



AGENDA

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

**APRIL 28, 2025 AT 4:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

**Mayor Campbell Rich
Vice Mayor Christopher Collins
Commissioner Eula R. Clarke
Commissioner Laura Giobbi
Commissioner Sean Reed**

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**

COMMUNITY REDEVELOPMENT BOARD

**Chair - Mark Brechbill
Vice Chair - Bonnie Moser
Board Member - Frederick James
Board Member - Jeff Manera
Board Member - Clay Scherer
Board Member - Scott Whalen
Board Member - VACANT**

ADMINISTRATION

**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 01/27/2025 JOINT CRA/CRB/CCM MINUTES AND 03/24/2025 CRA MINUTES

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. AMENDMENT TO HEIRS' PROPERTY ASSISTANCE PROGRAM (RC):

RESOLUTION No. 04-2025 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING THE FIRST AMENDMENT TO THE HEIRS' PROPERTY ASSISTANCE PROGRAM FOR PROPERTIES LOCATED WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

STAFF UPDATE

3. DISCUSSION AND DELIBERATION - LEGISLATIVE UPDATE FOR THE 2025 FLORIDA LEGISLATIVE SESSION

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
Joint CRA/CRB/CCM**

Meeting Date: 4/28/2025

Prepared by: Nina Mullin

Title of Item:

APPROVAL OF 01/27/2025 JOINT CRA/CRB/CCM MINUTES AND 03/24/2025 CRA MINUTES

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

Approve Item.

ATTACHMENTS:

1. 03/24/2025 CRA Minutes
2. 01/27/2025 JOINT CRACRBCCM Minutes

**MINUTES
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART
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**

CALL TO ORDER

ROLL CALL

4:30 PM

PRESENT: Chair Rich, Vice Chair Collins, Board Member Clarke, Board Member Giobbi, Board Member Brechbill, and Board Member James

ABSENT: Board Member Reed

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**4:32 PM MOTION: Approve.
MOVED BY: Christopher Collins
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)

Board Member Clarke

- Commented that she read the Community Redevelopment Agency (CRA) Annual Report and looked forward to the presentation.

Board Member Brechbill

- Noted that he felt it may be time for the CRA to review and seek guidance on the types of projects/programs they should approach to maximize CRA revenue; revisit and explore the CRA vision and board's focus.

Board Member Collins

- In response to Board Member Brechbill's comment, stated he is interested in moving away from large-scale projects and focusing on smaller projects; instead of changing infrastructure, he feels projects such as paving roads and sidewalks will benefit the residents.

Chair Rich

- Agreed with Board Member Brechbill's comments, reiterated the purpose of the CRA and asked Mr. Brechbill to bring his ideas back to the board.

ACTION ITEMS

1. PRESENTATION OF THE COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2024

Jordan Pinkston, CRA Program Manager, reviewed reporting requirements and presented the 2024 Annual Report to the Board.

PUBLIC COMMENT:

1. Clay Scherer - Stuart; Commented that he agrees with the board's comments that the board should proceed with the "no-brainer-type" projects while working on finding the right vision for the larger projects.

City Manager Mortell came forward and explained what is involved now for the homeowners to be approved on the Project Lift Property and reported the CDBG Grant funds are allocated and already spent per last year's budget.

Board discussion included historic properties/designations, a future open house for community feedback, property owner assistance or loans, foreclosures, grant opportunities, and the CRA House Bill 991.

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.

Jordan Pinkston, CRA Program Manager, presented that the mural will be located on the walls of the Flagler Park restroom.

Board Member Brechbill commented that he would prefer the award go to a local artist and stated the annex building mural needs to be freshened up.

5:49 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

STAFF UPDATE

ADJOURNMENT

5:50 PM

Mary R. Kindel, City Clerk

Campbell Rich, Chair

Minutes to be approved at the CRA Meeting this 28th day of April, 2025.

