City of Stuart

AGENDA

JOINT MEETING OF THE STUART CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY AND
COMMUNITY REDEVELOPMENT BOARD
JULY 22, 2024 AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION
Mayor Rebecca S. Bruner
Vice Mayor Campbell Rich
Commissioner Eula R. Clarke
Commissioner Christopher Collins
Commissioner Troy McDonald

COMMUNITY REDEVELOPMENT AGENCY
Chair – Rebecca S. Bruner
Vice Chair – Campbell Rich
Board Member – Eula R. Clarke
Board Member – Christopher Collins
Board Member – Troy McDonald
Board Member – Tom Campenni
Board Member – Mark Brechbill

COMMUNITY REDEVELOPMENT BOARD
Chair – Tom Campenni
Vice Chair – Mark Brechbill
Board Member – Anita Cocoves
Board Member – Aaron Hawkins
Board Member – Frank McChrystal
Board Member – Bonnie Moser
Board Member – Andy Noble

ADMINISTRATIVE

City Manager, Michael J. Mortell
City Attorney, Lee J. Baggett
City Clerk, Mary R. Kindel

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

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. APPROVAL OF 04/22/2024 JOINT CRA/CRB/CCM MINUTES

2. APPROVAL OF 06/24/2024 CRA MINUTES (CRA ONLY)

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

3. APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2024 (RC):

RESOLUTION No. 10-2024 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING AWARD TO APPLICANTS FROM THE BUSINESS IMPROVEMENT GRANT PROGRAM FOR FISCAL YEAR 2024; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

4. HEIRS' PROPERTY ASSISTANCE PROGRAM (RC):

RESOLUTION No. 09-2024 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING IMPLEMENTATION AND ADMINISTERING OF THE HEIRS' PROPERTY ASSISTANCE PROGRAM FOR PROPERTIES LOCATED WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

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

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

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

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

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 7/22/2024 **Prepared by:** Nina Mullin

Title of Item:
APPROVAL OF 04/22/2024 JOINT CRA/CRB/CCM MINUTES

Summary Explanation/Background Information on Agenda Request:
N/A

Funding Source:
N/A

Recommended Action:
Approve Item.

ATTACHMENTS:
1. 04/22/2024 Joint CRACRBCCM Minutes

MINUTES
JOINT MEETING OF THE STUART CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY AND
COMMUNITY REDEVELOPMENT BOARD
APRIL 22, 2024 AT 4:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION
Mayor Rebecca S. Bruner
Vice Mayor Campbell Rich
Commissioner Eula R. Clarke
Commissioner Christopher Collins
Commissioner Troy McDonald

COMMUNITY REDEVELOPMENT AGENCY
Chair - Rebecca S. Bruner
Vice Chair - Campbell Rich
Board Member - Eula R. Clarke
Board Member - Christopher Collins
Board Member - Troy McDonald
Board Member - Tom Campenni
Board Member - Mark Brechbill

COMMUNITY REDEVELOPMENT BOARD
Chair - Tom Campenni
Vice Chair - Mark Brechbill
Board Member - Anita Cocoves
Board Member - Aaron Hawkins
Board Member - Frank McChrystal
Board Member - Bonnie Moser
Board Member - Andy Noble

ADMINISTRATION
City Manager, Michael J. Mortell
City Attorney, Lee J. Baggett
City Clerk, Mary R. Kindel

CALL TO ORDER

4:30 PM

ROLL CALL

CRA PRESENT: Chair Bruner, Vice Chair Rich, Board Member Clarke, Board Member Collins, Board Member McDonald, Board Member Campenni, Board Member Brechbill

CRB PRESENT: Chair Campenni, Vice Chair Brechbill, Board Member Noble
ABSENT/EXCUSED: Board Member Moser, Board Member Hawkins, Board Member Cocoves, Board Member McChrystal

CLERK'S NOTE: CRB member's attendance was optional and not counted in attendance record.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:31 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Mark Brechbill
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 01/22/2024 JOINT CRA/CRB/CCM MINUTES

4:33 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Mark Brechbill
Motion approved unanimously.

2. APPROVAL OF 03/25/2024 CRA MINUTES (CRA APPROVAL ONLY)

4:33 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Eula Clarke
Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

3. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND THE PROPERTY OWNER OF 728 SW FEDERAL HWY (RC):

RESOLUTION No. 06-2024 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND BRIXMOR/IA DOWNTOWN PUBLIX LLC, WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF $3,000 TO INSTALL MURALS ON EXTERIOR WALLS OF BUILDINGS IN THE DOWNTOWN PUBLIX SHOPPING CENTER LOCATED AT 728 SW FEDERAL HIGHWAY; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR

OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Executive Director, provided a brief presentation.

4:37 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Troy McDonald
Motion approved unanimously.

4. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND PROPERTY OWNER OF 11 SE OSCEOLA STREET (RC):

RESOLUTION No. 07-2024 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND DEHON BUILDING INVESTORS LLC, WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF $3,000 TO INSTALL A MURAL ON THE EXTERIOR NORTHERN WALL OF A BUILDING LOCATED AT 11 SE OSCEOLA STREET; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Executive Director, provided a brief presentation.

Board Member McDonald asked Steve Vitale, on behalf of the artist, if a UV protective coating goes over the murals. Mr. Vitale stated that a special paint is being used and a UV protective coat is also applied.

Public Comment:

1. Stephen P. - Stuart; Asked about the criteria for hiring artists.

4:44 PM MOTION: Approve.
MOVED BY: Troy McDonald
SECONDED BY: Eula Clarke
Motion approved unanimously.

STAFF UPDATE

ADJOURNMENT

4:44 PM

CCM

Mary R. Kindel, City Clerk **Rebecca S. Bruner, Mayor**

Minutes to be approved at the Joint CRA/CRB/CCM Meeting this 2nd day of July, 2024.

CRA

Mary R. Kindel, City Clerk **Rebecca S. Bruner, Chair**

Minutes to be approved at the Joint CRA/CRB/CCM Meeting this 2nd day of July, 2024.

CRB

Mary R. Kindel, City Clerk **Tom Campenni, Chair**

Minutes to be approved at the Joint CRA/CRB/CCM Meeting this 2nd day of July, 2024.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 7/22/2024 **Prepared by:** Nina Mullin

Title of Item:
APPROVAL OF 06/24/2024 CRA MINUTES (CRA ONLY)

Summary Explanation/Background Information on Agenda Request:
N/A

Funding Source:
N/A

Recommended Action:
Approve Item.

ATTACHMENTS:
1. 06/24/2024 CRA Minutes

MINUTES
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART
JUNE 24, 2024
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT AGENCY
Chair - Rebecca S. Bruner
Vice Chair - Campbell Rich
Board Member - Eula R. Clarke
Board Member - Christopher Collins
Board Member - Troy McDonald
Board Member - Tom Campenni
Board Member - Mark Brechbill

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

CALL TO ORDER

4:00 PM

ROLL CALL

PRESENT: Chair Bruner, Vice Chair Rich, Board Member Clarke, Board Member Collins, Board Member McDonald, Board Member Campenni, Board Member Brechbill

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:01 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Campbell Rich
Motion approved unanimously.

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

1. Michael Syrkus; Requested time frame on the MPO project.

Board Member McDonald responded that there will be a meeting in September or October and more information will be provided at City Commission Meeting.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Clarke

- Requested the Community Redevelopment Agency (CRA) staff to provide a recap of the status of planning and design for the MLK Boulevard Street Scape Project and the Guy Davis Park Project.

Chair Bruner

- Commented she is disappointed that the Annex building has not been repainted.

City Manager Michael Mortell commented that he met with Milton Leggett, Public Works Director, and noted that the Annex Building was painted six (6) years ago. There does not seem to be wear and tear for need of paint, but if it is a color change request, he will review.

ACTION ITEMS

1. DISCUSSION & DELIBERATION ON BUSINESS IMPROVEMENT GRANT PROGRAM (BIRP) GUIDELINES

Jordan Pinkston, Community Redevelopment Agency (CRA) Project Manager, gave a presentation on the recommendations of the CRA for the Business Improvement Grant Program (BIRP).

Board Members discussed landscape expenses and the applicants being able to match funds.

