



AGENDA

**COMMUNITY REDEVELOPMENT AGENCY
SEPTEMBER 23, 2024
AT 4:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT AGENCY

**Chair - Campbell Rich
Board Member - Eula R. Clarke
Board Member - Christopher Collins
Board Member - Laura Giobbi
Board Member - Sean Reed
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**

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 08/26/2024 CRA MINUTES

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. SW DIXIE HIGHWAY STREETScape IMPROVEMENTS CONCEPTUAL PLAN (RC):

RESOLUTION No. 14-2024 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA APPROVING CONCEPTUAL DESIGN FOR SW DIXIE HIGHWAY STREETScape IMPROVEMENTS FROM SW JOAN JEFFERSON WAY TO S COLORADO AVENUE/SE OCEAN BOULEVARD AND SAFETY IMPROVEMENTS WITHIN THE TRIANGLE DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

3. CRA BUDGET AND CIP FOR FY 2025 (RC):

RESOLUTION No. 11-2024 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR (FY) BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, AND APPROPRIATING CAPITAL BUDGET FOR FY 2025 AND PROVIDING FOR A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR PROJECTS WITHIN THE COMMUNITY REDEVELOPMENT AREA BOUNDARIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

4. JOINT CRA/CRB/CCM MEETING DISCUSSION

STAFF UPDATE

ADJOURNMENT

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

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

introduction of the item number you would like to address.

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

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

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

Meeting Date: 9/23/2024

Prepared by: Nina Mullin

Title of Item:

APPROVAL OF 08/26/2024 CRA MINUTES

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

Approve Item.

ATTACHMENTS:

1. 08/26/2024 CRA Minutes

**MINUTES
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART
AUGUST 26, 2024
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT AGENCY

**Vice Chair - Campbell Rich
Board Member - Eula R. Clarke
Board Member - Christopher Collins
Board Member - Laura Giobbi
Board Member - Sean Reed
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: Vice Chair Rich, Board Member Clarke, Board Member Collins, Board Member Giobbi, Board Member Reed, Board Member Campenni, Board Member Brechbill

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**4:25 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.**

APPROVAL OF MINUTES

**4:26 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Mark Brechbill
Motion approved unanimously.**

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

1. Deborah Harsh - Stuart: Spoke in support of the First Community Church and Mr. and Mrs. Hamilton of the First Community Church.
2. Olga Hamilton - Stuart; Owner of First Community Church, stated the church was built in 1895 and provided important history. Commented that she promised Alice Luckhardt they would preserve this building and have it open to the public. Displayed a photo board.
3. Robert Hamilton - Stuart; Commented on damage done to his historical property and has met with Congressman Mast, wants the City Manager to remove the windows and stated he is not paying for them.
4. Lorrie Gotts - Port St. Lucie; Commented that she is an artist and stated what they create goes back into the church.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Brechbill, congratulated the two (2) new Commissioners and thanked the two (2) Commissioners that are no longer representing the City of Stuart.

Board Member Clarke welcomed the new members and commented that the CRA is very important to the City and feels people should learn more about it.

ACTION ITEMS

1. PRESENTATION OF ART/VINYL WRAPPING ON TRAFFIC CONTROL BOXES WITHIN THE CRA

Jordan Pinkston, CRA Project Manager, presented the history and details of the vinyl wrapping traffic signal boxes project plan. There are a total of thirty-nine (39) boxes and the project would begin with thirteen (13) boxes located within the CRA. The project cost is approximately \$12,000.00, and they last for approximately five (5) years. It is a \$500 replacement fee if needed to be re-wrapped.

During a brief discussion, Board Member Giobbi, commented on concern over the maintenance and would like the language in the agreement to address that whoever damages the wrap is responsible for maintaining it.

2. PRESENTATION OF MAIN STREET BUCK PROGRAM BY CANDACE CALLAHAN

Candace Callahan, Stuart Main Street Director, began her presentation with the history of Stuart Main Street, its objectives, past and current projects, and its impact on our community. Stated she is seeking support to reintroduce the Downtown Dollars Program and reviewed the program and its benefits.

5:30 PM MOTION: Motion to move forward with this program.

MOVED BY: Eula Clarke

SECONDED BY: None

VOTE: Died for lack of second.

3. CDBG HOUSING REHABILITATION PROGRAM UPDATE

Pinal Gandhi-Savdas, CRA Director, introduced Antonio Jenkins, Director of Construction, Guardian CRM Inc., and Dawn Cobb, CDBG Housing Program Coordinator, provided a verbal update of the projects for CDBG Housing Rehabilitation Grant. Ms. Cobb provided updates on the active or pending projects.

CRA participated in brief discussion.

PUBLIC COMMENT:

1. Helen McBride - Stuart; Commented on the process and supports the program. Stated that when contractors work at your home, they must be supervised by the homeowner and not depend on the City.
2. Robert Hamilton - Stuart; Gave his explanation of the problem with the windows and contractor.

4. JOINT CRA/CRB/CCM MEETING DISCUSSION

Vice Chair Rich requested to postpone Item 4.

**5:33 PM MOTION: Approve to postpone Item 4.
Motion approved unanimously.**

STAFF UPDATE

ADJOURNMENT

5:33 PM

Mary R. Kindel, City Clerk

Campbell Rich, Chair

**Minutes to be approved at the CRA
Meeting this 23rd day of September, 2024.**

CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

Community Redevelopment Agency

Meeting Date: 9/23/2024

Prepared by: Pinal Gandhi-Savdas

Title of Item:

SW DIXIE HIGHWAY STREETScape IMPROVEMENTS CONCEPTUAL PLAN (RC):

RESOLUTION No. 14-2024 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA APPROVING CONCEPTUAL DESIGN FOR SW DIXIE HIGHWAY STREETScape IMPROVEMENTS FROM SW JOAN JEFFERSON WAY TO S COLORADO AVENUE/SE OCEAN BOULEVARD AND SAFETY IMPROVEMENTS WITHIN THE TRIANGLE DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Community Redevelopment Board

On September 3, 2024, the Community Redevelopment Board voted 3-1 to approve Resolution No. 74-2024. Board Chair Thomas Campenni and Board Member Andy Noble were absent. The Board recommended considering bulb-outs at intersections, creating safer and shorter crossings for pedestrians, shade trees of oak or Elm species, and reducing driveways where feasible. There was some discussion regarding the maintenance of pavers.

Summary

On January 23, 2023, the City Commission adopted Resolution No. 06-2023 and authorized the Community Redevelopment Agency to apply for the 2023 Florida Department of Transportation (FDOT) Transportation Alternatives Program (TAP) application to the Martin Metropolitan Planning Organization (MPO) for SW Dixie Highway Streetscape Improvements from SW Joan Jefferson Way to S Colorado Avenue/SE Ocean Boulevard in the Triangle District within the Community Redevelopment Area. The Florida Department of Transportation has determined that the project is eligible for funding. The funding amount is subject to availability of funds and budget in the work program year that the project is scheduled to be committed.

On August 7, 2024, the CRA held a public outreach meeting to get input on the proposed conceptual design options and develop a final proposed conceptual plan. The conceptual plan will be presented to the Community Redevelopment Board and the City Commission for feedback and approval. The final conceptual plan will be presented to the MPO Board on October 21, 2024, for feedback and approval. The final engineering design will be completed in 2025 and construction is anticipated in 2026/2027.

The design options will be presented to the board at the meeting.

Funding Source:

CRA TIF MATCH - PROJECT IS IDENTIFIED IN THE CRA CAPITAL IMPROVEMENT PLAN (CIP) FOR FY 2026.

Recommended Action:

Approve Resolution No. 14-2024, approving the conceptual plan for SW Dixie Highway Streetscape Improvements from SW Joan Jefferson Way to S Colorado Avenue/SE Ocean Boulevard.

ATTACHMENTS:

1. R14-2024 CRA Approve Dixie Highway Improvements Conceptual
2. R14-2024 CRA - Exhibit A - Dixie Highway Conceptual Plan
3. Dixie Highway - Before and After



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

RESOLUTION NUMBER 14-2024 CRA

A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA APPROVING CONCEPTUAL DESIGN FOR SW DIXIE HIGHWAY STREETScape IMPROVEMENTS FROM SW JOAN JEFFERSON WAY TO S COLORADO AVENUE/SE OCEAN BOULEVARD AND SAFETY IMPROVEMENTS WITHIN THE TRIANGLE DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on January 23, 2023, the City Commission adopted Resolution No. 06-2023 and authorized the Community Redevelopment Agency to apply for the 2023 Florida Department of Transportation (FDOT) Transportation Alternatives Program (TAP) application to the Martin Metropolitan Planning Organization (MPO) for SW Dixie Highway Streetscape Improvements from SW Joan Jefferson Way to S Colorado Avenue/SE Ocean Boulevard in the Triangle District within the Community Redevelopment Area; and

WHEREAS, the Florida Department of Transportation has determined that the project is eligible for funding; and

WHEREAS, the Community Redevelopment Agency held public outreach meeting to get input on proposed conceptual design options and develop the final proposed conceptual plan.

RESOLUTION NUMBER 14-2024 CRA
APPROVE DIXIE HIGHWAY CONCEPTUAL DESIGN

WHEREAS, on September 3, 2024, the Community Redevelopment Board held duly noticed public hearing to consider the conceptual plan; and

WHEREAS, the Community Redevelopment Agency held duly noticed public hearing on September 23, 2024 to consider the conceptual plan and provide public participation.

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

SECTION 1: The CRA Board hereby approves the final proposed SW Dixie Highway Conceptual Design, as attached hereto in Exhibit “A”, which will further enhance the aesthetics, safety, and promote economic opportunities within the Triangle District.

SECTION 2: This Resolution shall be effective immediately upon adoption.

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

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

YES	NO	ABSENT	ABSTAIN

RESOLUTION NUMBER 14-2024 CRA
APPROVE DIXIE HIGHWAY CONCEPTUAL DESIGN

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

Dixie Highway Improvement Project - Site Plan



Dixie Highway Improvement Project



Before



After

CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

Community Redevelopment Agency

Meeting Date: 9/23/2024

Prepared by: Pinal Gandhi-Savdas

Title of Item:

CRA BUDGET AND CIP FOR FY 2025 (RC):

RESOLUTION No. 11-2024 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR (FY) BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, AND APPROPRIATING CAPITAL BUDGET FOR FY 2025 AND PROVIDING FOR A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR PROJECTS WITHIN THE COMMUNITY REDEVELOPMENT AREA BOUNDARIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Community Redevelopment Board

On September 3, 2024, the Community Redevelopment Board voted 3-1 to approve Resolution No. 11-2024. Board Chair Thomas Campenni and Board Member Andy Noble were absent.

Summary

The proposed FY 2025 CRA budget is prepared using the proposed millage rate of 6.5730 for the County and 5.0000 for the City of Stuart. The CRA has the responsibility to budget and appropriate funds for capital improvement projects it proposes to implement within the CRA boundaries. The CRA has appropriated funds for capital projects as set forth in a five-year Capital Improvement Plan (CIP) for capital projects within the CRA boundaries. In the event that the County or City millage rate changes during their respective budgeting process, then the TIF generated is subject to change as well.

The current value of the community redevelopment area is \$883,953,346 million for FY 2025, which represents a \$109,010,466 million increase in the incremental value from FY 2024. The current estimate of combined total revenues generated from the incremental tax base from the County and City throughout the CRA will be approximately \$6,332,516 million for FY 2025 compared to \$5,240,143 million for FY 2024.

Staff seeks approval of Resolution No. 11-2024 CRA adopting the FY 2025 CRA budget based on preliminary budgets prepared and presented and CRA Capital Improvement Plan for Fiscal Years 2025-2029. Pursuant to Florida Statute, Section 163.362 The CRA Plan properly identifies capital projects to be undertaken within the community redevelopment area. The plan is consistent with current and ongoing projects, as well as future potential projects that would be funded from Tax Increment Revenues.

Funding Source:

Tax Increment Financing (TIF) Revenue and Grants

Recommended Action:

Approve Resolution No. 11-2024, adopting the CRA budget for FY 2025 and Capital Improvement Plan (CIP) for Fiscal Years 2025-2029.

ATTACHMENTS:

1. R11-2024 CRA - Adopt Budget for FY 2025
2. R11-2024 Exhibit - CRA Budget Detail - CRA Revenues, Appropriations, and CIP



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

RESOLUTION No. 11-2024 CRA

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR (FY) BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, AND APPROPRIATING CAPITAL BUDGET FOR FY 2025 AND PROVIDING FOR A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR PROJECTS WITHIN THE COMMUNITY REDEVELOPMENT AREA BOUNDARIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, it is necessary and proper, and in some instances required by Florida law, to establish the budgetary spending plans (annual budgets) for the CRA funds of the City of Stuart for the fiscal year beginning October 1, 2024, and ending September 30, 2025, to properly reflect anticipated revenues and required appropriations; and

WHEREAS, the CRA has the responsibility for financial planning of comprehensive five-year Capital Improvement Plan for capital projects within the Community Redevelopment Area boundaries.

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

SECTION 1: The CRA of the City of Stuart hereby adopts the budget, attached hereto, for the FY beginning October 1, 2024, and ending September 30, 2025. In addition, the CRA of the City of Stuart for the above-described FY hereby appropriates the total sum of Twenty-Three Million, Eight Hundred Three Thousand, and Forty (\$23,803,040.00) Dollars to provide for the annual budget of the CRA Fund.

SECTION 2: The CRA hereby adopts its FY 2025 capital budget setting forth a five-year Capital Improvement Plan for projects within the Community Redevelopment Area boundaries.

SECTION 3: This Resolution shall be effective immediately 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:

CAMPBELL RICH, CHAIRPERSON
LAURA GIOBBI, BOARD MEMBER
EULA R. CLARKE, BOARD MEMBER
CHRISTOPHER COLLINS, BOARD MEMBER
SEAN REED, BOARD MEMBER
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER
MARK BRECHBILL, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

RESOLUTION No. 11-2024 CRA
ADOPT CRA BUDGET for FY 2025 AND CIP

ADOPTED this _____ day of _____, 2024.

ATTEST:

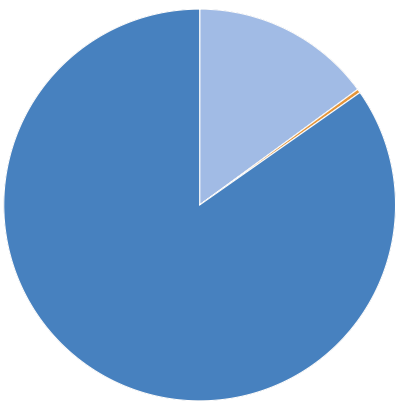
MARY KINDEL
CITY CLERK

CAMPBELL RICH
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY

107 Community Redevelopment Agency Revenues



- 32 - Permits, Fees, and Special Assessments
- 33 - Intergovernmental Revenues
- 36 - Miscellaneous Revenues
- 38 - Other Sources

2025 Budget
FY2025

Object Category (Re)	FY2025
2025 Budget	\$23,803,040.00
32 - Permits, Fees, and Special Assessments	\$2,700.00
33 - Intergovernmental Revenues	\$3,555,195.00
36 - Miscellaneous Revenues	\$75,000.00
38 - Other Sources	\$20,170,145.00

Account	Account Description	2024 Budget	Requested	Recommended	2025 Budget	Itemizations	Description	Difference	Change
32900	Other Permits and Assessments	\$2,700.00	\$2,700.00		\$2,700.00			\$0.00	\$0.00
33890	Other Local Revenues	\$3,052,771.00	\$3,052,771.00		\$3,555,195.00			\$502,424.00	\$0.165
						\$3,555,195.00	MC BOCC @ 6.5730 Mills - \$3,052,771 Initial		
36110	Interest	\$0.00	\$0.00		\$75,000.00			\$75,000.00	
36400	Disposition of Assets	\$0.00	\$0.00		\$0.00			\$0.00	
36600	Contributions from Private	\$0.00	\$0.00		\$0.00			\$0.00	
38000	Other Sources	\$4,625,520.81	\$8,197,101.00		\$13,000,000.00			\$8,374,479.19	\$1.81
						\$0.00	FDOT TAP Grant (Riverside Park Neighborhood Improvements)		
						\$274,007.00	DEP EPA 319 Water Quality Grant (Seminole Street Project)		
						\$500,000.00	State Appropriation for Guy Davis Park construction		
						\$4,000,000.00	Undergrounding		
						\$1,725,993.00	Seminole Streetscape (Not Completed in FY 2024)		
						\$6,500,000.00	Guy Davis Park project not funded by State Appropriation		
38100	Interfund Transfers In	\$7,000,521.00	\$5,400,521.00		\$7,170,145.00			\$169,624.00	\$0.024
						\$2,777,321.00	General Fund @5.0000 Mills \$2,259,521 Initial		
						\$4,392,824.00	From CDBG Project Lift		

Account	Account Description	2024 Budget	Requested	Recommended	2025 Budget	Itemizations	Description	Difference	Change
		\$14,681,512.81	\$16,653,093.00		\$23,803,040.00	\$23,725,340.00		\$9,121,527.19	\$1.999

107-117 CRA Appropriations



Object Category (Ex)	FY2025
2025 Budget	\$23,803,040.00
10 - Personal Services	\$277,494.00
30 - Operating Expenses	\$1,022,158.00
60 - Capital Outlay	\$18,192,824.00
80 - Grants and Aids	\$190,000.00
90 - Other Uses	\$4,120,564.00

Account	Account Description	2024 Budget	Requested	Recommended	2025 Budget	Itemizations	Description	Difference	Change
51512	Regular Salaries/Wages	\$180,271.00	\$190,667.00		\$195,984.00			\$15,713.00	\$0.087
51515	Special Pay	\$4,440.00	\$4,440.00		\$4,440.00			\$0.00	\$0.00
51521	FICA Taxes	\$13,791.00	\$14,587.00		\$14,993.00			\$1,202.00	\$0.087
51522	Retirement Contributions	\$48,431.00	\$51,156.00		\$52,846.00			\$4,415.00	\$0.091
51523	Life and Health Insurances	\$8,466.00	\$8,848.00		\$8,848.00			\$382.00	\$0.045
51524	Workers' Compensation	\$351.00	\$383.00		\$383.00			\$32.00	\$0.091
53531	Professional Services	\$200,000.00	\$340,000.00		\$340,000.00			\$140,000.00	\$0.70
						\$50,000.00	Professional Services - Planning and Design Services for CRA Small-Scale Projects		
						\$150,000.00	Downtown Master Plan and Charrette - City Hall/Garage Site/City/CRA-Owned Parcels		
						\$110,000.00	Form Based Code		
						\$30,000.00	Dixie Highway Improvements Final Design (additional appropriation for TAP deliverables)		
53540	Travel and Per Diem	\$3,000.00	\$3,000.00		\$3,000.00			\$0.00	\$0.00
53541	Communication Services	\$1,500.00	\$1,500.00		\$1,500.00			\$0.00	\$0.00
						\$1,500.00	Phones		
53542	Freight & Postage Services	\$2,000.00	\$2,000.00		\$2,000.00			\$0.00	\$0.00
53543	Utility Services	\$500.00	\$0.00		\$0.00			\$-500.00	\$-1.00

Account	Account Description	2024 Budget	Requested	Recommended	2025 Budget	Itemizations	Description	Difference	Change
						\$0.00	Internal-UB		
53544	Rentals and Leases	\$35,000.00	\$35,000.00		\$35,000.00			\$0.00	\$0.00
						\$35,000.00	FEC RR Crossing Leases		
53545	Insurance - General Liability	\$15,792.00	\$3,895.00		\$3,895.00			\$-11,897.00	\$-0.753
53546	Repair & Maintenance	\$204,487.33	\$204,488.00		\$204,488.00			\$0.67	\$0.00
53547	Printing and Binding	\$8,000.00	\$11,000.00		\$11,000.00			\$3,000.00	\$0.375
						\$11,000.00	Outreach, Public Notices/Ads in Newspaper		
53548	Promotional Activities	\$3,000.00	\$3,000.00		\$3,000.00			\$0.00	\$0.00
53549	Other Current Charges	\$112,408.00	\$377,300.00		\$367,300.00			\$254,892.00	\$2.268
						\$10,000.00	Arts & Entertainment Creek District (Mosaic Artwork, Misc.)		
						\$2,500.00	Chamber Welcome Guide		
						\$3,800.00	FEC Parking Property Tax		
						\$8,000.00	Shop Local/Misc		
						\$300,000.00	REDA Agreements (Avonlea, Atlantic Point Marina, Elizabeth)		
						\$40,000.00	Mainstreet Downtown Dollars/Bonus Bucks Program		
						\$13,000.00	East Stuart Promotional Activities		
						\$-10,000.00	Mainstreet Downtown Dollars/Bonus Bucks Program (Board Direction)		

Account	Account Description	2024 Budget	Requested	Recommended	2025 Budget	Itemizations	Description	Difference	Change
53551	Office Supplies	\$2,000.00	\$2,000.00		\$2,000.00			\$0.00	\$0.00
53552	Operating Supplies	\$45,000.00	\$45,000.00		\$45,000.00			\$0.00	\$0.00
						\$20,000.00	Miscellaneous Community Improvements		
						\$25,000.00	Wrapping Traffic Control Boxes		
53554	Books and Memberships	\$2,975.00	\$2,975.00		\$2,975.00			\$0.00	\$0.00
						\$500.00	APA Membership Fees		
						\$175.00	District Fees for CRA		
						\$1,000.00	FL Redevelopment Association Conference		
						\$1,200.00	FRA Membership Fees		
						\$100.00	Young Professional of Martin County Membership		
53555	Training	\$1,000.00	\$1,000.00		\$1,000.00			\$0.00	\$0.00
56561	Land Expense	\$1,600,000.00	\$0.00		\$0.00			\$-1,600,000.00	\$-1.00
56562	Buildings Expense	\$0.00	\$0.00		\$800,000.00			\$800,000.00	
						\$800,000.00	Brightline Train Station (Design Portion)		
56563	Infrastructure Expense	\$7,996,000.00	\$17,392,824.00		\$17,392,824.00			\$9,396,824.00	\$1.175

Account	Account Description	2024 Budget	Requested	Recommended	2025 Budget	Itemizations	Description	Difference	Change
						\$4,392,824.00	Project LIFT at 710 SE MLK Blvd; Demo and Construction (Includes \$1.5 M pending formal approval letter) - Reimbursed for acquisition; engineering; appraisals, environmental; admin fees		
						\$4,000,000.00	Undergrounding Utilities in Downtown (Not Completed in FY 2024)		
						\$2,000,000.00	Seminole Streetscape (Not Completed in FY 2024)		
						\$7,000,000.00	Guy Davis Community Park		
56564	Machinery & Equipment Expense	\$10,000.00	\$0.00		\$0.00			\$-10,000.00	\$-1.00
58581	Aids to Other Governments	\$0.00	\$0.00		\$0.00			\$0.00	
58582	Aids to Private Organizations	\$148,262.00	\$190,000.00		\$190,000.00			\$41,738.00	\$0.282
						\$50,000.00	Business Improvement Reimb Program (BIRP)		
						\$20,000.00	Brush With Kindness/Self Program		
						\$20,000.00	Mural Matching Grant Program		
						\$20,000.00	Residential Street Tree Program		
						\$20,000.00	Residential Facade Improvement/Paint Up Program		
						\$25,000.00	Heirs' Property Assistance Program		
						\$25,000.00	Landscape Improvement Grant Program		

Account	Account Description	2024 Budget	Requested	Recommended	2025 Budget	Itemizations	Description	Difference	Change
59591	Intragovernmental Transfers	\$3,290,060.00	\$803,610.00		\$953,610.00	\$10,000.00	Stuart Training School Documentary	\$-2,336,450.00	\$-0.71
						\$70,000.00	Mainstreet Service Agreement		
						\$1,500.00	Mangrove Trimming		
						\$50,700.00	Misc Maintenance of CRA Projects		
						\$5,000.00	Sidewalk Staining in the CRA		
						\$194,860.00	Tram Service		
						\$18,000.00	US1 Median Maintenance from Wright Blvd to Baker Rd		
						\$150,000.00	Federal Hwy Street Tree Planting Program Implementation (Joan Jefferson to Kanner Hwy/Colorado)		
						\$230,000.00	Monument and Vertical Signage on US-1 North and South		
						\$20,000.00	Outdoor Dining Deck Repairs		
						\$20,000.00	Parking Management System Software Support - Recurring Expense		
						\$193,550.00	Riverside Park Neighborhood Improvements (approved in FY2024 budget amendment but was not spent)		
59595	Proprietary - Other Uses	\$0.00	\$0.00		\$0.00			\$0.00	
59596	Contingencies	\$0.00	\$0.00		\$194,151.00			\$194,151.00	
59599	Other Uses	\$0.00	\$0.00		\$2,925,000.00			\$2,925,000.00	

Account	Account Description	2024 Budget	Requested	Recommended	2025 Budget	Itemizations	Description	Difference	Change
						\$2,925,000.00	TIF Funds to Fund Balance		
59999	Indirect Costs (Net)	\$47,803.00	\$47,803.00		\$47,803.00			\$0.00	\$0.00
		\$13,984,537.33	\$19,736,476.00		\$23,803,040.00	\$23,064,209.00		\$9,818,502.67	\$0.738

Capital Improvement Projects (CIP) Budget Summary

PROJECTS	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Project Total
Guy Davis Community Park 21045901											
Phase I Site Plan		\$344,517									\$344,517
Phase II Final Design				\$370,000							\$370,000
Construction						\$7,000,000					\$7,000,000
Downtown Undergrounding											
Phase I Design - Seminole Street - 20038901	\$49,991										\$49,991
Phase II Design - Osceola - 22038902			\$174,554								\$174,554
Construction of Phase I and II - 22038903						\$4,000,000					\$4,000,000
Seminole Streetscape Improv 20042701											
Design	\$75,000										\$75,000
Construction						\$2,000,000					\$2,000,000
Riverside Park NBHD Improv 20041801											
Conceptual	\$21,500										\$21,500
Design	\$100,000										\$100,000
Construction (TAP Grant Reimb)					\$2,506,450	\$193,550					\$2,700,000
Gateway Markers/Features 20040901											
Conceptual	\$29,600										\$29,600
Design			\$75,000								\$75,000
Construction					\$178,900	\$80,000					\$258,900
Oleander Park Improv 050201											
Conceptual				\$5,000							\$5,000
Construction					\$103,493						\$103,493

Capital Improvement Projects (CIP) Budget Summary

PROJECTS	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Project Total
Willie Gary Prop Acq., Demo, New Const.											
Acquisition (CDBG-CV Grant Reimb) - 048901					\$1,617,476						\$1,617,476
Appraisals, Environ, Eng, Admin, Demo, Const. (CDBG-CV Grant Reimb) - 048902					\$280,700	\$4,392,284					\$4,672,984
Triangle District 21046801											
SE Dixie Highway Conceptual			\$44,500								\$44,500
SE Dixie Highway Design			\$60,500			\$30,000					\$90,500
SE Dixie Highway Construction (TAP Grant Reimb)								\$1,500,000			\$1,500,000
Brightline Train Station/Parking Lot											
Design						\$800,000					\$800,000
Construction							\$10,000,000				\$10,000,000
MLK Blvd Complete Street 21045001											
Conceptual	\$20,000										\$20,000
Design			\$450,000								\$450,000
Construction								\$5,000,000			\$5,000,000
TOTAL BUDGET FOR FISCAL YEARS	\$296,091	\$344,517	\$804,554	\$375,000	\$4,687,019	\$18,495,834	\$10,000,000	\$6,500,000	\$0	\$0	\$41,503,015

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

Meeting Date: 9/23/2024

Prepared by: Mary Kindel

Title of Item:

JOINT CRA/CRB/CCM MEETING DISCUSSION

Summary Explanation/Background Information on Agenda Request:

Board discussion on the continuance of the quarterly scheduled Joint CRA/CRB/CCM Meetings. A Meeting Calendar that included the dates of the quarterly Joint Meetings was adopted in 2010; no Resolution determining the Joint Meetings is on record.

In April 2024, staff determined not to require CRB board member attendance for the Joint Meetings. Attendance of CRB members at the Joint Meetings is inconsistent.

Staff prefer to discontinue the scheduling of Joint CRA/CRB/CCM Meetings and return to the monthly CRA Meetings only. CRB board members are welcome to attend the CRA Meetings and provide input as desired.

Funding Source:

N/A

Recommended Action:

To discontinue the Joint CRA/CRB/CCM Meetings and return to the monthly CRA Meetings only.

ATTACHMENTS: