



City of Stuart

A G E N D A
STUART COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION
BOARD
TO BE HELD AUGUST 6, 2019 AT 4:00 PM

121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

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

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

OTHER MATTERS BEFORE THE BOARD

1. Presentation by The Arts Council of Martin County.

COMMUNITY REDEVELOPMENT BOARD

1. Discussion & Dileberation - Extension of a CRA term
2. Resolution No. 08-2019 CRA - FY 2020 CRA Budget and CIP
3. Presentation of the Development Impact Model

HISTORIC PRESERVATION BOARD MATTERS

STAFF UPDATE

ADJOURNMENT

UPCOMING MEETINGS and EVENTS

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

Meeting Date:8/6/2019

Prepared by:Jordan Pinkston

Title of Item:

Approval of CRB Minutes.

Summary Explanation/Background Information on Agenda Request:

Funding Source:

N/A

Recommended Action:

Approve.

ATTACHMENTS:

Description	Upload Date	Type
▢ CRB Minutes_7.2.19	8/1/2019	Cover Memo



MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD

July 2, 2019 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS

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

ADMINISTRATIVE

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

CALL TO ORDER  4:00 PM

ROLL CALL  4:00 PM

Present: Pete Walson, Frank Wacha, Chris Lewis, Faye James, Tom Campenni, Nathan Ritchey.

Absent: Cristina Maldonado

APPROVAL OF MINUTES  4:01 PM

Motion: Action: Approve

Moved by: Pete Walson

Seconded by: Tom Campenni

Motion passed unanimously.

APPROVAL OF AGENDA  4:01 PM

Motion: 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:

Faye James thanked City Attorney for Public Meeting Workshop.

COMMUNITY REDEVELOPMENT BOARD

1. Resolution No. 07-2019 CRA - Community Redevelopment Plan Amendment

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS  **4:12 PM:**

General Comments:

Frank Wacha asked if there was a new LPA Board Member and if the LPA board was going to see this CRA plan. He would like programs to be included together instead of separately in hopes of improving participation. He would also like to see before and after photos in the plan for a visual aid. He said it would be helpful to have a cost benefit analysis in the plan, financial or not.

Pinal confirmed that this plan would not go to the LPA board.

Tom Campenni said he had a similar comment and wanted to know about the financial benefits to the City that each project will bring. He wants to know when they will see a return on their investments and where the money will come from by seeing a financial analysis.

Pete Walson congratulated Pinal on a great effort presenting the plan, but he requested clarification on the extension of the Tiff fund in regards to bond status.

David Dyess came to the podium to explain that a new law just passed. The law has a new outline of extensions and they are a carry-on to the CRA. It will be brought back in August to extend CRA, but we are still in the process of evaluating.

Pete Walson said he would have liked to see an analysis of TIF monies generated.

Tom Campenni asked about bonds and how they will be affected.

David Dyess said it is an affirmation of the governing board that created the CRA to continue the CRA; the CRA must vote to extend the CRA by October 1st.

Pete Walson asked about bonding.

Frank Wacha asked how long it could be extended.

David Dyess said the long point would be 2029.

Tom Campenni asked about future city manager bonds.

David Dyess said you have to do a finding of necessity for what is out on that bond.

Faye James thanked Pinal for meeting with her prior to the meeting. She was wondering if we know what monies were spent for 2019, and does that money roll over to 2020. She asked if there were any long term projects that will overlap into the next years.

Pinal Gandhi-Savdas said that the 2020 budget will be shown next month, and it will show what money was spent in 2019. There will be no phase out and most of this year was used for new projects and conceptual.

Faye James asked about the Paint Up and Brush with Kindness programs and who our partner was for each project.

Pinal confirmed that each project is separate. Paint Up Program is for a homeowner in the CRA and through Love Thy Neighbor program, the CRA allocates money to East Stuart Partnership for painting homes in East Stuart and Brush with Kindness is implemented by Habitat for Humanity.

Faye James said that she had never heard of Brush with Kindness through Habitat for Humanity.

Pete Walson spoke with Margo at Habitat for Humanity and she said they spent no money on the Brush with Kindness program this year. He thinks the program helps people pass code violations, but it has dropped and is only there in words.

Pinal Gandhi-Savdas confirmed that last year there were no projects we helped with, but this year there are a few homeowners we are helping.

David Dyess explained how the program initially worked. He explained that the city then used funding through CRA and partnered with Habitat for Humanity to improve homes that were not meeting code violations. He gave specific examples of some properties that can no longer be restored. He said the program is available and open for suggestions, other than the certain requirements that Habitat for Humanity has to live by.

Faye James asked what makes a person eligible to apply.

David Dyess said it is on a need basis and does not need to be a code violation.

Faye James wanted to know how to better inform the public.

David Dyess said that the Paint Up Program is general for all CRA.

Pete Walson said that the Habitat for Humanity program is very impressive, but wants to see it work if the program is still happening. He made comments on owner occupied requirements and that they need to open the program up to not make it a requirement.

Pinal Gandhi-Savdas said that is a requirement for Habitat for Humanity, but they do look at it on a case by case basis.

