



AGENDA

COMMUNITY REDEVELOPMENT BOARD

JULY 1, 2025

AT 4:00 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chair - Mark Brechbill

Vice Chair - Bonnie Moser

Board Member - Frederick James

Board Member - Will Laughlin

Board Member - Jeff Manera

Board Member - Clay Scherer

Board Member - Scott Whalen

ADMINISTRATIVE

CRA Executive Director - Pinal Gandhi-Savdas

Board Secretary - Susej T. Meleqi

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 06/03/2025 CRB MINUTES

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2025 CYCLE #2 (RC):

RESOLUTION No. 05-2025 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING AWARD TO APPLICANTS FROM THE BUSINESS IMPROVEMENT GRANT PROGRAM FOR FISCAL YEAR 2025 CYCLE #2; PROVIDING FOR 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 Board**

Meeting Date: 7/1/2025

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 06/03/2025 CRB MINUTES

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 06/03/2025 CRB MINUTES

Funding Source:

N/A

Recommended Action:

Approve minutes.

ATTACHMENTS:

1. 06032025 CRB Minutes

**MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
JUNE 3, 2025
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

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**

ADMINISTRATIVE

**CRA Executive Director - Pinal Gandhi-Savdas
Board Secretary - Susej T. Meleqi**

CALL TO ORDER

4:00 PM

ROLL CALL

PRESENT: Chair Brechbill, Vice Chair Moser, Board Member James, Board Member Manera,
Board Member Scherer
ABSENT: Board Member Whalen

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**4:01 PM MOTION: Approve.
MOVED BY: Clay Scherer
SECONDED BY: Bonnie Moser
Motion approved unanimously.**

APPROVAL OF MINUTES

1. APPROVAL OF 05/06/2025 CRB MINUTES

**4:01 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Frederick James
Motion approved unanimously.**

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Scherer

- Spoke about the CRA Meeting that took place on May 27, 2025, and stated his takeaway from that meeting was finding common ground and prioritizing the different projects but not doing the workshops as those have been done in the past and stated he does not think that the work that took place previously needs to be redone.

Board Member James

- Stated that he appreciates all the information he has received since he started, and he enjoys learning and seeing all the things.

Board Member Manera

- Commented that now, as a Board Member, he sees things differently and, when he is driving around, he looks at things in a way of how things can be fixed to benefit the City and its residents.

Chair Brechbill

- Stated he was disappointed at what happened at the CRA Meeting. Provided history of the different plans that were made in the past and stated that he does not believe that the community now wants what is in the Duany plan that was created 30 years ago.

Board Members continued discussion on the plans and what they believe the community needs or wants.

ACTION ITEMS

2. PRESENTATION - COMMUNITY REDEVELOPMENT AGENCY (CRA) ACQUIRED PROPERTIES

Chair Brechbill provided the Board with some history on CRA acquired properties.

Pinal Gandhi Savdas, CRA Executive Director, presented the different properties that are owned and purchased by CRA funds, and the reason for the acquisition.

Lee Baggett, City Attorney, and Michael Mortell, City Manager, provided background information on the ROW, which is listed as CRA property.

Ms. Gandhi Savdas continued presentation on the list of properties CRA owned.

Board Members and Mr. Mortell continued discussion of the properties.

Vice Chair Moser asked if there was any restrictions on property that we buy with CRA funds.

City Manager Mortell stated that the CRA cannot buy property and hold it to see if it increases in value. He stated it needs to be bought with a future project in mind.

Board Members and City Manager Mortell continued discussion.

Board Members thanked staff and Board Members for the meeting that happened this evening.

STAFF UPDATE

ADJOURNMENT

5:29 PM

Susej T. Meleqi, Board Secretary

Mark Brechbill, Chair

Minutes to be approved at the CRB Meeting this 1st day of July, 2025.

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

Meeting Date: 7/1/2025

Prepared by: Jordan Pinkston

Title of Item:

PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2025 CYCLE #2 (RC):

RESOLUTION No. 05-2025 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING AWARD TO APPLICANTS FROM THE BUSINESS IMPROVEMENT GRANT PROGRAM FOR FISCAL YEAR 2025 CYCLE #2; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Community Redevelopment Agency

On May 27, 2025, the Community Redevelopment Agency voted unanimously in favor of approving funding for the four eligible Business Improvement Reimbursement Program applications for a total of \$36,350. Also, the Board voted unanimously to initiate a new grant cycle for the remaining balance allocated for the FY 2025 program, in the amount of \$13,650.

Summary

The Stuart CRA Business Improvement Reimbursement Program is an incentive program designed to encourage visible, exterior improvements to commercial properties within the Community Redevelopment Area. The program provides a reimbursement of 50% of the total project costs up to \$10,000. The CRA outreach efforts to promote the program included distributing an electronic newsletter to City contact list, distributing flyers to local businesses, mailing postcards to local business owners, and social media, Twitter, Facebook, Instagram.

The CRA received two applications for the second FY 2025 application cycle, which exceeds the total remaining funds. The improvements proposed include awnings, and impact windows. A presentation with further project details is attached.

Funding Source:

The CRA has \$13,650 remaining for Business Improvement Grant Programs in FY 2025.

Recommended Action:

Provide staff with a recommendation for FY 2025 BIRP Cycle #2 grant disbursement.

ATTACHMENTS:

1. R05-2025 CRA - BIRP Applications Award
2. R05-2025 CRA - Exhibit A
3. PRESENTATION_BIRP FY2025 Cycle #2



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

RESOLUTION NUMBER 05-2025 CRA

A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING AWARD TO APPLICANTS FROM THE BUSINESS IMPROVEMENT GRANT PROGRAM FOR FISCAL YEAR 2025 CYCLE #2; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Community Redevelopment Agency appropriated \$50,000 in its Fiscal Year 2025 Annual Budget for the purpose of funding Business Improvement Reimbursement Program to support small, local business owners and commercial property owners in the exterior improvements of the property within the Community Redevelopment Area; and

WHEREAS, on May 27, 2025, the Community Redevelopment Agency approved funding for a total of four (4) applications for the Business Improvement Reimbursement Program for a total of \$36,350 and voted to initiate a second grant cycle for the remaining balance allocated for the FY 2025 program, in the amount of \$13,650.

WHEREAS, the two (2) applications meet the eligibility requirements and should be awarded grants from the Business Improvement Reimbursement Program, as attached hereto as “**Exhibit A**”; and

WHEREAS, on July 1, 2025, the Community Redevelopment Board approved the two applications; and

WHEREAS, on July 28, 2025, the Community Redevelopment Agency approved the two applications; and

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

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

SECTION 1: The Community Redevelopment Agency determined and finds that awarding grants from the Business Improvement Reimbursement Program to the two (2) applications, as attached hereto in “**Exhibit A**”, will further enhance the appearance of the property and surrounding areas.

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

SECTION 3: This resolution shall take effect upon adoption.

Resolution Number 05-2025 CRA
 BIRP Applications Award FY 2025 Cycle #2

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

RESOLUTION NUMBER 05-2025 CRA

EXHIBIT A

		<u>Improvement Cost</u>	<u>Grant Match</u>
Avonlea Commerce Center Assoc., Inc.	435 NE Baker Road	\$22,100.00	\$
Seacoast Service Partners	300 Colorado Avenue	\$19,602.00	\$
		_____	_____
	Total	\$41,702.00	\$

BUSINESS IMPROVEMENT

Grant Program



Community Redevelopment Board Meeting

July 1, 2025



Jordan Pinkston
CRA Program Manager



Program Description

- The Stuart CRA Business Improvement Grant Program is an incentive program designed to encourage visible, exterior improvements to commercial businesses and to encourage investment within the Stuart Community Redevelopment Area.
- Reimbursement of 50% of the project costs not to exceed \$10,000.



Program Goals



Support revitalization efforts



Reduce blight



Facade improvements



FY 2025 Applications

1. Avonlea Commerce Center Association, Inc.
2. Seacoast Service Partners

Avonlea Commerce Center Association, Inc.

Location: 435 NE Baker Road

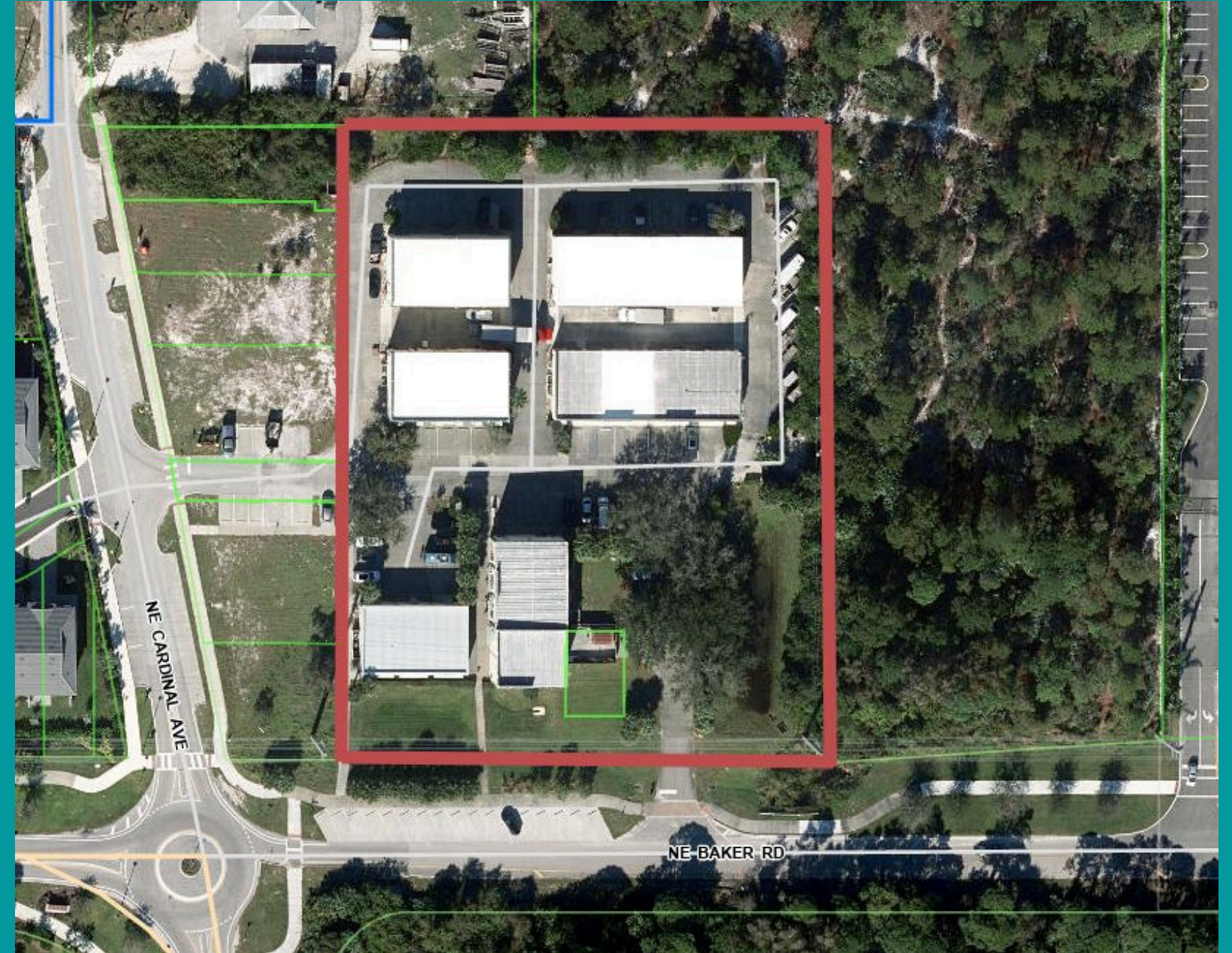
Improvements:

- Awnings

Total Improvement Costs: \$22,100

Total Potential Grant Match: \$10,000

NE Cardinal Avenue



NE Baker Road

Avonlea Commerce Center Association, Inc.

Awnings – Existing



Avonlea Commerce Center Association, Inc.

Awnings – Proposed



Avonlea Commerce Center Association, Inc.

Evaluation Matrix

Improvements:

- Awnings

Total Improvement Costs: \$22,100

Total Potential Grant Match: \$10,000

REVIEW CRITERIA	MAXIMUM POINTS	POINTS AWARDED
Improvements will have more visual impact (highly visual elements of the buildings are being improved and visible from the street; side and rear building facades where improvements will serve to remove blight)	15	15
Match ratio of total renovation costs (projects that leverage more private investment will be scored higher than those seeking just the grant funding)	15	
Facade project is part of a larger project that improves other exterior or interior parts of the building	10	10
Adjacent to other CRA projects (e.g. streetscape improvements, sidewalks, neighborhood improvements)	10	10
Site improvement that improves the pedestrian and transportation functionality of the property (such as shade trees, benches, bike racks, etc.)	10	
Will serve as a catalyst for redevelopment	10	10
Renovation and rehabilitation of historic buildings (listed on the City of Stuart Local Historic Register, National Historic Register, "1991 Historic Properties Survey" or local landmark designation)	10	
Location within high traffic and/or high visibility area (e.g. Federal Highway, Dixie Highway, Ocean Blvd., Martin Luther King Jr. Blvd., Old Downtown District, "The Creek" Arts & Entertainment District, etc.); or Located within the approved priority areas (map attached)	10	10
First time applicant	10	
Total maximum number of points	100	55



Seacoast Service Partners

Location:

300 Colorado Avenue, Suite 201

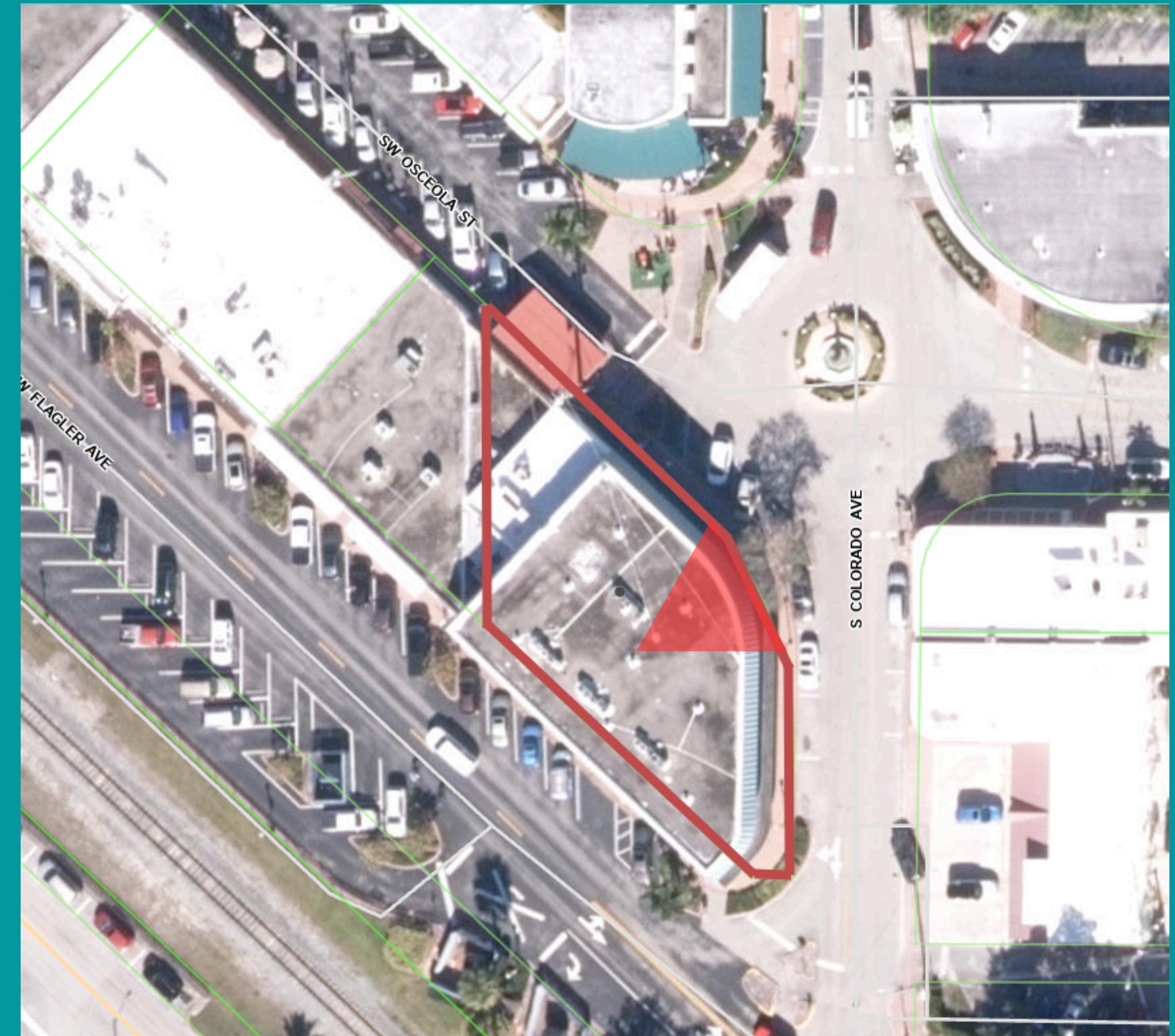
Improvements:

- Impact Windows

Total Improvement Costs: \$19,602

Total Potential Grant Match: \$9,801

SW Osceola Street



S Colorado Avenue

SW Flagler Avenue



Seacoast Service Partners

Impact Windows **Controlled**



Seacoast Service Partners

Evaluation Matrix

Improvements:

- Impact Windows

Total Improvement Costs: \$19,602

Total Potential Grant Match: \$9,801

REVIEW CRITERIA	MAXIMUM POINTS	POINTS AWARDED
Improvements will have more visual impact (highly visual elements of the buildings are being improved and visible from the street; side and rear building facades where improvements will serve to remove blight)	15	
Match ratio of total renovation costs (projects that leverage more private investment will be scored higher than those seeking just the grant funding)	15	
Facade project is part of a larger project that improves other exterior or interior parts of the building	10	
Adjacent to other CRA projects (e.g. streetscape improvements, sidewalks, neighborhood improvements)	10	10
Site improvement that improves the pedestrian and transportation functionality of the property (such as shade trees, benches, bike racks, etc.)	10	
Will serve as a catalyst for redevelopment	10	10
Renovation and rehabilitation of historic buildings (listed on the City of Stuart Local Historic Register, National Historic Register, "1991 Historic Properties Survey" or local landmark designation)	10	10
Location within high traffic and/or high visibility area (e.g. Federal Highway, Dixie Highway, Ocean Blvd., Martin Luther King Jr. Blvd., Old Downtown District, "The Creek" Arts & Entertainment District, etc.); or Located within the approved priority areas (map attached)	10	10
First time applicant	10	10
Total maximum number of points	100	50



Recommendation

Applicant	Improvement Cost	Grant Match Requested	Split Remaining Funds	Score Based Funding	Full Match Fund Transfer
Avonlea Commerce Center Association, Inc.	\$ 22,100.00	\$ 10,000.00	\$ 6,825.00	\$ 10,000.00	\$ 10,000.00
Seacoast Service Partners	\$ 19,602.00	\$ 9,801.00	\$ 6,825.00	\$ 3,650.00	\$ 9,801.00
	\$ 41,702.00	\$ 19,801.00	\$ 13,650.00	\$ 13,650.00	\$ 19,801.00
					Transfer \$6,151.00

