general fund expenditures.⁵ Yet the return on this investment is tremendous. State arts agencies support more than 21,600 projects undertaken by communities, organizations, schools, individual artists and others, making the economic, educational, civic and cultural [benefits](#) of the arts available across the United States.⁶

Over time, changes to legislative appropriations to the arts mirror the health of overall state budgets. State arts agencies operate with no reserves, dedicating all available resources to current constituent services. This means that even small-magnitude cuts to state arts funding tend to have a high-magnitude impact, resulting in fewer communities reached, numerous projects cancelled, loss of leveraged funds and gaps in services to the public.

4. How do federal arts funds impact states? ([back to Contents](#))

In addition to awarding direct grants to every state and congressional district in the country—more than 2,400 grants benefiting more than 16,000 communities in 2016—the National Endowment for the Arts, by law, dedicates 40% of its grant-making funds (\$47 million in 2017) to state and regional arts agencies.⁷ This state-federal partnership has several important merits:

- **NEA partnership funds support state priorities.** The [Partnership Agreement program](#) is an exemplary model of federalism through which federal funds address the needs and priorities of local communities.
- **NEA funds incentivize state investment in the arts.** Federal partnership funds encourage state legislatures to make their own investments (\$368 million in 2017), ultimately expanding the support available to local communities.
- **NEA funds to states leverage additional matches at the local level.** State arts agencies combine federal and state dollars to award 21,600 grants each year. These grants, in turn, garner more than \$319 million in in-kind contributions and more than \$11 billion in cash matches from other sources (local governments, private donors and earned income).⁸

"In the advancement of the various activities which would make our civilization endure and flourish, the Federal government should do more to give official recognition of the importance of the arts and other cultural activities."

[President Dwight Eisenhower](#)

The NEA and state arts agencies also work together to realize a number of national initiatives with wide-ranging benefits. Through [Poetry Out Loud](#), for example, each year state arts agencies

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coordinate, in partnership with the NEA and the Poetry Foundation, a national contest of poetry recitation that involves 345,000 high school students. In addition, state arts agencies are supporting the expansion of [Creative Forces](#), a joint program of the NEA and the U.S. Department of Defense (DOD) that integrates creative arts therapies into medical treatment plans for wounded military service members. State arts agencies are helping the NEA and DOD implement the program in 12 clinical facilities around the nation, increasing access to community based therapeutic arts activities for service members, veterans and their families.

5. Can't we just use federal funds without any state funds? [\(back to Contents\)](#)

No. According to federal statute, NEA funding for state arts agencies cannot be used to supplant nonfederal funding.⁹ This means that states may not use federal dollars to replace state dollars with the intention or effect of reducing state funding for a state arts agency.

Furthermore, a viable and effective state arts agency supported by state government is a prerequisite for receiving federal funds. States receive federal funds in the form of Partnership Agreements, which are flexible block grants from the NEA. Although a state arts agency may allocate these funds according to its own state's needs, the following criteria must be met:

- The state must have a state arts agency that is officially designated and financially supported by the state.
- The state arts agency must have its own board, council or commission.
- The agency must have a comprehensive statewide plan for the arts that includes input from the public and is responsive to the needs of the state.
- Funding and programming decisions must be made on criteria that take fairness and excellence into account.
- The agency must demonstrate leadership in providing public access to the arts and arts education as well as addressing the needs of underserved communities.
- The agency must maintain sound fiscal management, administrative procedures and accountability reporting.
- Federal funds must be matched on at least a 1-to-1 basis.¹⁰

In the 1960s, the federal government provided incentive grants designed to assist states in the creation of arts agencies. Since that time, however, state appropriations for the arts have far surpassed the initial federal investment, because states recognized the many benefits of investing in the arts and sought to maximize those returns. Today, legislative appropriations for the arts comprise 82.7% of total state arts agency revenue, whereas NEA dollars comprise just 9.3%.¹¹

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6. Why can't local government take on the responsibility? ([back to Contents](#))

Local government support for the arts is an important ingredient of a healthy arts sector. Municipal and county governments often support the arts through local arts agencies, which provide a wide range of grants, programs and services designed to boost community cultural engagement.¹² Local government support alone, however, cannot meet the nation's needs. Some local arts agencies secure substantial public funding, but not all communities can afford to do so. Local arts agency budgets range from \$0 (for all-volunteer groups) to \$156 million.¹³

Furthermore, local arts agencies don't exist in every community. While there are about 4,300 local arts agencies in the United States, there are nearly 39,000 counties, municipalities and townships.¹⁴ The cultural vibrancy of the many communities without a local arts agency depends on the investments of state arts agencies and the NEA.

It takes all three levels of government—federal, state and local—to sustain the arts and to make certain that all communities can benefit from what the arts offer. A complementary relationship exists between the three levels of government, each of which contributes critical dollars, leadership, knowledge and partnerships. America's physical infrastructure offers an apt analogy: our road system requires the coordinated efforts of federal, state and local governments in order to support commerce and function safely. America's cultural infrastructure requires similar coordination.

7. Why can't the private sector do this job by itself? ([back to Contents](#))

It takes a mixture of both public and private funds to support the arts. Although many private philanthropies and companies contribute to cultural activities, a solely private support model would leave too many Americans behind:

- **Philanthropic giving is geographically disproportional.** A U.S. Department of Agriculture analysis found that just 5.5% of foundation grant dollars go to rural areas, in which 15% of the U.S. population resides.¹⁵ In comparison, 25% of state arts agency grants are awarded to rural areas.¹⁶
- **Public funding for the arts has a proven track record of reaching underserved communities, while foundation giving has not been as equitable.** Between 2003 and 2013—when the collective assets of U.S. foundations grew by \$321 billion and their grant making by \$6 billion—just 1 in 10 of America's largest 1,000 foundations awarded more than half their grant dollars to underserved communities.¹⁷ In contrast, 54% of state arts agency grants are awarded to low-income areas and 40% of NEA-supported activities take place in high-poverty neighborhoods.¹⁸
- **Foundation support for the arts is highly concentrated in large awards.** Of the 1,000 largest foundations, just 25 foundations accounted for 37% of all foundation support for the arts in 2014, and grants of \$500,000 or more accounted for 58% of foundations' arts dollars.

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This concentrates support to a small number of grantees and excludes many smaller, grass-roots groups.¹⁹

- **The goals of individual or corporate philanthropists may be worthy, but they might not address broad community needs.** Personal passions or market exposure goals don't always align with the public interest. If arts funding supported only the most popular or commercially successful art forms, it could jeopardize cultural preservation and decrease the diversity of American culture.
- **The private sector won't fill gaps left by public investment declines.** A survey of foundations following the Great Recession found that 57% had not changed their grant-making priorities or strategies in response to lower levels of public arts funding.²⁰ As recently as March 2017, a leading foundation stated that it would not be able to compensate for cuts made in public support for the arts.²¹
- **Government investments in the arts are citizen-driven and beholden to the public interest.** They support inclusive experiences and community based activities that ensure everyone benefits from the arts.

Another responsibility of government is to ensure the long-term well-being of America's democracy. Encouraging inclusive dialogue, awareness of diversity and sympathy for fellow Americans are vital to a democratic, pluralistic society. While some philanthropy projects may foster democratic citizenship, that is no substitute for government's role in educating its citizenry.²² The National Arts and Humanities Act of 1965 says as much, noting that it is necessary for government to support a "climate encouraging freedom of thought, imagination, and inquiry" because "democracy demands wisdom and vision in its citizens."²³

"Why do we, as a free people, honor the arts? Well, the answer is both simple and profound. The arts and the humanities teach us who we are and what we can be.... We honor the arts not because we want monuments to our own civilization but because we are a free people. The arts are among our nation's finest creations and the reflection of freedom's light."

[President Ronald Reagan](#)

8. Shouldn't the arts just be supported by those who attend? [\(back to Contents\)](#)

Admissions and earned income already comprise the lion's share of arts revenues.²⁴ But the arts are a public good—not merely a consumer product—because everyone benefits from the the arts, not just those who choose to attend. A thriving creative sector creates a positive ripple effect throughout a community. We all benefit when neighborhoods are more livable, when kids do better in school, when our economy is more productive and when diverse populations come together—all of which result from inclusive access to arts activities and experiences.

9. Aren't there more serious issues government should address? [\(back to Contents\)](#)

The arts help America resolve some of our most serious public policy problems:

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- **Economic growth:** The value of arts and cultural production in America is \$763.6 billion (4.2% of our gross domestic product), which is more than four times greater than the amount that the agriculture, forestry, fishing and hunting sector contributes to GDP.²⁵ There are 4.92 million workers in the arts and cultural sector, whose efforts helped create a \$20 billion trade surplus in arts and cultural products for the United States.²⁶
- **Effective education:** The arts help realize the goals of a 21st-century education. [Arts education](#) raises academic achievement because it encourages creative thinking, analytical reasoning, effective communication and collaborative work—all competencies important for career and life success.
- **Effective health care:** The arts [facilitate healing and contribute to well-being](#) throughout a person's life. Not only can arts therapy reduce the length of in-patient medical care and reduce dependency on medications, but it also improves patients' satisfaction with health care, helps slow cognitive decline and serves as an effective tool for coping with mental and emotional health concerns.
- **Supporting our troops:** Likewise, the arts are a cost-effective way to [help wounded warriors and combat veterans](#) recover from physical and emotional trauma. There is growing recognition among military leaders, arts therapists and doctors that the arts can be especially effective in helping patients suffering from [traumatic brain injury and/or post-traumatic stress](#).²⁷
- **Projecting America's strength:** As President George H.W. Bush said in 1990, the arts and humanities "distinguish America as a world leader rather than merely a world power."²⁸

"With massive exports of U.S. entertainment, the arts and culture sector is a win for American trade."

[Fortune Magazine](#)

10. Don't arts funds mostly benefit big cities? [\(back to Contents\)](#)

No, which is another reason government support for the arts is so crucial: it ensures that the benefits of the arts accrue in all communities, not just urban areas. While the arts in all communities improve quality of life for residents, attract visitors and investment, and grow sustainable small businesses, in rural areas they also address unique challenges such as geographic isolation, infrastructure limitations and population flight.

Grant funding: While the rural communities that stretch across 72% of America's landmass are home to only 15% of the U.S. population, they receive 25% of all state arts agency grants. Collectively, state arts agencies make more than 5,100 direct grants to nearly 2,100 rural communities across the country.²⁹

State Arts Agency Support for Rural Communities

- 25% of all state arts agency grants go to rural communities.
- 15% of the U.S. population lives in rural communities.

[National Assembly of State Arts Agencies](#)

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The extent of state arts agency investment in rural areas is amplified even further through regranting or [decentralization programs](#) present in 15 states.

Equitable distribution: Because state arts agencies administer both federal and state dollars, they are in a strong position to ensure that this combined investment reaches rural communities. Many rural arts organizations lack the capacity to apply for National Endowment for the Arts grants and instead rely on state arts agencies to share the federal funding they receive. This public investment is especially important given the uneven distribution of private support for the arts.

Access to culture: In areas without large museums, performing arts centers or other types of arts infrastructure, state arts agencies provide crucial services and programming through a variety of community facilities such as schools, community centers and other public venues. Nationwide, 21% of state arts agency grants in rural communities go to educational institutions and 7% to community organizations, whereas in urban areas educational institutions receive 15% of state arts agency grants and community groups 6%.³⁰

Leveraging rural resources: State arts agencies form partnerships with federal, state and local programs that benefit rural communities. Partners include agriculture departments, cooperative extension networks, and city or county agencies. Examples of such partnerships include one between the Mississippi Arts Commission and the Mississippi Library Commission to facilitate access in underserved communities to creative experiences and state grants and services. In another example, the Iowa Department of Cultural Affairs, the Iowa Farm Bureau Federation and the Iowa Department of Agriculture and Land Stewardship cooperatively manage an agricultural art contest.³¹

11. Aren't the arts a pastime of the elite? [\(back to Contents\)](#)

No. The arts are a common human experience across cultures, and have been throughout history. The arts are inclusive: people with diverse backgrounds, education levels and economic status engage in cultural activities of all sorts,³² thanks in part to public funding of the arts.

Government arts support ensures that low-income groups get their fair share of the educational and economic benefits offered by the arts. For example, 40% of state arts agency awards go to counties with a median household income below \$50,000. These low-income counties are home to 20% of the U.S. population.³³ The NEA, too, reaches low-income areas: 40% of NEA-supported activities take place in high-poverty neighborhoods, and 36% of NEA grants go to organizations reaching underserved populations (including veterans and people with disabilities).³⁴

"A society that supports the arts and the humanities is not engaging in philanthropic activity so much as it is assuring the conditions of its own flourishing."

[President's Committee on the Arts and the Humanities](#)

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12. Why support the arts in hard times? [\(back to Contents\)](#)

Because the arts help states bounce back from adversity. Economic downturns require public officials to make the most of every asset and to adopt policies that maximize a state's recovery. The arts are a proven part of that mix. The creative industries diversify a state's economic base, which is especially valuable for states hit hard by declines in manufacturing or natural-resource extraction. The creative sector can mitigate economic problems by creating jobs and enhancing property values. Creative communities further help to stabilize a state's tax base by preventing the flight of skilled workers and families seeking good quality of life.

The arts also are central to community resiliency. Whether states are facing economic distress, natural disasters or other adversity, the arts are a powerful force for recovery and healing, a benefit that few other industries offer.

13. Will cutting the arts help balance government budgets? [\(back to Contents\)](#)

No. The National Endowment for the Arts receives a mere 0.004% of the total federal budget, less than one-half of one-hundredth of one percent. State arts agency appropriations, meanwhile, constitute just 0.041% of state general fund expenditures, less than one-half of one-tenth of one percent.³⁵ Cutting this funding would not achieve any significant savings—but it would drastically harm communities both urban and rural, wealthy and underserved. Furthermore, the arts return \$27.5 billion in tax revenue to federal, state, county and municipal governments.³⁶ **A strong arts sector makes it easier for our government to balance its books.**

"...direct grants do not finance the bulk of artistic activity in the U.S.; they fill gaps, enhance arts education, nourish arts creation, assist in the presentation and delivery of artworks, and enable preservation. These grants thus complement, and do not replace, other means of arts funding."

[National Endowment for the Arts](#)

State arts agencies and the NEA operate with modest financial resources, lean staffs and as little red tape as possible. Nationwide, the number of state arts agency staff members has declined by 22% since 2000.³⁷ Yet state arts agency grant making has remained relatively steady or even grown over much of the same period. State arts agencies are able to do a lot with a little due to sound management practices as well as citizen-engagement policies that involve the public and many partners in agency initiatives, [strategic planning](#) and funding decisions.

14. Does government arts funding cause dependence on public dollars? [\(back to Contents\)](#)

No. Arts organizations rely on a blend of funds, predominantly earned income and private contributions. Although the mix varies among different kinds and sizes of arts organizations, government funding is typically a very modest slice of the pie. Among state arts agency grantees, for instance, state grant funds amount to just 2.1% of their total revenue.³⁸

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Despite its small size, that percentage accomplishes important goals. Government support ensures the accessibility of the arts, it aligns arts services with the needs of each community, it ensures accountability in spending, and it inculcates management and planning practices that contribute to long-term financial stability for grantees.

Furthermore, government funding helps to attract other investments. State arts agency grants typically come with a minimum 1-to-1 matching requirement, but matches often exceed that minimum. Dollars from a state arts agency provide a widely recognized "seal of approval" that helps grantees to raise additional funds from individuals, corporations and foundations and to attract partners in entrepreneurial and earned-income ventures. For every \$1 of total grant funds awarded by state arts agencies nationwide, more than \$11.4 billion in matching funds is secured from earned or contributed funds.³⁹

15. Is support for the arts a partisan issue? [\(back to Contents\)](#)

"The Constitution was not just a statement of policy or procedure. It showed the depth of the Founders on learning and grasp of culture, without which they couldn't have produced the Constitution. It should come as no surprise, then, that the Founders viewed the arts as essential elements of the new American nation."

[President Ronald Reagan](#)

No, support for the arts is pan-partisan. Historically, arts funding increases and reductions have occurred in nearly equal measure under Republican and Democratic legislative leadership.

A multivariate statistical analysis conducted by NASAA in 2015 shows that the partisan affiliation of lawmakers—Republican, Democrat or

Independent—does not determine decisions on state

funding of the arts. State appropriations data from the past 30 years, a period with increasingly sharp partisan divides on a number of policy issues, yield no meaningful relationship between party control of a state's legislature and the amount appropriated to the state arts agency.⁴⁰

In Congress, Republicans and Democrats alike have track records of supporting federal arts funding because they know it is wise economic policy and popular with constituents.⁴¹ The last time a Republican President occupied the White House (2001-2008)—a period when Republicans had the majority in both houses of Congress for a number of years—federal appropriations to the NEA increased by \$40 million.⁴²

No political party is "better" or "worse" for the arts. What drives decision makers to support the arts and culture isn't political affiliation, but rather the benefits of the arts that can be documented in a lawmaker's

"The most fundamental unique asset of an SAA [state arts agency] is its authorization to represent the interests of the state in developing the arts as an important human activity and industry."

[Mark H. Moore,](#)
[John F. Kennedy School of Government,](#)
[Harvard University](#)

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home district and the resources that are available to policymakers at any given time.

16. Why are state arts agencies essential? [\(back to Contents\)](#)

The presence of a strong state arts agency ensures that all communities—regardless of their geographic location, political affiliation or economic status—are systematically and equitably served. Other public funding mechanisms do not attain these same goals. For instance, legislative earmarks are used in some states to supplement arts appropriations. While these line items can be a valuable source of funding, they inevitably exclude some communities. Local government funding is another key source of arts support, but it remains uneven, with more resources and opportunities available to residents of larger communities. Only state arts agencies are positioned to provide strategic and equitable leadership and support to all areas of a state.

- **State arts agencies possess specialized expertise related to creative business development and cultural planning.** These skills provide sound stewardship of resources and position state

What Does State Government Get from State Arts Agencies?

State arts agencies offer a variety of services, including grants, marketing assistance, public information, technical assistance, training and research. Combined, these services:

- **make the economic, educational and civic benefits of the arts available to all communities** by broadening public access to the arts and reducing barriers to cultural participation
- **support academic success** by helping schools to tap the arts as a teaching and learning asset
- **promote the attainment of state education standards** for learning in key subjects
- **foster sound management practices** by requiring grantees to adopt rigorous planning, evaluation and financial management systems
- **hone a state's competitive edge** by fostering a creative work force, reinforcing a creative brand identity, and offering a climate appealing to businesses, investors, residents and travelers
- **support small business development** by providing catalytic funding and essential skills to creative entrepreneurs
- **preserve cultural heritage** as a legacy for future generations
- **build bridges across cultures, generations and geographies**, supporting civic engagement and involving citizens in community and civic life
- **leverage federal dollars** that can be used to address each state's goals
- **encourage other investments in the arts**, catalyzing tax revenues, public and private investment, and entrepreneurial business practices
- **demonstrate accountability and good government** by adhering to the highest management and accountability standards

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arts agencies to act as a locus of expertise and learning that benefits the arts community, other branches of government and the private sector, too.

- **State arts agencies support functions that are overlooked by other funding mechanisms.** State arts agencies devote much of their funding to smaller organizations, community groups and schools, which may not be as competitive for federal arts funds as larger, well-established arts organizations. Corporations, in order to secure maximum marketing exposure, are most likely to sponsor blockbuster arts events or other highly commercialized activities. In contrast, state arts agency grant making emphasizes grass-roots arts development. State arts agency grants place priority on educational programming, community outreach, long-term planning and other activities consistent with the public interest. In addition, state arts agencies often provide operating grants and funding for individual artists—two important areas that few foundations or corporations routinely support and that the federal government, per statute, cannot.
- **State arts agencies are the designated vehicle for receiving Partnership Agreement funding** from the National Endowment for the Arts.

State arts agencies have demonstrated over time their ability to deliver value to the public. About half of the country's state arts agencies were established prior to the creation of the National Endowment for the Arts in 1965. The NEA incentivized the rest of the states to create arts agencies shortly thereafter. Since that time, state arts agencies have achieved periods of strong growth and have shared, along with the rest of state government, the pain of recessions. In good times and bad, however, state legislatures have continued a commitment to state arts agencies because of the singular combination of benefits that they provide to citizens and state government.

17. What the Research Says [\(back to Contents\)](#)

Research has documented numerous economic, educational, work-force, health, civic and cultural benefits of investing in the arts. The catalogue below offers a succinct summary of those research findings. Each section concludes with links to source materials and other publications with additional details.

ECONOMIC BENEFITS

The arts help communities to prosper. The arts are part of a well-diversified 21st-century economy. Along with nonprofit arts organizations, creative enterprises make significant contributions to state and local economies, generating employment and tax revenues and providing goods and services sought by the public. The value of arts and cultural production in America in 2015 was \$763.6 billion, amounting to 4.2% of gross domestic product. The arts contribute more to the national economy than do the construction, transportation and warehousing and agriculture (including forestry, fishing and hunting) industries.⁴³ As an industry, arts and culture is expanding, having grown 35.1% in its

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contribution to GDP between 1998 and 2014.⁴⁴ In addition, the U.S. exports more arts and cultural products and services than it imports—yielding a trade surplus of \$20 billion—benefiting creative industries as well as the overall economy.⁴⁵ (More: [National Endowment for the Arts](#); [National Endowment for the Arts](#); [National Governors Association](#); [Americans for the Arts](#); [U.S. Census/National Endowment for the Arts](#))

"Concentrations of cultural enterprises and creative workers in a geographic area provide a competitive edge, likely by elevating the quality of life, improving a community's ability to attract economic activity, and creating a climate in which innovation can flourish."

[American Planning Association](#)

The arts put people to work. By investing in the arts, the public sector is fostering a skilled work force of creative occupations that contribute to economic productivity. The arts employ people working in a wide variety of roles, including individual artists, managers, marketers, technicians, teachers, designers and carpenters. Like other occupations, arts jobs help to pay mortgages and send children to college. There are 4.92 million arts and cultural sector jobs in the United States, which, combined, pay \$372.5 billion.⁴⁶ The arts and culture industry produces substantial federal, state and local tax revenue—\$27.5 billion in 2015—and it continues to grow as a segment of the national economy.⁴⁷ Furthermore, for every arts job created, another 1.61 jobs are created in other sectors.⁴⁸ (More:

[Americans for the Arts](#); [Americans for the Arts](#); [National Assembly of State Arts Agencies](#); [National Endowment for the Arts](#); [National Endowment for the Arts](#); [National Governors Association](#); [U.S. Department of Commerce Bureau of Economic Analysis](#))

The arts attract tourism revenue. Cultural tourism is a huge market, with 76% of all U.S. leisure travelers participating in cultural activities. These nearly 130 million cultural travelers contribute more than \$171 billion each year to the U.S. economy. American cultural travelers spend on average 60% more than other types of travelers, about \$1,300 per trip compared to \$800 per trip. In addition, they take more trips per year than non-cultural travelers.⁴⁹ Furthermore, cultural tourists spend more than twice as much as local arts patrons.⁵⁰ Foreign visitors to the United States also partake in arts and cultural activities. In 2012, 28.4% of them visited an American art museum or gallery, while 18.4% attended a concert, play or musical.⁵¹ (More: [Americans for the Arts](#); [Americans for the Arts](#); [U.S. Office of Travel and Tourism Industries](#))

The arts are a sound rural development strategy. The arts help to address some of the unique challenges faced by rural communities, including geographic isolation, infrastructure limitations and population flight. The arts can boost rural employment and help to diversify rural economies by creating sustainable small businesses, improving quality of life for residents, and attracting visitors and investment. (More: [National Assembly of State Arts Agencies](#); [National Governors Association](#);

"The arts are unique in their ability to revitalize rundown sections of a city or create a new platform by which collaboration can be attained."

[Federal Reserve Bank of Atlanta](#)

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[U.S. Department of Agriculture Economic Research Service](#))

The arts are a business magnet. Arts organizations purchase goods and services that help local merchants thrive. Arts audiences also add to the local economy, buying admission tickets but also spending money—more than \$102.5 billion in 2015—on transportation, food, lodging, gifts and souvenirs.⁵² The arts act as a magnet for businesses, attracting companies that want to offer their employees and clients a creative climate and an attractive community with high amenity value. (More: [State Arts Agency Economic Impact Studies](#); [Americans for the Arts](#))

The arts give industries a competitive edge. American companies face an international marketplace in which value is increasingly determined by a product's artistic qualities, uniqueness, performance and design. Creative workers help businesses to innovate product lines and effectively market their services. In particular, arts and cultural goods and services drive industries primarily focused on producing copyrighted content, accounting for nearly half of their combined \$960 billion value.⁵³ (More: [National Endowment for the Arts](#); [National Governors Association](#))

The arts enhance property values. The arts make neighborhoods attractive places to live, work and play. The arts help to revitalize blighted areas and strengthen both commercial and residential housing markets. (More: [Social Impact of the Arts Project/The Reinvestment Fund](#))

EDUCATIONAL AND WORK-FORCE BENEFITS

Students engaged in the arts perform better academically. Numerous longitudinal research studies have documented that students who receive arts education exhibit improvements on standardized test scores and in their performance in other subjects, including reading and math. (More: [National Assembly of State Arts Agencies/Arts Education Partnership](#); [The College Board](#); [Arts Education Partnership](#); [President's Committee on the Arts and the Humanities](#))

The arts help kids to succeed in and after school. Students who receive arts education have stronger social skills, improved motivation to learn, and more esteem for themselves and their peers. The arts encourage the ability to engage with new ideas and consider multiple perspectives. Arts education helps to create a positive school environment in which learning and human development can occur. (More: [National Endowment for the Arts](#); [National Endowment for the Arts](#); [Arts Education Partnership](#); [National Assembly of State Arts Agencies/Arts Education Partnership](#))

"When students have access to learning experiences in the arts in the home, school, and community, they are better prepared for success in school, work, and life."

[U.S. Conference of Mayors](#)

Arts education helps close achievement gaps for disadvantaged students. Research confirms that students from low-income families, English language learners and students with special needs all do

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better in arts-infused schools than in schools that do not have robust arts programming as a meaningful part of the curriculum. (More: [National Endowment for the Arts](#); [President's Committee on the Arts and the Humanities](#); [Arts Education Partnership](#))

"Do we want students who are less likely to drop out of school and more likely to have academic success, particularly in math and science? Music and art deliver, especially for students likely to get lost in an education assembly line that can be more Pink Floyd's 'Another Brick in the Wall' than about creative thinking and problem solving."

[Former Arkansas Governor Mike Huckabee](#)

Arts education provides skills critical to 21st-century success. In a global economy that is driven by knowledge and ideas, arts education is a necessity. The best-paying jobs require workers with creativity and higher-order thinking and communication skills, and companies are increasingly looking for these qualities in the workers they recruit. In studying the arts, students hone their perceptual, analytic and interpretive skills while developing creative thinking, communications and problem-solving abilities. (More: [Education Commission of the States](#); [Arts Education Partnership](#); [National Governors Association](#))

The arts address a shortage of creative workers. The vast majority—85%—of business leaders say they can't find enough job applicants with creativity and innovation skills.⁵⁴ Arts education, K-12 and beyond, is part of the solution to this challenge. (More: [The Conference Board](#))

The arts keep kids in school. Dropout rates are causing serious academic and economic concerns for many communities. Numerous studies have found that arts education programs can help to reduce dropout rates, increase student engagement and raise educational attainment levels. (More: [Center for Arts Education](#); [National Assembly of State Arts Agencies/Arts Education Partnership](#))

The arts raise aspirations for at-risk youth. Participation in arts programs decreases young people's involvement in delinquent behavior and improves students' attitudes about themselves and their future. (Sources: [The James Irvine Foundation](#); [National Endowment for the Arts](#); [PolicyLink](#); [Social Impact of the Arts Project](#); [U.S. Department of Justice](#))

Voters are committed to arts education. The American public, by an overwhelming margin, believes the arts are vital to a well-rounded education. Studies also indicate that a majority of voters, regardless of political affiliation, are willing to cast their ballots against elected officials who oppose education programs designed to foster student imaginations. (More: [Americans for the Arts](#); [Lake Research Partners](#); [Harris Polling](#))

HEALTH BENEFITS

The arts promote physical health and expedite medical recovery. According to the evidence, the arts have a positive effect on physical health for people of all ages. They facilitate the recovery

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processes of ill and injured people, and they are conducive to wellness care and other care models focused on "whole person" health. Arts engagement enhances patient resilience and coping skills, and it has been associated with cutting the length of hospital stays and decreasing health care related infection rates and the need for pain management. (More: [American Journal of Public Health](#); [Americans for the Arts](#); [Grantmakers in the Arts](#))

The arts contribute to healthy aging. Research shows that seniors who participate regularly in the arts report better health, fewer doctor's visits and less medication usage. The arts can help ameliorate age related conditions such high blood pressure, dementia and cognitive decline. They promote emotional well-being by relieving stress, increasing social engagement and encouraging independence. As a result, they are beneficial in long-term health care settings like assisted-living facilities and nursing homes. For hospice, palliative and other end-of-life care, the arts can create highly personalized health care environments and help patients cope with their grief. (More: [George Washington University Center on Aging](#); [Grantmakers in the Arts](#); [National Endowment for the Arts](#); [National Center for Creative Aging/National Guild for Community Arts Education](#))

"Arts in medicine contributes to improved healthcare outcomes, better patient and staff satisfaction, and lower healthcare costs."

[Grantmakers in the Arts](#)

The arts can help wounded warriors and trauma survivors. The arts have been used cost-effectively to treat soldiers, combat veterans and survivors of physical and emotional trauma. Arts therapy is a noninvasive and efficacious means of fostering resiliency, recovery and community reintegration. A large majority (85%) of wounded military service members who received care at the Walter Reed National Military Medical Center's National Intrepid Center of Excellence credited arts therapy as facilitating their healing. Meanwhile, arts treatments for veterans could potentially reduce health care costs by more than \$1,000 per patient, yielding a combined savings of \$1.7 billion.⁵⁵ Furthermore, arts interventions help destigmatize post-traumatic stress, traumatic brain injuries and depression—the hallmark wounds of the Iraq and Afghanistan wars—thereby enabling more people to seek treatment who otherwise might not.⁵⁶ Finally, arts based care of wounded warriors is popular, with 70% of Americans supporting government funding of arts and military programs.⁵⁷

"Art makes a difference in the quality of life for our wounded warriors and those around them."

[Rear Admiral Alton L. Stocks \(Retired\),
Former Commander of Walter Reed
National Military Medical Center](#)

(More: [Americans for the Arts](#); [National Assembly of State Arts Agencies](#); [Americans for the Arts](#); [National Center for Creative Aging/National Guild for Community Arts Education](#); [National Endowment for the Arts](#))

The arts improve medical environments. Arts opportunities for patients in hospitals and other medical environments generally increase their levels of satisfaction with the health care experience. As a result, they improve the working environments of medical professionals. (More: [Americans for the Arts](#); [Grantmakers in the Arts](#))

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The arts are good for mental and emotional wellness. The arts can be an effective treatment tool for mental and emotional health issues. For example, the arts can reduce feelings of depression and anxiety, and they can increase self-esteem. The processes of creativity—brainstorming, planning, making and presenting—all engender self-efficacy. (More: [American Journal of Public Health](#); [Americans for the Arts](#); [National Center for Creative Aging/National Guild for Community Arts Education](#))

CIVIC BENEFITS

The arts contribute to community vitality. A growing body of research points to the arts as an engine for civic renewal. Citizen engagement in the arts creates a strong shared identity, connectedness and pride. (More: [Arts Midwest](#); [PolicyLink](#); [The Reinvestment Fund/Social Impact of the Arts Project](#); [The Reinvestment Fund/Social Impact of the Arts Project/Rockefeller Foundation](#); [The Urban Institute](#))

"Creative placemaking is a significant economic development tool and can be highly transformative for a region in terms of income generation and job creation."

[Federal Reserve Bank of Cleveland](#)

The arts make public spaces vibrant and bring them to life. Artworks and arts activities make public spaces livable, attractive and distinctive, engaging residents in the creation of welcoming and sustainable places to live, work, play and raise families. Creative placemaking has been shown to have profound social, economic and civic benefits for local communities and their diverse residents. (More: [ArtPlace America/The Urban Institute](#); [The Reinvestment Fund/Social Impact of the Arts Project](#); [The Reinvestment Fund/Social Impact of the Arts Project/Rockefeller Foundation](#))

Experiences of arts and culture can create common understanding between citizens, can encourage empathy and critical thinking about the work, and can be used to address community development and equity issues ranging from youth at risk, homelessness, and illiteracy to economic vitality, neighborhood cohesion, and civic engagement.

[U.S. Conference of Mayors](#)

The arts contribute to collective efficacy. Research has shown that the arts build resiliency, foster social capital, strengthen interpersonal ties, empower residents, and encourage tolerance and other altruistic behaviors, all of which nurture the collective efficacy of a community to address major problems such as poverty. (More: [Americans for the Arts](#); [Artplace America/The Urban Institute](#); [Arts Midwest](#); [The James Irvine Foundation](#); [PolicyLink](#); [The Reinvestment Fund/Social Impact of the Arts Project](#); [The Reinvestment Fund/Social Impact of the Arts Project/Rockefeller Foundation](#); [Social Impact of the Arts Project](#); [University of Illinois at Chicago](#))

The arts foster civic participation and a strong democracy. The arts enhance our ability to illustrate viewpoints, to engage issues, to inspire action and to see things through the eyes of others—all necessary components of a thriving democracy. Americans who participate in the arts are more likely to engage in other aspects of community life, such as voting and volunteering. The arts also enhance civic dialogue, capturing the American experience and giving voice to our joys and aspirations as well

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as to the conscience of our communities. (More: [Americans for the Arts](#); [National Endowment for the Arts](#); [The James Irvine Foundation](#); [University of Illinois at Chicago](#); [Yale Journal of Law & the Humanities](#))

The arts are a communications asset in a global society. The arts build bridges among people. They facilitate intercultural understanding, increase tolerance, foster trust and provide a common lexicon for building relationships in an increasingly diverse and global society. (More: [The James Irvine Foundation](#); [National Governors Association](#); [Social Impact of the Arts Project/The Reinvestment Fund](#))

CULTURAL LEGACIES

The arts create a distinctive state identity. Along with a community's physical landmarks, its culture, traditions and character are part of its magnetism. A cohesive brand identity is an economic asset that can help both places and products to prosper. (More: [National Governors Association](#))

The arts endow life with meaning. Most Americans—87%—recognize that access to the arts is important to quality of life. Furthermore, 63% say that arts experiences are uplifting, and 73% think the arts contribute something positive to the world.⁵⁸ Additional research shows that the arts facilitate personal development, social cohesion and community empowerment. (More: [Americans for the Arts](#); [Arts Midwest](#); [The James Irvine Foundation](#))

"...in a pluralist democratic state, the government has an obligation to encourage citizens to reap the civic benefits of the arts."

[Daniel Reid, Yale Journal of Law & the Humanities](#)

The arts bridge community differences, create shared cultural identities and foster social equity. The arts, 67% of Americans believe, unify people despite race, ethnicity and age. Meanwhile, 62% value the arts for enabling cross-cultural understanding, and 60% think the arts bolster their community identity.⁵⁹ (More: [Americans for the Arts](#); [Arts Midwest](#); [The James Irvine Foundation](#); [PolicyLink](#))

The arts are important to Americans. More than half of all U.S. adults—about 120 million people—attended a live visual or performing arts activity in 2012, and 44% created, practiced, performed, edited or remixed art.⁶⁰ In 2015, 66.2% of Americans attended a least one visual or performing arts event or saw a film. The creative process and its results are stimulating, and people continue to seek out arts opportunities to grow personally, to engage with their communities, to contribute to cultural conversations and to find inspiration. This broad interest is reflected in the fact that 87% of Americans believe arts and culture improve their quality of life.⁶¹ In addition, 63% oppose eliminating federal funding for the National Endowment for the Arts.⁶² (More: [Americans for the Arts](#); [The Curb Center for Art, Enterprise & Public Policy at Vanderbilt University](#); [National Endowment for the Arts](#))

America's cultural legacy is important to lawmakers. Throughout American history, Congress has passed legislation and resolutions encouraging access to arts and culture, such as

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the bills creating the Smithsonian Institution in 1845, the National Gallery of Art in 1937 and the Kennedy Center in 1958. Congress elaborated on its commitment to supporting American culture by passing the Historic Preservation Act of 1966, in which it asserts that "the spirit and direction of the Nation are founded upon and reflected in its historic heritage" and that "the historical and cultural foundations of the Nation should be preserved as a living part of our community life."⁶³ And when Congress established both the National Endowment for the Arts and National Endowment for the Humanities in 1965, it explained, "It is vital to democracy to honor and preserve its multicultural artistic heritage as well as support new ideas, and therefore it is essential to provide financial assistance to its artists and the organizations that support their work."⁶⁴

The arts are also important to state policymakers. Lawmakers in all 56 states and jurisdictional territories legislatively created a state arts agency because they recognized the cultural, civic, economic and educational benefits of the arts. The Oklahoma Arts Council's authorizing legislation, for example, asserts that the "understanding, knowledge, enjoyment and practice of the arts serve to advance the development of our citizens and contribute to the general welfare of the state."⁶⁵ And to this day, states continue to value the contributions of their arts community—so much so that 42 states bestow a governor's arts award in order to celebrate and showcase their cultural legacy.⁶⁶

About the National Assembly of State Arts Agencies [\(back to Contents\)](#)

The National Assembly of State Arts Agencies (NASAA) is the nonpartisan membership organization representing the state and jurisdictional arts councils of the United States. NASAA is a clearinghouse for research about government support for arts and culture in America, providing statistical data, policy analysis and information on exemplary practices used to serve the public. Additional information on [state arts agencies](#) is available on the [NASAA website](#).

For more information on related research, or to request a Microsoft Word version of this document, please contact NASAA Research Manager [Paul Pietsch](#).

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Mural celebrating four local artists taking shape at the Gilt Complex in downtown Stuart

17 PHOTOS

11:23 a.m. EST Jan. 13, 2020



Mural illustrator Benjamin Perez (right) gives Martin County High School art student, Aleesia Wise, 17, advice about painting one of the characters on the newest mural dedicated to local artists Saturday, Jan. 11, 2020, at the Gilt complex in downtown Stuart. "I love being part of the community and I love making art, so meshing that together is my favorite," said Wise. The mural celebrates four local artists, Chris Kling (painter), Geoffrey Smith (sculptor), Ron Corbin (musician) and Mark Muller (chef). The text in the center is an ode to the arts. The characters in the mural were rendered by Perez, a Martin County High School class of 2012 graduate. Students from Jensen Beach High School and the Clark Advanced Learning Center were also selected to take part in the mural installation.

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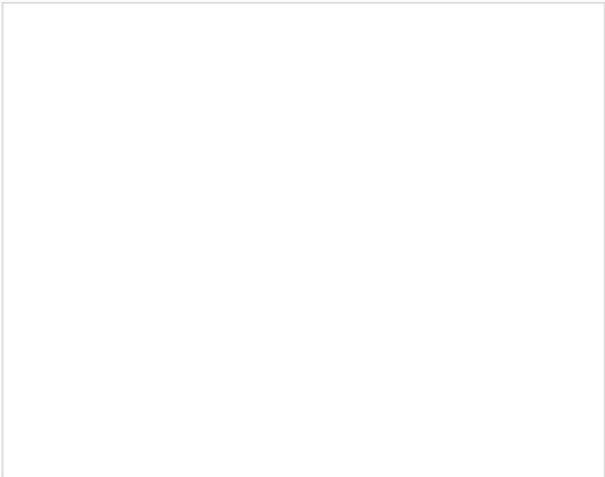
CRYSTAL VANDER WEIT/SPECIAL TO TCPALM



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Martin County High School student Leelou Ziehm (center), 17, works on the newest mural dedicated to local artists Saturday, Jan. 11, 2020, at the Gilt Complex in downtown Stuart. "I'm really excited to work on the mural because students don't get many opportunities to do big projects like this," said Ziehm.

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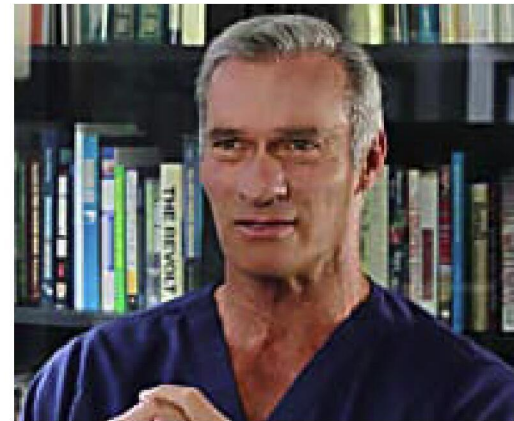
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Martin County teens create 'A Manifesto' in Stuart

Posted: 9:45 PM, Jan 03, 2020 Updated: 11:33 PM, Jan 03, 2020



By: [Arthur Mondale](#)



[+ Show Caption](#)



STUART, Fla. — A new addition is in the works for Stuart's growing arts community. It's a mural and "Artist's Manifesto" completed by Martin County high school students to inspire and lure artists and business.

01272020 JT CRA CRB CCM Page 79 of 175
"We want people to stop and actually read it," Benjamin Perez, a Ringling School of Art + Design illustrator, said. "I think we added a

little color to the town.”

Perez says his concept is reminiscent of a Leonardo DaVinci sketchbook to inspire and grow Stuart’s arts community. Students from Martin County High School, Jensen Beach High School and the Clark Advanced Learning Center will work over the next few weeks to bring his concept to life.

”It’s supposed to inspire other people to do more art,” said Erin Whelpey, a Martin County High School student. “I want to be an art teacher or at least something that deals with education to make more of an impact.”

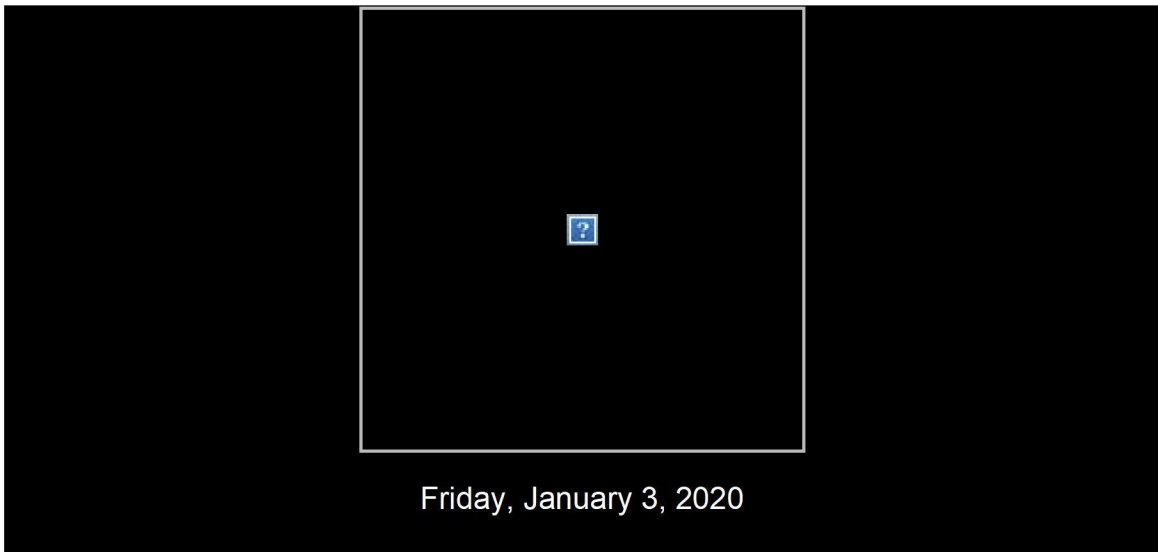
The mural Whelpey helped trace Friday is 55 feet wide and 12 feet tall, and features the faces of well-known Martin County artists. The mural includes Chris Kling, portrait and landscape artist; Geoffrey Smith, sculptor; Ron Corbin, musician and the former music director and Mark Muller, culinary artist.

”Culinary arts has taken a huge leap in the last 10-years,” said Muller, Ellie’s Downtown Deli and Catering owner. “It’s gotten to be a lot more art felt than it used to be.”

The mural is located on Colorado Avenue on the outside wall of Gilt Complex, a custom frame and art restoration service. The owner says the mural should not only recharge consumers appreciation for art, but support it.

”A successful artist is also a successful business person -- otherwise they become starving artists. And nobody wants that,” Duncan Hurd said. “It’s not just painters. It’s dancers, sculptors, chefs, musicians, singers -- they’re all artists.”

Martin County students plan to work on the mural during the weekends. The design ~~is~~ ~~to~~ ~~be~~ ~~completed~~ ~~by~~ ~~March~~ ~~17~~ ~~5~~



Prepared by [Marcus and Dylan](#)

The Treasure Coast Brief.

Straight Facts from the Treasure Coast

Fiery trail over Treasure Coast a **solar illusion**, says DoD; mother who left baby unattended in bathtub charged with **aggravated manslaughter**; and **vehicle fire** on SE Crosstown Pkwy. and SE Airoso Blvd. closes intersection

THE BREAKDOWN

DoD: Fiery trail spotted over the Treasure Coast a solar illusion

The [U.S. Department of Defense](#) said that a [fiery trail](#) spotted over the Treasure Coast on New Year's Day was in fact a commercial airplane, debunking [social media theories](#) that the fireball was a rocket, missile or UFO.

Onlookers from Vero Beach to Jensen Beach posted on social media that they had witnessed a blazing object in the sky just before sunrise on New Year's Day.

Officials from the Department of Defense told [WPTV](#) that sunlight had reflected off a commercial airplane's contrails to create an illusion of a fireball. The spokesperson said there was no fire and no present danger.

When he hit the main traffic light pole, the vehicle spun directly into the intersection and caught on fire.

An unknown person called the police to report the vehicle fire with the driver still trapped inside. Fire Rescue was able to extract him, and he was transported to a nearby hospital. There is no further information on the driver's condition.

Port St. Lucie Police Traffic Homicide Investigators are investigating the circumstances surrounding the crash. Currently, charges or citations are pending the outcome of their investigation.

Creek Arts and Entertainment District hosting art walk

The [Creek Arts and Entertainment District](#) in downtown Stuart is hosting [The First Friday Creek Art Walk](#), a new monthly cultural walking experience aimed at exploring the 18 businesses located in the newly expanded community redevelopment district.

Approved by the Stuart City Commission on Oct. 28, 2019, the area is home to a music scene, arts-related businesses, restaurants, a craft beer pub, an award-winning chocolate factory, and more. Each participating business will host an artist, musician or performer.

January brings two special events: the kick-off of a new outdoor mural at The Gilt Complex at 608 Colorado created by students from Martin County and Jensen Beach high schools. The second event is The Clark Advanced Learning Center and Stuart Art Supply & Artists' Nook at 43 SE Kindred, which will celebrate their 7th anniversary.

The gathering will take place on Friday, Jan. 3 from 5 to 8 p.m. The new monthly cultural walking experience is free and requires no reservations or tickets. Future dates are Feb. 7, March 6, April 3, May 1 and every first Friday thereafter.

The Creek is designated as the official arts and entertainment district for Stuart.

UPCOMING EVENTS



MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD

JANUARY 7, 2020 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS

Chair – Chris Lewis
Vice Chair – Frank Wacha
Board Member – Faye James
Board Member – Tom Campenni
Board Member – Pete Walson
Board Member – Cristina Maldonado
Board Member – Nathan Ritchey

ADMINISTRATIVE

Development Director, Kev Freeman
CRA Administrator, Pinal Gandhi-Savdas
Board Secretary, Jordan Pinkston

CALL TO ORDER  4:00 PM

ROLL CALL  4:00 PM

Present: Tom Campenni, Nathan Ritchey, Frank Wacha, Cristina Maldonado

Absent: Chris Lewis, Pete Walson, Faye James

ANNUAL BOARD REORGANIZATION

Action: Frank Wacha appointed Chair

Moved by: Tom Campenni

Seconded by: Nathan Ritchey

Motion passed unanimously.

Action: Nathan Ritchey appointed Vice Chair

Moved by: Cristina Maldonado

Seconded by: Tom Campenni

Motion passed unanimously.

APPROVAL OF MINUTES

Action: Approve

Moved by: Tom Campenni

Seconded by: Nathan Ritchey

Motion passed unanimously.

APPROVAL OF AGENDA

Action: Approve

Moved by: Tom Campenni

Seconded by: Nathan Ritchey

Motion passed unanimously.

COMMENTS FROM THE PUBLIC (5 min. max): None.

COMMENTS FROM THE BOARD MEMBERS: None.

COMMUNITY REDEVELOPMENT BOARD

1. Resolution No. 01-2020 CRA Wayfinding Sign Program Extension

PRESENTATION Pinal Gandhi-Savdas, CRA Administrator  4:04 PM

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni asked if the program could be run by Stuart Mainstreet or Downtown Business Association under contract with the city.

Pinal Gandhi-Savdas said that the program is in the city's right of way, so there may be legal issues with that.

Nathan Ritchey asked how much time it takes staff to implement project and how has the response been thus far.

Pinal Gandhi-Savdas explained that there is more work up front, but that levels out the initial application process is complete. The response has been positive and now we plan to expand it to the Arts & Entertainment District.

Tom Campenni said that it is more of a private contract program in his opinion.

Frank Wacha asked if there was a conflict of interest.

Mike Mortell said that it would have to be a non-profit to run the signs downtown. He said from a legal perspective, we could put it out to bid like valet parking, but that might drive the price of the signs up.

Nathan Ritchey confirmed that Tom Campenni's suggestion was to free up the city.

Tom Campenni said that the businesses should help themselves instead of the city managing them. He recommended that they approve the extension but encourage staff to look into passing the program to a contract.

Tom Campenni made a motion to extend the program.

Cristina Maldonado said that it might take more time to restructure.

Key Freeman suggested coming forward with a cost benefit to the board of outsourcing this.

Tom Campenni said his goal is to make sure the private business have a stake in what is going on.

COMMENTS FROM THE PUBLIC (5 min. max): None.

Nancy Turrell, Executive Director of Arts Council - said that the businesses in the Arts & Entertainment District are very excited about the expansion.

MOTION

Action: Extend the program. Staff needs to see if the Downtown Business Association and/or Stuart Main Street are interested in assuming the responsibility of the program. Staff create a cost analysis of the possible transfer.

Moved by: Tom Campenni

Seconded by: Nathan Ritchey

Motion passed unanimously.

2. Resolution No. 02-2020 CRA Amendment to the Mural Matching Grant Program

PRESENTATION Pinal Gandhi-Savdas, CRA Administrator  4:17 PM

COMMENTS FROM THE BOARD MEMBERS:

Cristina Maldonado asked how much money went toward that in 2019.

Pinal Gandhi-Savdas said we only had one application.

Tom Campenni said that he has a problem with the program. He said that he would like the art to be raised by the private sector and thinks that private property should not be using public money to beautify their businesses.

Nathan Ritchey said that we are enticing the public to apply for these grants.

Tom Campenni said that he is against us spending money on private property art.

Nathan Ritchey asked if Tom Campenni felt the same way about all of the business improvement grants.

Tom Campenni said that he believes that the business community should not receive any beautification help from the city.

Mike Mortell said that the Community Redevelopment Board sets policies, so they can change that. He explained reasons why programs such as these exist and gave examples of other ways the city can reinvest tiff money back into the community.

Tom Campenni said that the triangle property is a great example of a positive impact, and the mural program is not. He does not believe that a program such as this is what was intended for CRA funding.

Frank Wacha said that he thinks this program is important because of the cultural feel art gives a community and it is an incentive that is a good use of our money. He thinks it is a tool to get the Arts & Entertainment District going.

Nathan Ritchey said that the artistic vibe is given back by the feeling people get in the community.

Tom Campenni asked Jim Chrulski to take the program over.

COMMENTS FROM THE PUBLIC (5 min. max):

- 1. Steven Vitale (Colorado Ave.)** – gave examples of murals he has done in the past and thinks it is more likely for a business owner to do a mural if there is a matching grant.
- 2. Duncan Hurd (Colorado Ave.)** – His mural was started this past Friday and said that putting public art on private spaces brings people to the city. He encourages the board to look at the larger benefit of the murals.

Kev Freeman said that this is in the CRA plan as it stands. He said it is important to recognize that the murals around the city should be considered transient. He said the initial purpose is a form of marketing and advertisement. We are seeing them becoming more permanent than transient, which can cause a problem if they are covered or hidden by future development. His only concern they become permanent.

MOTION

Action: Approve.

Moved by: Nathan Ritchey

Seconded by: Cristina Maldonado

Motion passed with Tom Campenni opposing.

3. Presentation of New Applicants for the Business Improvement Reimbursement Program FY2020

PRESENTATION Pinal Gandhi-Savdas, CRA Administrator  4:36 PM

COMMENTS FROM THE BOARD MEMBERS:

Cristina Maldonado asked about the scoring system that was used in the presentation.

Pinal Gandhi-Savdas said this is criteria that was established before her time, but these two applications did not score very high.

Frank Wacha said that when the program first started, they used to get more applications than funding, so we had to rank them.

Nathan Ritchey said that he believes that some of the projects directly benefit the property owner, such as helping pay for impact windows.

Pinal Gandhi-Savdas said that she agrees, but since it is a historic building it deserves the funding.

Frank Wacha said that he agrees with that as well. He wants to help preserve the buildings that are historic and there should be an incentive but doesn't know how far we should go with it.

Tom Campenni said that they could change the program to only historic structures, not all structures in the CRA. He said he has a problem with the blanket way we are handling things, but as a board we should change this policy.

Cristina Maldonado asked about changing the ranking and payout system.

Tom Campenni asked staff to look at changing the program to move forward with a historic preservation program instead.

Frank Wacha said that is something that we always envisioned. He discussed some examples of private structures that need to be updated.

Tom Campenni argued that was not the job of the city. He said that we should vote on this, but discuss the policy moving forward. He thinks that the CRA needs to be developing in a different way.

Pinal Gandhi-Savdas said that is part of the CRA plan as those properties come along.

BIRP APPLICANTS:

1. Sherry Lee (Lee Property Real Estate Building)

Frank Wacha said that he does not believe the improvements being proposed grants all the money requested. He asked about specific improvements.

Sherry Lee said that she has spoken with a contractor and some changes might have to be done to the original plan. She explained that window units will be removed, and they have already invested \$4,000 to have this done. She said they are providing affordable housing to multiple units and they are investing a large amount themselves, but the city is making it possible for these improvements.

2. Steve Vitale (Historic Lyons House/Enchanted Cottage) gave examples of why esthetic improvements, such as windows are important. He said this program allows us to preserve historic charm and protect it for future generations.

Nathan Ritchey said that he would say no to this, if they were not talking about the oldest building in Stuart. He thinks the historic buildings need to be restored.

Frank Wacha said that he would like to see the Lee Property include the front deck and landscaping as part of what is being funded because those things will improve the streetscape. He asked about their neighbors and the status of updating their property.

Sherry Lee said that she has reached out to them but has had no response.

COMMENTS FROM THE PUBLIC (5 min. max):

Sherry Lee asked if she had to submit a new application.

Mike Mortell said that the order from the board will have those conditions.

Sherry Lee voiced her concerns about not receiving the full funding.

Pinal Gandhi-Savdas said that in order to be reimbursed for the windows you would have to do it all.

Sherry Lee said that she would like the \$10,000.

MOTION

Action: Approve Lee Property Real Estate Building reimbursement for \$6,500 with a requirement that there is an approved landscape plan and a deck at the front of the street with a railing that fits the rest of the building as well as window upgrades.

Moved by: Frank Wacha

Seconded by: Cristina Maldonado

Motion passed with Tom Campenni opposing.

MOTION

Action: Approve Historic Lyons House reimbursement for \$9,838.

Moved by: Cristina Maldonado

Seconded by: Nathan Ritchey

Motion passed with Tom Campenni opposing.

OTHER MATTERS BEFORE THE BOARD:

Mike Mortell asked where the CRA area of interest is.

Pinal Gandhi-Savdas said there was a map.

Tom Campenni clarified that staff will look into the historic aspect to reorganize the program.

Pinal Gandhi-Savdas said that she agrees, but she had to go with what was eligible for the current application. She said that she will bring it forward.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE: None.

ADJOURNMENT

Motion: Adjourn.

Action: Approve.

Moved by: Tom Campenni

Seconded by: Nathan Ritchey

Motion passed unanimously.

Chris Lewis, Chair

Jordan Pinkston, Board Secretary

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Joint CCM/CRA/CRB

Meeting Date: 1/27/2020

Prepared by: Pinal Gandhi-Savdas

Title of Item:

PRESENTATION OF THE NEW APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM (BIRP).

Summary Explanation/Background Information on Agenda Request:

New applicants for the Business Improvement Reimbursement Program FY 2020.

The Stuart CRA Business Improvement Reimbursement Program is an incentive program designed to encourage visible, exterior improvements to commercial businesses in the Stuart Community Redevelopment Area.

The grant program provides a reimbursement grant up to \$10,000 of public funds per property to match private funds to pay for the design and completion of property improvements. The grant is available to commercial businesses which may qualify for a reimbursement of 50% of the applicant's total project costs up to \$10,000.

The Community Redevelopment Area Plan allows for such programs to promote redevelopment and private investment in the CRA.

The CRA received many inquiries but received only two application for FY 2020 funding cycle. Staff has continued to promote the program during meetings with property owners and developers to support improvements to the exterior of the commercial property.

Community Redevelopment Board

On January 7, 2020, the Community Redevelopment Board voted 3-1 to recommend approval to award \$6,500 for replacing windows on the Lee Property Real Estate Building contingent upon applicant completing construction of front deck and landscaping around the building.

The board voted 3-1 to award \$10,000 for replacing windows on the Historic Lyons House and Enchanted Cottage.

The CRB discussed re-evaluating the criteria for ranking and creating a new Historic Preservation Program to preserve historic properties in the city (See attached CRB minutes).

Funding Source:

FY 2020 CRA Budget - \$50,000

Recommended Action:

1. Motion to accept the CRB's recommendation for the FY 2020 BIRP grant disbursement.
2. Provide direction to staff on the program:
 - Continue the grant program as is and start next FY 2020 grant cycle beginning February 1, 2019 for 90 days.
 - Amend the program eligible façade improvements (e.g. remove replacement of windows and doors), revisit the criteria for ranking, minimum score requirement and score range/funding % prior to re-opening FY 2020 grant cycle with remaining balance.
 - End the Business Improvement Reimbursement Program.

- Consider starting a new grant program for rehabilitation of historic buildings.

ATTACHMENTS:

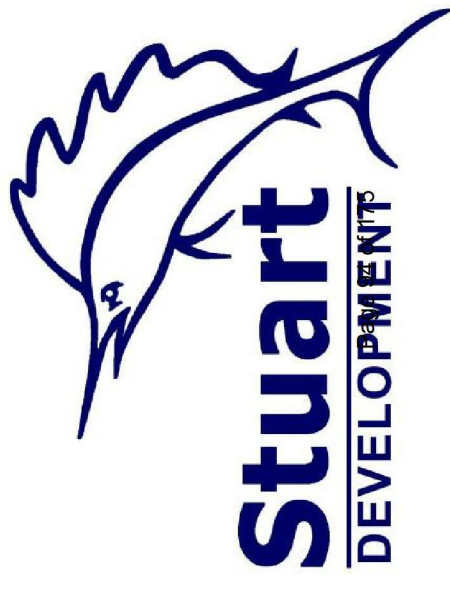
Description	Upload Date	Type
▢ BIRP PowerPoint Presentation	1/16/2020	Presentation
▢ Lee Property Real Estate Building	12/17/2019	Backup Material
▢ Lyons House and Enchanted Cottage - Steve Vitale	12/17/2019	Backup Material
▢ History Summary of Lyons House and Enchanted Cottage	1/16/2020	Backup Material
▢ Article from Chicago Tribune	12/19/2019	Backup Material
▢ BIRP Application, Eligible Façade Improvements and Requirements	1/16/2020	Backup Material
▢ BIRP Spreadsheet of all Projects Funded 2016-2019	1/16/2020	Backup Material
▢ CRB Minutes	1/16/2020	Backup Material

CITY OF STUART

CRA/CRB/CC JOINT MEETING

January 27, 2020

CRA Business Improvement Grant Program



The Stuart CRA Business Improvement Grant Program is an incentive program designed to encourage visible, exterior improvements to commercial businesses and to encourage investment within the Stuart Community Redevelopment Area.



GOAL OF PROGRAM



- This program is consistent with the CRA Plan
- CRA's throughout the state administer these types of programs
- Provides opportunity to increase property values = increase in TIF



CRA PLAN



- Reimbursement of 50% of the project costs not to exceed \$10,000
- Must meet listed eligible facade improvements
- ANY business owner in the Stuart Community Redevelopment area is eligible (excluding non-profits)
- Criteria is provided for guidance to award grant

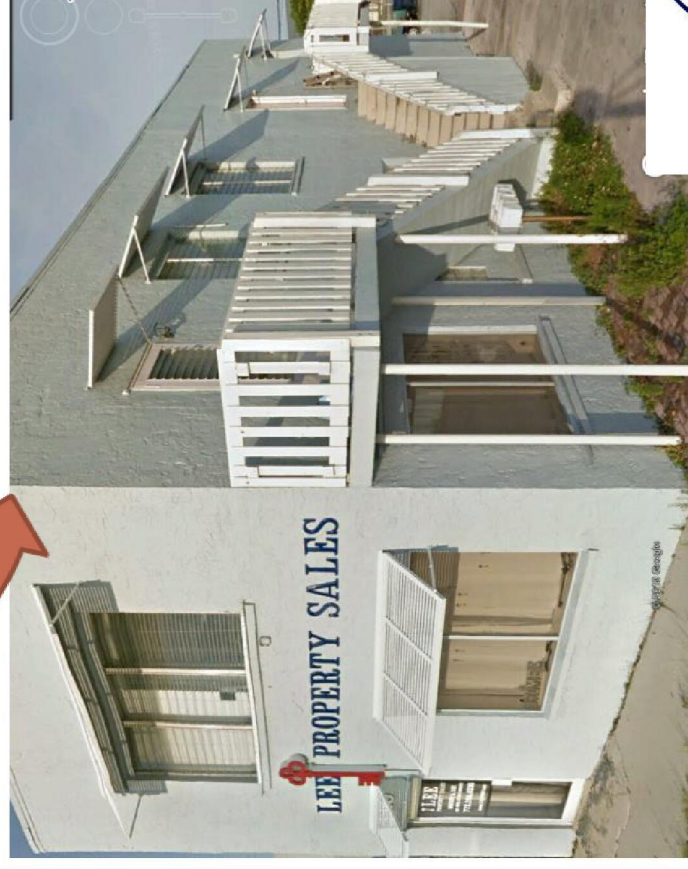


DESCRIPTION OF PROGRAM



Lee Property Real Estate Building

- Located at: 310 S Dixie Hwy
- Improvements:
 - Replacement of obsolete and deteriorated windows with new energy efficient and hurricane impact windows.



Lowest Cost Estimate: \$26,339

Award: up to \$10,000

Benefits to CRA:

- Eliminate outdated look and improve the exterior appearance of the structure.
- Lower energy bill helps to save money and reinvestment into the property.
- In addition, the applicant plans to make future improvements to the exterior of the building.



01272020 JT CRA CRB CCM

LEE PROPERTY REAL ESTATE BUILDING



01272020 JT CRA CRB CCM

LEE PROPERTY REAL ESTATE BUILDING



Page 10 of 176

APPLICANT	CRITERIA	POINTS	SCORE
Lee Property Real Estate Building (310 S Dixie Hwy)	Within CRA Priority Areas?	10	0
	Project further implement Urban Code? Future plan to add porch	15	5
	Promote Historic Character of Neighborhood? Building constructed in 1927	15	15
	Project contribute to the CRA Goals? Encourage restoration/maintenance of historic buildings	25	25
	Project enhance appearance of property?	25	10
	First time Applicant?	10	10
	TOTAL: 65		

Historic Lyons House/Enchanted Cottage

- Located at: 26 SE Seminole St
- Improvements:
 - Replacement of obsolete and deteriorated windows with new energy efficient and hurricane impact windows.



Lowest Cost Estimate: \$19,675

Award: up to \$9,838

Benefits to CRA:

- Eliminate outdated look and improve the exterior appearance of the structure.
- Lower energy bill helps to save money and reinvestment into the property.
- Preserve historic property. Lyons House, built in 1890, is the oldest house in the City of Stuart. Has Literary Landmark designation.



01272020 JT CRA CRB CCM

Lyons House/Enchanted Cottage

APPLICANT	CRITERIA	POINTS	SCORE
Lyons House and Enchanted Cottage (26 SE Seminole St)	Within CRA Priority Areas?	10	0
	Project further implement Urban Code?	15	0
	Promote Historic Character of Neighborhood? Building constructed in 1890 and 1914	15	15
	Project contribute to the CRA Goals? Encourage restoration/maintenance of historic buildings	25	25
	Project enhance appearance of property?	25	10
	First time Applicant? Received grant FY2019 for Colorado Inn	10	0
			TOTAL: 50

Applicants	Address	Improvements	Score	CRB Recommendation/ Conditions
Lee Property Real Estate Building	310 S Dixie Hwy	Replace with Impact Windows	65	\$6,500 contingent on completing the front deck and landscaping
Lyons House & Enchanted Cottage	26 SE Seminole St	Replace with Impact Windows	50	\$9,838

- Accept CRB's recommendation for the grant disbursement to the applicants.

- Staff is looking for direction on the following:

- Continue the existing grant program as is and start next FY 2020 grant cycle beginning February 1, 2019 for 90 days.
- Amend the eligible facade improvements (e.g. remove replacement of windows and doors), revisit the criteria for ranking, minimum score requirement and score range/funding % prior to re-opening FY 2020 grant cycle with remaining balance.
- End the Business Improvement Reimbursement Program.
- Consider starting a new grant program for rehabilitation of historic buildings.



RECOMMENDATION



STUART COMMUNITY REDEVELOPMENT AGENCY
BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM APPLICATION

APPLICANT INFORMATION

Owner Name: Sherry Lee - Misherdan LLP

Owner Address: 310 S. Dixie Hwy 1A Stuart, FL 34994

Phone: 561-685-8484 Email: SLee0505@AOL Tax ID#

Authorized Agent/Contractor: Sherry Lee, manager

Agent Address: PO Box 1023 Hobe Sound, FL 33475 (MAIL)

PROPERTY INFORMATION

Name of Business: Misherdan LLP

Type of Business: Real Estate / Design offices

Years in Operation: 35

Number of Employees: 10

Description of Improvements: ~~street side porch~~, impact windows

Address of Proposed Project: 310 S. Dixie Hwy. Stuart, FL 34994

Describe how this project benefits the Community Redevelopment Area:

The new windows ~~and porch~~ will update the building and add character and charm to an otherwise plain building

Total Project Cost \$


Signature of Applicant/Property Owner

10/10/19
Date

Signature of Lessee/Tenant

Date

- Submit a completed application package to City Hall, Development Department office, which includes:
- Completed application
 - Complete budget spreadsheet (attached to application)
 - Proof of ownership of the property

- Copies of two cost estimates by licensed contractor/agent registered with the City of Stuart or Martin County
- Photographs of areas to be improved
- Renderings of proposed improvements
- The applicant is responsible for all building and other permits and fees which are associated with the proposed project.
- An application to the Business Improvement Reimbursement Program will not be processed until a completed application packet is submitted to the Stuart Community Redevelopment Agency located in City Hall, Development Department Office at 121 SE Flagler Avenue, Stuart.
- Completed applications are due **Friday, November 29th by 5PM**. Applications with all documents attached will be accepted at Development Department Office located at City Hall, 121 SW Flagler Avenue. If you have any questions, please call 772-283-2532.
- Submitting an application is not a guarantee of funding.



STUART COMMUNITY REDEVELOPMENT AGENCY PROPERTY IMPROVEMENT GRANT PROGRAM

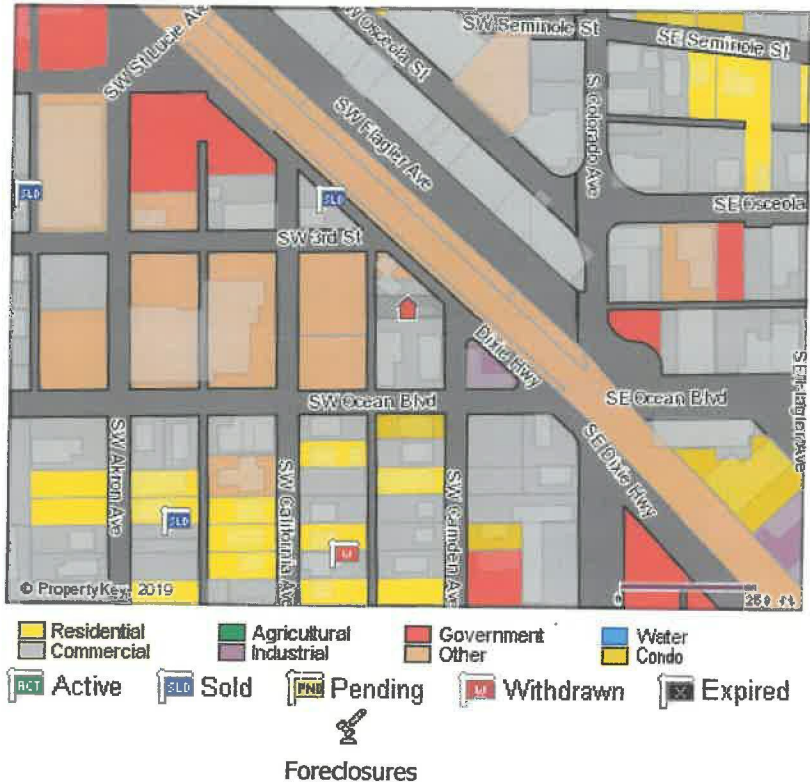
PROJECT COST ESTIMATE/REIMBURSEMENT FORM

Note: All property improvement grant applicants need to complete the "Project Cost Estimate" portion of this form and submit documented cost estimates as a part of the application packet. To receive the grant reimbursement, the "Reimbursement Summary" portion of this form must be completed and submitted with copies of paid invoices indicating completion of improvements. All improvements must be completed, inspected, and have received final approval from the County prior to reimbursement.

Project Cost Estimate				Reimbursement Summary		
Item	Category of Improvement (windows, roofing, painting, etc.)	Contractor	Cost Estimate	Contractor	Date of Completion	Actual Cost (include proof of payment)
1	Windows-impact	Glass Pros	\$ 26,339 ⁴²			\$
2			\$			\$
3			\$			\$
4			\$			\$
5			\$			\$
6			\$			\$
7			\$			\$
Total Cost Estimate			\$ 26,339 ⁴²	Total Actual Cost		\$

PROPERTY INFORMATION

POTSDAM LOT S 20' OF LOT 4, & N 20' OF LOT 5
BLK 13



	2015	2016	2017	2018	2019
Improved Value:	\$123,250	\$121,130	\$106,510	\$106,510	\$106,510
Land Value:	\$59,630	\$59,630	\$74,250	\$74,250	\$74,250
Just Market Value:	\$182,880	\$180,760	\$180,760	\$180,760	\$180,760
Percent Change:	- n/a -	-1.16%	0%	0%	0%
Total Assessed Value:	\$182,880	\$180,760	\$180,760	\$180,760	\$180,760
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$182,880	\$180,760	\$180,760	\$180,760	\$180,760
Ad Valorem Taxes:			\$3,326.29	\$3,460.23	
Non-Ad Valorem Taxes:			\$136.95	\$133.05	
Total Tax Amount:	\$3,578.78	-n/a-	\$3,463.24	\$3,593.28	-n/a-

SALES INFORMATION

Deed Type:	WARRANTY DEED	Price:	\$199,000	Qualifiers:	Q ¹
Sale Date:	06/12/2014	Recorded Date:	06/20/2014	Document #	Bk 2725/Pg 210
Grantor:	MILAN INVESTMENTS VIII INC	Grantee:	MISHERDAN LLP		
Deed Type:	TRUSTEES DEED (CERTIFICATE OF TITLE)	Price:	\$0	Qualifiers:	U ²
Sale Date:	09/30/2013	Recorded Date:	10/02/2013	Document #	Bk 2680/Pg 34
Grantor:	PATAPIS CONSTANTINE D	Grantee:	MILAN INVESTMENTS INC		
Deed Type:	TRUSTEES DEED (CERTIFICATE OF TITLE)	Price:	\$90,100	Qualifiers:	U ²
Sale Date:	09/23/2013	Recorded Date:	09/24/2013	Document #	Bk 2678/Pg 758
Grantor:	PATAPIS CONSTANTINE D	Grantee:	MILAN INVESTMENTS INC		
Deed Type:	WARRANTY DEED	Price:	\$380,000	Qualifiers:	Q ¹
Sale Date:	12/09/2005	Recorded Date:	12/14/2005	Document #	Bk 2092/Pg 1282
Grantor:	STEELE MADOLYN	Grantee:	PATAPIS CONSTANTINE D		
Deed Type:	-n/a-	Price:	\$143,000	Qualifiers:	
Sale Date:	06/26/1998	Recorded Date:		Document #	Bk 1319/Pg 1316
Grantor:	NORRIS EUGENE	Grantee:	Not Available		
Deed Type:	-n/a-	Price:	\$0	Qualifiers:	
Sale Date:	11/26/1996	Recorded Date:		Document #	Bk 1207/Pg 349
Grantor:	NORRIS PHYLLIS R	Grantee:	Not Available		

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

¹ QUALIFIED, ² UNQUALIFIED - FORECLOSURE OR THIRD PARTY INTERVENTION

BUILDING INFORMATION

1. GENERAL RETAIL	Heated Area:	2,268 sf	Year Built:	1927
Beds: 0 Baths: 2 full/ 1 half	Total Area:	2,342 sf	Stories:	2.0
Interior Wall:	Structural:	FIRE RESISTANT	Fireplace:	No
Floor System:	Flooring:		Exterior Wall:	
Roof Type:	1 Roof Cover:		A/C Type:	N
Foundation:				

OTHER IMPROVEMENT INFORMATION

Feature #	Code	Description	Units
1		PAVING	
2		BUMPER	
3		INCADESCENT LIGHTS	
Covered Parking:	No	Type:	Area: 0 sf
		Pool:	No Pool Size: 0 sf

Assigned Schools

School Name	Grades	Enrollment	School Rating	Distance
J. D. Parker School Of Technology	PK-5	686	C (2019/2020)	1.4 mile
Stuart Middle School	6-8	970	A (2019/2020)	0.5 mile
➔ Larger Class Sizes ➔ Above Average Standardized Testing Scores				
Jensen Beach High School	9-12	1,600	A (2019/2020)	3 miles
➔ Large Class Sizes ➔ Above Average Standardized Testing Scores				

Source: National Center for Education Statistics, 2016-2017 ; Florida Dept of Education, 2019-2020

FLOOD ZONE DETAILS

Zone	Description	CID	Panel #	Published
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120165 12085C0134G		03/16/2015
		120165 12111C0410J		02/16/2012

Source: FEMA National Flood Hazard Layer (NFHL), updated 08/23/2017

© PropertyKey, Inc., 2019 | Information is believed accurate but not guaranteed and should be independently verified.

Ownership

2019 LIMITED LIABILITY PARTNERSHIP ANNUAL REPORT
FEE IS \$25.00! REPORT DUE BY MAY 1, 2019

19 MAY -3 PM 4:35

SECRETARY OF STATE



FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

REGISTRATION # LLP100000230

1. Name and Mailing Address

MISHERDAN LIMITED LIABILITY PARTNERSHIP

310 S. DIXIE HWY.
STUART, FL 34994

If above mailing address is incorrect in any way, line through incorrect information and enter correction in Block 2.

3. Principal Place of Business Address

310 S. DIXIE HWY.
STUART, FL 34994

5. Federal Employee Identification Number

27-1912706

Applied For

Not Applicable

7. Name and Address of Registered Agent

LEE, SHERRY A
310 S. DIXIE HWY.
STUART, FL 34994

2. New Mailing Address, if Applicable:

Suite, Apt #, etc.

City

State

Zip Code

4. New Principal Office Address, if Applicable:

Suite, Apt #, etc.

City

State

Zip Code

6. Certificate of Status Desired:

☐ \$8.75 Additional Fee Required

8. New Name and/or Address of Registered Agent:

Name

Street Address (P.O. Box Number is Not Acceptable)

FL

City

Zip Code

9. New Registered Agent's Signature, If Changed

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

SIGNATURE, TYPED OR PRINTED NAME OF REGISTERED AGENT AND TITLE IF APPLICABLE.

4/30/19

Date

10. General Partner's Signature (REQUIRED)

The execution of this report as a partner constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

SIGNATURE:

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING PARTNER.

4/30/19

Date

561-685-8484

Daytime Phone #

E-mail Address:

(To be used for future annual report notifications)



LEE PROPERTY SALES

replace old jalousie
and sash windows
with new impact
windows





customer copy detailed

INSTALLED
PRICE

Last Modified Date: 11/07/2019 11:06:33

PO#: LABOR AND MATERIALS

Job Name:

Job Address:

Quote # 5938851

Ship Date:

Sales Person: Shawna Hodge

Customer Sherry Lee Properties

Account #

Stuart, FL

Phone#

Fax#

Line #	Item Description	Quantity	Line Pricing		
0000 (850.01)	CRYSTAL CARE ELITE WARRANTY	Ordered: 1.00	<u>List Price</u> \$978.43	<u>Sell Price</u> \$978.43	<u>Ext Price</u> \$978.43
	Configuration: CRYSTAL CARE ELITE WARRANTY				

Location: Notes:

0001 (1.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	<u>List Price</u> \$514.90	<u>Sell Price</u> \$404.51	<u>Ext Price</u> \$404.51
	Configuration: 25.5X49.625X.,H34,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ES Max,NO GRID,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL				



Certification Type: MIAMI
 Dealer Package: ECRYSTALCARE
 Vent Configuration: EQUAL
 Size Selection: COMMODITY
 Size Ref: ACTUAL
 Rough Masonry: 27 1/4 X 50 5/8
 Egress Opening: 21 1/4 X 20 3/16 (2.9746 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: NONE - NO Grid
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: N - None
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4800

NOA Selection: 17-0630.05
 Frame Type: .625FLANGE
 Window Style: STD
 Size Code: H34
 Actual Size: 25 1/2 X 49 5/8
 Wood Frame Opening: 25 3/4 X 49 7/8
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: B.SH5500
 Vent Ht: 24.4555
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.2200
 VTCOG: 0.6300

Quote # 5938851

Print Date 11/7/2019

Page 1 of 6

Location: UNIT 1 B

Notes: SOUTH

0002 (2.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	List Price \$671.90	Sell Price \$527.84	Ext Price \$527.84
Configuration: 36.X49.625X.,24,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ES Max,NO GRID,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL					



Certification Type: MIAMI
 Dealer Package: ECRYSTALCARE
 Vent Configuration: EQUAL
 Size Selection: COMMODITY
 Size Ref: ACTUAL
 Rough Masonry: 37 3/4 X 50 5/8
 Egress Opening: 31 3/4 X 20 3/16 (4.4444 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: NONE - NO Grid
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: N - None
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4800

NOA Selection: 17-0630.05
 Frame Type: .625FLANGE
 Window Style: STD
 Size Code: 24.0000
 Actual Size: 36 X 49 5/8
 Wood Frame Opening: 36 1/4 X 49 7/8
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: B.SH5500
 Vent Ht: 24.4555
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.2200
 VTCOG: 0.6300

Location: UNIT 1B

Notes: NORTH

0003 (3.00)	HR5510 VINYL HORIZONTAL ROLLER 5510	Ordered: 1.00	List Price \$2,247.80	Sell Price \$1,809.02	Ext Price \$1,809.02
Configuration: 108.X60.,5/8" FL,W,7/8 TLIG,UNIT,CL,ES Max,NO GRID,XOX,1/4-1/2-1/4,1816K-INSTALLED,SWEEP					



Certification Type: MIAMI
 Dealer Package: ECRYSTALCARE
 Unit Configuration: XOX
 Size Selection: CUSTOM
 Width: 108.0000
 Actual Size: 108 X 60
 Wood Frame Opening: 108 1/4 X 60 1/4
 Frame Color: W - White
 Glass Type: 1/8" - 5/16"
 Glass Makeup: LIT207AA5
 Tempered Location: UNIT
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: NONE - NO Grid
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Anchor Group: B.HR5510
 CAR#: 17-0411.08
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3300
 VT: 0.4700

NOA Selection: 17-0411.08
 Frame Type: .625FLANGE
 Vent Configuration: 1/4.1/2.1/4
 Size Ref: ACTUAL
 Height: 60.0000
 Rough Masonry Opening: 109 3/4 X 61
 Egress Opening: 25 5/16 X 55 1/16 SQFT 9.6787
 Glass Family: LI - Laminated Insulating
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 -TMP - 7/16 AIR-5/16 AN/AN
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 Window Opening Control Device: N
 Upgrade Hardware Finish: N
 Boxing Options: N - None
 PositiveDesignPressure: 50.0000
 PANumber: FL242
 CondensationResistance: 56.0000
 SolarHeatGainCoeff: 0.2100
 VTCOG: 0.6300

Location: UNIT 2A

Notes: DAVID & ELIZ

0004 (4.00)	HR5510 VINYL HORIZONTAL ROLLER 5510	Ordered: 5.00	List Price \$1,613.90	Sell Price \$1,298.86	Ext Price \$6,494.30
Configuration: 60.X60.,5/8" FL,W,7/8 TLIG,UNIT,CL,ES Max,NO GRID,XO,EQUAL,1816K-INSTALLED,SWEEP					

Quote # 5938851

Print Date 11/7/2019

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Certification Type: MIAMI
 Dealer Package: ECRYSTALCARE
 Unit Configuration: XO
 Size Selection: CUSTOM
 Width: 60.0000
 Actual Size: 60 X 60
 Wood Frame Opening: 60 1/4 X 60 1/4
 Frame Color: W - White
 Glass Type: 1/8" - 5/16"
 Glass Makeup: LIT207AA5
 Tempered Location: UNIT
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: NONE - NO Grid
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Anchor Group: B.HR5510
 CAR#: 17-0411.08
 NegativeDesignPressure: 70.0000
 EnergyStar: 1.0000
 UF: 0.3300
 VT: 0.4700

NOA Selection: 17-0411.08
 Frame Type: .625FLANGE
 Vent Configuration: EQUAL
 Size Ref: ACTUAL
 Height: 60.0000
 Rough Masonry Opening: 61 3/4 X 61
 Egress Opening: 25 1/16 X 55 1/16 SQFT 9.5697
 Glass Family: LI - Laminated Insulating
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 - TMP - 7/16 AIR-5/16 AN/AN
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Reinf. Upgrade: MIAMIMAXIMP3 - Reinforcement
 Screen Frame Type: ROLLFORM
 Window Opening Control Device: N
 Upgrade Hardware Finish: N
 Boxing Options: N - None
 PositiveDesignPressure: 65.0000
 PANumber: FL242
 CondensationResistance: 56.0000
 SolarHeatGainCoeff: 0.2100
 VTCOG: 0.6300

Location: UNIT 2A

Notes: DAVID & ELIZ

0005 (5.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	List Price \$514.90	Sell Price \$404.51	Ext Price \$404.51
----------------	-------------------------------	------------------	------------------------	------------------------	-----------------------

Configuration: 25.5X49.625X.,H34,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ES Max,NO GRID,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL



Certification Type: MIAMI
 Dealer Package: ECRYSTALCARE
 Vent Configuration: EQUAL
 Size Selection: COMMODITY
 Size Ref: ACTUAL
 Rough Masonry: 27 1/4 X 50 5/8
 Egress Opening: 21 1/4 X 20 3/16 (2.9746 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: NONE - NO Grid
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: N - None
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4800

NOA Selection: 17-0630.05
 Frame Type: .625FLANGE
 Window Style: STD
 Size Code: H34
 Actual Size: 25 1/2 X 49 5/8
 Wood Frame Opening: 25 3/4 X 49 7/8
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: B.SH5500
 Vent Ht: 24.4555
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.2200
 VTCOG: 0.6300

Location: UNIT 2 B

Notes: KITCHEN

0006 (6.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 4.00	List Price \$900.90	Sell Price \$707.74	Ext Price \$2,830.96
----------------	-------------------------------	------------------	------------------------	------------------------	-------------------------

Configuration: 52.125X49.625X.,34,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ES Max,NO GRID,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL

Quote # 5938851

Print Date 11/7/2019

Page 3 of 6



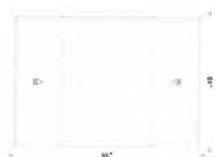
Certification Type: MIAMI
Dealer Package: ECRYSTALCARE
Vent Configuration: EQUAL
Size Selection: COMMODITY
Size Ref: ACTUAL
Rough Masonry: 53 7/8 X 50 5/8
Egress Opening: 47 7/8 X 20 3/16 (6.7016 SQFT)
Balance Type: CONSTANT
Interlayer Type: PVB090
Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
Glass Color: CL - CLEAR
Argon Gas: NONE
Grid Type: NONE - NO Grid
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Comfort Lift: Y
Lock Quantity: 2.0000
Boxing Options: N - None
CAR#: 17-0630.05
NegativeDesignPressure: 50.0000
EnergyStar: 1.0000
UF: 0.3200
VT: 0.4800

NOA Selection: 17-0630.05
Frame Type: .625FLANGE
Window Style: STD
Size Code: 34.0000
Actual Size: 52 1/8 X 49 5/8
Wood Frame Opening: 52 3/8 X 49 7/8
Frame Color: W - White
Glass Family: LI - Laminated Insulating
Glass Makeup: LIA207AA5
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
WOCD: N
Upgrade Hardware Finish: N
Lift Rail: N
Anchor Group: B.SH5500
Vent Ht: 24.4555
PositiveDesignPressure: 50.0000
PANumber: FL-239
CondensationResistance: 55.0000
SolarHeatGainCoeff: 0.2200
VTCOG: 0.6300

Location: UNIT 2 B

Notes: BEDROOM

0007 (7.00)	HR5510 VINYL HORIZONTAL ROLLER 5510	Ordered: 1.00	List Price \$1,977.80	Sell Price \$1,591.74	Ext Price \$1,591.74
Configuration: 86.X61.,5/8" FL,W,7/8 TLIG,UNIT,CL,ES Max,NO GRID,XOX,1/4-1/2-1/4,1816K-INSTALLED,SWEEP					



Certification Type: MIAMI
Dealer Package: ECRYSTALCARE
Unit Configuration: XOX
Size Selection: CUSTOM
Width: 86.0000
Actual Size: 86 X 61
Wood Frame Opening: 86 1/4 X 61 1/4
Frame Color: W - White
Glass Type: 1/8" - 5/16"
Glass Makeup: LIT207AA5
Tempered Location: UNIT
Glass Color: CL - CLEAR
Argon Gas: NONE
Grid Type: NONE - NO Grid
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Anchor Group: B.HR5510
CAR#: 17-0411.08
NegativeDesignPressure: 50.0000
EnergyStar: 1.0000
UF: 0.3300
VT: 0.4700

NOA Selection: 17-0411.08
Frame Type: .625FLANGE
Vent Configuration: 1/4.1/2.1/4
Size Ref: ACTUAL
Height: 61.0000
Rough Masonry Opening: 87 3/4 X 62
Egress Opening: 19 13/16 X 56 1/16 SQFT 7.7132
Glass Family: LI - Laminated Insulating
Interlayer Type: PVB090
Glass: 7/8" LIG (1/8 -TMP - 7/16 AIR-5/16 AN/AN
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
Window Opening Control Device: N
Upgrade Hardware Finish: N
Boxing Options: N - None
PositiveDesignPressure: 50.0000
PANumber: FL242
CondensationResistance: 56.0000
SolarHeatGainCoeff: 0.2100
VTCOG: 0.6300

Location: 1 A OFFICE

Notes: FRONT

0008 (8.00)	HR5510 VINYL HORIZONTAL ROLLER 5510	Ordered: 1.00	List Price \$1,977.80	Sell Price \$1,591.74	Ext Price \$1,591.74
Configuration: 86.X61.,5/8" FL,W,7/8 TLIG,UNIT,CL,ES Max,NO GRID,XOX,1/4-1/2-1/4,1816K-INSTALLED,SWEEP					

Quote # 5938851

Print Date 11/7/2019

Page 4 of 6

	Certification Type: MIAMI Dealer Package: ECRYSTALCARE Unit Configuration: XOX Size Selection: CUSTOM Width: 86.0000 Actual Size: 86 X 61 Wood Frame Opening: 86 1/4 X 61 1/4 Frame Color: W - White Glass Type: 1/8" - 5/16" Glass Makeup: LIT207AA5 Tempered Location: UNIT Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: NONE - NO Grid Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Anchor Group: B.HR5510 CAR#: 17-0411.08 NegativeDesignPressure: 50.0000 EnergyStar: 1.0000 UF: 0.3300 VT: 0.4700	NOA Selection: 17-0411.08 Frame Type: .625FLANGE Vent Configuration: 1/4.1/2.1/4 Size Ref: ACTUAL Height: 61.0000 Rough Masonry Opening: 87 3/4 X 62 Egress Opening: 19 13/16 X 56 1/16 SQFT 7.7132 Glass Family: LI - Laminated Insulating Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 -TMP - 7/16 AIR-5/16 AN/AN Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM Window Opening Control Device: N Upgrade Hardware Finish: N Boxing Options: N - None PositiveDesignPressure: 50.0000 PANumber: FL242 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6300
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Location: 1 A OFFICE			Notes: SIDE			
0009 (1.00)	Labor & permit Labor & permit	Ordered: 1.00		List Price \$0.00	Sell Price \$8,000.00	Ext Price \$8,000.00
	Configuration:					
Location: 15 WINDOWS			Notes:			

Products Ordered	Total Quantity
	1
SH5500	7
HR5510	8
Labor & permit	1

TOTAL LIST AMOUNT: \$20556.63

TOTAL SALE AMT:	\$25,220.11
TOTAL CUSTOMER TAX:	\$1,119.31
NET SALE AMOUNT:	\$26,339.42

1. All products listed are considered special order and cannot be cancelled after ordering.
2. Please confirm the following details prior to placing the order.
3. All quotes are an approximation until final measurements are complete and entered into the quote.
4. Glass Color
5. Frame color

Quote # 5938851
 Print Date 11/7/2019
 Page 5 of 6

6. All configurations are viewed from the outside.

7. Check Grid Configurations

By signing this you are acknowledging all is correct and no changes can be made after order is placed.

The Glass Professionals is not responsible for product defects caused by installations not performed by our company. Please make sure your installer is trained properly in installation of Windows and Doors and follows all county codes. Windows should only be installed by a licensed contractor!

8. All orders must be inspected and any damage reported by 14 days or manufacturer will not warranty the damage.

PLEASE SIGN : _____

Quote # 5938851

Print Date 11/7/2019

Page 6 of 6



621 South US Highway 1
Fort Pierce FL 34950
(772)465-8090
chaunceysglassllc@gmail.com

Estimate

ESTIMATE#

1686

DATE

10/10/2019

PO#

CUSTOMER

310 S DIXIE HWY 1A
STUART, FL 34994

SERVICE LOCATION

MAIN OFFICE
310 S DIXIE HWY 1A
STUART, FL 34994

DESCRIPTION

Description

Rate

Total

ITEM

- (4) FL500 Flush Glz Impact 9/16 in. Glass - Approximately 46" X 14" Fixed panel
- (2) FL500 Flush Glz Impact 9/16 in. Glass - Approximately 60" X 85" Fixed panel
- (1) FL500 Flush Glz Impact 9/16 in. Glass - Approximately 80" X 43" Storefront door
- (1) FL500 Flush Glz Impact 9/16 in. Glass - Approximately 48" X 24" Fixed panel
- (1) FL500 Flush Glz Impact 9/16 in. Glass - Approximately 47" X 35" Fixed panel
- (1) FL500 Flush Glz Impact 9/16 in. Glass - Approximately 59" X 107" Split equally into three fixed panels
- (5) FL500 Flush Glz Impact 9/16 in. Glass - Approximately 59" X 59" Split equally into two fixed panels
- (1) FL500 Flush Glz Impact 9/16 in. Glass - Approximately 47" X 25" Fixed panel
- (4) FL500 Flush Glz Impact 9/16 in. Glass - Approximately 47" X 52" Fixed panel

All white frames
Includes installation

CUSTOMER MESSAGE

Thank you for your business!

PRE-WORK SIGNATURE

Estimate Total:

\$28,000.00

CLARIFICATIONS/EXCLUSIONS:

Glazing Beads and Stops: No glazing bead or stop has been factored into this Proposal. Chauncey's Glass of the East Coast is not responsible for replacing the glazing beads or stops unless otherwise noted. Please be aware that glazing beads and stops may become damaged in the replacement of any window glass.

Job site verification required. Price is based on measurements provided and approximate labor price, unless otherwise noted.

Changes and Cancellations: Changes and cancellations may not be made 24 hours after the deposit has been received. Deposits are non-refundable.

Permit Fees/Engineering: Permit fees are not figured into this proposal. In the event that a permit is required, the Owner agrees to reimburse Chauncey's Glass of the East Coast, LLC, for all fees associated with pulling the permit.

Payment Terms: A deposit of 50% of the total price is required at acceptance of proposal. Upon job completion the remaining 50% will be collected (unless otherwise noted on the quote).

Equipment / Lifts / Scaffolding: If required, costs of equipment to complete job and time associated with delivery and return to be reimbursed by client to CGI.

Unforeseen Conditions: This Proposal does not include costs associated with unforeseen conditions which may inhibit Chauncey's Glass of the East Coast from properly performing the Scope of Work as described above. In the event of unforeseen conditions which may delay work, Chauncey's Glass of the East Coast, LLC, will not provide a decrease in the price listed on this Proposal, but will assist as much as possible with correcting any issues. Proposal does not include structural improvements, drywall, stucco, etc., unless stated under "Scope of work".

Force Majeure: No Party shall be liable in damages or have the right to terminate this Agreement for any delay or default in performance hereunder if such delay or default is caused by conditions beyond its control including, but not limited to, acts of God (such as hurricanes, earthquakes, flooding), fire, Government restrictions (including the denial or cancellation of any export or other necessary license), wars, terror acts, insurrections and/or any other cause beyond the reasonable control of Chauncey's Glass of the East Coast, LLC.

Lead Time: Current lead time is between four (4) and eight (8) weeks after approved shop drawings and order of necessary materials.

All Proposals are good for thirty (30) days upon receipt. After thirty (30) days, Proposals will be re-evaluated to include price changes to supplies and/or materials needed to perform the above stated description. We hereby propose to furnish labor and material. Work is to be performed in accordance with the drawings and specification submitted for the above stated work. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the said plans and specifications involving additional costs will be executed only upon written change orders, and will become an extra charge over and above the estimate. Any extra work not included in the above scope of work, clarifications or that may be required due to unforeseen conditions will be agreed upon via a change order and the price will be based on time and materials plus 20%.

Any client that is in default in the payment of money due under terms of this contract will be charged at the rate of 1.5% per month (18% per annum) on the unpaid balance. Client also acknowledges execution of a lien on this date, which liens all the Owners real and personal property as a guarantee of payment. Chauncey's Glass of the East Coast, LLC, will provide partial release of lien for each draw and a final release of lien upon final payment in full. Should it become necessary to enforce the terms of this contract through any type of collection proceedings and/or legal proceedings, you agree to pay, in addition to any judgment for such fees and costs, reasonable attorneys' fees, pre-judgment interest, and costs incurred in connection with such proceedings, including appeals. Work will be scheduled upon written acceptance of this contract and receipt of deposit.



**STUART COMMUNITY REDEVELOPMENT AGENCY
BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM APPLICATION**

APPLICANT INFORMATION

Owner Name: 26 Seminole, LLC, a Florida limited liability company
Owner Address: 211 S. Colorado Ave. Suite 2 Stuart Florida 34994
Phone: 772-215-3437 Email: SV41969@aol.com Tax ID#
Authorized Agent/Contractor: Southern Style Window and Door
Agent Address: 42 SE Sedona Cir. Unit 101

PROPERTY INFORMATION

Name of Business: Old Colorado Inn
Type of Business: Hotel and vacation rental homes
Years in Operation: 9
Number of Employees: 4
Description of Improvements: Hurricane Impact windows
Address of Proposed Project: 26 SE ~~Green~~ Seminole St. Stuart FL 34994
Describe how this project benefits the Community Redevelopment Area:
Protecting & enhancing Oldest House in Stuart (Lyons House)
and the recently relocated cottage behind it.
Total Project Cost \$ \$19,675.63

Signature of Applicant/Property Owner

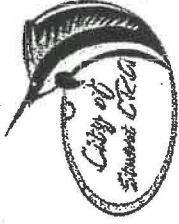
11/29/19
Date

Signature of Lessee/Tenant

Date

- Submit a completed application package to City Hall, Development Department office, which includes:
- Completed application
 - Complete budget spreadsheet (attached to application)
 - Proof of ownership of the property

- Copies of two cost estimates by licensed contractor/agent registered with the City of Stuart or Martin County
- Photographs of areas to be improved
- Renderings of proposed improvements
- The applicant is responsible for all building and other permits and fees which are associated with the proposed project.
- An application to the Business Improvement Reimbursement Program will not be processed until a completed application packet is submitted to the Stuart Community Redevelopment Agency located in City Hall, Development Department Office at 121 SE Flagler Avenue, Stuart.
- Completed applications are due **Friday, November 29th by 5PM**. Applications with all documents attached will be accepted at Development Department Office located at City Hall, 121 SW Flagler Avenue. If you have any questions, please call 772-283-2532.
- Submitting an application is not a guarantee of funding.



**STUART COMMUNITY REDEVELOPMENT AGENCY
PROPERTY IMPROVEMENT GRANT PROGRAM**

PROJECT COST ESTIMATE/REIMBURSEMENT FORM

Note: All property improvement grant applicants need to complete the "Project Cost Estimate" portion of this form and submit documented cost estimates as a part of the application packet. To receive the grant reimbursement, the "Reimbursement Summary" portion of this form must be completed and submitted with copies of paid invoices indicating completion of improvements. All improvements must be completed, inspected, and have received final approval from the County prior to reimbursement.

Project Cost Estimate				Reimbursement Summary		
Item	Category of Improvement (windows, roofing, painting, etc.)	Contractor	Cost Estimate	Contractor	Date of Completion	Actual Cost (include proof of payment)
1	Windows	Southern style window & door	\$ 19,675.63			\$
2	Windows	Independent Construction	\$ 21,862.00			\$
3			\$			\$
4			\$			\$
5			\$			\$
6			\$			\$
7			\$			\$
Total Cost Estimate			\$	Total Actual Cost		\$

Southern Style Window & Door
42 SE Sedona Cir Unit 101
Stuart, FL 34994
(772) 631-0162
john@southernstylefl.com

ADDRESS

Cottages
26 SW Seminole ST
Stuart

Estimate

DATE 11/26/2019

ACTIVITY	QTY	RATE	AMOUNT
Installation of Single Window Tear out and replace with new	14	350.00	4,900.00
Material Cost	1	14,775.63	14,775.63
Cottages			

Please note: Estimates are good for 30 days.

If estimate is accepted: 50% required prior to placing orders.

TOTAL \$19,675.63

Accepted By

Accepted Date

Please make checks payable to:
Southern Style Window and Door
Address: 42 SE Sedona Cir. Unit 101
Stuart, FL

Last Modified Date: 11/26/2019 09:51:46

PO#:26 Seminole St

Job Name:26 Seminole ST

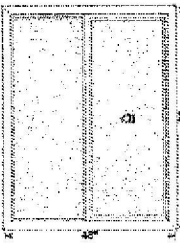
Job Address: 26 SE Seminole St Stuart,

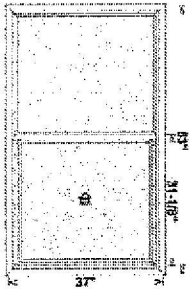
Quote # 5968973

Ship Date:

Sales Person:John Gordon - South Style Windows

Southern Style Customer Copy

Line #	Item Description	Quantity	Line Pricing	
			Sell Price	Ext Price
0001 (1.00)	HR5510 VINYL HORIZONTAL ROLLER 5510	Ordered: 6.00		
 Certification Type: MIAMI Frame Type: .625FLANGE Vent Configuration: EQUAL Size Ref: ACTUAL Height: 62.0000 Rough Masonry Opening: 49 3/4 X 63 Egress Opening: 19 1/16 X 57 1/16 SQFT 7.5397 Glass Family: LI - Laminated Insulating Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN Glass Color: GR - GRAY Low E Surface (OSLI): 2.0000 Privacy Glass: NONE - NONE Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM Window Opening Control Device: N Upgrade Hardware Finish: N Boxing Options: N - None CAR#: 17-0411.08 TC3: ordinance for PositiveDesignPressure: 50.0000 PANumber: FL242 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2000 VTCOG: 0.4200 NOA Selection: 17-0411.08 Unit Configuration: OX Size Selection: CUSTOM Width: 48.0000 Actual Size: 48 X 62 Wood Frame Opening: 48 1/4 X 62 1/4 Frame Color: W - White Glass Type: 1/8" - 5/16" Glass Makeup: LIA207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Argon Gas: NONE Grid Type: NONE - NO Grid Screen Type: 1816K - 1816 Charcoat Vent Latch: N Lock Type: SWEEP - Sweep Latch Anchor Group: D.HR5510 Acc Glass Breakage: N TC1: Meets the requirements TC4: marine turtle protection NegativeDesignPressure: 50.0000 EnergyStar: 1.0000 UF: 0.3300 VT: 0.3100				
Location:		Notes:		
0002 (2.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	Sell Price	Ext Price



Certification Type: MIAMI
Frame Type: .625FLANGE
Window Style: STD
Size Ref: ACTUAL
Height: 63.0000
Rough Masonry: 38 3/4 X 64
Egress Opening: 32 3/4 X 26 7/8 (6.1053 SQFT)
Balance Type: CONSTANT
Interlayer Type: PVB090
Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
Glass Color: GR - GRAY
Low E Surface (OSLI): 2.0000
Privacy Glass: NONE - NONE
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
WOCD: N
Upgrade Hardware Finish: N
Lift Rail: N
Anchor Group: D.SH5500
Acc Glass Breakage: N
CAR#: 17-0630.05
TC3: ordinance for
PositiveDesignPressure: 50.0000
PANumber: FL-239
CondensationResistance: 55.0000
SolarHeatGainCoeff: 0.2100
VTCOG: 0.4200

NOA Selection: 17-0630.05
Vent Configuration: EQUAL
Size Selection: CUSTOM
Width: 37.0000
Actual Size: 37 X 63
Wood Frame Opening: 37 1/4 X 63 1/4
Frame Color: W - White
Glass Family: LI - Laminated Insulating
Glass Makeup: LIA207AA5
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Argon Gas: NONE
Grid Type: NONE - NO Grid
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Comfort Lift: Y
Lock Quantity: 2.0000
Boxing Options: N - None
Vent Ht: 31.1430
TC1: Meets the requirements
TC4: marine turtle protection
NegativeDesignPressure: 50.0000
EnergyStar: 1.0000
UF: 0.3200
VT: 0.3200

Location:

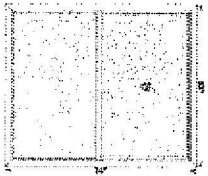
Notes:

0003 HR5510 VINYL HORIZONTAL ROLLER 5510
(3.00)

Ordered:
1.00

Sell Price

Ext Price



Certification Type: MIAMI
Frame Type: .625FLANGE
Vent Configuration: EQUAL
Size Ref: ACTUAL
Height: 63.0000
Rough Masonry Opening: 75 3/4 X 64
Egress Opening: 32 1/16 X 58 1/16 SQFT 12.9136
Glass Family: LI - Laminated Insulating
Interlayer Type: PVB090
Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
Glass Color: GR - GRAY
Low E Surface (OSLI): 2.0000
Privacy Glass: NONE - NONE
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
Window Opening Control Device: N
Upgrade Hardware Finish: N
Boxing Options: N - None
CAR#: 17-0411.08
TC3: ordinance for
PositiveDesignPressure: 50.0000
PANumber: FL242
CondensationResistance: 56.0000
SolarHeatGainCoeff: 0.2000
VTCOG: 0.4200

NOA Selection: 17-0411.08
Unit Configuration: OX
Size Selection: CUSTOM
Width: 74.0000
Actual Size: 74 X 63
Wood Frame Opening: 74 1/4 X 63 1/4
Frame Color: W - White
Glass Type: 1/8" - 5/16"
Glass Makeup: LIA207AA5
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Argon Gas: NONE
Grid Type: NONE - NO Grid
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Anchor Group: D.HR5510
Acc Glass Breakage: N
TC1: Meets the requirements
TC4: marine turtle protection
NegativeDesignPressure: 50.0000
EnergyStar: 1.0000
UF: 0.3300
VT: 0.3100

Location:

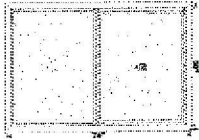
Notes:

0004 HR5510 VINYL HORIZONTAL ROLLER 5510
(4.00)

Ordered:
1.00

Sell Price

Ext Price



Certification Type: MIAMI
Frame Type: .625FLANGE
Vent Configuration: EQUAL
Size Ref: ACTUAL
Height: 50.0000
Rough Masonry Opening: 75 3/4 X 51
Egress Opening: 32 1/16 X 45 1/16 SQFT 10.0223
Glass Family: LI - Laminated Insulating
Interlayer Type: PVB090
Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
Glass Color: GR - GRAY
Low E Surface (OSLI): 2.0000
Privacy Glass: NONE - NONE
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
Window Opening Control Device: N
Upgrade Hardware Finish: N
Boxing Options: N - None
CAR#: 17-0411.08
TC3: ordinance for
PositiveDesignPressure: 50.0000
PANumber: FL242
CondensationResistance: 56.0000
SolarHeatGainCoeff: 0.2000
VTCOG: 0.4200

NOA Selection: 17-0411.08
Unit Configuration: OX
Size Selection: CUSTOM
Width: 74.0000
Actual Size: 74 X 50
Wood Frame Opening: 74 1/4 X 50 1/4
Frame Color: W - White
Glass Type: 1/8" - 5/16"
Glass Makeup: LIA207AA5
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Argon Gas: NONE
Grid Type: NONE - NO Grid
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Anchor Group: D.HR5510
Acc Glass Breakage: N
TC1: Meets the requirements
TC4: marine turtle protection
NegativeDesignPressure: 50.0000
EnergyStar: 1.0000
UF: 0.3300
VT: 0.3100

Location:

Notes:

Products Ordered

Total Quantity

HR5510	8
SH5500	1



December 2, 2019

Old Colorado Inn Vacation Rental Homes
26 SE Seminole Street
Stuart, FL 34994

PROPOSAL

We are pleased to provide the following construction services for the repair of the Building located at 26 SE Seminole Street. Independent Construction of the Treasure Coast, LLC will provide labor to complete the repair which will meet all building codes.

We hereby submit specifications and estimates for Replacement of Windows:

- Remove existing windows
- Replace with 14 new windows per manufacturer's specifications
- Bid includes labor, materials, taxes, permit fees, and daily jobsite clean-up

We propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of: **\$21,862.00**

**1121 SE OCEAN BOULEVARD, STUART, FL 34996
772.219.6933 | INDEPENDENTCONSTRUCTION96@GMAIL.COM
CGC058694 | CCC1328596**

PAYMENT TERMS: 50% Upon signing / 30% Metal delivery / 20% Completion

Approval:

Signature



John White – Independent Construction, Mgr.

Date

12/2/2019

Date

This document, the associated construction documents and any attached addendums comprise the full agreement between parties and once initiated by signing, becomes a binding contract between Independent Construction and the Owner/Agent for Old Colorado Inn Vacation Rental Homes.

ACCORDING TO FLORIDA’S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIALS SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A “NOTICE TO OWNER.” FLORIDA’S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

INSTR # 2558909
OR BK 2835 PG 1620
(1 Pgs)
RECORDED 02/17/2016 09:26:07 AM
CAROLYN TIMMANN
MARTIN COUNTY CLERK
DEED DOC TAX \$9,275.00

Prepared by and return to:

Steven G. Vitale, P.A.
211 S. Colorado Avenue Suite 2
Stuart, FL 34994
772-781-1999
File Number: SGV-1974
Will Call No.:

Parcel Identification No. 4-38-41-015-003-00040.50000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 16th day of February, 2016 between Thomas J. Connelly, a single man, individually and as Trustee of the Connelly Family Trust, dated January 25, 2001, as amended whose post office address is 465 SE Riverside Dr., Stuart, FL 34994 of the County of Martin, State of Florida, grantor*, and 26 Seminole, LLC, a Florida limited liability company whose post office address is 211 S. Colorado Avenue, Suite 2, Stuart, FL 34994 of the County of Martin, State of Florida, grantee*.

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

Lots 3, 4, 5, and 15 and all of the abandoned alley between Lots 4 and 15, Block 3, ^mAmended Plat Chas. A. Porter Addition, according to the map or plat thereof as recorded in Plat Book 2, Page 75, Public Records of Palm Beach (now Martin) County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: W. Thomas Aykette
Witness Name: Grace A. Warner
Witness Name: GRACE A. WARNER

Thomas J. Connelly, individually and as Trustee of the Connelly Family Trust, dated January 25, 2001, as amended

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 16th day of February, 2016 by Thomas J. Connelly, individually and as Trustee of the Connelly Family Trust, dated January 25, 2001, as amended, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Grace A. Warner

My Commission Expires: Sept 22, 2019

DoubleTimes

Stuart, Florida

Stuart is located on Florida's East Coast, which borders the St. Lucie River and west of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72°. Annual rainfall averages 70.44 inches. Stuart is rich in art and history. As you are exploring our City, or using the Art and History Map as a guide we are sure you will appreciate the rich variety of the active expression of our history, creativity, and community spirit.

Stuart is famed for sail fishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, fresh water fishing. The North and South Forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area. There is a mixture of town homes and condominiums. Stuart's successful revitalization program has made the downtown area a pleasant ambience, lined with shops and restaurants.

Stuart was first settled in 1870, incorporated 1914, and chartered 1925. Known as the County seat, Stuart was originally named Potsdam from 1893 to 1896, by Otto Stypmann one of the earliest settlers of Stuart (History of Martin County, by Janet Hutchinson) Otto Stypmann and his brother, Ernest, came here in 1892 and were originally from Potsdam, Germany. The Stypmann brothers originally owned what is now known as "Downtown Stuart", and were large landowners. They started their fortunes here in pineapple farming. The name was changed to Stuart after the FEC railroad was established and was named after Homer Hine Stuart, Jr., another early settler. For more information regarding the history of Stuart, please visit our Stuart Heritage Museum at 161 SW Flagler Avenue, open daily from 10 a.m. to 3 p.m.



City of Stuart - Welcome Center
101 SW Flagler Ave • Stuart, FL 34994
(772) 286-2844

www.cityofstuart.us
www.facebook.com/StuartLifeFlorida

For more information of Art and History
in Martin County, please visit
www.discovermartin.com.

CITY OF STUART ART & HISTORY MAP

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01272020 JT CRA CRB CCM

- 40 The Anchorage:
615 Anchorage Way
- 41 Flagler Center:
201 SW Flagler Ave
- 42 Stuart Feed Store/
Stuart Heritage Mu
161 SW Flagler Ave



CITY OF STUART ART & HISTORY MAP

HISTORICAL ARCHITECTURE

48 Old Roosevelt Bridge

49 The Roosevelt Bridge

The Crary House:

50 171 SW Flagler Ave.

51 Stuart Heritage Museum
(previously George Parks Store):
161 SW Flagler Ave.

52 Feroe Building:
73 SW Flagler Ave.

53 St. Lucie Hotel Annex -
Stuart Boathouse:
49 SW Seminole St.

54 Harbor House:
45 SW Seminole St.

55 Post Office Arcade:
31 SW Osceola St.

56 Coventry Hotel &
Coventry Apartments
(Old Colorado Inn):
211 S Colorado Ave.

57 Platt/Porter Owl House -
Owl House at Colorado Inn:
100 S Colorado Ave.

58 Kimberly/Riverview
Apartments:
15 SE Seminole St.

59 Johnson House:
22 SE Seminole St.

*60 Johns/Lyons House:
26 SE Seminole St.

61 Clifton Lodge:
32 SE Seminole St.

62 The Pelican Hotel:
221 E Osceola St.

63 Molly's House:
430 SE Osceola St.

64 Otto Stypmann House:
451 SE Riverside Dr.

65 Thomas J. Allen Home:
410 SE Lake St.

66 Knapp Inn/Grace
Apartments/Grace E.
Wolfe Apartments:
421 SW Camden Ave.

67 Sunrise Apartments:
400 SW Camden Ave.

68 Witham/Coutant House:
512 SW California Ave.

69 Ricou House:
410 SW California Ave.

70 Sam Matthews House:
501 Akron Ave.

71 Community Church:
Corner of Akron Ave. & 3rd St.

72 Woodmen Hall:
Corner of Akron Ave. & 3rd St.

73 The France Apartments:
524 SW St. Lucie Crescent

74 Dudley/Bessey House
(now Shepard Park Bed & Breakfast):
601 SW Ocean Blvd.,
along Atlanta Ave.

75 Judge Thomas
Matthews House:
218 SW Atlanta Ave.

76 John Taylor House:
206 Atlanta Ave.

77 Kitching Home:
201 SW Atlanta Ave.

PARKS

 78 Flagler Park:
201 SW Flagler Ave.

 79 Shepard Park:
600 SW Ocean Blvd.

 80 Kiwanis Park (Barrier
Free Playground):
451 S Colorado Ave.

81 Gazebo Park:
80 SE Ocean Blvd.

 82 Memorial Park:
300 SE Ocean Blvd.

83 Hospital Pond:
1000 SE Ocean Blvd.

84 Possum Long:
621 SE Palm Beach Rd.

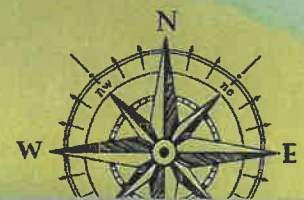
85 Smith-Turner Park:
599 SE Martin Luther
King, Jr. Blvd.

 86 Martin Luther King
Jr. Park:
900 SE Park Ave.

 87 Guy Davis Park:
724 SE 10th St.

 88 Poppleton Creek -
Dog Park:
399 SE Central Pky.

 89 Haney Creek -
Nature Trail -
Dog Park:
391 NW Baker Road-
Flagler Park, 201 SW
Flagler Ave.



55 Post Office Arcade (12-31 Osceola Street): Designed by the firm of Pfeifer and O'Reilly and built by Sam Matthews in 1925, the unique "dog-leg" design connects Osceola Street to Seminole Street and allows a cooling airflow through the building. Florida Power and Light anchored the building until 1985. In 1988 Peter and Joan Jefferson moved their home and offices into the Arcade and in 1990 purchased the building with David and Ann MacMillian before being purchased in 1997 by Otto Vitale.

56 Coventry Hotel & Coventry Apartments (Old Colorado Inn): 211 S Colorado Ave. Among the first of Downtown Stuart's historic structures to be renovated, the Coventry Hotel and Coventry Apartments are now joined as the Old Colorado Inn.

57 Platt/Porter Owl House: (Owl House at Colorado Inn), 100 S Colorado Ave. One of the most unusual and symmetrical homes in Stuart, the "Owl House" earned its nickname for its unique four-pointed gable roof, giving the appearance of an owl head.

58 Kimberly/Riverview Apartments: 15 SE Seminole St. Built on land granted early Stuart pioneer Otto Stypmann, Elmer and Mary Hall Kimberly began building the 21-room apartment building in 1913. It is the oldest operating apartment building in the City of Stuart.

59 Johnson House: 22 SE Seminole St., Built by Sam Matthews in the early 1900s, this Dade County pine home once served as a law office and artist's studio.

60 Johns/Lyons House: 26 SE Seminole St. A Designated Florida Literary Landmark, the "Ernie Lyons House" is named for long-time Stuart News editor and author who lived there for more than 50 years until his death in 1990. Originally built in 1890, the home served as Stuart's first school house.

61 Matthews House/Clifton Lodge: 26 SE Seminole St. Another Sam Matthews building, the Matthews House was originally located at 41 S.W. Seminole St., where Matthews and his wife Edith lived for a time. The property was developed as the Clifton Guest and Fishing Lodge. It was purchased in 2018 and moved to its present location to become part of the Old Colorado Inn.

62 The Pelican Hotel: 221 E Osceola St. One of the most prestigious tourist hotels in Martin County for many years, it was constructed in 1926 in the popular Mediterranean Revival style and managed by the W.V. King Family. It attracted celebrities such as Natalie Wood and Robert Wagner who honeymooned here. Now owned by Attorney Willie Gary, a local sharecropper's son who has become an extremely successful attorney.

63 Molly's House: 430 SE Osceola St. After the death in 1992 of Molly Sharkey, a 12-year-old girl diagnosed with leukemia whose family faced taxing travel and lodging challenges during her treatment, family and friends have raised funds to build Molly's dream house. This home away from home has since provided accommodations for more than 22,000 people accompanying loved ones undergoing medical crises.

64 Otto Stypmann House: 451 SE Riverside Dr. Home of Otto Stypmann, one of the founders of Stuart, this German immigrant was a pineapple grower and developer.

65 Thomas J. Allen Home: 410 SE Lake St. Despite having only a fourth-grade education, Thomas was an industrious African-American entrepreneur whose businesses included a lumber yard, the cutting and planning of lumber for ships, potato farming, and hauling asphalt for air strips and roadways; he is remembered as "the man who would give a young boy a job."

66 Treasure Coast Regional Planning Council (formerly Knapp Inn and Grace E. Wolfe Apartments): 421 SW Camden Ave.

Built in 1925 by Capt. Richard and Monira Knapp, the "Knapp Inn" was purchased in the 1940s by Edgar and Grace Wells. The couple lived in apartment number 7 while renting the other six apartments. The Treasure Coast Regional Planning Council purchased the building in 2006.

67 Sunrise Apartments: 400 SW Camden Ave. This two-story Masonry Vernacular apartment building features include a flat roof, tile cresting, curved parapets, stylized turrets and a recessed center entrance porch.

68 Witham/Coutant House: 512 SW California Ave. Built for Homer and Katherine "Kate" McPherson Witham in 1923, Kate remained in the house after Homer's death in February 1926. In 1947, Kate gave the home to her daughter Edna Witham Coutant, Stuart's pioneer school teacher and librarian Clyde Coutant, one of Edna's sons, converted the upstairs to a rental apartment. Edna lived in it until her death in 1987.

69 Ricou House: 410 SW California Ave. This two-story wood frame residential constructed in 1914 was occupied by Ernest J. Ricou a school teacher, who resided there during the historic period. He also served six years on the city commission.

70 Sam Matthews House: 501 Akron Ave. Once the personal home of Stuart's most well-known contractor, Sam A. Matthews, who came to Florida in

1903 from Maine to work on Henry Flagler's Royal Poinciana Hotel in Palm Beach. He later built several notable locations around town. In 1988, developers Jim Smith and Jean Bell converted it to the Home Place bed and breakfast - Stuart's first.

71 Community Church: Stuart's first community church dates to 1895. After being moved to its present site in 1930, it's served many functions, including today as a probation office.

72 Woodmen Hall: Corner of Akron Avenue and 3rd St. Built in 1914 for the local Pineapple Camp 150 Woodmen of the World fraternal society, it served as a hospital during the Spanish Flu epidemic of 1918, a telephone exchange company and is listed in A Guide to Florida's Historic Architecture.

73 The France Apartments: 524 SW St. Lucie Crescent: Built in 1922 by developer A.W. France, a Philadelphia manufacturer, the France residential apartments exhibited Mediterranean Revival styling of high quality. Three and four-room suites were fully furnished and rented for \$45-\$60 monthly. It was restored to its former glory in 1964.

74 Dudley/Bessey House (now Shepard Park Bed and Breakfast): 601 SW Ocean Blvd. Civil War veteran Major Philip Dudley built the colonial revival two-story, wood-frame home built along the St. Lucie River in 1909. Hubert W. Bessey, one of the founders of Stuart, and his wife, Susan later acquired the home.

75 Judge Thomas Matthews House: 218 SW Atlanta Ave. This Colonial Revival style house was built in 1913 by Sam Matthews. The house was rehabilitated by Roy Laycock, who converted the house into a commercial property.

76 John Taylor House: 206 Atlanta Ave. This bungalow, built by Sam Matthews in 1914, was a wedding present to Josephine Kitching and John E. Taylor from her father, Walter Kitching. It was wired for electricity even though there was no electricity in Stuart at the time. The Kitchings' windmill supplied running water. The house was further remodeled and adapted to commercial use in 1990.

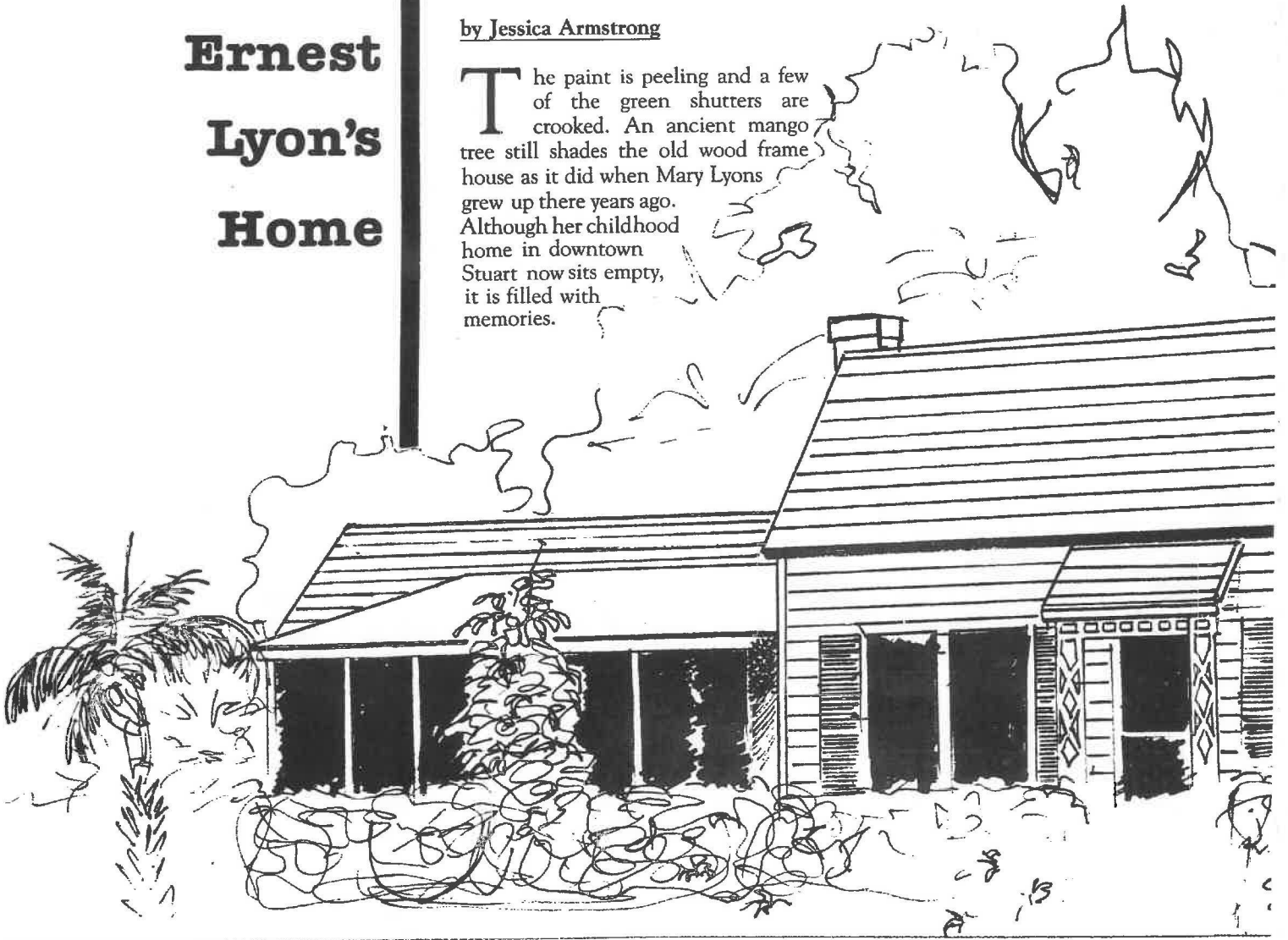
77 Kitching Home: 201 SW Atlanta Ave. Built in then-named Potsdam (later Stuart) in 1894 in one of Walter F. Kitching's pineapple fields, this modernized home got the settlement's first windmill in 1902 and the first indoor bathroom with running water.

Stuart's First Sc

Ernest Lyons's Home

by Jessica Armstrong

The paint is peeling and a few of the green shutters are crooked. An ancient mango tree still shades the old wood frame house as it did when Mary Lyons grew up there years ago. Although her childhood home in downtown Stuart now sits empty, it is filled with memories.



Daughter of renowned conservationist and newspaper editor, Ernest Lyons, Mary was raised in the historic house on Seminole street. She and her brother Bill remember their parents discussing current events and reading literary classics to them in the living room by the fire.

It seems fitting that a family dedicated to learning would live in what is thought to be Stuart's first schoolhouse. After retiring as editor of *The Stuart News*, Ernest continued to write his column at home on a manual type-

writer. He lived in the house until his death in 1990.

"My earliest memory is of my father reading *Treasure Island* to me in the living room in front of the fireplace. I've always had very warm feelings about the house and in my mind it's caught in a time warp," recalls Mary, who now lives in Atlanta.

"I particularly remember the living room, which was Stuart's original schoolhouse. Many conversations about issues and current events were discussed in that room. When I was

SUMMER

schoolhouse



very small it was where all family activities took place. The fireplace was the only heat in the house and we would hang our pajamas over the fire screen to warm them."

The original portion of the house was first located on the St. Lucie River across from its present site, where the Riverside Apartments now stand in downtown Stuart. Early records indicate that the school opened in 1891 and Katie Hamilton of Philadelphia became Stuart's first school teacher. She taught all grades in the two-room

schoolhouse.

Florida's wilderness environment wasn't easy for a young woman from a big city. When the mosquitoes swarmed through the cracks in the schoolhouse floor, it is said that Hamilton would invert the chimney of the wood stove and smoke out the bugs under the building.

Back in the 1890s, there were few roads and early settlers traveled by boat. Hamilton lived on Bessey Point and had to row across the creek to get to the school.

"It (schoolhouse) was on the river," Lyons once said in an interview, "because that was the way people traveled. There were no good roads. The kids came every day by boat and went home the same way."

In 1890, the Stuart area had no school. So early pioneer Ernest Stypmann donated land along the St. Lucie River and materials to build the modest schoolhouse. The building materials cost \$30.

By 1891, more settlers were moving into the Stuart area, then known as Potsdam. The settlement had its own post office and at that time there were 10 children of school age.

The railway came through town and roads were being built by the mid-1890s, so a school located on the river bank was no longer necessary. Stypmann sold the building to the Johns family, who moved it to its present location and added a kitchen, dining room and porch.

A new two-story concrete school was built at what is now East Ocean Boulevard. The school was located behind the old Martin County Courthouse, now the Court House Cultural Center.

It is said that Stuart's first schoolhouse was also where the first wedding in Stuart was held in 1892. And the first baby boy born in Stuart was delivered there in 1897.

After the Johns family moved out of the old house in 1910, it passed through several owners before Ernest and Ezell

Lyons bought the house in 1937. The Lyons built a separate cottage near the house which they rented out and later moved it and attached it to the house.

"He loved the old-fashioned nature of the house. He and Ezell enjoyed the yard and the gardens. The azaleas and roses they planted are still there," says Isabel Williams, Ernest Lyon's sister.

"Both their children were born there and they celebrated their 50th wedding anniversary in the house. Toward the end of his life, he was pretty much a recluse after Ezell died. Some friends would stop by and people who wanted him to autograph his books. He continued to write in the study on a beautiful desk he *Start News* gave him."

Like his sister Mary, Bill has fond memories of the old house on Seminole Street. He is now a marine biologist living in St. Petersburg, Fla.

"My father led me to the sea. He showed me all the wonderful things about marine life and started a fascination for me that never ended," Bill remembers. "He did a lot of writing in the house after the den was added. Many nights I remember him pounding away on his typewriter."

Bill and Mary have donated their father's papers to Stuart Heritage, Inc. This collection of writings and letters will be available for research once a local museum is established in the Stuart Feed Store.

The Friends of the Martin County Public Library and Stuart Heritage plan to have a plaque installed on the home commemorating Ernest Lyons. Arrangements are being made through the Florida Center for the Book, an organization that designates homes as literary landmarks. Ernest Lyons is the author of *My Florida* and *The Last Cracker Barrel*.

Because of the sluggish economy, Bill and Mary have temporarily taken the house off the market. Now zoned commercial, they hope the next owner will restore the house and perhaps use it as office space.

"The schoolhouse section could be moved if someone planned to demolish the house," says Mary. "The old mulberry tree was cut down and I have a piece of it growing in my yard. Having been born in Stuart, I go into terrible shock at all the wonderful buildings that have been torn down. I hope the house will be preserved, but only time will tell." §

From: [Steven Vitale](#)
To: [Gandhi-Saydas, Pinal](#)
Subject: Fwd: Your "Enchanted Cottage"
Date: Thursday, January 9, 2020 12:08:26 PM

This message has originated from an [EXTERNAL EMAIL ADDRESS]. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Pinal, please see the history of enchanted cottage summarized by local historian Sandra Thurlow below.

Thanks
Steven

Sent from my iPhone

Begin forwarded message:

From: Steven Vitale <SV41969@aol.com>
Date: November 13, 2019 at 8:06:37 PM EST
To: Sandra Thurlow <sandra@thurlowbooks.com>
Subject: Re: Your "Enchanted Cottage"

Hi Sandy. Thank you so much for sending this helpful history and the terrific photos. I'll have to take a look at that photo in the Ernie Lyons book that you mentioned. I'm so grateful to have your assistance and friendship. I should be done with the renovations to the cottage next week so please be sure to stop by to take a tour.

Thank you so much and God bless!

Steven

Sent from my iPhone

On Nov 5, 2019, at 9:58 AM, Sandra Thurlow
<sandra@thurlowbooks.com> wrote:

Steve,

Your "Enchanted Cottage" stood on Lot 10 of Block 4 in
Kitching's Addition to the Town of Stuart, subdivided in

March 1913. Walter Kitching sold the lot to George W. Thomas on May 8, 1914. George Thomas sold it to his friend John Michaelis on July 15, 1916. After building the cottage, John Michaelis sold the property to Emily E. Mast September 28, 1920. Emily Mast sold her property to Horace Atwood on February 2, 1924. The property stayed in the Atwood family for many years. Susan Atwood Eminger lived in the house when I interviewed her in 1990. She and her husband acquired the house from the estate of her father on January 15, 1959. Looking at Polk City Directories, it is clear that many families rented the cottage in the early years.

By some act of providence you have placed your cottage in the back yard of the Lyons house. Some of the photographs we have from the Lyons family show the little house Harry Lyons rented in the 1920 that stood behind your cottage when it was in Kitching's Addition. Look on page 48 of the latest reprint of My Florida. You will see your cottage in the background.

I am sending you photographs from the Lyons Collection as well as a section of the 1920 Sanborn Map that shows your cottage in its original location and shows the little house the Lyons family rented in the 1920s. It seems to be a converted base of a windmill or water tower.

I am also sending you the obituary of John Michaelis who built your cottage. George Thomas is the one who built the house that still stands near the Sailfish Fountain. Before he moved into Stuart from Rio he grew pineapples as did John Michaelis. Frank Mezzapelle owns the former Thomas/Edenfield house. I understand he will now be in charge of Flagler Place for Stuart Main Street. Members of the Atwood family owned the house just east of the Stuart Heritage Museum for 60 years. I may send you a photo of that family too.

My daughter Jenny Flaugh, who recruits physicians for

Cleveland Clinic for what was formerly Martin Health says
she is now sending them the Chicago Tribune article to
entice them.

Proud to be your friend, Sandy Thurlow

Sandra Thurlow
18 Banyan Road
Stuart, FL 34996
772-287-6032
sandra@thurlowbooks.com

<Michaelis Obituary.doc>
<Sanborn1920.jpg>
<Coons Hon B.jpg>
<Calling in sepia.jpg>
<img113.jpg>

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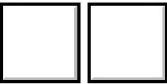
TRAVEL

Old Florida is alive and well in sunny Stuart, where the past won't be forgotten

By NANCY MORELAND

OCT 29, 2019
| STUART, FLA.

CHICAGO TRIBUNE |





The Stuart Heritage Museum is in a 1901 building that operated as Stuart Feed Store until the late 1980s, when the city bought it. The museum is open seven days a week with free admission. (Getty Images)

It's no secret that the suddenly single are vulnerable to rebound romances. Even the newly divorced Ralph Evinrude, a captain of industry, found himself susceptible. Who could blame him? The object of his desire was singer and film star Frances Langford.

In the 1950s, both were guests at the [Clifton Guest and Fishing Lodge](#) in Stuart, Florida. The self-proclaimed "Sailfish Capital of the World" sits on the Atlantic, about a two-hour drive south of Orlando and two hours north of Miami. The coastal setting was ripe for a tropical tryst: coconut palms swaying in balmy breezes, moonlight reflecting off the St. Lucie River, sensuous flowers blooming at every turn. This tryst, however, turned into a 31-year marriage between two luminaries whose philanthropy benefits the city to this day.

Downtown Stuart is full of stories like that.

You can contemplate all of this while staying in the **Evinrude** or **Langford suite** of that same fishing lodge. It's one of 22 restored dwellings transformed into boutique accommodations by Steven Vitale, a local real estate attorney with a penchant for historic preservation.





When the turn-of-the-century Clifton Guest and Fishing Lodge was slated for demolition, a local preservationist bought the property and barged it down the St. Lucie River to its current spot on Seminole Street. (Steven Vitale)

“I purchased my first property in 2007, right when the market began to go down,” Vitale says. “I had to make the building pay for itself, so I converted it from apartments back into its original use as a hotel.”

[\[Most read\] 5 observations from rewatching the Bears’ loss to the Eagles, including repeated self-destruction on first-and-10 and Tarik Cohen’s funk »](#)

While that first project, now known as the [Old Colorado Inn](#), was driven by necessity, Vitale’s vision soon became a passion. When the turn-of-the-century Clifton Guest and Fishing Lodge was slated for demolition, Vitale bought and barged it down the St. Lucie River to its current spot on Seminole Street.

And so, like Vitale's other projects, the Clifton has a happy ending. All of the properties balance modern comfort with old Florida character. Guests tread gleaming Dade County heart pine floors and sleep under beadboard ceilings. They chat on porches graced with gingerbread trim. Depending on the property, observant visitors may spot an antique door bell, telephone shelf or mail slot. Nightly rates at the Inn in December start at \$119; guest house rates start at \$229.

The Clifton sits next door to a literary landmark known as the **Lyons House**. An 1890 Florida vernacular cottage, it once housed author and conservationist Ernest Lyons. The former Stuart News editor penned "**My Florida**" and "**The Last Cracker Barrel**" while living here. The house's roots run deep into Stuart's pioneer past. It served as the town's first school and church, and witnessed its first wedding and first birth.

Around the corner, the Old Colorado Inn has ties to a character as colorful as its bright yellow facade. It was built as a hotel by John Coventry, whose son Frank fueled the local gossip mill. A Prohibition-era rum runner, Frank purportedly drove the getaway car for Florida's notorious **Ashley gang**.

"He was later shot in a pool hall over a love interest," Vitale says. "They held his funeral at the hotel."

[\[Most read\] 'A miracle': Days after she was shot while trick-or-treating, 7-year-old girl is sitting up and watching 'Finding Dory' »](#)

Even Stuart's most recognizable landmark, the 1904 **Owl House**, is available for stays, with a three-night minimum requirement. Its sea captain builder designed the four-pointed gable roof to be hurricane resistant. The resulting roofline, forever frozen in a quizzical frown, stares out at the river as it has for more than a century. Inside, the beamed, angular ceilings and expansive windows feel more like Frank Lloyd Wright than the Victorian and farmhouse styles that dominated the Sunshine State in the early 1900s.





The Owl House's roofline, forever frozen in a quizzical frown, stares out at the river as it has for more than a century. (Nancy Moreland/for the Chicago Tribune)

Vitale's efforts to save local history have not gone unnoticed. He received Martin County's Historic Preservationist of the Year Award for 2019.

Although Vitale's venture started at an inauspicious time, he had the golden rule of real estate in his favor. All of his properties are located on scenic side streets near the St. Lucie River in downtown Stuart, a success story in its own right.





Boutiques line the pedestrian-friendly streets in downtown Stuart. (Martin County Tourism)

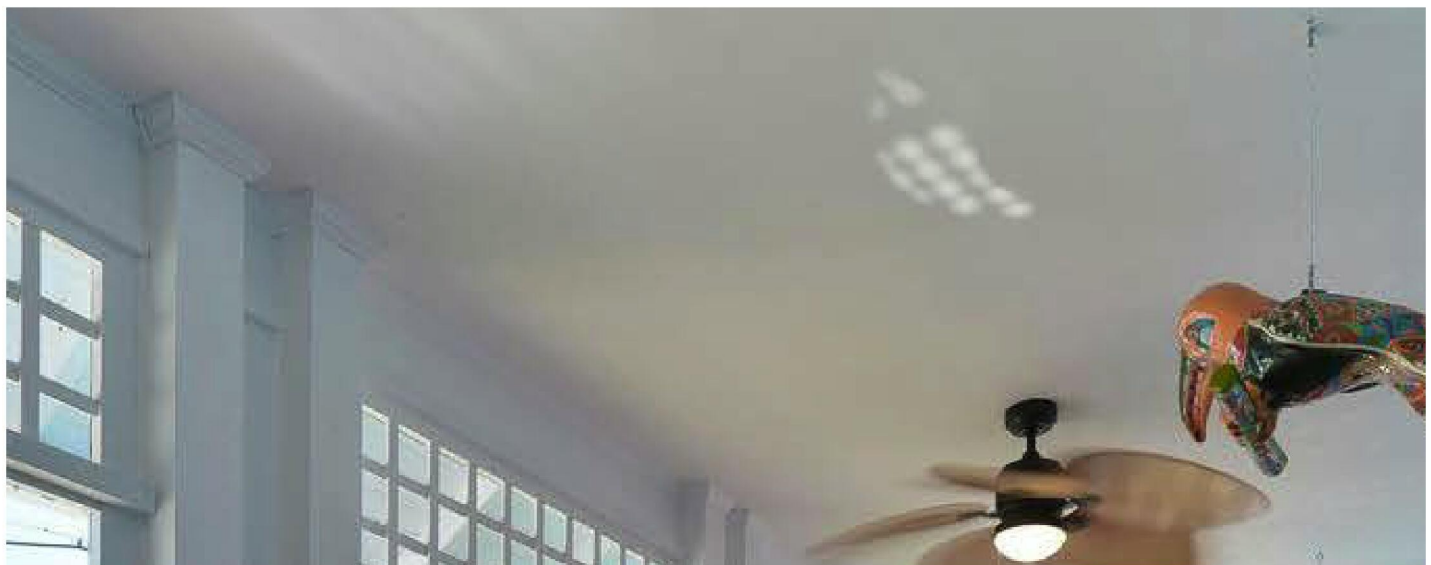
In the late 1980s, local citizens, with help from Andrés Duany, the influential architect of [Seaside](#) renown, reinvigorated the town. Duany's New Urbanist plan connected Stuart's historic downtown with its scenic waterfront. The citizenry followed through on his ideas and today, the compact main street hums with activity. Laughter and conversation emanate from sidewalk cafes. Independently owned boutiques entice shoppers. The restored 1926 [Lyric Theatre](#) fills with audiences eager to see celebrated performers. People stroll along the Riverwalk past a pier, marina and parks, within view of the elegant Roosevelt Bridge.

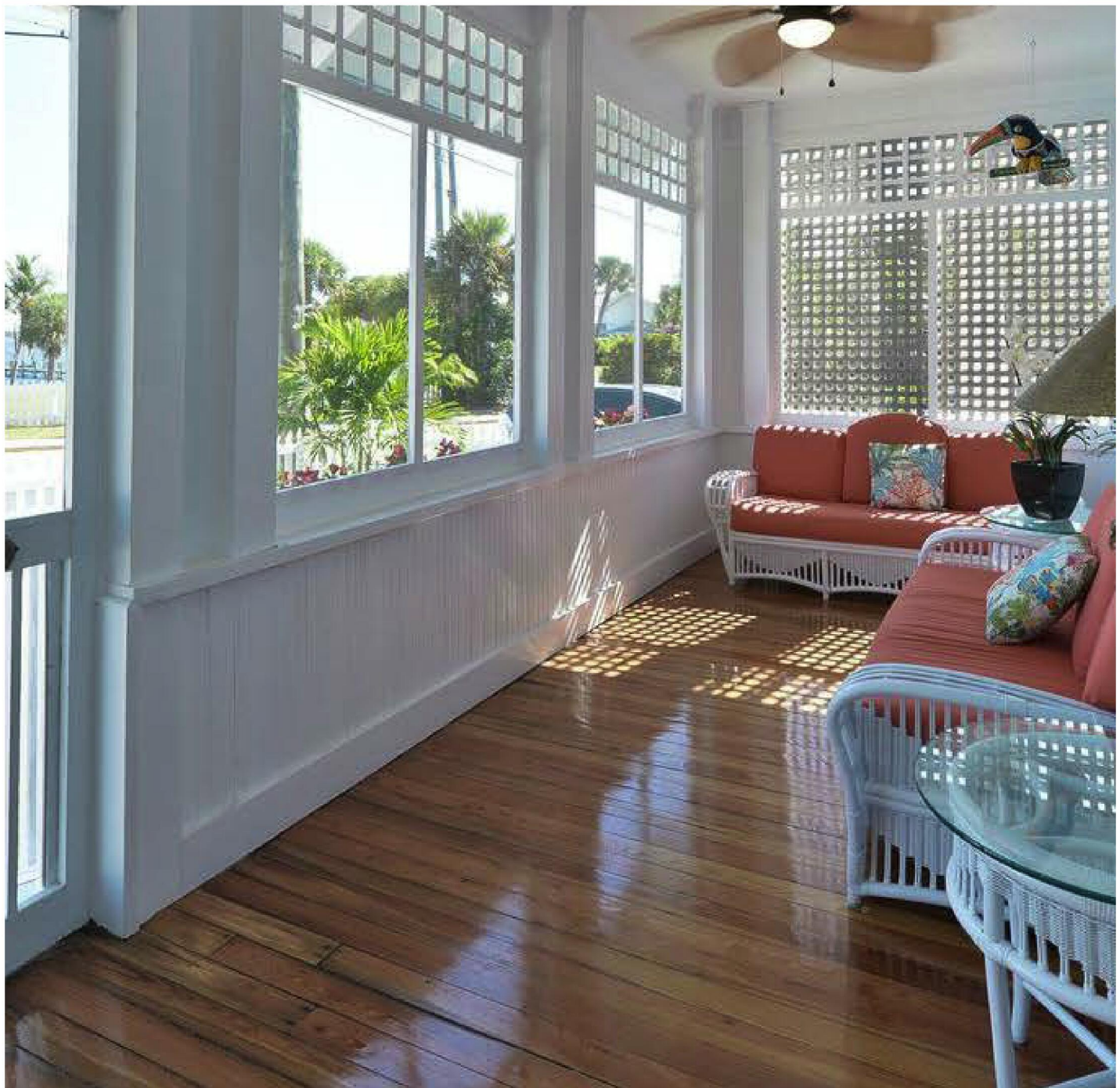




The restored 1926 Lyric Theatre fills with audiences eager to see celebrated performers. (Martin County Tourism)

At the same time, Stuart evokes an era of languid afternoons on the lanai: mai tai in hand, ceiling fan circling slowly overhead. Even in our overstimulated age, it's easy to maintain that carefree state. Just stroll around the neighborhood. You quickly realize that this town carefully cultivates its people-friendly pace and scale.





Guests can kick back and relax on the porch of the Blue House, one of the accommodations at the Old Colorado Inn. (Steven Vitale)

Along Flagler Avenue, brightly colored canvas awnings shade shoppers from the Florida sun. Benches invite weary husbands. A fountain, strategically placed in a traffic-calming roundabout, provides background music for diners in outdoor cafes. A crosswalk painted swimming pool blue alerts drivers and guides pedestrians. Balconies brim with fuchsia bougainvillea. Murals accent buildings, even those that face alleys. Further down Flagler Avenue, a former 1901 mercantile, reimagined as the [Stuart Heritage Museum](#), invites a deeper exploration into local history. Year-round on Sundays, you can peruse artisanal food at the [Stuart Green Market](#), then picnic with your purchases at a free

Rockin' Riverwalk concert, from 1-4 p.m.

ADVERTISEMENT

Stuart is the seat of Martin County, a mecca for water recreation, with about 22 miles of coastline. Beaches are dotted with sea turtle nests and unusual rock formations. Those at **Blowing Rocks Preserve** and **Bathtub Beach** are especially notable.





Bathtub Beach in Stuart, Florida, lures locals and tourists to its soft sand and clear water. The coral reef off shore is good for snorkeling and scuba diving, too. (Getty Images)

The subtropical climate makes fall and winter ideal for the beach, as well as [downtown events](#) like Christmas on Main Street, Nov. 29, the Stuart Stroll, a community-wide street party on Dec. 5, and the Christmas Parade Dec. 6.

ADVERTISEMENT

Tourist season peaks around Easter, but spring breakers lean more toward families than Gen Z. If you can take the heat but not the crowds, book a summertime retreat at the

Clifton Guest and Fishing Lodge, Lyons House or Blue House; all share a pool.

Any time of year, you can always catch a breeze by the beach or river. In doing so, you follow the footsteps of accomplished Floridians. Whether led by love, literature or landmarks in need of rescue, all found a haven in this sunny city by the river.

[\[Most read\] Chicago's condos are turning into rentals. Here's what's driving the deconversion trend, and what it means for condo owners. »](#)

Nancy Moreland is a freelance writer.

Customer wants more than a voucher after American Airlines cancels flight. Travel Troubleshooter investigates.

When Robert Hughes' aunt dies, he books a flight to the funeral in Omaha. But when American Airlines cancels his flight, it issues a voucher.

Chicago Tribune



STUART COMMUNITY REDEVELOPMENT AGENCY



BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM

PROGRAM DESCRIPTION:

The Stuart CRA Business Improvement Reimbursement Program is an incentive program designed to encourage visible, exterior improvements to commercial businesses in the Stuart Community Redevelopment Area.

The grant program provides a reimbursement grant of up to \$10,000 of public funds per property to match private funds to pay for the design and completion of property improvements. The grant shall be available for commercial businesses which may qualify for a reimbursement of 50% of the applicants total project costs up to \$10,000

Funds are distributed per a 60 day grant cycle. The grant cycle begins on October 1, 2019 and will end November 29th, 2019. To be eligible for consideration applicant must submit a completed application by **5pm on Friday, November 29th, 2019** at City Hall, Development Department office located at 121 SW Flagler Avenue, Stuart. Funds are limited and subject to availability. Funding may be appropriated annually in the CRA budget. The continuation of the program is subject to the availability of funds in the CRA budget.

ELIGIBILITY:

- All owners of a licensed business within the Stuart Community Redevelopment Area shall be eligible for the program. Refer to attached CRA map.
- The property owner is the applicant; however the property is currently leased to a tenant, then the application and agreement must be jointly executed by both the owner and the tenant.
- Residential, non-profit and City owned/leased properties are not eligible.
- First time applicants have priority. If funds are available, past applicants may apply for property improvements.
- Properties must not have building code or code enforcement issues. City staff will verify this during its due diligence.
- Property must not have any tax liens and must be current on property taxes paid to the City of Stuart.
- Commercial Businesses must have a current Business Tax License with the City of Stuart.

ELIGIBLE IMPROVEMENTS:

The Stuart CRA Business Improvement Reimbursement Program shall provide, on a reimbursement basis, 50% matching grant for eligible exterior improvements, which are consistent with and further the implementation of the Stuart Community Redevelopment Plan and City of Stuart Land Development Code, and visible from the roadway. Funds may be used for one or more of the following types of enhancements as a part of an improvement program:

- Exterior architectural amenities to provide shade over the public right-of-way/sidewalk (e.g. *addition or improvement of awnings, balconies, porches, entryways, or arcades*)
- Replacement of non-conforming pole signs to conforming freestanding or monument signs
- Replacement of windows and doors
- Decorative shutters (*no metal panel shutters or accordion shutters*)
 - Bahama Shutters
 - Colonial Shutters
- Exterior stucco or siding
- Dumpster enclosures
- Xeriscape Landscaping (*a maximum of \$1,500.00 or 15% of the total project, whichever is less, no irrigation*) and fences (*no metal chain-link*)
- Parking lots, driveways, and streetscaping (i.e. benches, shade trees, bicycle racks)
- Other exterior (street-side) façade improvements (*considered on a case-by-case basis*)
- Architectural, engineering or landscape architectural services to design improvements to be funded through this program (maximum of 500 dollars in grant funding)

NOTE: All improvements proposed with this grant application must be consistent with the Community Redevelopment Plan and the Land Development Code overlay design guidelines.

APPLICATION PROCESS:

1. Download an application from the City's website, www.cityofstuart.us or secure an application at City Hall, Development Department office located on 121 SW Flagler Avenue, Downtown Stuart.
 2. Review the application, if you have any questions please call (772) 283-2532.
 3. Submit a completed application package to City Hall, Development Department office, which includes the following:
 - Completed application
 - Complete budget spreadsheet (*attached to application*)
 - Proof of ownership of the property
 - Copies of TWO cost estimates by licensed contractor/agent registered with the City of Stuart or Martin County
 - Photographs of areas to be improved
 - Renderings of proposed improvements
- The applicant is responsible for all building and other permits and fees which are associated with the proposed project.***
4. City staff reviews the application for completeness, and eligibility. City staff will go to the project property and do a "walk-thru" of the property to consider the proposed improvements.
 5. Staff reviews applications on the following criteria and provides a recommendation to the Community Redevelopment Board:
 - Meets grant requirements
 - Follows City of Stuart Urban Code Regulations
 - Promotes the historic character of the neighborhood

- Does the project contribute to reducing blight and economic revitalization
 - Does the project significantly enhance the building (*not strictly maintenance*)
 - Is this a first time applicant
6. Staff will present a recommendation for funding to the Community Redevelopment Board (CRB). Staff will prepare an agenda item by the January 7, 2020 Community Redevelopment Board meeting. The meeting starts at 4pm located in the City Hall Commission Chambers located at 121 SW Flagler Avenue.
 7. The applicant or a representative must be present at the January 7, 2020 CRB meeting in order to be considered for the grant program. The CRB make hear the agenda item and make recommendation to the Community Redevelopment Agency (CRA) Board.
 8. The Community Redevelopment Agency (CRA) Board will hear the agenda item and make the final recommendation for approval or denial of funding. City staff will provide the public hearing date and time for the CRA Board meeting.
 9. Construction of any component of the grant application cannot begin until the board approves the project. With CRA approval, applicant will need to sign contract and will have 120 days for project completion. Any work completed prior to this approval will not be eligible for reimbursement.

Once approved, the property owner will have to sign to specify the obligation of the applicant for grant reimbursement. The contract may be recorded in the public records of Martin County, Florida. For the duration of the improvements, the applicant will post a sign to be provided by the City which indicates the project has received a Property Improvement Grant and relevant program information.

REIMBURSEMENT PROCESS:

Upon project completion, the applicant contacts the CRA Administrator at (772) 283-2532 with the project completion date. Disbursement of grant funds shall only occur when the following documents are submitted and all other required conditions are met:

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*)
- Copies of final inspection
- Proof of payment for improvements (which must be at least as much as the amount indicated in the application); and photos of improvements.
- W-9 form

If the project is not completed, is not approved in its final inspection, or does not receive its certificate of occupancy (*if applicable*) within one year from the approval of the grant, the grant award shall expire.

If you have any questions regarding this application, please contact the CRA Administrator at (772) 283-2532.



**STUART COMMUNITY REDEVELOPMENT AGENCY
BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM APPLICATION**



APPLICANT INFORMATION

Owner Name:

Owner Address:

Phone:

Email:

Tax ID#

Authorized Agent/Contractor:

Agent Address:

PROPERTY INFORMATION

Name of Business:

Type of Business:

Years in Operation:

Number of Employees:

Description of Improvements:

Address of Proposed Project:

Describe how this project benefits the Community Redevelopment Area:

Total Project Cost \$

Signature of Applicant/Property Owner

Date

Signature of Lessee/Tenant

Date

- Submit a completed application package to City Hall, Development Department office, which includes:
 - Completed application
 - Complete budget spreadsheet (*attached to application*)
 - Proof of ownership of the property

- Copies of two cost estimates by licensed contractor/agent registered with the City of Stuart or Martin County
- Photographs of areas to be improved
- Renderings of proposed improvements
- The applicant is responsible for all building and other permits and fees which are associated with the proposed project.
- An application to the Business Improvement Reimbursement Program will not be processed until a completed application packet is submitted to the Stuart Community Redevelopment Agency located in City Hall, Development Department Office at 121 SE Flagler Avenue, Stuart.
- Completed applications are due **Friday, November 29th by 5PM**. Applications with all documents attached will be accepted at Development Department Office located at City Hall, 121 SW Flagler Avenue. If you have any questions, please call 772-283-2532.
- Submitting an application is not a guarantee of funding.



STUART COMMUNITY REDEVELOPMENT AGENCY PROPERTY IMPROVEMENT GRANT PROGRAM

PROJECT COST ESTIMATE/REIMBURSEMENT FORM

Note: All property improvement grant applicants need to complete the "Project Cost Estimate" portion of this form and submit documented cost estimates as a part of the application packet. To receive the grant reimbursement, the "Reimbursement Summary" portion of this form must be completed and submitted with copies of paid invoices indicating completion of improvements. All improvements must be completed, inspected, and have received final approval from the County prior to reimbursement.

Project Cost Estimate				Reimbursement Summary		
Item	Category of Improvement (windows, roofing, painting, etc.)	Contractor	Cost Estimate	Contractor	Date of Completion	Actual Cost (include proof of payment)
1			\$			\$
2			\$			\$
3			\$			\$
4			\$			\$
5			\$			\$
6			\$			\$
7			\$			\$
Total Cost Estimate			\$	Total Actual Cost		\$

Date	Applicant	Address	Applied for:	Project Cost	\$ Funded	Check
6/21/16	23 Mastermind LLC	31 SW Osceola St.	Parking lot, landscape, roof repair, interior, door, window improvements	\$149,289.00	\$4,000.00	Yes
9/1/16	Michael Braid	908 Lincoln Ave.	New roof, landscaping, windows	\$10,600.00	\$4,000.00	Yes
7/20/16	Ora Brown	711 Palm Beach Rd.	Roof, driveway, screen	\$12,800.00	\$4,000.00	Yes
5/13/16	Paul Daley	351 SW Flagler Ave.	Extend porch	\$8,750.00	\$4,000.00	Yes
5/4/16	Misherda LLP	310 SW Dixie Hwy.	Signs and awnings	\$7,591.00	\$3,795.00	Yes
9/1/16	Ravenswood	412 SW California Ave.	Install metal roof, paint	\$7,900.00	\$3,950.00	Yes
9/1/16	Teal Team LLC	416 SW Akron	Install metal roof	\$8,900.00	\$4,000.00	Yes
9/1/16	Michael Braid	918 Lincoln Ave.	Roof, landscaping	\$8,500.00	\$4,000.00	Yes
5/11/17	CarePlus Associates	611 SW Federal Hwy.	Exterior remodel, windows	\$35,000.00	\$10,000.00	Yes
5/11/17	Aycock Funeral Home	511 S. Federal Hwy.	Restore exterior	\$31,609.00	\$10,000.00	Yes
5/11/17	Sade Group	477 SE Riverside Dr.	Landscaping	\$12,535.00	\$1,500.00	Yes
5/2/17	Salt of the Earth	422 Akron Ave.	Driveway	\$24,000.00	\$10,000.00	Yes
5/2/17	The Talk House	514 NW Dixie Hwy.	Parking lot, landscape, fence	\$136,197.00	\$10,000.00	Yes
12/6/17	Colorado 303, LLC	1 E. Ocean Blvd.	Driveway, awning	\$16,954.00	\$8,477.00	Yes
12/6/17	Colorado 303, LLC	303 Colorado Ave.	Mural	\$20,500.00	No	No
12/6/17	Hometown Cleaners	39 SE Kindred St.	Paint building, awning, landscaping, parking lot	\$14,550.00	\$7,275.00	Yes
6/25/18	Northshore Plaza	837-861 NW Federal	Paint exterior, siding	\$22,320.00	\$7,700.00	Yes
6/25/18	Silverback Partners	931 SE Ocean Blvd.	Impact windows	\$154,700.00	\$7,700.00	Yes
6/25/18	Triple Crown of Stuart	300 Colorado Ave.	Impact windows	\$395,000.00	\$7,700.00	Yes
6/25/18	ZT's Fitness Studio	865 NW Federal Hwy.	Sign	\$1,915.18	\$850.00	Yes
01/28/19	Edward Geary, Trustee	800 SE Ocean Blvd.	Windows	\$14,198.00	\$7,099.00	Yes
4/29/19	Auto Experts	909 SE Johnson Ave	Update parking lot, curbs, entrance to business	\$20,295.00	\$10,000.00	Considering change of use
4/29/19	Crump Lawn Equipment/Iris Upholstery	401 Wright Blvd / 397 Wright Blvd.	Replace pole sign with monument sign	\$34,940.00	\$10,000.00	Building permit submitted
5/3/19	Elle Salon	49 SE Kindred Street	Storefront impact glass and new awning	\$13,925.00	\$6,962.00	Applicant signature needed
4/29/19	Luna Italian Cuisine	49 SW Flagler Avenue	Awning replacement	\$2,800.00	\$1,400.00	Yes
4/30/19	Old Colorado Inn	201 S. Colorado Avenue	Hurricane impact windows	\$22,651.00	\$10,000.00	Building permit submitted

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MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD

JANUARY 7, 2020 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS

Chair – Chris Lewis
Vice Chair – Frank Wacha
Board Member – Faye James
Board Member – Tom Campenni
Board Member – Pete Walson
Board Member – Cristina Maldonado
Board Member – Nathan Ritchey

ADMINISTRATIVE

Development Director, Kev Freeman
CRA Administrator, Pinal Gandhi-Savdas
Board Secretary, Jordan Pinkston

CALL TO ORDER  4:00 PM

ROLL CALL  4:00 PM

Present: Tom Campenni, Nathan Ritchey, Frank Wacha, Cristina Maldonado

Absent: Chris Lewis, Pete Walson, Faye James

ANNUAL BOARD REORGANIZATION

Action: Frank Wacha appointed Chair

Moved by: Tom Campenni

Seconded by: Nathan Ritchey

Motion passed unanimously.

Action: Nathan Ritchey appointed Vice Chair

Moved by: Cristina Maldonado

Seconded by: Tom Campenni

Motion passed unanimously.

APPROVAL OF MINUTES

Action: Approve

Moved by: Tom Campenni

Seconded by: Nathan Ritchey

Motion passed unanimously.

APPROVAL OF AGENDA

Action: Approve

Moved by: Tom Campenni

Seconded by: Nathan Ritchey

Motion passed unanimously.

COMMENTS FROM THE PUBLIC (5 min. max): None.

COMMENTS FROM THE BOARD MEMBERS: None.

COMMUNITY REDEVELOPMENT BOARD

1. Resolution No. 01-2020 CRA Wayfinding Sign Program Extension

PRESENTATION Pinal Gandhi-Savdas, CRA Administrator  4:04 PM

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni asked if the program could be run by Stuart Mainstreet or Downtown Business Association under contract with the city.

Pinal Gandhi-Savdas said that the program is in the city's right of way, so there may be legal issues with that.

Nathan Ritchey asked how much time it takes staff to implement project and how has the response been thus far.

Pinal Gandhi-Savdas explained that there is more work up front, but that levels out the initial application process is complete. The response has been positive and now we plan to expand it to the Arts & Entertainment District.

Tom Campenni said that it is more of a private contract program in his opinion.

Frank Wacha asked if there was a conflict of interest.

Mike Mortell said that it would have to be a non-profit to run the signs downtown. He said from a legal perspective, we could put it out to bid like valet parking, but that might drive the price of the signs up.

Nathan Ritchey confirmed that Tom Campenni's suggestion was to free up the city.

Tom Campenni said that the businesses should help themselves instead of the city managing them. He recommended that they approve the extension but encourage staff to look into passing the program to a contract.

Tom Campenni made a motion to extend the program.

Cristina Maldonado said that it might take more time to restructure.

Key Freeman suggested coming forward with a cost benefit to the board of outsourcing this.

Tom Campenni said his goal is to make sure the private business have a stake in what is going on.

COMMENTS FROM THE PUBLIC (5 min. max): None.

Nancy Turrell, Executive Director of Arts Council - said that the businesses in the Arts & Entertainment District are very excited about the expansion.

MOTION

Action: Extend the program. Staff needs to see if the Downtown Business Association and/or Stuart Main Street are interested in assuming the responsibility of the program. Staff create a cost analysis of the possible transfer.

Moved by: Tom Campenni

Seconded by: Nathan Ritchey

Motion passed unanimously.

2. Resolution No. 02-2020 CRA Amendment to the Mural Matching Grant Program

PRESENTATION Pinal Gandhi-Savdas, CRA Administrator  4:17 PM

COMMENTS FROM THE BOARD MEMBERS:

Cristina Maldonado asked how much money went toward that in 2019.

Pinal Gandhi-Savdas said we only had one application.

Tom Campenni said that he has a problem with the program. He said that he would like the art to be raised by the private sector and thinks that private property should not be using public money to beautify their businesses.

Nathan Ritchey said that we are enticing the public to apply for these grants.

Tom Campenni said that he is against us spending money on private property art.

Nathan Ritchey asked if Tom Campenni felt the same way about all of the business improvement grants.

Tom Campenni said that he believes that the business community should not receive any beautification help from the city.

Mike Mortell said that the Community Redevelopment Board sets policies, so they can change that. He explained reasons why programs such as these exist and gave examples of other ways the city can reinvest tiff money back into the community.

Tom Campenni said that the triangle property is a great example of a positive impact, and the mural program is not. He does not believe that a program such as this is what was intended for CRA funding.

Frank Wacha said that he thinks this program is important because of the cultural feel art gives a community and it is an incentive that is a good use of our money. He thinks it is a tool to get the Arts & Entertainment District going.

Nathan Ritchey said that the artistic vibe is given back by the feeling people get in the community.

Tom Campenni asked Jim Chrulski to take the program over.

COMMENTS FROM THE PUBLIC (5 min. max):

- 1. Steven Vitale (Colorado Ave.)** – gave examples of murals he has done in the past and thinks it is more likely for a business owner to do a mural if there is a matching grant.
- 2. Duncan Hurd (Colorado Ave.)** – His mural was started this past Friday and said that putting public art on private spaces brings people to the city. He encourages the board to look at the larger benefit of the murals.

Kev Freeman said that this is in the CRA plan as it stands. He said it is important to recognize that the murals around the city should be considered transient. He said the initial purpose is a form of marketing and advertisement. We are seeing them becoming more permanent than transient, which can cause a problem if they are covered or hidden by future development. His only concern they become permanent.

MOTION

Action: Approve.

Moved by: Nathan Ritchey

Seconded by: Cristina Maldonado

Motion passed with Tom Campenni opposing.

3. Presentation of New Applicants for the Business Improvement Reimbursement Program FY2020

PRESENTATION Pinal Gandhi-Savdas, CRA Administrator  4:36 PM

COMMENTS FROM THE BOARD MEMBERS:

Cristina Maldonado asked about the scoring system that was used in the presentation.

Pinal Gandhi-Savdas said this is criteria that was established before her time, but these two applications did not score very high.

Frank Wacha said that when the program first started, they used to get more applications than funding, so we had to rank them.

Nathan Ritchey said that he believes that some of the projects directly benefit the property owner, such as helping pay for impact windows.

Pinal Gandhi-Savdas said that she agrees, but since it is a historic building it deserves the funding.

Frank Wacha said that he agrees with that as well. He wants to help preserve the buildings that are historic and there should be an incentive but doesn't know how far we should go with it.

Tom Campenni said that they could change the program to only historic structures, not all structures in the CRA. He said he has a problem with the blanket way we are handling things, but as a board we should change this policy.

Cristina Maldonado asked about changing the ranking and payout system.

Tom Campenni asked staff to look at changing the program to move forward with a historic preservation program instead.

Frank Wacha said that is something that we always envisioned. He discussed some examples of private structures that need to be updated.

Tom Campenni argued that was not the job of the city. He said that we should vote on this, but discuss the policy moving forward. He thinks that the CRA needs to be developing in a different way.

Pinal Gandhi-Savdas said that is part of the CRA plan as those properties come along.

BIRP APPLICANTS:

1. Sherry Lee (Lee Property Real Estate Building)

Frank Wacha said that he does not believe the improvements being proposed grants all the money requested. He asked about specific improvements.

Sherry Lee said that she has spoken with a contractor and some changes might have to be done to the original plan. She explained that window units will be removed, and they have already invested \$4,000 to have this done. She said they are providing affordable housing to multiple units and they are investing a large amount themselves, but the city is making it possible for these improvements.

2. Steve Vitale (Historic Lyons House/Enchanted Cottage) gave examples of why esthetic improvements, such as windows are important. He said this program allows us to preserve historic charm and protect it for future generations.

Nathan Ritchey said that he would say no to this, if they were not talking about the oldest building in Stuart. He thinks the historic buildings need to be restored.

Frank Wacha said that he would like to see the Lee Property include the front deck and landscaping as part of what is being funded because those things will improve the streetscape. He asked about their neighbors and the status of updating their property.

Sherry Lee said that she has reached out to them but has had no response.

COMMENTS FROM THE PUBLIC (5 min. max):

Sherry Lee asked if she had to submit a new application.

Mike Mortell said that the order from the board will have those conditions.

Sherry Lee voiced her concerns about not receiving the full funding.

Pinal Gandhi-Savdas said that in order to be reimbursed for the windows you would have to do it all.

Sherry Lee said that she would like the \$10,000.

MOTION

Action: Approve Lee Property Real Estate Building reimbursement for \$6,500 with a requirement that there is an approved landscape plan and a deck at the front of the street with a railing that fits the rest of the building as well as window upgrades.

Moved by: Frank Wacha

Seconded by: Cristina Maldonado

Motion passed with Tom Campenni opposing.

MOTION

Action: Approve Historic Lyons House reimbursement for \$9,838.

Moved by: Cristina Maldonado

Seconded by: Nathan Ritchey

Motion passed with Tom Campenni opposing.

OTHER MATTERS BEFORE THE BOARD:

Mike Mortell asked where the CRA area of interest is.

Pinal Gandhi-Savdas said there was a map.

Tom Campenni clarified that staff will look into the historic aspect to reorganize the program.

Pinal Gandhi-Savdas said that she agrees, but she had to go with what was eligible for the current application. She said that she will bring it forward.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE: None.

ADJOURNMENT

Motion: Adjourn.

Action: Approve.

Moved by: Tom Campenni

Seconded by: Nathan Ritchey

Motion passed unanimously.

Chris Lewis, Chair

Jordan Pinkston, Board Secretary

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Joint CCM/CRA/CRB**

Meeting Date: 1/27/2020

Prepared by: Mary Kindel, City Clerk

Title of Item:

APPROVAL OF 10/28/2019 JOINT CRA/CRB/CCM MINUTES (RC)

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

Approve Minutes

ATTACHMENTS:

	Description	Upload Date	Type
□	10/28/19 Jt CRA CRB CCM Minutes	1/21/2020	Attachment

MINUTES
SPECIAL MEETING OF THE STUART CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY AND
COMMUNITY REDEVELOPMENT BOARD
HELD October 28, 2019
AT 4:30 PM Commission Chambers
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Rebecca S. Bruner
Vice Mayor Eula R. Clarke
Commissioner Kelli Glass Leighton
Commissioner Merritt Matheson
Commissioner Mike Meier

COMMUNITY REDEVELOPMENT AGENCY

Chairperson - Rebecca S. Bruner
Vice Chairperson - Eula R. Clarke
Board Member - Kelli Glass Leighton
Board Member - Merritt Matheson
Board Member - Mike Meier
Ex Officio Board Member - Nathan Ritchey
Ex Officio Board Member - Pete Walson

COMMUNITY REDEVELOPMENT BOARD

Chairman - Chris Lewis (ABSENT)
Vice Chairman - Frank Wacha (ABSENT)
Board Member - Faye James
Board Member - Tom Campenni
Board Member - Pete Walson
Board Member - Cristina Maldonado
Board Member - Nathan Ritchey

ADMINISTRATION

City Manager, David Dyess
City Attorney, Michael Mortell
City Clerk, Mary R. Kindel
Development Director, Kevin Freeman



4:30 PM ROLL CALL

Present: Mayor Bruner, Vice Mayor Clarke, Commissioner Glass Leighton, Commissioner Matheson, Commissioner Meier, Board Member Ritchey, Board Member Walson, Board Member James, Board Member Campenni, Board Member Maldonado

Absent: CRB Chairman Lewis, Vice Chairman Wacha

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

COMMUNITY REDEVELOPMENT AGENCY

1. APPROVAL OF 9/23/2019 CRA MINUTES



4:32 PM Motion: Move approval of the 9/23/2019 CRA Minutes.

Motion by: Board Member Glass Leighton

Seconded by: Board Member Meier

Motion passed unanimously.

2. DOWNTOWN ARTS AND ENTERTAINMENT DISTRICT:

RESOLUTION No. 10-2019 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZE THE CREATION OF DOWNTOWN ARTS AND ENTERTAINMENT DISTRICT WITHIN THE CITY OF STUART; TO DESIGNATE A NAME FOR THE ARTS AND ENTERTAINMENT DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Administrator, gave a brief presentation and introduced Nancy Turrell of the Martin County Arts Council who explained the district and the naming selection process of The Creek with the tag line “Where Creativity Flows.”

Public Comment:

- 1) Ryan Giddings – Church Street; Commented with concerns as an automotive repair shop business owner in the middle of this art district.**
- 2) Priscilla Speicher – Colorado Avenue; Business owner of Notes Music Room commented that this is good for the entire community.**



4:49 PM Motion: Move approval.

Motion by: Board Member Meier

Seconded by: Board Member Clarke

Motion passed unanimously.

CITY COMMISSION

3. DOWNTOWN ARTS AND ENTERTAINMENT DISTRICT:

RESOLUTION No. 94-2019; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZE THE CREATION OF DOWNTOWN ARTS AND ENTERTAINMENT DISTRICT WITHIN THE CITY OF STUART; TO DESIGNATE A NAME FOR THE ARTS AND ENTERTAINMENT DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Public Comment:

- 1) Victoria Ferrer – Joan Jefferson Way; Questioned what the City can do to bring in more artists, studios and galleries when there is no infrastructure available.**
- 2) Robert Hamilton – 3rd Street; Commented that the triangle should be larger and it would be advantageous if the boudaries were larger.**



4:57 PM Motion: Move approval of Resolution No. 94-2019.

Motion by: Vice Mayor Clarke

Seconded by: Commissioner Meier

Motion passed unanimously.

4. LICENSE AGREEMENT FOR VALET PARKING SERVICES PILOT PROGRAM:

RESOLUTION No. 101-~~2018~~ 2019; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AUTHORIZING THE EXECUTION OF A LICENSE AGREEMENT BETWEEN THE CITY OF STUART AND THE PARKING SOLUTION TO UTILIZE THE PARKING LOT LOCATED BEHIND THE ANNEX BUILDING AND CITY HALL PARKING LOT FOR THE PURPOSE OF OPERATING A DOWNTOWN VALET PARKING SERVICES PILOT PROGRAM.

Pinal Gandhi-Savdas reviewed the valet parking services, fees and location.

Mr. Raj Patel of The Parking Solution came forward and explained the process and expectations of valet parking in downtown Stuart.



5:20 PM Motion: Move approval of Resolution No. 101-2019.

Motion by: Commissioner Glass Leighton

Seconded by: Commissioner Meier

Motion passed unanimously.

5. PROPOSED ON-STREET PARKING CHANGE ON AKRON AVE:

RESOLUTION No. 77-2019; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA DEDICATING ON-STREET PARKING ON THE EAST SIDE OF SW AKRON AVENUE FROM SW OCEAN BLVD TO SW 5TH STREET; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

 **5:24 PM Motion: Move approval of Resolution No. 77-2019.**
Motion by: Commissioner Meier
Seconded by: Commissioner Glass Leighton
Motion passed unanimously.

COMMUNITY REDEVELOPMENT BOARD

6. APPROVAL OF 4/22/2019 JOINT CRA/CRB/CCM MINUTES.

 **5:24 PM Motion: Move approval of CRB Minutes. [Joint Minutes]**
Motion by: Board Member Glass Leighton
Seconded by: Board Member Campenni
Motion passed unanimously.

 **5:25 PM ADJOURNMENT**

CCM

Mary R. Kindel, City Clerk

Michael J. Meier, Mayor

Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 27th day January, 2020.

CRA

Mary R. Kindel, City Clerk

Michael J. Meier, Chairperson

Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 27th day January, 2020.

CRB

Mary R. Kindel, City Clerk

Frank Wacha, Chairperson

Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 27th day January, 2020.