



AGENDA

COMMUNITY REDEVELOPMENT AGENCY

MARCH 24, 2025

AT 4:30 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT AGENCY

Chair - Campbell Rich

Vice Chair - Christopher Collins

Board Member - Eula R. Clarke

Board Member - Laura Giobbi

Board Member - Sean Reed

Board Member - Mark Brechbill

Board Member – Frederick James

ADMINISTRATIVE

City Manager, Michael J. Mortell

City Attorney, Lee J. Baggett

CRA Executive Director, Pinal Gandhi-Savdas

City Clerk, Mary R. Kindel

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

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

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

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.

(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

1. PRESENTATION OF THE COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2024
2. STUART MAIN STREET LETTER OF SUPPORT FOR A MURAL ON CITY-OWNED PROPERTY (RC):

RESOLUTION No. 02-2025 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO SIGN A LETTER OF SUPPORT FOR STUART MAIN STREET PROPOSED LARGE-SCALE MURAL PROJECT ON THE CITY OWNED PROPERTY LOCATED AT 221 SW FLAGLER AVENUE, STUART, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

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

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

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

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

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

Meeting Date: 3/24/2025

Prepared by: Pinal Gandhi-Savdas

Title of Item:

PRESENTATION OF THE COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2024

Summary Explanation/Background Information on Agenda Request:

As set forth in Chapter 163, Part III, Florida Statutes, the Community Redevelopment Agency of the City of Stuart must file with the governing body on or before March 31st of each year, a report of its activities for the preceding fiscal year from October 1st through September 30th. The statute also requires the report to contain a financial statement setting forth the Agency's income and expenses, amount of tax increment funds collected, and accomplishments for each fiscal year. Please note that the financial statement provided in the report is unaudited and does not reflect the actual expenses for the fiscal year.

The audit typically occurs after the filing deadline, so the report will be updated when the audited financial statement becomes available.

At the time of filing a financial report, the Agency is required to publish in the newspaper of general circulation a notice to the effect that such report has been filed with the City and the report is available for inspection during business hours in the City Clerk's Office and in the Office of the Community Redevelopment Agency. A notice of this report was published in the Treasure Coast Palm. A copy of the approved report will be sent to the County's Administrator and other taxing authorities by mail.

Funding Source:

N/A

Recommended Action:

Approve the filing of the 2024 CRA Annual Report.

ATTACHMENTS:

1. CRA ANNUAL REPORT 2024



2024 ANNUAL REPORT

Community Redevelopment Agency



FISCAL YEAR ENDED
SEPTEMBER 30, 2024

Table of Contents



3

Mission Statement

4

About the CRA

7

Community Redevelopment Agency Board

8

Community Redevelopment Board

9

CRA Staff and Acknowledgements

10

CRA Projects

29

CRA Annual Budget & Financial Statement

30

Appendix A - Financial Summary (Unaudited)

CRA

COMMUNITY REDEVELOPMENT AGENCY

This Annual Report provides a summary of the work undertaken by the Stuart Community Redevelopment Agency (CRA) during FY 2024 as required by Chapter 163.387 (8), Florida Statute. This report sets forth the organization of the Community Redevelopment Agency along with capital improvements for the year and financial statements of investments, liabilities, income, and operating expenses.



MISSION STATEMENT

To plan for a sustainable economic future while protecting and enhancing the unique character of the city.

Creating downtown areas that will attract a critical mass of residents is of utmost importance to accelerating business and visitor growth. We need to maintain the appeal of Downtown Stuart while ensuring local businesses can achieve and sustain economic vitality. Improving the infrastructure, the walkability, the access to amenities and marketing downtown as the place to live will induce a greater demand to live in Stuart. Offering quality housing within the City and County at varying levels of affordability and types will broaden the target market, optimize, and accelerate downtown's residential growth and offer the benefits of urban living and downtown amenities to all walks of life.

ABOUT THE CRA

The Stuart Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission on May 12, 1986, in accordance with the provisions of Florida statutes. The CRA was re-established, and a Redevelopment Trust Fund was created in 1998, by Resolution No. 84-98. In 2002, the CRA boundary was expanded to include the East Stuart District by Resolution No. 131-02. In 2006, the CRA was expanded to include the Stuart Fire/EMS & Police Department property by Ordinance No. 2076-06. In 2016, the CRA plan was amended and the boundaries of the CRA were expanded to include an additional 486 acres of contiguous property including property that meets Florida Statutes requirements for “blight” and “slum” by Resolution No. 09-2016. The Community Redevelopment Area contains 903.88 acres of land (including 37.16 acres of public rights of way), which comprises approximately 20% of the city.

The Stuart CRA Plan was created in 1998, and amended in 2002, 2010, 2016 and 2019. The Redevelopment Plan is designed to provide a workable program for using public resources to fund redevelopment initiatives and provide a broad vision of those initiatives. The CRA may decide to complete any activity in the Plan, however, the CRA may not undertake any activities that is not in the Plan.

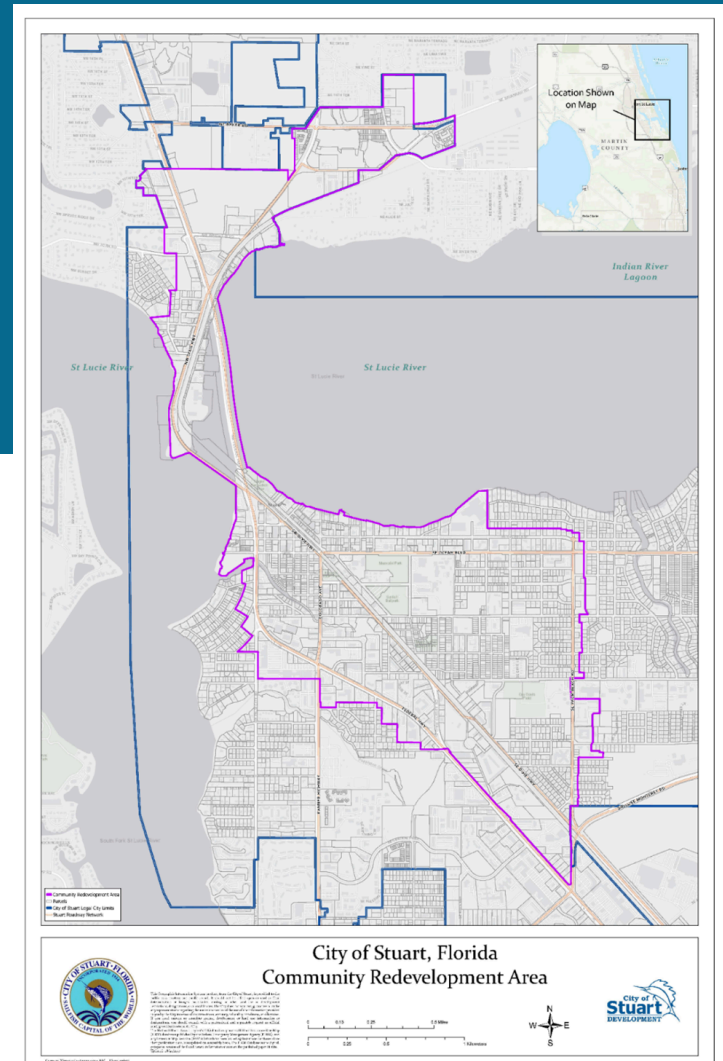
On January 22, 2024, the Community Redevelopment Board approved by Resolution No. 01-2024 CRA, amending the Redevelopment Plan to further facilitate the undertaking of programs and projects within defined CRA boundary.

The Stuart CRA, established on June 8, 1998, by Resolution No. 84-98, was set to sunset in 2028; however, it was extended for 30 years from the date of the adoption of the amended CRA Plan by the City Commission in 2019. Subsequently, the life of the Agency was extended to September 9, 2050, in accordance with Resolution No. 68-2019.



The Stuart CRA is generally bounded by NE Baker Road to the north, SE Monterey Road to the south, SE Palm Beach Road to the east and SE Federal Highway to the west. The total land area is approximately 903.88 acres (including 37.16 acres of public rights of way). The CRA boundary includes water, per the CRA legal description. The total boundary area including water is 923.87 acres.

The Stuart CRA is funded through the Tax Increment Financing (TIF) methodology. Incremental revenue is calculated based on the increase in taxable property values between the “base year”, and the current taxable value. Per the adopted Redevelopment Plan, the base year established for this purpose is 1998. The incremental increase is deposited into the Community Redevelopment Trust Fund as a source of funds to be used to finance the projects and programs identified in Stuart Redevelopment Plan. The CRA boundary was expanded three times since the Redevelopment Trust Fund was established in 1998, therefore, the Stuart CRA has different base years for each expanded area. The 1998 tax value for Stuart North, South, and Center was \$104,937,283 and taxable value for FY 2024 was \$542,417,611. The 2002 taxable value for East Stuart was \$6,979,363 and taxable value for FY 2024 was \$13,907,310. The 2006 taxable value for Public Safety Complex was \$0 and taxable value for FY 2024 was \$0. The 2015 taxable value for ‘2015 Expanded Area’ was \$187,337,637 and taxable value for FY 2024 was \$329,136,569.



The CRA TIF revenue in FY 1999 was \$41,192 and TIF revenue for FY 2024 was \$5,221,644.

Through the implementation of the Redevelopment Plan, Stuart CRA has achieved significant accomplishments in capital improvements. The improvements encourage investments and facilitate economic development.

Significant accomplishments of the CRA since its inception include:

- Acquire Trams and Micro-Transit System for Downtown
- SE East Avenue Improvements in East Stuart
- Colorado Avenue Complete Street Improvements
- Downtown Streetscape Improvements
- Riverwalk Shade Structure
- Kindred/Johnson Avenue Streetscape Improvements
- Green Bike Lanes on Colorado Avenue
- Habitat for Housing Homes in East Stuart
- Shepard Park Improvements
- Frazier Creek Streetscape Improvements
- Federal Highway North Median Improvements
- Wayfinding Signage Program
- Residential Neighborhood Improvement Program
- Business Improvement Reimbursement Program
- Downtown Parking Study
- Triangle District Master Plan
- Federal Highway Street Tree Program and Master Plan
- Form Based Code for East Stuart and Creek District
- Acquisition of Triangle Property (Azul Multi-Family Development)
- Acquisition of 710 MLK Blvd (f.k.a. Willie Gary Property)



COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD

The City Commission, plus two members of the Community Redevelopment Board, shall be the Community Redevelopment Agency for the City. Their term of office of member of the CRA are concurrent with the terms of the City Commission or Community Redevelopment Board.



Rebecca S. Bruner
Chair



Campbell Rich
Vice Chair



Eula R. Clarke



Christopher Collins



Troy McDonald



Tom Campenni



Mark Brechbill

During FY 2024, the CRA held public meetings on:

- October 23, 2023
- November 27, 2023
- January 22, 2024
- February 26, 2024
- March 25, 2024
- April 22, 2024
- June 24, 2024
- July 22, 2024
- August 26, 2024
- September 23, 2024

COMMUNITY REDEVELOPMENT BOARD (CRB)

The CRB shall consist of seven members. Members shall be residents of the City or the owners of a business within the City. The CRB was established to serve as advisory board to the CRA by making recommendations including, but not limited to, Urban Code Conditional Use, Planned Unit Development (PUD) amendment, Historic Preservation, amendments to Special Zoning Codes, CRA Plan amendments, implement CRA Plan, review and approve public art, and Urban Planned Unit Development (UPUD) applications within the CRA.

Current CRB Members:

Tom Campenni, Chair

Mark Brechbill, Vice Chair

Aaron Hawkins

Frank McChrystal

Bonnie Moser

Andy Noble

Anita Cocoves

During FY 2024, the CRB held public meetings on:

October 3, 2023

November 7, 2023

December 5, 2023

January 9, 2024

February 6, 2024

March 5, 2024

April 2, 2024

May 7, 2024

June 4, 2024

July 2, 2024

August 6, 2024

September 3, 2024



CRA STAFF



Pinal Gandhi-Savdas

Executive Director

Pinal Gandhi-Savdas, joined the City of Stuart team as a Senior Planner from 2006-2011 and 2015-2018 and is the CRA Executive Director since 2018. Ms. Gandhi-Savdas is responsible for overseeing the CRA's Redevelopment Plan, budget, operations, and capital projects. She has over 15 years of planning and leadership experience within the public sector. She serves on various boards including the chair of the MPO's Bicycle and Pedestrian Advisory Committee (BPAC) and committee member of the TCRPC Comprehensive Economic Development Strategy (CEDs).

Jordan Pinkston, joined the City of Stuart team as an Executive Administrative Assistant to the Development Director and CRA Program Specialist in 2019 and became a CRA Program Manager in 2022. She has over 16 years of experience with public involvement, communications, strategic planning, event management, marketing and public relations. Ms. Pinkston manages multiple CRA funded programs and initiatives. She is the City Representative for Stuart Main Street, as well as involved with Young Professionals of Martin County and the Florida Public Relations Association.



Jordan Pinkston

CRA Program Manager

ACKNOWLEDGEMENT

Michael J. Mortell, City Manager
 Lee J. Baggett, City Attorney
 Mary R. Kindel, City Clerk
 Susej T. Meleqi, Board Secretary
 Jodi Nentwick, Development Director
 Louis Hatten, Building Official
 Peter Kunen, U&E Director
 Milton Leggett, Public Works Director
 Jim Chrulski, Community Services Director
 Louis J. Boglioli, Finance Director

CRA PROJECTS

BUSINESS IMPROVEMENT REIMBURSEMENT GRANT PROGRAM

The Stuart Community Redevelopment Agency Business Improvement Grant Program is an incentive program designed to encourage visible exterior improvements to existing commercial properties and to encourage private investment in the Stuart Community Redevelopment Area. The 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. Funds are appropriated annually by the CRA.

In 2024, there were 4 applications totaling \$80,883 in project costs. The program encourages property owners to invest their own money for improvements. The business owners invested \$44,003 of their own money for projects funded in FY 2024. As of 2024, the program has awarded 55 business with a total private investment of \$1.8 million with an additional CRA contribution of \$388,000.



COMMERCIAL LANDSCAPE IMPROVEMENT GRANT PROGRAM

The CRA recognized that many properties within the Community Redevelopment Area were constructed before the adoption of the City’s current landscape code. This has left the CRA with many commercial properties that provide little, if any, aesthetic appeal. It is the intent of the CRA to correct this situation by encouraging all eligible applicants to upgrade landscaping along the perimeter of a commercial property that abuts a public right-of-way and interior parking lot landscaping to enhance the visible appearance of the property and provide shade along streets to improve walkability, promoting economic vitality within the CRA.

In FY 2024, the City of Stuart Community Redevelopment Agency (CRA) created the Commercial Landscape Improvement Program (CLIP) as an incentive program designed to encourage visible, exterior landscape improvements and irrigation to commercial businesses in the Stuart Community Redevelopment Area to meet the City of Stuart’s Land Development Code requirements. The program provides a 50% matching grant reimbursement for eligible landscape improvements, up to \$5,000.

LANDSCAPE IMPROVEMENT
Grant Program

The City of Stuart Community Redevelopment Agency (CRA) Commercial Landscape Improvement Grant Program is designed to facilitate the enhancement of existing commercial properties within the Stuart Community Redevelopment Area.

Commercial Landscape Improvements



Parking Lot Islands



Irrigation



Asphalt Removal

Purpose:
The intent of the program is to substantively improve the landscape appearance of the existing commercial properties within the redevelopment area. The program will provide financial assistance to existing businesses in the form of a grant intended to reduce the costs for landscaping improvements that result in more visually appealing commercial properties in accordance with the Stuart Community Redevelopment Plan.

Eligible Projects:

- ✔ Irrigation Installation
- ✔ Parking Lot Islands
- ✔ Green spaces
- ✔ Demolition and removal of asphalt, concrete impervious surfaces

*Irrigation for landscaping is a requirement for funding.

Funding :

- ✔ 50% matching grant for eligible improvements, up to \$5,000
- ✔ Funds are distributed on a first come, first served basis
- ✔ This is a year-round program, and funding is subject to availability

For more information please contact:
Jordan Pinkston, CRA Program Manager
jpinkston@ci.stuart.fl.us or 772.288.5375

WWW.STUARTFL.GOV/CRA

Scan the QR code with your phone to apply now!



MURAL MATCHING GRANT PROGRAM

With assistance from the CRA's Mural Matching Grant Program, a mural was painted by local artist, Benjamin Perez on the building located at 432 SE Martin Luther King Jr. Boulevard. The East Stuart Mural is a project dedicated to showing significant aspects of the community. Some key features in the mural include James Hall, Zora Neale Hurston, Justin Simmons, The Stuart Training School, Stuart Baseball League, Martin Luther King Jr., Hibiscus flowers, Ms. Costella Williams, and Richard McHardy. The image is then completed with the Who Got Game nonprofit organization theme 'We Mentor to Save Lives' which is a significant part of the design showing people who were mentors to the community.

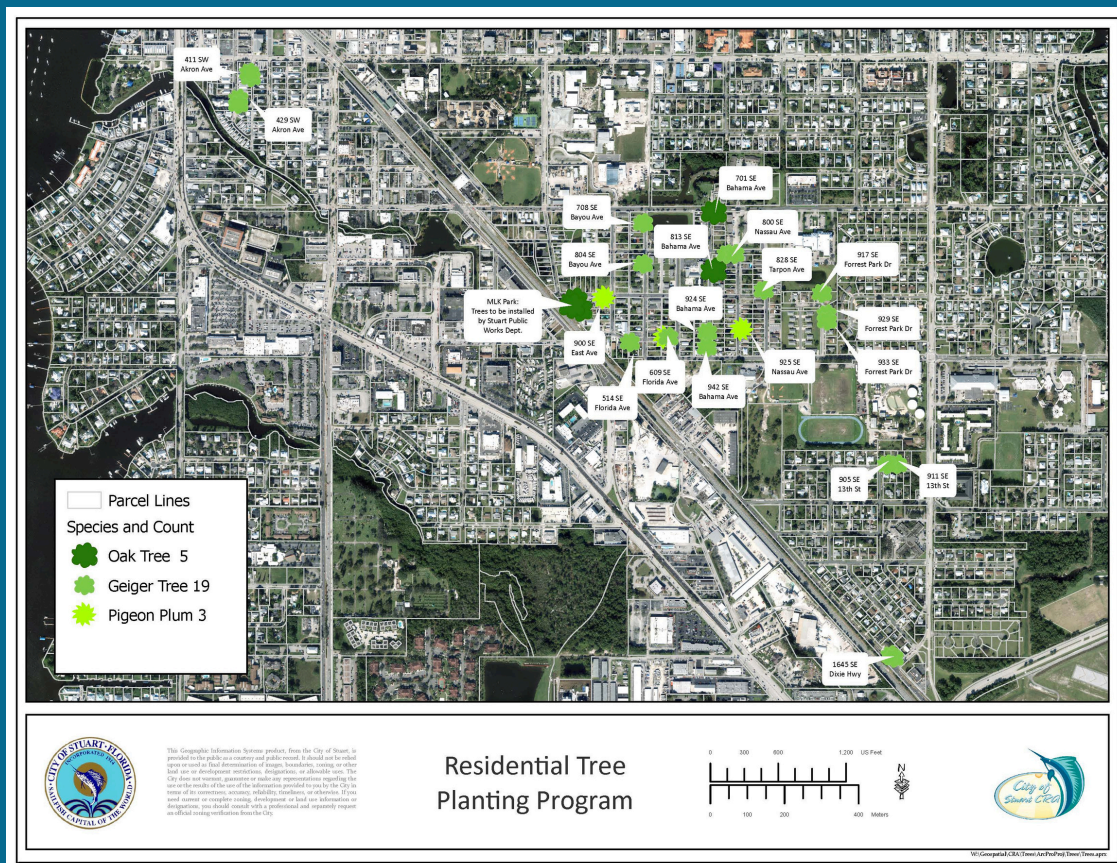


RESIDENTIAL FACADE IMPROVEMENT/ PAINT UP PROGRAM

The Residential Façade Improvement Grant Program is an incentive program to make minor structural and cosmetic exterior improvements to single-family homes and duplexes, either owner-occupied or tenant-occupied residential investment properties. The program provides a reimbursement of 50% of the total costs up to \$500. The program also provides a voucher of up to 100% (maximum of \$500) for exterior paint. In 2024, the CRA received three Façade Improvement Program applications and six Paint-Up Program applications totaling \$4,500 in reimbursement.

RESIDENTIAL STREET TREE PROGRAM

The Residential Street Tree Program was developed to increase the City’s tree canopy, provide shade, enhance residential and public streets, and provide environmental and social/health benefits. The program was implemented in phases and prioritization of neighborhoods was based on existing tree count data. In April 2024, the CRA installed 6 trees in the East Stuart neighborhood, Priority Areas 2, 3 and 4. The total cost of the project was approximately \$1,725.