**MINUTES
JOINT MEETING OF THE STUART JOINT CRA/CRB/CCM
JANUARY 27, 2025
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

**CITY COMMISSION
Mayor Campbell Rich
Vice Mayor Christopher Collins
Commissioner Eula R. Clarke
Commissioner Laura Giobbi
Commissioner Sean Reed**

**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 - Vacant**

**COMMUNITY REDEVELOPMENT BOARD
Vice Chair - Mark Brechbill
Board Member - Frederick James
Board Member - Jeff Manera
Board Member - Frank McChrystal
Board Member - Bonnie Moser
Board Member - Clay Scherer
Board Member - Scott Whalen**

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

CALL TO ORDER

4:00 PM

ROLL CALL

CRA/CCM - Chair Campbell Rich, Vice Chair Christopher Collins, Laura Giobbi, Sean Reed, Mark Brechbill

CRB - Vice Chair Mark Brechbill, Frank McChrystal, Bonnie Moser, Scott Whalen, Clay Scherer, Frederick James and Jeff Manera

PLEDGE OF ALLEGIANCE

1. ADVISORY BOARD MEMBER OATH

City Attorney Lee Baggett swore in all CRB Board Members.

APPROVAL OF AGENDA

**4:05 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.**

APPROVAL OF MINUTES

2. APPROVAL OF 10/28/2024 JOINT CRA/CRB/CCM MINUTES

**4:05 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.**

3. APPROVAL OF 11/25/2024 CRA MINUTES

**4:06 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. Robert Hamilton - Stuart; Commented on his walk over to City Hall and the traffic at Sailfish Circle.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Reed

- Congratulated new Board Members and provided advice on reading Municode. He also asked City Attorney Baggett if he could speak to his appointee on the CRB.

Board Member Giobbi

- Thanked all CRB Board Members.

Board Member Clarke

- Thanked new Board Members.
- Commented on the traffic and spoke about using CRA funds for walkability studies.

Vice Chair Collins

- Thanked all the CRB Board Members and encouraged all members to show up to their scheduled meetings.

Board Member Brechbill

- Commented on the traffic flow at Sailfish Circle.
- Suggested to new board members to focus on return investment.

Board Member Manera

- Provided a brief introduction on himself.

Board Member James

- Provided a brief introduction on himself.

Board Member Scherer

- Thanked all for the kind words of wisdom and provided a brief introduction on himself.

Board Member Whalen

- Provided a brief introduction on himself.

Board Member Moser

- Commented on the importance of shade trees within the community.

Chair Rich

- Echoed comments on traffic and shade tree concerns.

ACTION ITEMS

- 4. FDEP APPLICATION TO DESIGNATE STUART AS A FLORIDA "TRAIL TOWN" (RC):

RESOLUTION No. 11-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY TO ACTIVELY PURSUE A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION "TRAIL TOWN" DESIGNATION THROUGH ITS OFFICE OF GREENWAYS AND TRAILS IN COLLABORATION WITH THE MARTIN COUNTY OFFICE OF TOURISM AND MARKETING; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Jim Chrulski, Community Services Director, presented the Florida "Trail Town" project.

Board Member discussion included connectivity, grant opportunities, finances, and safety.

4:34 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously. 4:45 PM

- 5. DISCUSSION AND DELIBERATION OF THE CRA FIVE-YEAR CAPITAL IMPROVEMENT PLAN

Pinal Gandhi-Savdas, Executive Director of the CRA, presented on the Community Redevelopment Agency (CRA) future projects and requested feedback from the Board.

Discussions included previous programs, hub/incubator for future projects, and addressing small projects within CRA neighborhoods.

PUBLIC COMMENT:

- 1. Robert Hamilton - Stuart; Invited each Board Member in the CRB to visit his home to see how a CRA program can go wrong.
- 2. Gail Goldy - Stuart; Stated her concerns with the bike lanes in the City and suggested yield flashing signs on confusion corner.

STAFF UPDATE

ADJOURNMENT

5:46 PM

CCM

Mary R. Kindel, City Clerk

Campbell Rich, Mayor

Minutes to be approved at the Joint CRA/CRB/CCM Meeting this 28th day of April, 2025.

CRA

Mary R. Kindel, City Clerk

Campbell Rich, Chair

Minutes to be approved at the Joint CRA/CRB/CCM Meeting this 28th day of April, 2025.

CRB

Mary R. Kindel, City Clerk

Chair

Minutes to be approved at the Joint CRA/CRB/CCM Meeting this 28th day of April, 2025.

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

Meeting Date: 4/28/2025

Prepared by: Pinal Gandhi-Savdas

Title of Item:

AMENDMENT TO HEIRS' PROPERTY ASSISTANCE PROGRAM (RC):

RESOLUTION No. 04-2025 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING THE FIRST AMENDMENT TO 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:

The Heirs' Property Assistance Program was adopted by Resolution No. 09-2024 on July 22, 2024. Since the program was adopted, we have had many inquires and one application. Under the existing program, the recipients receive a grant for legal assistance of up to \$3,000 per property to clear the title on the property. An amendment to the program guidelines is necessary to address the complexities of probate cases, which may require multiple probates per property versus a single case per property. Probate cases involving multiple proceedings can be complex and expensive due to attorney fees and other costs associated with navigating the legal process. Staff is requesting to consider the proposed amendment to the Heirs' Property Assistance Program to provide funding per case, not per property. Legal assistance would be limited to \$3,000 per probate case in order to clear the title on the property.

Funding Source:

N/A

Recommended Action:

Motion to approve Resolution No. 04-2025 CRA, amendment to the Heirs' Property Assistance Program.

ATTACHMENTS:

1. R04-2025 CRA - Heirs' Property Assistance Program Amendment
2. Exhibit A - Heirs' Property Assistance Program Guidelines Amendment 2025



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

RESOLUTION NO. 04-2025 CRA

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

WHEREAS, by adoption of Resolution No. 09-2024 CRA on July 22, 2024, the City of Stuart Community Redevelopment Agency approved implementation of the Heirs' Property Assistance Program to help resolve heirs' property and clarify ownership for properties within the Stuart Community Redevelopment Area; and

WHEREAS, specific program guidelines are adopted for the Heirs' Property Assistance Program; and

WHEREAS, the program guidelines are reviewed periodically to evaluate the effectiveness of the program; and

WHEREAS, the City provides funds to eligible heirs' property owners for the purpose of assisting heirs to resolve ownership issues on property with multiple owners and gain clear title; and

WHEREAS, the City contracted with a probate attorney to provide legal assistance to help heirs' property and provide funding source to support heirs' title work; and

Resolution No. 04-2025 CRA
First Amendment to Heirs' Property Assistance Program

WHEREAS, an amendment to the program guidelines is necessary to address the complexities of probate cases, which may require multiple probates per property versus a single case per property, so the legal assistance fees should be based on probate cases, not per property; and

WHEREAS, the legal assistance will be limited to a maximum of \$3,000 per probate case to clear the title on the property.

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

SECTION 1: The First Amendment to the Heirs' Property Assistance Program, which attached hereto as **"Exhibit A,"** is hereby approved.

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:

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.

Resolution No. 04-2025 CRA
First Amendment to Heirs' Property Assistance Program

ATTEST:

MARY KINDEL
CITY CLERK

CAMPBELL RICH
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 homestead exemption, and obtain repairs or rehabilitating 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 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 property.

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 for up to \$3,000 per property probate case.

ELIGIBILITY:

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

The heirs' property has an assessed value of \$300,000 or less.

Legal assistance will be limited to a maximum of \$3,000 per property probate case.

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. **Please note that only uncontested cases will be considered for assistance.**

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 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, formal administration will take at least six (6) months to two years.

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.

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

Meeting Date: 4/28/2025

Prepared by: Michael Mortell

Title of Item:

DISCUSSION AND DELIBERATION - LEGISLATIVE UPDATE FOR THE 2025 FLORIDA LEGISLATIVE SESSION

Summary Explanation/Background Information on Agenda Request:

Legislative Update for the 2025 Florida Legislative Session.

Funding Source:

N/A

Recommended Action:

No action required at this time.

ATTACHMENTS: