



City of Stuart

A G E N D A
STUART COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION
BOARD

TO BE HELD MARCH 4, 2020 AT 4:00 PM
COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chairman - Frank Wacha
Vice Chairman - Nathan Ritchey
Board Member - Tom Campenni
Board Member - Faye James
Board Member - Chris Lewis
Board Member - Cristina Maldonado
Board Member - Pete Walson

ADMINISTRATIVE

Development Director, Kev Freeman
CRA Administrator, Pinal Gandhi-Savdas
Board Secretary, Jordan Pinkston

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 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.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of CRB Minutes

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (5 min. max)

COMMENTS FROM THE BOARD MEMBERS

COMMUNITY REDEVELOPMENT BOARD

1. Presentation on Community Development Block Grant Program

OTHER MATTERS BEFORE THE BOARD

HISTORIC PRESERVATION BOARD MATTERS

STAFF UPDATE

ADJOURNMENT

UPCOMING MEETINGS and EVENTS

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CRB/HPB Board**

Meeting Date:3/4/2020

Prepared by:Jordan Pinkston

Title of Item:

Approval of February 4, 2020 CRB Minutes.

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

Approve.

ATTACHMENTS:

Description	Upload Date	Type
❏ CRB Minutes 2.4.20	2/27/2020	Cover Memo



MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD

FEBRUARY 4, 2020 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS

Chair – Frank Wacha
Vice Chair – Nathan Ritchey
Board Member – Faye James
Board Member – Tom Campenni
Board Member – Pete Walson
Board Member – Cristina Maldonado
Board Member – Chris Lewis

ADMINISTRATIVE

Development Director, Kev Freeman
CRA Administrator, Pinal Gandhi-Savdas
Board Secretary, Jordan Pinkston

CALL TO ORDER  4:01 PM

ROLL CALL  4:02 PM

Present: Tom Campenni, Frank Wacha, Cristina Maldonado, Chris Lewis, Pete Walson, Faye James

Absent: Nathan Ritchey

APPROVAL OF MINUTES

Action: Approve change that Frank Wacha asked if there was a conflict of interest strike from the record. Add that Chair, Frank Wacha passed the gavel to Nathan Ritchey to make a motion.

Moved by: Pete Walson

Seconded by: Tom Campenni
Motion passed unanimously.

APPROVAL OF AGENDA

Action: Approve.

Moved by: Tom Campenni

Seconded by: Pete Walson

Motion passed unanimously.

COMMENTS FROM THE PUBLIC (5 min. max): None.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEM: None.

COMMUNITY REDEVELOPMENT BOARD

1. Community Redevelopment Agency Annual Report 2019

PRESENTATION Pinal Gandhi-Savdas, CRA Administrator  4:05 PM

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni asked about the lease for \$29,555.00

Pinal Gandhi-Savdas said that was parking for FEC Railroad.

Tom Campenni asked about the status of valet parking.

Pinal Gandhi-Savdas verified how the program has been going. She said she will be sending the facts to the board before the next meeting.

Tom Campenni asked about the Seminole Alley project.

Pinal Gandhi-Savdas estimated how many properties will be affected by the project. She said that they were hoping that when the new development comes in that impact fees will help with the cost.

Tom Campenni questioned the funding for the project.

Kev Freeman explained how they are increasing the value of those properties.

Tom Campenni said that we might want to increase downtown by increasing it on Ocean.

Kev Freeman said that he recommends we generate as much income as we can from the confined area and then natural expansion will occur.

Tom Campenni asked about the city applying for grants for historic properties and applying for certification of a local government.

Kev Freeman said staff will come back with more details about applying.

Tom Campenni would like to see CRA funds to spend more money on properties instead of beautification.

Kev Freeman said that he wanted to reassure the board that they are looking for opportunities to do that.

Pete Walson said that he is not willing to give up beautification but agrees that we should be looking into more vacant properties. He said the property of US1 on Palm City Road is a huge property that a lot can fit on.

Kev Freeman said that the property is under permit for a storage unit.

Nathan Ritchey asked about East Ocean approval for bike lanes.

Pinal Gandhi-Savdas said that was a conceptual plan when they expanded the CRA.

Pete Walson said the expansion should head down Osceola.

Mike Mortell said that the city does not own that property.

Tom Campenni said that we should develop a plan and zone it.

Faye James asked about the Guy Davis conceptual plan.

Pinal Gandhi-Savdas explained the conceptual plan that was proposed at the outreach meeting.

Frank Wacha said that he thought as projects came through there would be cost benefit analysis's done. He said that we need a big picture of streets to analyze public grounds/streets for future plans. He said that there are creative ways to incentivize infill projects, such as a vacant building tax. He said that the BIRP pictures showed us that we have to do a better job of telling people what they have to do, and we have to make recommendations about how the projects will look on the streets.

Tom Campenni said that the commission decided to give away all the money that we said we were not going to give.

COMMENTS FROM THE PUBLIC (5 min. max): None.

OTHER MATTERS BEFORE THE BOARD:

1. Business Development Board Discussion

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

Frank Wacha said that it was a very interesting meeting. He discussed some of the key topics that were brought up during the meeting.

Pete Walson asked for clarification on one of the maps in the presentation.

Tom Campenni made comments about losing greenspace.

COMMENTS FROM THE PUBLIC (5 min. max): None.

HISTORIC PRESERVATION BOARD MATTERS:

1. Historic Building Tour

PRESENTATION: Michele Jett, GIS Analyst  4:40 PM

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha asked if there was an overview map.

Michele Jett explained how it works.

Tom Campenni said that we could have received a grant to do this. He said that there is also an app that Stuart Mainstreet has. He offered meeting with Michele so they did not have to reinvent the wheel.

Faye James asked if we were able to add more historical places. She said that there are some missing from East Stuart.

STAFF UPDATE:

Kev Freeman said that they recently implemented the Urban Plan Unit Development process. Staff recommended and moved the responsibility to view those from the LPA to the CRB, commission amended the code to do that.

Frank Wacha asked that everyone be emailed the code, so they have it readily available.

Frank Wacha asked about North Point.

David Dyess said that the transaction has been delayed at closing and they are awaiting judge ruling.

Tom Campenni asked a question on behalf of Mr. Detrillizzi regarding bulldozers.

David Dyess explained the situation.

Frank Wacha gave a shout out to the City Manager and City Police Department for a recent event that happened.

ADJOURNMENT

Motion: Adjourn.

Action: Approve.

Moved by: Pete Walson

Seconded by: Tom Campenni

Motion passed unanimously.

Frank Wacha, Chair

Jordan Pinkston, Board Secretary

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CRB/HPB Board

Meeting Date: 3/4/2020

Prepared by: Pinal Gandhi-Savdas

Title of Item:

Presentation of the Community Development Block Grant (CDBG) Program by Corbett Alday from Guardian CRM, Inc.

Summary Explanation/Background Information on Agenda Request:

The Community Development Block Grant (CDBG) program is a federal grant program that provides funding for a variety of projects and programs to serve low and moderate income residents and areas.

The City is considering applying to the Florida Department of Economic Opportunity (FDEO) for one or more Small Cities Community Development Block Grants (CDBG) for up to Seven Hundred Fifty Thousand Dollars (\$750,000.00) in the Regular (Neighborhood or Housing or Commercial) Category and in the Economic Development Category for up to one million five- hundred thousand (\$1,500,000) or more. These funds must be used for one of the following purposes:

1. To benefit low- and moderate- income persons; or
2. To aid in the prevention or elimination of slums or blight; or
3. To meet other community development needs of a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community

The categories of activities for which these grant funds may be used are in the areas of housing, neighborhood revitalization, commercial revitalization and/or economic development. Specific improvements can include such activities as acquisition of real property, construction of public infrastructure such as roads, parks or sewer mains, rehabilitation of houses and commercial buildings and/or energy conservation.

An overview of the CDBG grant application process and requirements will be presented in greater detail at the meeting.

Funding Source:

N/A

Recommended Action:

No action required.

ATTACHMENTS:

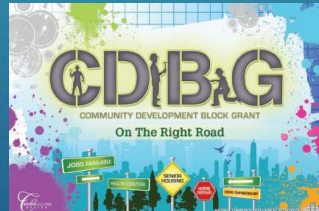
Description	Upload Date	Type
□ Presentation	2/26/2020	Presentation

Community Development Block Grant

City of Stuart
and
Guardian Community Resource Management, Inc.

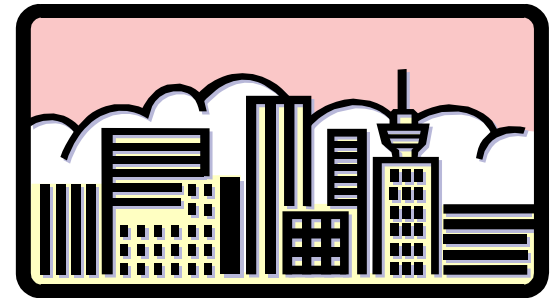


March 4, 2020



Community Development Block Grants

1. Federal Funding to the State
2. State Develops Rule and Application
3. Competitive Process
4. Benefit to Low and Moderate Income (LMI)
5. Eligible Applicants:
 - a) Cities of less than 50,000 population
 - b) Counties of less than 200,000 population



Community Development Block Grants

1. Very, very competitive (common to take 2-3 tries)
2. Community Wide Need Scores (CWNS) are base scores calculated by FDEO/HUD
3. Income documentation required – census can be used but survey is usually required to achieve score (51% LMI min, 70% LMI is better for score)



2019 CDBG Income Limits

Number of Persons in Household	Income Range (Moderate)	Income Range (Low)	Income Range (Very Low)
1	\$0 - \$36,050	\$0 - \$22,550	\$0 - \$13,550
2	\$0 - \$41,200	\$0 - \$25,800	\$0 - \$16,910
3	\$0 - \$46,350	\$0 - \$29,000	\$0 - \$21,330
4	\$0 - \$51,500	\$0 - \$32,200	\$0 - \$25,750
5	\$0 - \$55,650	\$0 - \$34,800	\$0 - \$30,170
6	\$0 - \$59,750	\$0 - \$37,400	\$0 - \$34,590
7	\$0 - \$63,900	\$0 - \$39,950	\$0 - \$39,010
8	\$0 - \$68,000	\$0 - \$42,550	\$0 - \$42,550

Funding Categories

Regular Category (\$750,000)

Neighborhood Revitalization (infrastructure)

- LMI neighborhoods at least 51% LMI; 70% LMI will maximize score
- Minimum 85 LMI households (HH) in the project area served by the CDBG work for max score
- Eligible Activities: water, sewer, roads, storm, neighborhood centers, parks, sidewalks
- New sewer and water score the highest
- Leverage up to \$50,000 for 25 points
- Ready to proceed (plans, specs, permit apps) 100 points



Funding Categories

Regular Category (\$750,000)

Housing Rehabilitation (rehabilitation/repair)

- LMI owner occupied repairs: code, safety, hardening
- Leverage \$50,000 (can be County SHIP) 25 points
- Green improvements in Housing Assistance Plan is important to score
- 11 owner occupied units must be addressed to maximize score
- Very Low Income and Low Income HH must be addressed to maximize points
- A CDBG Housing Assistance Plan with priorities such as disabled, veterans, elderly head of HH must be adopted



Funding Categories

Regular Category (\$750,000)

Commercial Revitalization (CRA improvements)

- ▶ Commercial Redevelopment Area required
- ▶ LMI city wide at least 51%; sidewalks parking, lighting, building code, facades
- ▶ Leverage is important to score (can be Tax Increment Financing/TIF)
- ▶ Ready to proceed is important to score
- ▶ Optional points for other community development such as architectural standards, market study, vacant commercial properties



Economic Development

Economic Development (maximum \$1,500,000)

- ▶ Open until State funds expended – does not compete with regular CDBG
- ▶ Infrastructure needed for business expansion or new business: water, sewer, rail, traffic, roads, gas, fiber
- ▶ Local government-owned buildings; market rent
- ▶ Loans to businesses (via eligible local governments)
- ▶ Job Creation required: grant per job under \$35,000
- ▶ At least 51% of the jobs created going to persons of LMI households; diploma or equivalent and on job training

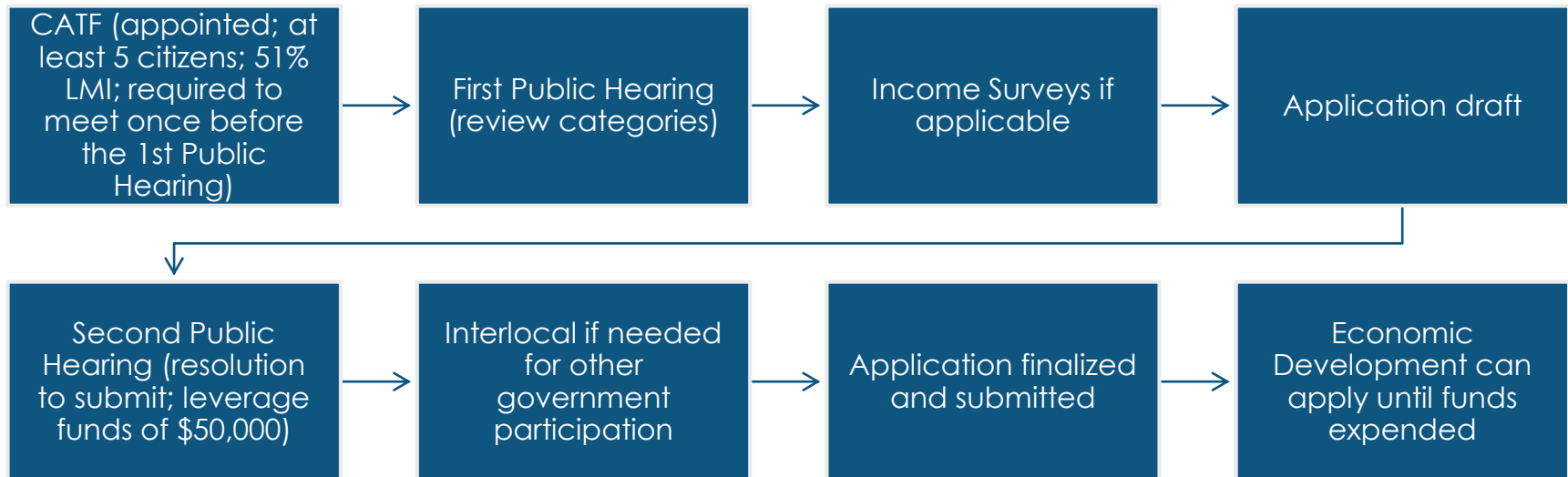


Economic Development

- ▶ Sample program
 - ▶ Public Benefit Standards = cost per job under \$35,000 (e.g. – For a \$1,500,000 grant: $\$1,500,000 \div \$34,999 = 42.85 = \text{round up} = 43 \text{ Jobs Minimum}$)
 - ▶ National Objective = Job Creation with at least 51% of the jobs created going to LMI Persons. (e.g. Above 43 Jobs times .51 = $21.85 = \text{round up} = 22 \text{ LMI Jobs}$)



Process



REQUIRED HEARING STEPS

Presentation

Public input

Back to elected officials

Staff comments if any

Motion to proceed with
application

Thank you