EAST STUART (LINCOLN PARK) NATIONAL REGISTER OF HISTORIC PLACES DISTRICT DESIGNATION

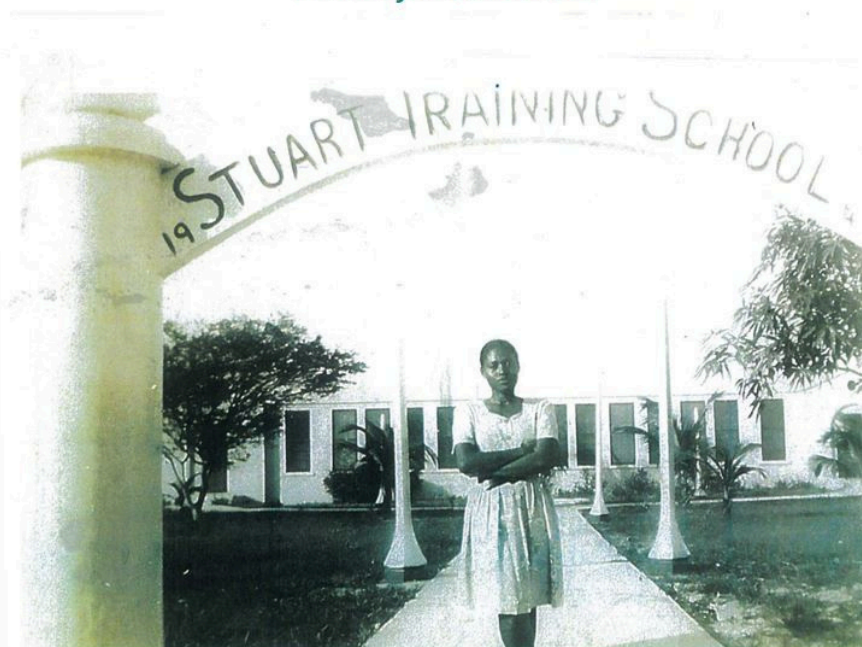
The CRA is pursuing a National Register of Historic Places district nomination for the East Stuart community (Lincoln Park). The Division of Historical Resources determined that East Stuart is eligible for listing on the National Register of Historic Places. The CRA hired a consultant to prepare and submit the National Register nomination application. In 2023, the consultant conducted a windshield survey of the neighborhood and interviews to prepare the nomination report. The application was submitted to the Florida Department of State in Fall 2024. The state is in the process of reviewing the nomination documents and will conduct a public meeting with the community in February/March 2025.

LAUNCH OF LINCOLN PARK WEBSITE

The CRA created an East Stuart District Historic Preservation landing page on the City of Stuart website. The purpose of the page is to prepare the East Stuart District for a Historic District designation and bring recognition to the historical figures, places and features within the district. The website can be seen here: [Lincoln Park Historic District | Stuart, FL \(cityofstuart.us\)](https://www.cityofstuart.us/lincoln-park-historic-district)

Lincoln Park Historic District

The Story of East Stuart



Founded in 1913, Lincoln Park, now known as the East Stuart Community, is the City of Stuart's most prominent historically black neighborhood.

HEIRS PROPERTY ASSISTANCE PROGRAM

The CRA launched a new program, Heir's Property Assistance Program, aimed to assist heirs' property owners clear the title to the property so they can take advantage of property rights, including negotiating with lenders to refinance or qualifying for bank loans to make investment in the property, obtaining homeowner's insurance, property tax homestead exemption, and obtaining local, state, and federal grants for home improvements. The objective is to revitalize neighborhoods by providing legal assistance to families that do not contest rightful ownership but need assistance removing any clouds on the title that occurred due to lack of probate in the past. The program provides legal assistance for up to \$3,000 per property.

HISTORIC MARKER DEDICATION – 1958 WOMAN'S CLUB OF STUART CLUBHOUSE



In celebration of Historic Preservation Month in May 2024, the CRA hosted a historic marker dedication for the 1958 Woman's Club of Stuart Clubhouse at 729 SE Ocean Boulevard. The historic Clubhouse is the site of countless community service projects that Woman's Club members have created over the years.

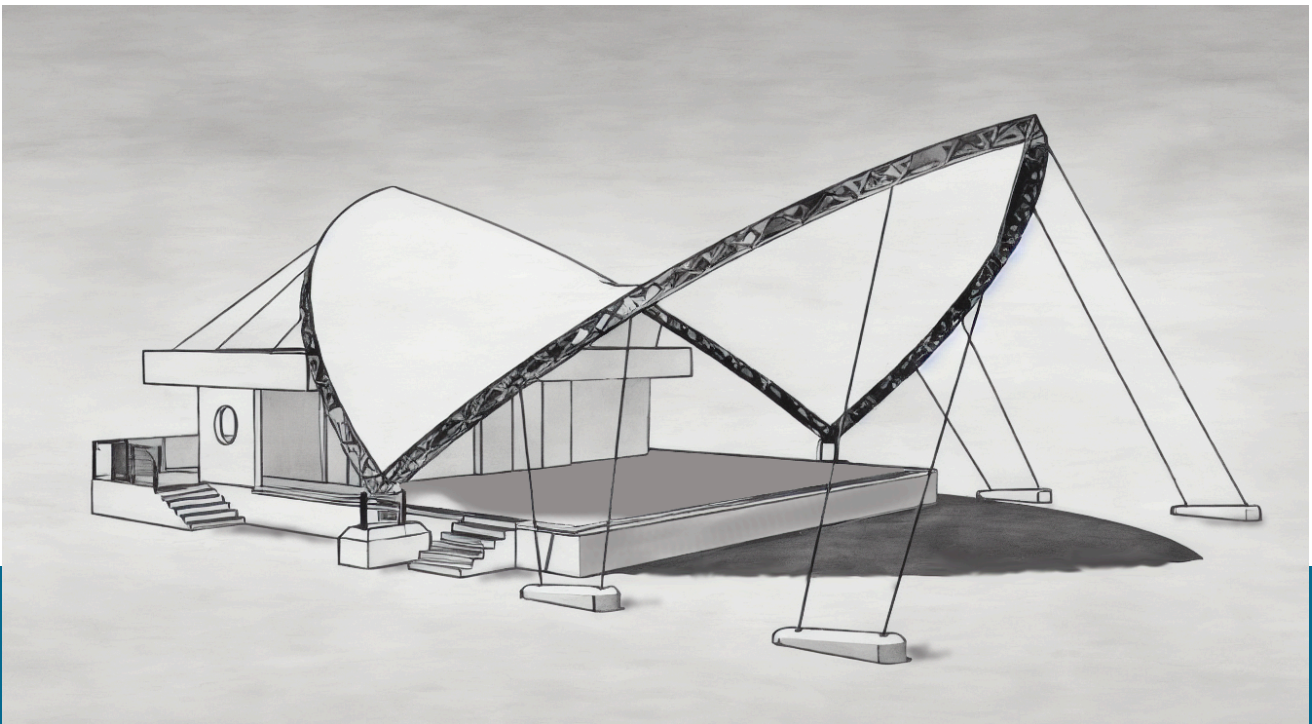


MEMORIAL PARK PHASE IV

Memorial Park Phase 4 Improvements to Memorial Park consist of the construction of an outdoor Amphitheater and supporting infrastructure located within the City of Stuart Veteran Memorial Park. Located at the southwest corner of SE Ocean Boulevard and SE Georgia Avenue, the Amphitheater will be an outdoor event complex with an estimated event capacity of more than 2,500 persons. The project will feature a covered stage area, lawn seating, architectural entry way with plaza area, a green room, monument entry, brick paver walkways, landscaping, site lighting, benches, bicycle racks and other park amenities. Infrastructure improvements will include access roads, driveways, and utilities such as water, sewer, power, drainage and irrigation.

The estimates cost of the project is \$2,700,00. The CRA appropriated \$1,078,483.14 for Memorial Park Phase 4 Improvements and the remaining balance will be paid with American Rescue Plan Act (ARPA) grant funding.

Construction for Phase 4 improvements to Memorial Park are expected to begin in March 2025 and be completed in March 2026.



MICRO TRANSIT SYSTEM

The CRA provided \$194,860 for the operation of the Micro Transit System. The annual ridership between January 2024 to December 2024 totaled 45,142 passengers (up 500 passengers from previous year). The advertising panels on the top of the tram were installed to generate revenue from selling advertising space. In 2024, we had seven panels rented for advertisements that generated approximately \$4,000 in revenue.

The city received an FDOT grant in the amount of \$35,000 for historic tours, marketing the program and to encourage ridership. In 2024, the city provided approximately 92 historic tours with 1,023 riders. This grant expired in May 2024.

The city received a grant for a tram expansion program which allowed the city to add Wells Fargo location as a stop. We still have the expansion grant in effect. The stop generated 444 riders in 2024.

The tram was rented for 7 private events that generated revenue of \$1,493. The tram service is also provided for other events (e.g. schools, daycare centers, churches, etc.) to help alleviate traffic and parking demand in downtown. The city serviced 46 events with approximately 5,474 riders.

In FY 2023, the CRA allocated \$10,000 to wrap the downtown trams to increase visibility, attract riders, and promote micro-transit system. The city wrapped three trams, and the remaining three trams will be wrapped by Summer 2025.



DOWNTOWN UNDERGROUNDING AND STREETScape

The improvements include a streetscape project on Seminole Street, and an underground conversion project on SW Seminole Street from SW St Lucie Avenue to S Colorado Avenue, and SW Osceola Street from St Lucie Avenue to S Colorado Avenue; SW St. Lucie Avenue from SW Seminole Street to SW Flagler Avenue; and S Colorado Avenue from SW Seminole Street to SW Flagler Avenue. The improvements will increase reliability, specifically following storm events, as well as add aesthetic benefits to the downtown. The project was initially anticipated to be completed in two phases. The undergrounding of utilities project on Seminole Street (Phase 1) was originally envisioned to be constructed with the Seminole Streetscape project, in the summer of 2022. However, FPL's plan to harden power lines on SW Osceola Street happened earlier than expected, and the City and CRA agreed to expedite the underground design for SW Osceola Street. To better coordinate the improvements, it was determined that the underground conversion (Phases 1 and 2) would be constructed in conjunction with the streetscape project. This will help alleviate conflicts between undergrounding of utilities and streetscape improvements, which would provide cost and schedule efficiency. Due to the complexity of the project, Construction Management at Risk (CMAR) can be considered one of the best project delivery methods in construction situations where cost and transparency are crucial. In June 2024, the CRA contracted with Burkhardt Construction to provide Guaranteed Maximum Price (GMP) for the project. In October 2024, the board approved CMAR Contract to award the construction services to Burkhardt Construction in the amount of \$8,756,347. The CRA received the Florida Department of Environmental Protection (FDEP) Water Quality Grant in the amount of \$354,000 for the utilization of permeable paver block on the roadway and on-street parking surfaces as means of filtering stormwater runoff as part of the streetscape improvement project. The total project budget is \$9.2 M.



RIVERSIDE PARK NEIGHBORHOOD STREETScape IMPROVEMENTS



The Riverside Park Neighborhood Improvements Project will include new sidewalks, on-street parking, high visibility crosswalks, streetlights, landscaping and milling and resurfacing. The project is bounded by NW Fern Street on the south, SE Dixie Highway on the east, North Fork of St Lucie River on the west and NW Palm Street on the north and is near Downtown Stuart. The CRA was awarded Florida Department of Transportation (FDOT) Transportation Alternative Program (TAP) grant for this project in the amount of \$1,523,489. The project was advertised for a bid in April 2024 and a contract was awarded in the amount of \$1,985,996. Additional expenses include contingency, Martin County administration fees, CEI services, and post design services for the total amount of \$2,506,449. The construction began in August 2024 and anticipated to be completed in Summer 2025.

OLEANDER AVENUE MINI PARK IMPROVEMENTS

Oleander Avenue Mini Park is in the Riverside Park Neighborhood. The park is nestled between the condo building and single-family home. Currently, the park is underutilized with a narrow sidewalk that leads to the St Lucie River. The park improvements will include irrigation, paved sidewalks, shade trees, benches, decorative fence, and new signage. The proposed design will improve user experience, comfort, and safety. The improvements will be completed in conjunction with the Riverside Park Neighborhood Streetscape Improvements project. The estimated cost for the project is \$80,000.



MARTIN LUTHER KING JR. BLVD COMPLETE STREET

The Martin Luther King Jr. Blvd Complete Street Project limit is from SE Dixie Hwy to SE Tarpon Avenue and pedestrian improvements extended along the north side of Martin Luther King Jr. Blvd between SE Tarpon Avenue and SE Palm Beach Road. The project will include elements that will create shared-use paths for both pedestrians and bicyclists, on-street parking, bike racks, high-visibility crosswalks, a mid-block plaza area, streetlights, and landscaping. The project will have many benefits to the community including improved pedestrian mobility, safer parking, slower vehicular traffic along MLK Blvd., enhanced water quality treatments, community gathering space, and improved aesthetics through landscape improvements.

In October 2021, the conceptual design was presented to the East Stuart community. The CRA conducted a vision survey to help prioritize elements and activities along the corridor, and functions of the street. The project was presented at the Joint CRA, CRB, CC Meeting in April 2022. The project was approved to move forward with developing the final engineering design plans. The engineering design cost is \$437,465.

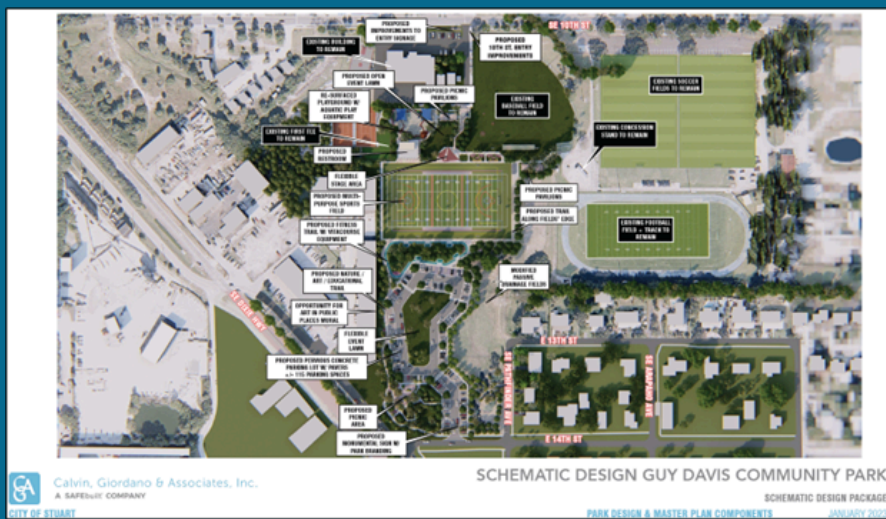
During FY 2023, 30% of construction plans were completed and reviewed by city staff for comments. The CRA met with community members who expressed concerns about converting on-street angled parking to parallel parking and loss of on-street parking with the proposed design and discussed how the project will address safety concerns. The CRA will be offering an alternate location for the loss of on-street parking during the next neighborhood meeting. The CRA coordinated with Martin County School District and private property owners to discuss right-of-way dedication to provide sidewalk improvements on both sides of the road. A neighborhood meeting to present the final plans will be after completion of 60% plans, which is expected to be in Summer 2025. The estimated cost for the project is \$5 - \$6 M.



GUY DAVIS COMMUNITY PARK IMPROVEMENTS

The 10th Street Community Park is a well-used facility and the centerpiece of the East Stuart community. It currently contains a small recreation center, soccer field, baseball field, football field, basketball court, tennis courts, running track, and a children’s playground. The proposed plans will expand and improve the community center and park to create a vibrant and thriving public place for people of all ages to gather. The improvements are expected to be completed in phases. The initial phase will include a new multipurpose sports field, linear trail, picnic area, shaded pavilion areas, multi-purpose stage area, flexible central lawn area for events, fitness trail loop with exercise equipment, playground with aquatic play equipment, concession/restroom/storage building, monument signage, parking area, landscaping, and art in public places to celebrate the history of East Stuart. Phase 2 will include a dog park, skate park with integrated public art (private funding), lawn area activities on the northern section of the park with yard games, linear park with parking/streetscape improvements along 10th Street, and community-wide wayfinding for historic black owned businesses.

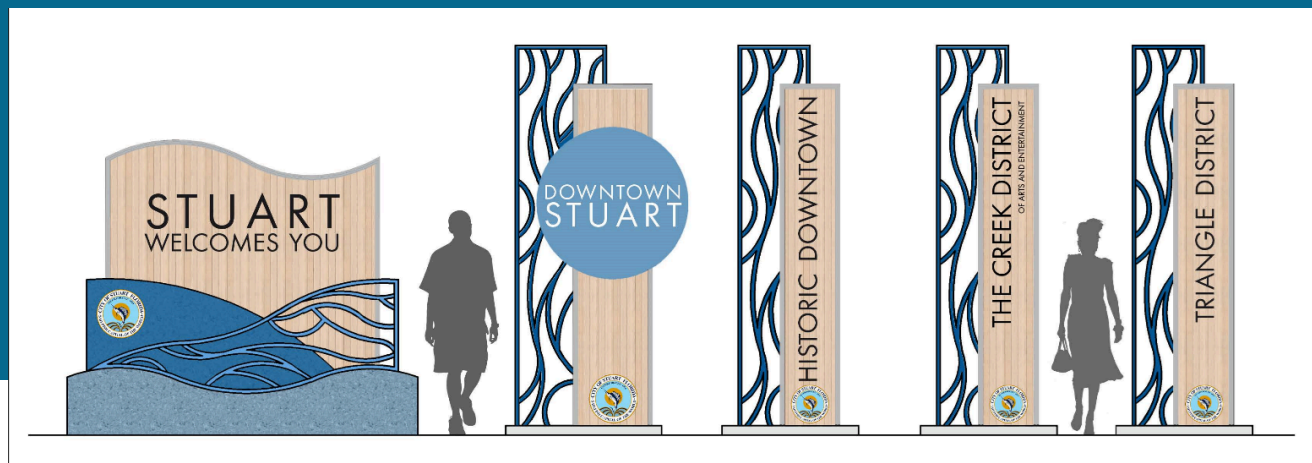
The Master Plan was presented to the East Stuart community in September 2019. The pre-design online survey was conducted in July/August 2021. The schematic design was presented at the Joint CRB, CRA, CC meeting on January 27, 2022. The design was presented to the community in March 2022. The East Stuart Historical Advisory Committee was formed to develop a masterplan for arts in public places to celebrate the history of East Stuart. The consultant, staff, and committee, along with members of the community, worked together throughout the year 2022 to develop the concepts for arts in public places. The schematic design incorporating the art elements was presented to the community at the Joint CRA, CRB and CC Meeting in January 2023. The project was approved to move forward with developing the final design and construction plans. The final design costs are \$370,000. The final design plans are underway. The scope of work was amended to include the skate park and will be integrated with the overall park design and improvements in Phase 1. The City/CRA received \$500,000 in state appropriation for the improvements during the legislative priorities for the FY 2024 Legislative Session. The estimated cost of the project is \$7-\$8 M.



GATEWAY AND DISTRICT SIGNAGE

The CRA undertook the project of improving the existing gateway signage on NE and SE Federal Highway and S Kanner Highway. The existing signages at major entry points are under-scaled, providing little opportunity to attract passersby. The gateway signage project included district signage for a sense of arrival into downtown and special districts. The signage families that were developed included gateway, downtown and district signage. The CRA conducted three separate online surveys in 2021/2022 to get feedback on the preferred options. Each time, the survey results concluded that the respondents preferred the “Wave” themed concept. The board directed staff to move forward with developing the final design plans for the “Wave” themed signage family. The cost for final design and bid documents was \$150,105. The final design for eight gateway and district signage was completed in 2023. The bid for the project was advertised in January 2024. The project was awarded to a contractor in March 2024 and fabrication/installation is anticipated to be completed by Spring 2025. The project cost is \$228,895.

The four horizontal monument style “Welcome to” signage and one vertical sign will be installed at different locations within the FDOT or Martin County Right-of-Way. The preliminary plans were submitted and approved by FDOT in January 2024. The formal FDOT permitting process can take 12-15 months. The estimated cost for the monument signs is \$125,000.



SE DIXIE HIGHWAY STREETSCAPE IMPROVEMENTS – APPLIED FOR TAP GRANT

The SE Dixie Highway Streetscape Improvements will consist of reducing the existing travel lane widths, improve the sidewalk adjacent to the FEC, maximize on-street parking, improve sidewalks on the west side of the street, crosswalks, landscaping and pedestrian lighting from SW Joan Jefferson Way and SE Ocean Blvd. This project was recommended in the Triangle District Master Plan and is in a conceptual phase. The CRA staff met with individual property owners in September/October 2022 to get feedback on the conceptual plan. In January 2023, the CRA applied for the 2023 Florida Department of Transportation (FDOT) Transportation Alternatives Program (TAP) grant for funding in the amount of \$436,900 for the FY 2026/2027 funding cycle. The FDOT provided an eligibility determination letter in June 2023. The funding amount will be subject to availability of funds and budget in the work program year that the project is scheduled to be committed. The

In August 2024, the CRA held a public outreach meeting to get feedback from the property owners on the proposed plans. It was presented to the CRB and CC in September 2024 and the MPO Board in October 2024 for feedback and approval.

The FDOT kickoff meeting was held in February 2025 and the final design/grant deliverables will be completed in 2025/2026. The construction is anticipated to begin in 2027. The conceptual and final design costs are estimated at \$105,000 and the estimated construction cost is \$990,338.



UTILITIES BOX WRAP PROGRAM

The CRA will be transforming traffic control boxes within the CRA by featuring images captured by a local photographer depicting the City's historic landmarks, nature, and environmental themes. The CRA is in the process of fabricating and implementing the program to create a visual pedestrian experience and transform metal boxes into public art. The CRA coordinated with Martin County to amend the Traffic Signal Box Maintenance Agreement to include maintenance of the wrap. The program will be completed by Spring 2025.

SE Federal & SE Central Pkwy



SW Federal & Johnson Ave.



Dixie & SE Christie Way



NW Green River & Dixie



COMMUNITY DEVELOPMENT BLOCK GRANT – HOUSING REHABILITATION

The CRA applied for the FY 2019 Community Development Block Grant (CDBG) for the Housing Rehabilitation category activities in the amount of \$750,000 to assist low to moderate income households within the City of Stuart. The Tax Increment Financing (TIF) funds in the amount of \$50,000 were approved as a matching contribution for the CDBG application. The CDBG application was submitted to the Florida Department of Economic Opportunity (FDEO) in November 2020. The city received the grant award for \$750,000 in July 2021. The Authority to Use Grant Funds approval letter was received in February 2022.

The CRA received 15 applications and were ranked based on program criteria. The top 11 ranked applications will require specific environmental review and clearance and home inspection to develop scope of work to receive rehab assistance. The first top six ranked applicants have cleared environmental. The bid process was completed, and the contract was awarded to the lowest bidder for each project.

Four projects have been completed, five projects are estimated to be completed in spring/summer 2025, one project is dependent on clearing site-specific environmental, and one project is waiting for clearance from the State Historic Preservation Office (SHPO) and Florida Commerce. It is anticipated that the closeout of the projects and grant will be in January 2026.

COMMUNITY DEVELOPMENT BLOCK GRANT – COVID ECONOMIC DEVELOPMENT

The CRA applied for the FY 2021 Community Development Block Grant (CDBG) COVID Program for the acquisition and rehabilitation of the Willie Gary building located at 710 SE Martin Luther King, Jr. Blvd in East Stuart for a business incubator and job training center. The city was awarded \$4.79 M for the project. The award agreement was executed in January 2023. The appraisal was completed in February 2023. The environmental assessment was completed in December 2023. In The City/CRA acquired the property for \$1,617,476 and closed on the property on January 12, 2024. The City/CRA received an additional \$1,500,000 for the project, for a total award amount of \$6,291,000.

The CRA awarded a contract to Kimley-Horn to provide professional engineering services for the redevelopment of 710 SE MLK Blvd, including site, architectural, and construction plans. The City/CRA will partner with Project LIFT to provide services, including skilled training programs in conjunction with job readiness and career development, at the new facility.

In April 2024, the City Commission approved a Memorandum of Understanding (MOU) as an agreement between the City of Stuart and Project LIFT to meet the program objectives of creating new jobs and employment opportunities to improve the City's economy and enhance the marketplace and a lease agreement will be executed upon completion of construction of the project. The design and development review process for the new construction was completed in 2024. The project was advertised for bid in December 2024. The bid proposals are due in February 2025 and the contract will be awarded in March 2025. The construction is expected to take 8-10 months to complete with the opening of the new facility in early 2026.



STUART MAIN STREET PARTNERSHIP

Established in 1987, Stuart Main Street has been the community revitalization organization of Downtown Stuart for over 35 years. Working within the framework of the National Main Street Center's Four Point Approach of Organization, Design, Economic Vitality, and Promotion, Stuart Main Street focuses on community vision, unique assets, and market realities to build a thriving Downtown for all.

In partnership with the Downtown Business Association, Stuart Main Street hosts various highly visible and beloved community events including the weekly Rock'nRiverwalk concert series, Hobgoblins on Main Street, Christmas on Main Street community tree lighting, and several annual Art and Craft Festivals, bringing over 142,000 people downtown every year.

Additionally, Stuart Main Street has expanded its initiatives with programs like the "Love Stuart" Receipt Raffle (for Valentine's Day and Small Business Saturday), the annual 'Sweep'n the Streets' Downtown Cleanup, free Small Business Education series to support local entrepreneurs as well as their youth entrepreneur program at the 'Kids Market'.

One of the key objectives of the CRA, is to encourage business growth, supporting local entrepreneurs, and attracting new investments to create a thriving local economy. Stuart Main Street sought a new way to enhance downtown commerce, including launching of the 'Downtown Dollars Gift Card Program', a digital initiative designed to drive traffic to small businesses, increase awareness of Stuart's revitalization efforts, and offer incentive-based promotions and rewards for community engagement. This program can provide a tool for marketing and outreach for the CRA.

Supporting several of the CRA's objectives, Stuart Main Street is actively pursuing grant funding to install a public art mural at Flagler Park, home to the weekly 'Market on Main' farmers market. This mural will celebrate local history and highlight the importance of water quality conservation, contributing and supporting the multi-million-dollar private investments already made by surrounding businesses and stakeholders. Public art enhances urban spaces, promotes safety, and fosters community well-being.

In 2024, Stuart Main Street invested \$7,000 in exterior and interior facility improvements of the historic Flagler Center, bringing total renovations to approximately \$187,000. The venue has hosted over 200 private, nonprofit, and public education events, further cementing its role as a cornerstone of the community.

Continued...

STUART MAIN STREET PARTNERSHIP

In collaboration with the CRA, Stuart Main Street submitted a grant application for the Florida Department of State (DOS) Division of Historical Resources Small Matching Program on June 1, 2023, to provide funding for a National Register Nomination application for the Downtown Stuart area. The Florida DOS awarded the grant and funded the project at \$25,000.00. Stuart Main Street facilitated a formal Request for Proposal (RFP) process and selected Historical Property Associates to complete the National Register application. The application project is in progress, with an anticipated completion date of June 15th, 2025.

Designation as a place of historical significance on the National Register of Historic Places benefits the City of Stuart in many ways, including increasing tourism, raising property values, increasing eligibility for grant programs, and fostering a greater sense of community pride and identity.

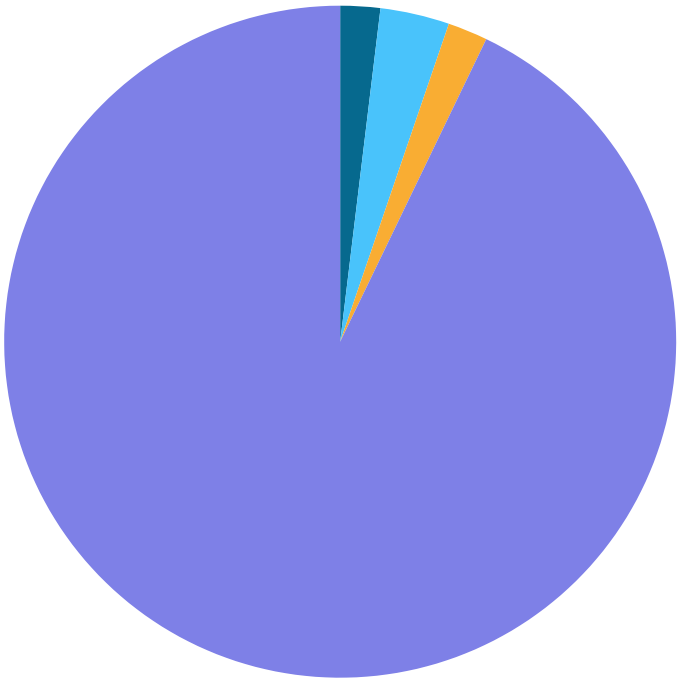
The CRA continues to work together with Stuart Main Street as they remain committed to economic growth, historic preservation, and community engagement, ensuring a vibrant and prosperous future for Historic Downtown Stuart.



CRA ANNUAL BUDGET & FINANCIAL STATEMENT

On September 25, 2023, the CRA Board unanimously recommended approval of the FY2024 budget for the CRA. The City Commission adopted the final budget for FY2024 on September 25, 2023. The CRA FY 2024 revenue budget included estimates for increment revenue of \$5,312,292, wayfinding signage income of \$2,700, and fund balance of \$10,056,209. The CRA reserves the right to entertain any projects, funding, and supplemental appropriation throughout the year to accommodate its objectives. The table below summarizes the FY 2024 CRA budget.

■ Personal Services ■ Operating Expenses
■ Programs ■ Capital Projects



CRA FY 2023 TOTAL BUDGET

Personal Services	\$225,750
Operating Expenses	\$392,067
Programs	\$226,000
Capital Projects	\$10,096,000
Total	\$10,939,817

The CRA unaudited financial statement for the fiscal year ended September 30, 2024, is attached as Appendix A.

APPENDIX A

	<u>Deposits</u>	<u>Withdrawals</u>
Sources of deposits:		
Ad valorem taxes received from City of Stuart	\$ 2,253,561	
Ad valorem taxes received from Martin County	2,968,083	
Other Permits and Assessments	2,910	
Interest	100,675	
Federal Grant- Economic Env.	1,617,476	
Purpose of withdrawals:		
Regular Salaries/Wages		168,302
Special pay		4,465
Compensated Annual Leave		4,914
Taxes, Insurance & Retirement Contributions		61,683
Personal Services		<u>239,364</u>
Administrative expenses		49,753
Professional Services		24,829
Travel & Per Diem		-
Freight & Postage		1,635
Communication Services		(161)
Utility Services		11,589
Aids to Private Organizations		33,823
Property lease		39,057
Books & Memberships		1,488
General Liability Insurance		3,265
Repair & maintenance		223,112
Printing, Office Supplies and Other Operating		123,683
Promotional Activities		(416)
Training		90
Micro transit operations		161,031
CRA sidewalk staining		5,000
Mainstreet		70,000
Mangrove trimming		1,500
US1 Median Maintenance		18,000
Miscellaneous Maintenance		50,700
Total Operating Expense		<u>817,979</u>
Buildings		1,204,452
Land		413,355
Machinery & Equipment		10,000
Infrastructure		6,143
Total Capital Expense		<u>1,633,949</u>
Rollover Professional Services		28,140
Rollover Operating Supplies		3,935
Rollover Machinery & Equipment		40,000
Rollover Infrastructure		47,309
Rollover Aids to Private Organizations		17,415
Total Rollover Expense from FY2022		<u>136,799</u>
	<u>\$ 6,942,705</u>	<u>\$ 2,828,091</u>



Pinal Gandhi-Savdas, CRA Executive Director

(772) 283-2532 pgandhi@ci.stuart.fl.us

Jordan Pinkston, CRA Program Manager

(772) 288-5375 jpinkston@ci.stuart.fl.us

WWW.STUARTFL.GOV/CRA

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

Meeting Date: 3/24/2025

Prepared by: Pinal Gandhi-Savdas

Title of Item:

STUART MAIN STREET LETTER OF SUPPORT FOR A MURAL ON CITY-OWNED PROPERTY (RC):

RESOLUTION No. 02-2025 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO SIGN A LETTER OF SUPPORT FOR STUART MAIN STREET PROPOSED LARGE-SCALE MURAL PROJECT ON THE CITY OWNED PROPERTY LOCATED AT 221 SW FLAGLER AVENUE, STUART, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Stuart Main Street is requesting a letter of support for a proposed large-scale mural project on the city-owned property located at 221 SW Flagler Avenue, Stuart, Florida. The proposed mural will beautify public space and highlight the significance of St. Lucie River ecosystems, inspiring residents and visitors to appreciate and protect this critical natural resource. The mural will reflect the city’s unique spirit and identity.

Stuart Main Street is applying for a grant to commission a mural and artist for the creation of public art. Since the proposed artwork is on city-owned property, the grant application requires a letter of support for the mural project. The project will provide opportunities for residents and visitors to engage with artwork, enhance quality of life, and foster community pride.

Funding Source:

N/A

Recommended Action:

Motion to approve Resolution No. 02-2025.

ATTACHMENTS:

- 1. R02-2025 CRA - Stuart Main Street Letter of Support
- 2. SMS Letter of Support



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

RESOLUTION No. 02-2025 CRA

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO SIGN A LETTER OF SUPPORT FOR STUART MAIN STREET PROPOSED LARGE-SCALE MURAL PROJECT ON THE CITY OWNED PROPERTY LOCATED AT 221 SW FLAGLER AVENUE, STUART, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City of Stuart understands the importance of art in public places and the role that murals play in enhancing public property and promoting downtown; and

WHEREAS, the Stuart Main Street identified the creation of public art on City-Owned property located at 221 SW Flagler Avenue, Stuart, Florida; and

WHEREAS, the Stuart Main Street will be commissioning a mural as an ongoing effort to give residents and visitors opportunities to engage with the arts, enhancing quality of life, and fostering community pride; and

WHEREAS, following the selection of an artist to paint a mural on city-owned property, an agreement will be executed between the City and Main Street establishing the Parties' responsibilities with respect to the mural.

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

RESOLUTION No. 02-2025 CRA
 AUTHORIZATION TO PAINT A MURAL ON PUBLIC PROPERTY

SECTION 1: The CRA Board directs the City Manager to sign a letter of support for Stuart Main Street proposed large-scale mural project on the city-owned property located at 221 SW Flagler Avenue, Stuart, Florida.

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 Board Member _____ and upon being put to a roll call vote, the vote was as follows:

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this _____ day of _____, 2025.

ATTEST:

 MARY KINDEL
 CITY CLERK

 CAMPBELL RICH
 CHAIRPERSON

APPROVED AS TO FORM
 AND CORRECTNESS:

 LEE J. BAGGETT, ESQ
 CITY ATTORNEY



City of Stuart

Michael Mortell | City Manager
121 SW Flagler Ave. Stuart FL 34994
Phone: 772.288.5312

March 24, 2025

To Whom It May Concern,

On behalf of the City of Stuart, I am pleased to extend our full support for Stuart Main Street's proposed large-scale mural project on the City of Stuart-owned property located at 221 SW Flagler Ave Stuart, FL 34994. This initiative represents an exciting opportunity to enrich our Historic Downtown area, enhance our city's cultural and artistic landscape, and celebrate our rich heritage.

Stuart Main Street has long been a cornerstone of our community, working tirelessly to enhance the vibrancy, sustainability, and charm of Historic Downtown Stuart. By embracing the Main Street Four Point Approach®, Stuart Main Street continues to bring together civic pride, entrepreneurship, and cooperation between the public and private sectors to preserve and promote our city's cultural heritage.

The proposed mural will beautify a public space and highlight the significance of the St. Lucie River ecosystems, inspiring residents and visitors to appreciate and protect this critical natural resource. The mural will reflect the city's unique spirit and identity.

The City of Stuart shares the vision of creating a vibrant and sustainable Historic Downtown. This project aligns with our shared goals of building community consensus, maintaining the distinctive charm of our city, and promoting a positive image of downtown Stuart through cultural enrichment.

The City of Stuart is proud to support this endeavor and looks forward to the many benefits it will bring to our community.

Sincerely,

Michael J. Mortell, City Manager
City of Stuart