Mrs. Gandhi-Savdas stated the CRA will bring back the amendments and both programs together, irrigation for the landscaping and BIRP, to the next CRA meeting.

STAFF UPDATE

ADJOURNMENT

4:44 PM

Mary R. Kindel, City Clerk **Rebecca S. Bruner, Chair**

Minutes to be approved at the CRA Meeting this 22nd day of July, 2024.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 7/22/2024 **Prepared by:** Jordan Pinkston

Title of Item:
APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2024 (RC):

RESOLUTION No. 10-2024 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING AWARD TO APPLICANTS FROM THE BUSINESS IMPROVEMENT GRANT PROGRAM FOR FISCAL YEAR 2024; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Community Redevelopment Board Recommendation:

The Community Redevelopment Board voted unanimously in favor of approving all eligible applications.

Summary:

The Stuart CRA Business Improvement Reimbursement Program is an incentive program designed to encourage visible, exterior improvements to commercial properties within the Community Redevelopment Area. The program provides a reimbursement of 50% of the total project costs up to $10,000.

The CRA outreach efforts to promote the program included distributing an electronic newsletter to the City contact list, distributing flyers to local businesses, mailing postcards to local business owners, and social media, Twitter, Facebook, Instagram.

The CRA received 4 applications to be considered for funding. None of the applications met the minimum point requirements for funding. However, after working extensively with the applicants, staff feels comfortable moving forward with each application to offer financial support in funding these business improvements. The improvements proposed include parking lot resurfacing, fencing, monument signage, and entryway improvements.

It is important to note that applicants have been finding it increasingly difficult to meet the minimum application requirements for this program. Therefore, staff extended the deadline twice this fiscal year to try to acquire more viable applications. For these reasons, staff will be bringing forward the Business Improvement Grant Program guideline revisions for your review to ensure the success of the program and encourage applicants to apply.

A presentation with further project details is attached.

Funding Source:
Approved CRA budget in the amount of $50,000 for FY 2024.

Recommended Action:
Motion to approve Resolution No. 10-2024 CRA, authorizing award amount for each applicant for the FY

2024 BIRP grant cycle.

ATTACHMENTS:

1. Resolution No. 10-2024 CRA
2. Resolution No. 10-2024 CRA - Exhibit A
3. BIRP FY2024_CRA Presentation

BEFORE THE CITY REDEVELOPMENT AGENCY
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 10-2024 CRA

A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING AWARD TO APPLICANTS FROM THE BUSINESS IMPROVEMENT GRANT PROGRAM FOR FISCAL YEAR 2024; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Community Redevelopment Agency appropriated $50,000 in its Fiscal Year 2024 Annual Budget for the purpose of funding Business Improvement Reimbursement Program to support small, local business owners and commercial property owners in the exterior improvements of the property within the Community Redevelopment Area; and

WHEREAS, the Community Redevelopment Agency received a total of nine (9) applications the Business Improvement Reimbursement Program and recommends to the Community Redevelopment Agency Board that four (4) of these applications meet the eligibility requirements and should be awarded grants from the Business Improvement Reimbursement Program, as attached hereto as **"Exhibit A"**; and

WHEREAS, on July 2, 2024, the Community Redevelopment Board approved the four applications; and

WHEREAS, the program will serve public benefit by revitalizing and sustaining the commercial areas within the CRA and improve the aesthetic of the area in which the property is located.

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

SECTION 1: The Community Redevelopment Agency determined and finds that awarding grants from the Business Improvement Reimbursement Program to the four (4) applications, as attached hereto in **"Exhibit A"**, will further enhance the appearance of the property and surrounding areas.

SECTION 2: The Community Redevelopment Agency authorizes and directs the CRA Executive Director to award these four (4) recipients grants from the Business Improvement Reimbursement Program and execute a grant agreement with each grant recipient consistent with the terms of the program.

SECTION 3: This resolution shall take effect upon adoption.

Resolution Number 10-2024 CRA
BIRP Applications Award FY 2024

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:

	YES	NO	ABSENT	ABSTAIN
REBECCA S. BRUNER, CHAIRPERSON				
CAMPBELL RICH, VICE CHAIRPERSON				
EULA R. CLARKE, BOARD MEMBER				
CHRISTOPHER COLLINS, BOARD MEMBER				
TROY MCDONALD, BOARD MEMBER				
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER				
MARK BRECHBILL, EX-OFFICIO BOARD MEMBER				

ADOPTED this _____ day of _____, 2024.

ATTEST:

_____
MARY KINDEL
CITY CLERK

_____
REBECCA S. BRUNER
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ
CITY ATTORNEY

RESOLUTION NUMBER 10-2024 CRA

EXHIBIT A

		Grant Match
Dehon Building	7-15 SE Osceola Street	$10,000.00
Kiddie Academy of Stuart	400 SW 7th Street	$9,630.00
Thorne's Mortuary	420 SE Martin Luther King Jr. Blvd.	$10,000.00
Wholesale Mulch & More	1295 SE Dixie Cutoff Road	$7,250.00
	Total Match	$36,880.00

BUSINESS IMPROVEMENT *Grant Program*

Joint CRA/CRB/CCM Meeting

July 22, 2024

City of Stuart CRA

Jordan Pinkston
CRA Program Manager

Program Description

- 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.

- Reimbursement of 50% of the project costs not to exceed $10,000.

Program Goals

Shade

Provide shade over pedestrian walkways where feasible.

Private Property Landscape

Guidelines amended to encourage voluntary upgrades of landscaping/shade trees.

Walkability

Improves conditions for walking and pedestrian activities.

City of Stuart CRA

Public Outreach

Newsletter

City of Stuart email list

Flyers

Distributed flyers to local businesses

Postcards

Sent Postcards

Social Media

Twitter, Facebook, Instagram

FY 2024 Applications

1. Dehon Building
2. Kiddie Academy of Stuart
3. Thorne's Mortuary
4. Wholesale Mulch & More LLC.

City of Stuart CRA

Dehon Building

Location: 7 - 15 SE Osceola Street

Improvements:

- Parking Lot Improvements

Total Improvement Costs: $24,825

Total Potential Grant Match: $10,000

S Colorado Avenue

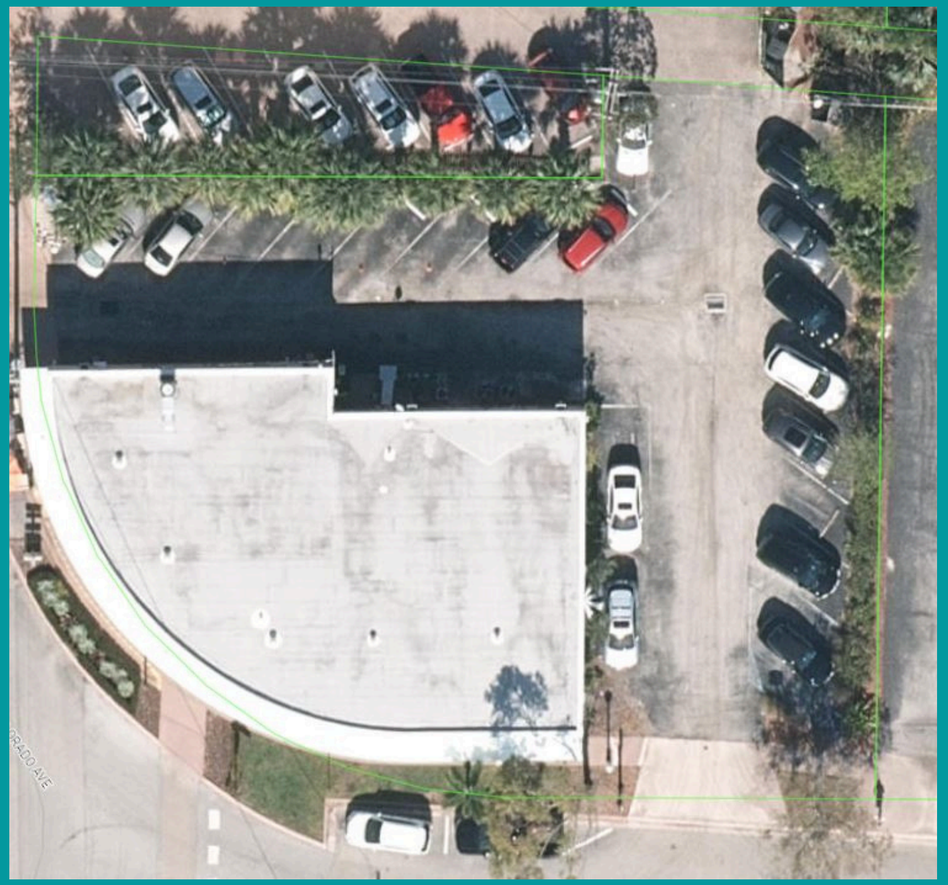
SE Osceola Street

Dehon Building

Parking Lot - Existing

Dehon Building

Parking Lot - Proposed



Dehon Building

Evaluation Matrix

Improvements:

- Parking Lot Improvements

Total Improvement Costs: $24,825

Total Potential Grant Match: $10,000

Staff Recommendation:

- Approve with conditions.

Visual Impact:

- Improvement in the attractiveness of the location and the level of blight or deterioration removed
- Level of improvements impact on overall appearance of the property.

Urban Street Impact:

- Level of improvements improve the pedestrian and transportation functionality of the property.

Economic Impact:

- Adjacent to other CRA projects (Downtown Undergrounding)
- Location within high traffic and/or high visibility area (Old Downtown District and located within the approved priority area)
- Will serve as a catalyst for redevelopment activity on the corridor or neighborhood.

Historic/Community Impact:

- Renovation or rehabilitation of historic buildings

Dehon Building

Staff Recommendation:

- Approve with the following conditions:

  1. Install landscape screening on the east side of the parking lot exit

  2. Screen air conditioning units

Before:

Recommendation:

Kiddie Academy of Stuart

Location: 400 SW 7th Street

Improvements:

- Monument Sign

Total Improvement Costs: $19,259

Total Potential Grant Match: $9,630

SW 7th Street

SW Federal Highway

S Colorado Avenue

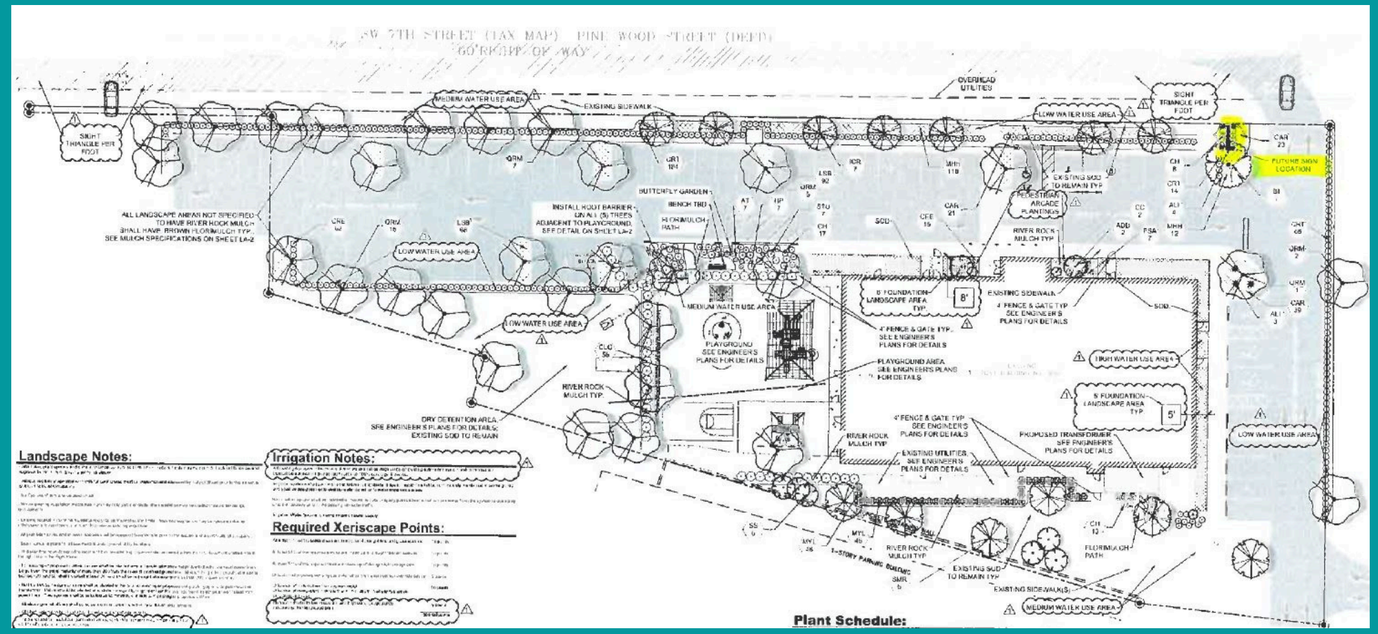
SW Federal Highway

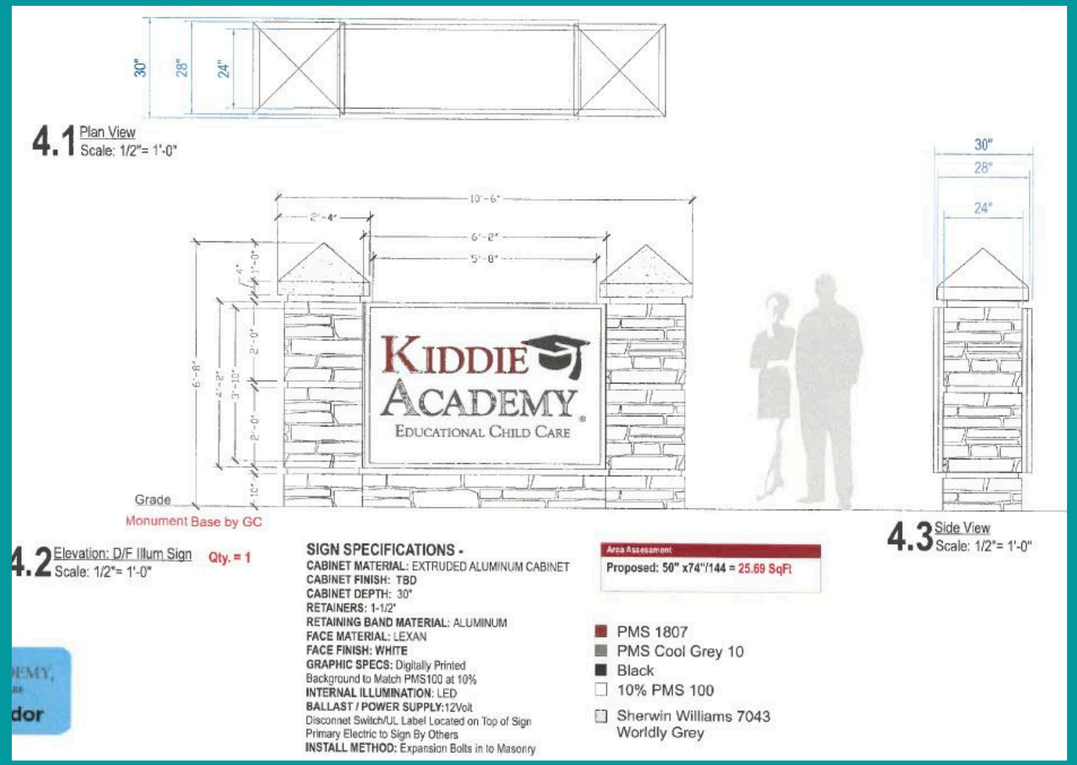
Kiddie Academy

Monument Sign - Existing

Kiddie Academy

Monument Sign - Proposed

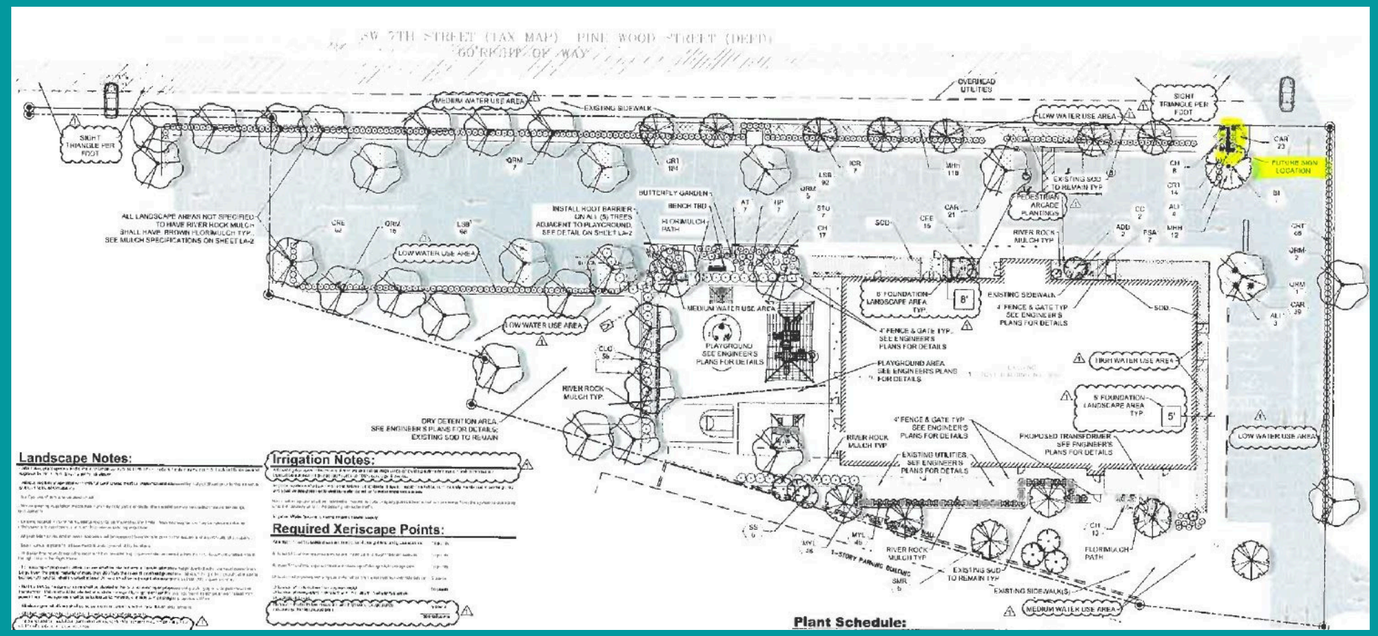




Kiddie Academy

Overall Landscape Plan (Not included in funding request)

March 1, 2024 - June 30, 2024



Total Expected Landscape Cost: $51,045.41

Kiddie Academy of Stuart

Evaluation Matrix

Improvements:

- Monument Sign

Total Improvement Costs: $19,259

Total Potential Grant Match: $9,630

Staff Recommendation:

- Approve

Visual Impact:

- Level of improvements impact on overall appearance of the property.

Economic Impact:

- Facade project is part of a larger project that improves other exterior or interior parts of the building.
- Located within the approved priority area
- Will serve as a catalyst for redevelopment activity on the corridor or neighborhood.

Thorne's Mortuary

Location: 420 SE Martin Luther King Jr. Blvd.

Improvements:

- Entryway Railings
- Decking
- Landscaping
- Benches
- Carport
- Restriping

Total Improvement Costs: $22,299.32

Total Potential Grant Match: $10,000

Martin Luther King Jr. Blvd.

SE Central Avenue

Thorne’s Mortuary

Exterior - Existing

Controlled

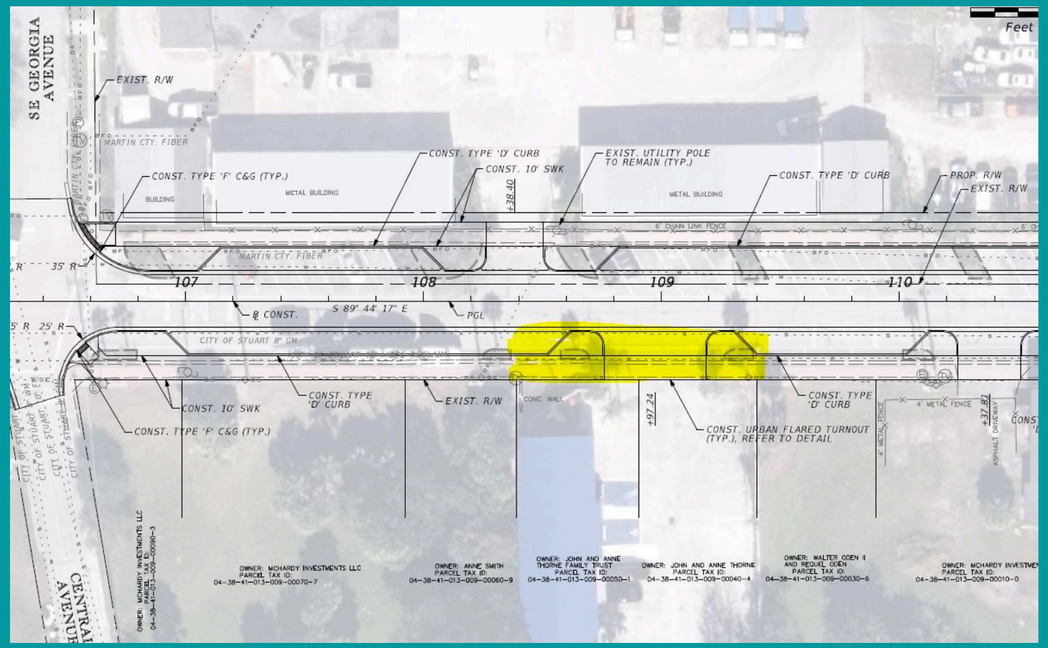
Thorne’s Mortuary

Exterior - Proposed

Controlled

Thorne's Mortuary

MLK Streetscape



Thorne's Mortuary

Evaluation Matrix

Improvements:

- Entryway Railings
- Decking
- Landscaping
- Benches
- Carport
- Restriping

Total Improvement Costs: $22,299.32

Total Potential Grant Match: $10,000

Staff Recommendation:

- Approve

Visual Impact:

- Level of improvements impact on overall appearance of the property.

Urban Street Impact:

- Upgrade landscaping around the perimeter of the property that abuts to public right-of-way and interior parking lot
- Benches
- Level of improvements improve the pedestrian and transportation functionality of the property.

Economic Impact:

- Adjacent to other CRA projects (MLK Streetscape)
- Location within high traffic and/or high visibility area (MLK Blvd. and located within the approved priority area)
- Will serve as a catalyst for redevelopment activity on the corridor or neighborhood.

Wholesale Mulch & More LLC.

Location: 1295 SE Dixie Cutoff Road

Improvements:

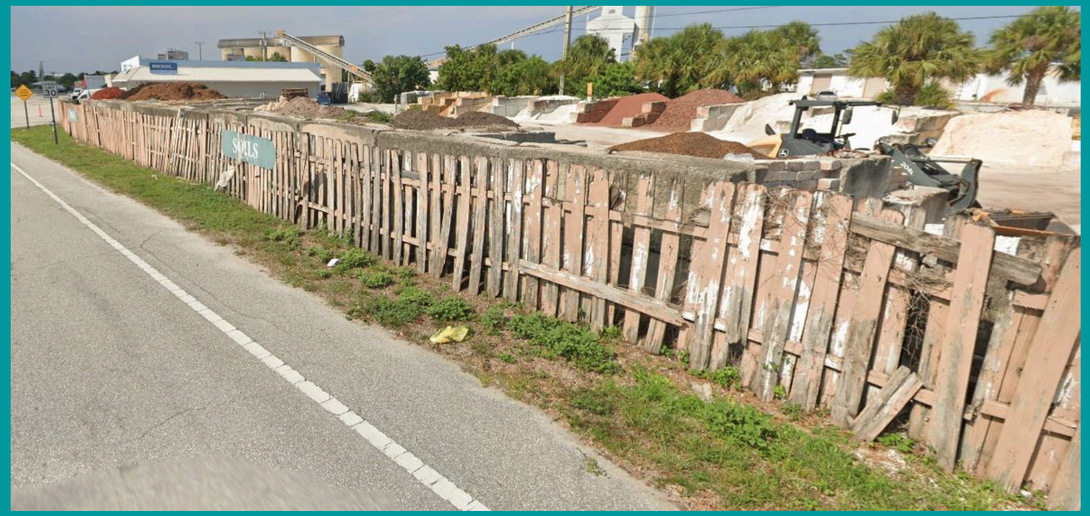
- Fence

Total Improvement Costs: $14,500

Total Potential Grant Match: $7,250

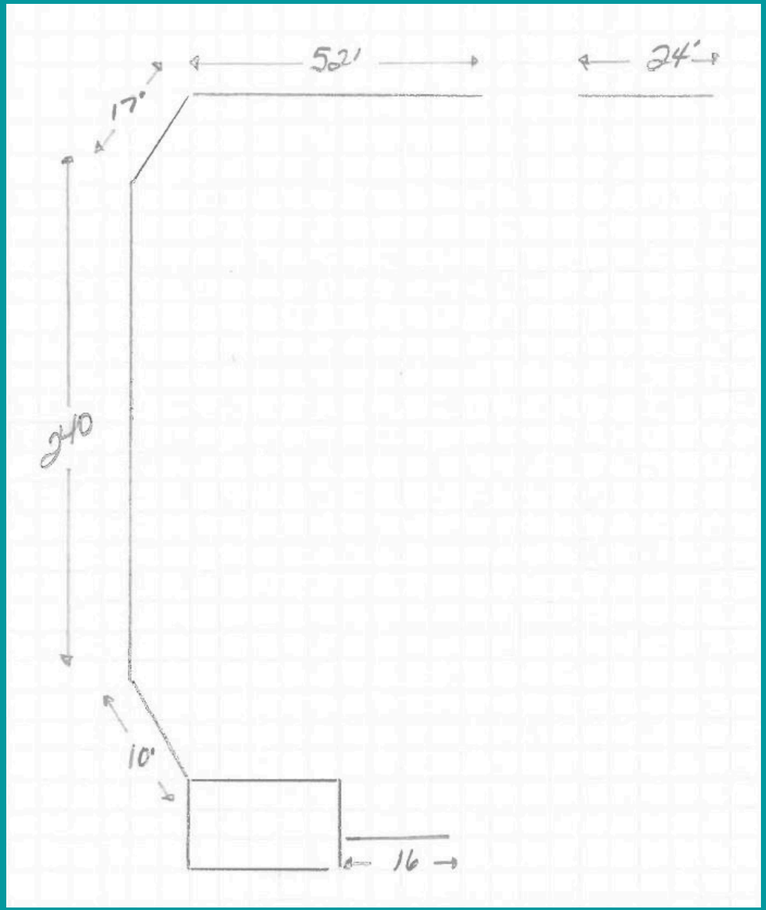
Wholesale Mulch & More

Fencing - Existing



Wholesale Mulch & More

Landscaping - Proposed



Wholesale Mulch & More

Evaluation Matrix

Improvements:

- Fencing

Total Improvement Costs: $14,500

Total Potential Grant Match: $7,250

Staff Recommendation:

- Approve

Visual Impact:

- Improvement in the attractiveness of the location and the level of blight or deterioration removed
- Highly visual elements of the buildings are being improved and visible from the street
- Level of improvements impact on overall appearance of the property.

Economic Impact:

- Location within high traffic and/or high visibility area (Federal Highway, Dixie Highway and located within the approved priority area)
- Will serve as a catalyst for redevelopment activity on the corridor or neighborhood.

Staff & CRB Recommendation

The Community Redevelopment Board voted unanimously in favor of approving all eligible applications.

Applicant	Address	Improvement Cost	Grant Match
Dehon Building	7 - 15 SE Osceola Street	$ 24,825.00	$ 10,000.00
Kiddie Academy of Stuart	400 SW 7th Street	$ 19,259.00	$ 9,630.00
Thorne's Mortuary	420 SE Martin Luther King Jr. Blvd.	$ 22,299.00	$ 10,000.00
Wholesale Mulch & More LLC	1295 SE Dixie Cutoff Road	$ 14,500.00	$ 7,250.00
		$ 80,883.00	$ 36,880.00

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission

Meeting Date: 7/22/2024 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
HEIRS' PROPERTY ASSISTANCE PROGRAM (RC):

RESOLUTION No. 09-2024 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING IMPLEMENTATION AND ADMINISTERING OF THE HEIRS' PROPERTY ASSISTANCE PROGRAM FOR PROPERTIES LOCATED WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Community Redevelopment Board
On July 2, 2024, the Community Redevelopment Board voted 5-0 in favor of approving Resolution No. 09-2024 with the following conditions: Limit the program to property with the assessed value of $300,000 or less and maximum amount of $3,000 per property for assistance.

East Stuart Historical Advisory Committee
On July 2, 2024, the proposed Heirs' Property Assistance Program was presented to the East Stuart Historical Advisory Committee for feedback. The committee asked how the property owners would learn about the program and showed support for the program. The committee recommended approval of the program.

Summary
The Heirs Property Assistance Program is designed to assist heirs' property homeowners clear the title to the homes and land they consider their own, so they can take advantage of property rights. The County's Property appraiser data shows there are approximately 31 parcels that qualify as heirs' properties within the CRA, of which there are 15 heirs' properties located within the East Stuart Neighborhood. "Heirs property" is a term used to identify informally inherited land that has passed to successive generations or relatives, without clear title. It is not uncommon for the original owner to have passed away many years ago and the house is currently occupied by the adult child and his or her family. Unfortunately, because they are not the title owner, they can not obtain permits or obtain a loan on the property.

Under the Heirs Property Assistance Program, applicants that have been approved can receive legal assistance to clear title issues. Eligible properties must be heirs' property located within the CRA. The program is not intended to provide pro bono legal services for anyone in a contested title dispute. Rather, the program is intended to assist those families that do not contest rightful ownership but need assistance removing any clouds on the title that occurred because of the lack of probate in the past.

The goal of the program is to increase neighborhood stability, grow individual and family wealth in disadvantaged communities, and increase access to attainable housing. The program would support the CRA's objective of community enhancement and housing and will be available throughout the CRA. If, during the course of the representation, it is determined that there are claims to the property that are disputed by the parties, the counsel hired by the CRA will not be paid by the CRA to litigate the rightful ownership issues.

Upon approval of the program by the board, the City/CRA will obtain proposals from qualified providers of

probate legal services to assist property owners gain title of heirs' property through the program. The City/CRA will award the top bidder a contract and may award more than one firm if it is deemed necessary for the success of the Heirs Property Assistance Program.

The CRA will manage the program and review and accept program applications. Once approved, the CRA will contact the attorney or legal firm selected to begin work with the applicant.

The costs can vary depending on the case, but the estimated cost is approximately $1,500 - $3,000 per case. It is intended to cover ancillary and summary proceedings necessary to transfer ownership in uncontested matters.

Funding Source:
CRA BUDGET FY 2025 - $25,000

Recommended Action:
Motion to approve Resolution No.09-2024 CRA.

ATTACHMENTS:
1. Resolution No. 09-2024 Heirs' Property Assistance Program
2. Exhibit A - Heirs' Property Assistance Program Guidelines and Application
3. CRA Heirs Report and 2024 Assessed Values
4. CRA Heirs Properties Map
5. East Stuart Heirs Properties Map

BEFORE THE COMMUNITY REDEVELOPMENT AGENCY
CITY OF STUART, FLORIDA

RESOLUTION NO. 09-2024 CRA

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING IMPLEMENTATION AND ADMINISTERING OF THE HEIRS' PROPERTY ASSISTANCE PROGRAM FOR PROPERTIES LOCATED WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Stuart Community Redevelopment Agency adopted an Heirs' Property Assistance Program to help resolve heirs property and clarify ownership for properties within the Stuart Community Redevelopment Area; and

WHEREAS, the heirs' properties may be linked to vacant, abandoned, or distressed properties and lower property values in affected neighborhoods within the Community Redevelopment Area; and

WHEREAS, the program will offer legal assistance to heirs' property owners to clear title to the property so they can take advantage of property rights and economic benefits of ownership; and

WHEREAS, the program will help achieve rightful ownership to property, build generation wealth, and stabilize neighborhood; and

WHEREAS, obtaining clear title will prevent property loss and gain access to loans, homestead exemption, disaster relief funds, and homeowner's insurance; and

WHEREAS, the homeowner will have benefits to obtain loans or grant assistance to make needed repairs to the home; and

WHEREAS, the program will preserve homes, prevent blight and foster revitalization of the neighborhood.

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

SECTION 1: The Community Redevelopment Agency authorizes the Board Chairperson to execute the resolution to implement the Heirs' Property Assistance Program 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:

	YES	NO	ABSENT	ABSTAIN
REBECCA S. BRUNER, CHAIRPERSON				
CAMPBELL RICH, VICE CHAIRPERSON				
EULA R. CLARKE, BOARD MEMBER				
CHRISTOPHER COLLINS, BOARD MEMBER				
TROY MCDONALD, BOARD MEMBER				
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER				
MARK BRECHBILL, EX-OFFICIO BOARD MEMBER				

ADOPTED this _____ day of _____, 2024.

ATTEST:

_____
MARY KINDEL
CITY CLERK

_____
REBECCA S. BRUNER
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ
CITY ATTORNEY

STUART COMMUNITY REDEVELOPMENT AGENCY

HEIRS' PROPERTY ASSISTANCE PROGRAM

PROGRAM DESCRIPTION:

The purpose of the City of Stuart Community Redevelopment Agency (CRA) Heirs' Property Assistance Program is to increase neighborhood stability by growing individual wealth and access to property ownership through assisting owners of heirs' properties to gain clear titles to their homes.

The objective of the Program is to assist property "owners" achieve clear title to the property. This objective will enable homeowners to negotiate with lenders, obtain homeowner's insurance, obtain property tax homestead exemption, and obtain repairs or rehabilitate homes at risk for demolition.

When a property owner passes away (with or without a will), the ownership may become split between multiple heirs. This ownership is commonly known as "heirs' property," leaving each owner a fraction of the property. Without going through probate and obtaining a clear title of the property, these properties are not eligible for homestead tax exemptions and federal home improvement grants. Inheritors can also be without negotiating power for mortgage, refinancing, and bank loans. In addition, any failure to pay taxes will result in the loss of the property.

All of these factors may lead to an involuntary loss of property. Properties that exist for years without a clear title are at greater risk of slums and blight, which affect the value of surrounding properties. Probate or other appropriate legal proceedings will help the families gain clear title to the properties.

The Heirs' Property Assistance Program is designed to assist heirs' property owners in clearing the title of their property. Under the Program, the recipients will receive legal assistance at no cost to them.

ELIGIBILTY:

Eligible properties must be heir's property located within the Stuart Community Redevelopment Area (See attached CRA Boundary Map).

APPLICATION PROCESS:

Step 1. Application Submission

Download an application from the City's website, www.cityofstuart.us/cra or secure an application at City Hall, Community Redevelopment Agency office, located at 121 SW Flagler Avenue, Stuart.

Submit a completed application by email or in person at City Hall, CRA office.

Step 2. Approval

Upon submission, the CRA staff will review eligibility and notify the applicant of approval or if additional information is needed within 30 days.

Step 3. Legal Assistance

After approval, the applicant will be contacted by the Program Attorney, who will arrange an initial meeting to review details about the case, counsel the client, and determine whether and what appropriate legal proceedings need to be filed.

The Program Attorney will work with the applicant to identify the names and addresses of family members who have an interest in the property and the percentage of the heirs' respective ownership rights. After obtaining the required information, the Program Attorney will file the appropriate pleadings with the court and/or record appropriate documents with the Martin County Clerk of Court.

If the Program Attorney determines that a probate proceeding is necessary, the time it takes to process each case type is listed below:

- In most cases, a summary administration will be completed within three months after obtaining the necessary information from the client.
- In most cases, a formal administration will take at least six (6) months to two years.
- Contested cases are expected to take longer than one year.

If you have any questions regarding this program, please contact the CRA Executive Director at (772) 288-2532 or pgandhi@ci.stuart.fl.us or visit www.cityofstuart.us/cra.

STUART COMMUNITY REDEVELOPMENT AGENCY
HEIRS' PROPERTY ASSISTANCE PROGRAM APPLICATION

APPLICANT INFORMATION	
Applicant Name:	
Applicant Current Address:	
Phone:	Email:

PROPERTY INFORMATION
Address of the Heir's Property:
Is the Property located within the Stuart CRA?
Parcel ID:
Legal Description of Property:
Is the property currently vacant or occupied?
If it's not occupied, how long has the property been vacant?
Is the applicant an heir to this property?
How many people are heirs to the property?
If known, list the names and contact information (address and phone number) for heirs other than the applicant:

APPLICATION CHECKLIST
[ ] Completed application form. [ ] Copy of the death certificate of the original owner, if available.

ACKNOWLEDGEMENT AND SIGNATURE

By signing and submitting this application, the applicant certifies, attests, and agrees to the following:

- The applicant has been provided with a copy of and has read, understands, and complies with the program policies. Applicant's failure to comply with the policies will result in ineligibility to participate in the program.
- Applicant certifies that all information in the application and furnished in support of this application is accurate and complete to the best of applicant's knowledge and belief. Any false statement will be grounds for immediate termination of the application, and if any funds were disbursed to the applicant, the city may require the applicant to reimburse the funds. The applicant has a continuing obligation to inform the city (in writing) of any changes relative to the information provided in this application.
- The applicant shall not assign or attempt to assign, directly or indirectly, any rights under this agreement or any instrument referred to herein without the prior written consent of the city in each instance. Any assignee shall be bound by all the terms of this agreement and associated documents.
- The applicant and the city each binds itself, its partners, successors, legal representatives, and assigns of such other party regarding all covenants of this agreement.
- This agreement and any associated documents will be construed in accordance with and governed by the laws of the State of Florida, without giving effect to its provisions regarding choice of laws.
- This agreement and payment of any program funding are subject to the availability of funding.
- All activities authorized by this agreement are subject to and must be performed in accordance with the provisions of this agreement and all applicable federal, state, and local laws.
- The applicant agrees to waive any rights to, hold harmless, and indemnify the city (which includes the CRA), its officials, agents, and employees from suits, actions, damages, liability, expenses, losses, and costs, including but not limited to reasonable attorney's fees, in connection with this agreement and any program administration herein. This provision shall survive termination of this agreement.
- Nothing in this agreement may be interpreted as a waiver of the city's sovereign immunity as granted under Section 768.28, Florida Statutes.
- The applicant acknowledges that the city has the right and responsibility to enforce this agreement.
- The Program Attorney is an outside attorney and not an employee of the city. The city is not responsible for any quality of the counseling, or results obtained from legal services provided by the Program Attorney.
- Applying for an application does not create an attorney-client relationship between the applicant and the city.

_____ _____

Signature of Applicant Date

State of Florida, Martin County The foregoing instrument was acknowledged before me on this _____ day of

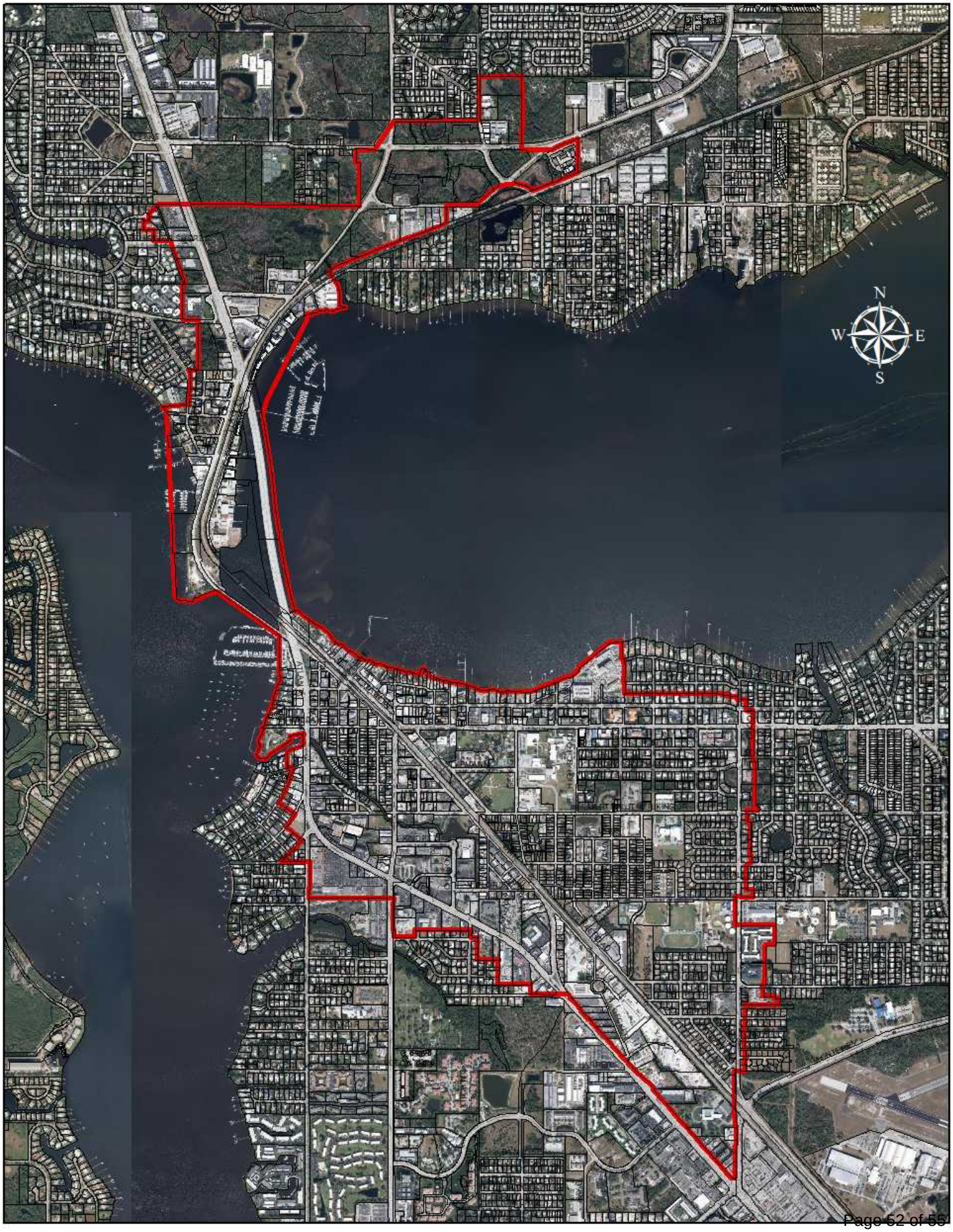
_____ by _____ who is personally known to me, or who has produced

_____ as identification and who did/did not take an oath.

_____ Commission expires:

Notary Signature

Community Redevelopment Agency (CRA) Area Map



Site Address	PrimaryOwner	2024 Total Assessed Value	PropertyUseClass	LegalAcres
641 SE MARTIN LUTHER KING JR BLVD STUART FL	INGRAM VIOLA ESTATE	$45,138	Single Family	0.115
800 SE BAYOU AVE STUART FL	ALBRITTON CLIFTON/ALBRITTON WESLEY JR ESTATE/CURRY ALICE ESTATE	$70,325	Single Family	0.152
806 SE BAYOU AVE STUART FL	SCOTT CYNTHIA/HALL FLOYD ESTATE	$59,578	Single Family	0.138
920 SE SPRUCE AVE STUART FL	SOLOMON ELIZABETH ESTATE	$73,326	Single Family	0.138
908 SE SPRUCE AVE STUART FL	THOMPSON MARY SMITH ESTATE	$11,779	Vacant Residential	0.138
933 SE SPRUCE AVE STUART FL	PARSON LILLIE B ESTATE	$52,109	Single Family	0.124
516 SE AMERIGO AVE STUART FL	DOLPHIN ESTATES TRUST 2015	$167,192	Single Family	0.177
721 SE CENTRAL AVE STUART FL	SANDIFER RUTHIE EMANUEL ESTATE	$121,810	Single Family	0.1102
PCN: 04-38-41-013-009-00130-5, EAST STUART	ARRINGTON ERNESTINE A/ARRINGTON WILLIE B ESTATE	$8,838	Vacant Residential	0.1288
328 SE LAKE ST STUART FL	BALDWIN REATHER ESTATE	$52,239	Single Family	0.2155
825 SE CENTRAL AVE STUART FL	CRIST MARION ESTATE	$43,706	Single Family	0.11
936 SE BAHAMA AVE STUART FL	MITCHELL GRACE ESTATE	$138,150	Single Family	0.11
816 SE NASSAU AVE STUART FL	HAGANS CHERYL T HEIR-L/E/HOGAN DARIOUS ESTATE	$22,427	Single Family	0.104
712 SE BAHAMA AVE STUART FL	WESLEY LILLIAN ESTATE/WESLEY SUSIE MAE ESTATE	$53,006	Single Family	0.116
921 SE 8TH ST STUART FL	COATS CHARLES/COATS CAROLYN ESTATE	$130,985	Single Family	0.222
900 SE LAKE ST STUART FL	COLEMAN CATHERINE ESTATE	$149,605	Single Family	0.172
913 SE 9TH ST STUART FL	SUTTON ANNE G/ BROCK VELMA ESTATE	$40,032	Vacant Residential	0.172
902 SE HALL ST STUART FL	DAVIS VERNON J ESTATE	$254,520	Single Family	0.288
917 SE 10TH ST STUART FL	MCFADDEN CONYERS ESTATE	$221,450	Single Family	0.201
913 SE LAKE ST STUART FL	JONES JAMES/JONES ROSE ESTATE	$112,602	Single Family	0.172
914 SE 9TH ST STUART FL	JOHNSON WILLIE M ESTATE	$56,057	Single Family	0.172
919 SE HALL ST STUART FL	NEWTON NETER P ESTATE	$109,993	Single Family	0.172
1304 SE ARAPAHO AVE STUART FL	MATHENY SARA LYNETTE/JOHNSON DAVID ESTATE	$106,953	Single Family	0.229
844 SE 14TH ST STUART FL	DOLPHIN ESTATES TRUST 2015	$184,118	Single Family	0.285
1612 SE ARAPAHO AVE STUART FL	JAMISON MAPLE/JAMISON LILLIE MAE ESTATE	$93,514	Single Family	0.172
1620 SE ARAPAHO AVE STUART FL	HERBERT JOANNE ESTATE	$185,680	Single Family	0.172
1636 SE ARAPAHO AVE STUART FL	DILLARD FLORA M ESTATE	$267,216	Single Family	0.172
1627 SE ARAPAHO AVE STUART FL	STRAWTER CLARETTIA ESTATE	$116,329	Single Family	0.181
1501 SE DECKER AVE E-503 STUART FL	MOONEY WILLIAM K ESTATE	$118,371	Warehouse Condo	0
PCN: 04-38-41-017-008-00041-0, EAST STUART	SMITH WILLIE LEE ESTATE	$8,572	Vacant Residential	0.0468
675 NW FLAGLER AVE Unit 201 STUART FL	MILLER MARILYN L ESTATE	$345,430	Residential Condo (Harborage)	0

Community Redevelopment Area Estates

This Geographic Information Systems product, from the City of Stuart, is provided to the public as a courtesy and public record. It should not be relied upon or used as final determination of images, boundaries, zoning, or other land use or development restrictions, designations, or allowable uses. The City does not warrant, guarantee or make any representations regarding the use or the results of the use of the information provided to you by the City in terms of its correctness, accuracy, reliability, timeliness, or otherwise. If you need current or complete zoning, development or land use information or designations, you should consult with a separately request an official zoning verification from the City.

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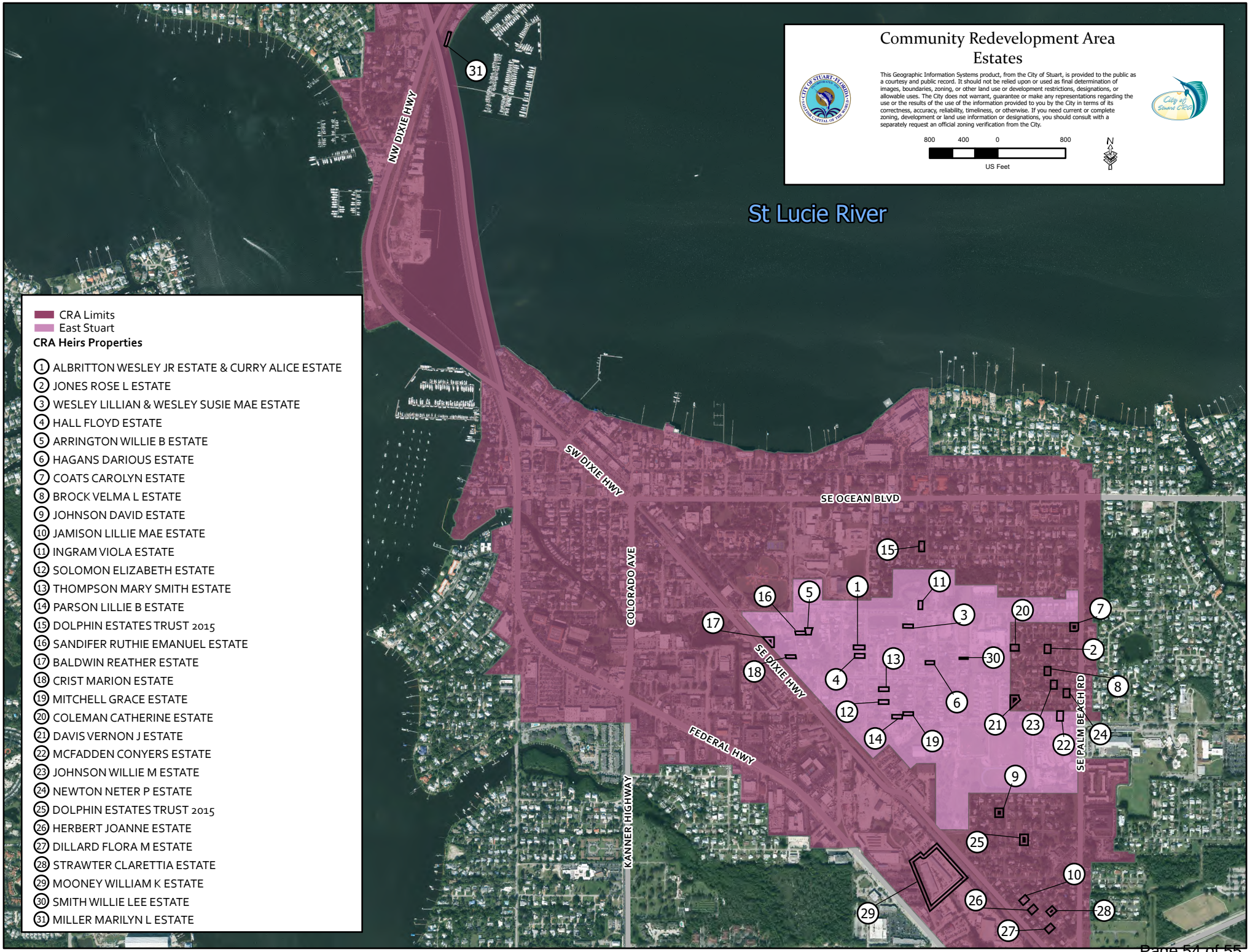

CRA Limits
East Stuart

CRA Heirs Properties

1. ALBRITTON WESLEY JR ESTATE & CURRY ALICE ESTATE
2. JONES ROSE L ESTATE
3. WESLEY LILLIAN & WESLEY SUSIE MAE ESTATE
4. HALL FLOYD ESTATE
5. ARRINGTON WILLIE B ESTATE
6. HAGANS DARIOUS ESTATE
7. COATS CAROLYN ESTATE
8. BROCK VELMA L ESTATE
9. JOHNSON DAVID ESTATE
10. JAMISON LILLIE MAE ESTATE
11. INGRAM VIOLA ESTATE
12. SOLOMON ELIZABETH ESTATE
13. THOMPSON MARY SMITH ESTATE
14. PARSON LILLIE B ESTATE
15. DOLPHIN ESTATES TRUST 2015
16. SANDIFER RUTHIE EMANUEL ESTATE
17. BALDWIN REATHER ESTATE
18. CRIST MARION ESTATE
19. MITCHELL GRACE ESTATE
20. COLEMAN CATHERINE ESTATE
21. DAVIS VERNON J ESTATE
22. MCFADDEN CONYERS ESTATE
23. JOHNSON WILLIE M ESTATE
24. NEWTON NETER P ESTATE
25. DOLPHIN ESTATES TRUST 2015
26. HERBERT JOANNE ESTATE
27. DILLARD FLORA M ESTATE
28. STRAWTER CLARETTIA ESTATE
29. MOONEY WILLIAM K ESTATE
30. SMITH WILLIE LEE ESTATE
31. MILLER MARILYN L ESTATE

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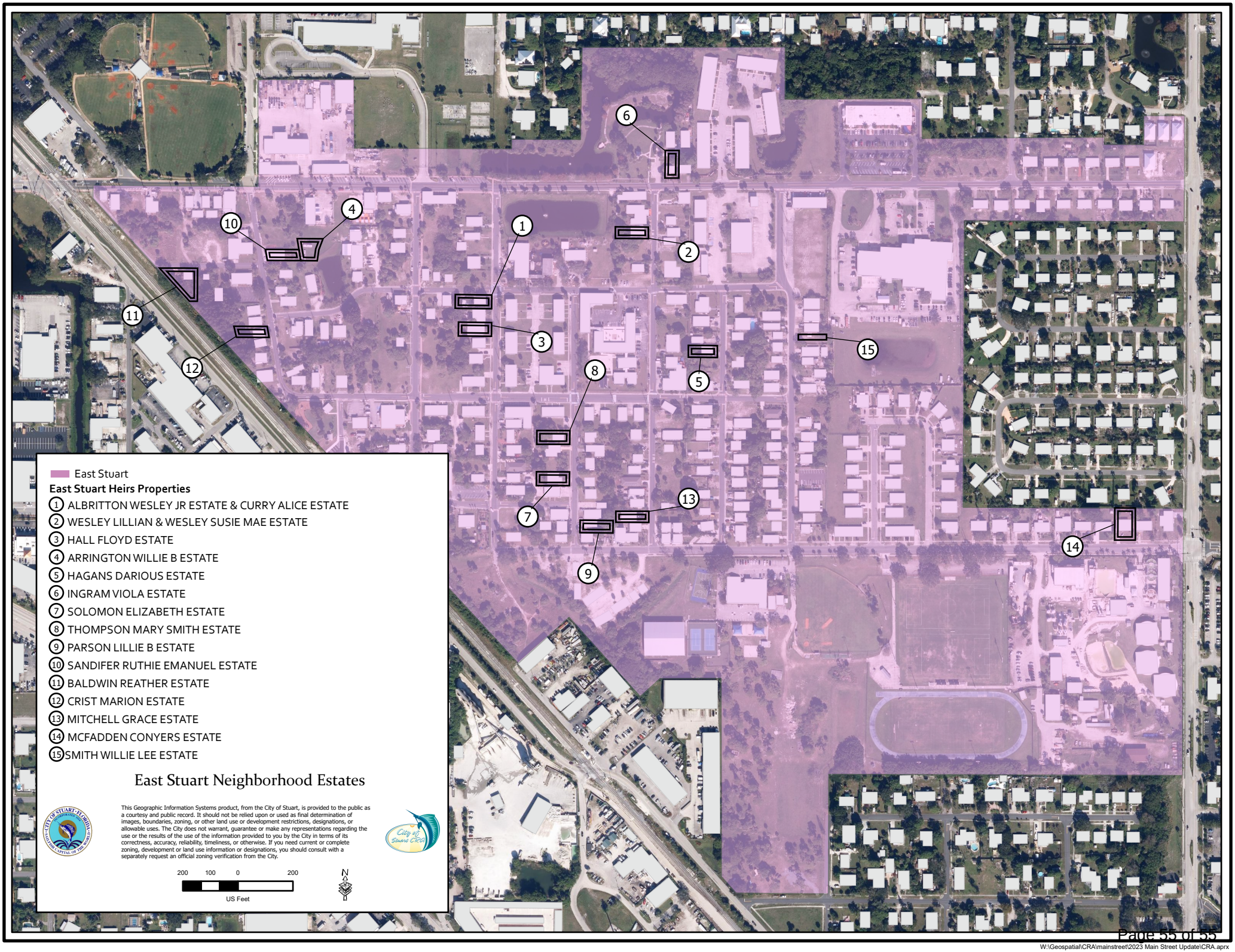

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