Tom Campenni asked about a specific situation last year.

Mike Reading explained how successful the program was in the first ten years. He said they expected to get a rush of applications, but only received a few towards the end of this year. He is finding it hard to engage with homeowners that need help, but they are working hard to get the word out. They are willing and trying to do as much as they can and appreciate the help of code enforcement.

Pete Walson thanked Habitat for Humanity for all that they do in the community.

Frank Wacha asked about owner occupied requirements.

Mike Reading confirmed that the requirement was an international rule mandated by Habitat for Humanity.

Faye James asked how the community finds out about the program.

Mike Reading said that they rely on code enforcement and their outreach could improve. He is open to suggestions.

Faye James asked how she could help and made suggestions for outreach.

Kev Freeman answered questions regarding the economic modeling. He said they are working on a very detailed economic model and would like to present it at the next CRB meeting. It will show a large variation of economic benefits, not just monetary. It will look at job creation and where those jobs come from, type of jobs, local spending, production of Tiff revenue, impact fees. It will also look at additional benefits or what is being displaced. I think you will be impressed.

Residential Property Development Program

Faye James asked if the plan involved rezoning.

Pinal Gandhi-Savdas confirmed that there was no rezoning.

Pete Walson said if we are serious about developing these lots then a partnership with Habitat for Humanity to buy the land then maybe we can fix some housing issues.

Frank Wacha said that he thought the city did this for houses being built right now.

Pinal Gandhi-Savdas said start with East Stuart and then go to different neighborhoods.

Pete Walson agreed to start in East Stuart then moving on to other communities.

Faye James asked if she owned property in East Stuart, if the City wanted to lease the city is that the same premise.

Pinal Gandhi-Savdas said if the parcels were aggregated together than that might be something that we could do with the program flexibility.

Bike Walk Colorado Avenue Program

Tom Campenni asked if they have given thought to making a second story a requirement for Colorado and East Ocean. He said that it is not walkable because there is nowhere for people to walk.

Frank Wacha agreed and said it also provides shade from the height of the building.

Pinal Gandhi-Savdas agreed and said the commercial program would give us the opportunity to form the partnership if someone does not have the financial ability.

Tom Campenni said that we will miss a golden opportunity if we do not make two stories a requirement.

Frank Wacha asked if creating green bike lanes be eligible for impact fee. He recommended adding it under funding source.

Kev Freeman said that in terms of mobility part of the impact fee structure he would say yes. House bill 7103 brings to light the need for connection between development and taking of impact fees.

Frank Wacha asked that the language be added.

Kev Freeman confirmed that it is added.

Pete Walson said the parking plan looks long term. If that is the commercial street, which it is then the wedge south of it could be residential or housing units. He recommended at looking at putting property behind those units.

Parklets

Frank Wacha asked if there was a cost attached to this project.

Pinal Gandhi-Savdas said she only included capital improvement projects in the Budget summary. The FY2020 CRA Budget will have all the projects and that will come before the board in August.

Nathan Ritchey asked about the parklet project.

Downtown underground utilities

Pete Walson asked about the price of two million and the feasibility of the project. He asked if it was worth reconstructing all of Seminole.

Pinal Gandhi-Savdas said there are two phases and broke down the cost of each.

Nathan Ritchey said that if we are to reconstruct all of Seminole, then it will become part of downtown.

David Dyess said that he has seen Pinal's vision and explained the outreach and plans that have been done.

Nathan Ritchey confirmed where the location was.

Tom Campenni asked about thoughts given to a business district to fund projects, different from CRA district.

David Dyess said that the expansion project did not do well last year.

Tom Campenni said that it would be an improvement district to fund things like this instead of CRA funds.

David Dyess said it would have to be a bond type situation. He said that there is an opportunity to expand if City Hall moves.

Pete Walson said he agrees with David Dyess if it is achievable, but he is skeptical.

Pinal Gandhi-Savdas confirmed the breakdown of the estimated revenue.

Frank Wacha said that his only question was about cost benefit.

Kev Freeman said these are just the beginning of our economic analysis and the value is perpetual and will continue on after CRA is gone. We have not fully taken in redevelopment potential of those lots. He confirmed that it will create a vibe that varies with retailers.

Nathan Ritchey made a comment that the benefit of this is not all monetary.

Pete Walson said that he would move forward with the Seminole underground planning, but would not commit to the second phase until this is achieved.

Pinal Gandhi-Savdas said that developers have shown interest in the project.

Pete Walson said that we have an opportunity through the years to go down Osceola.

Faye James would like to talk about the feasibility of Seminole Street and underground utilities. On page 38 there were four streets, but it this necessity or because you have money to spend. She asked if there were any other streets that would benefit more instead.

Pinal Gandhi-Savdas confirmed the studies that were done and what the board advised the next step to be.

Faye James asked if it was for sake of beautification, because East Stuart has poles that are very ugly that need to be addressed. She requested that underground utilities be put on MLK instead. She asked if in the future these four streets change how will it work for other neighborhoods.

Pinal Gandhi-Savdas said they looked at the conceptual and feasibility study at the same time. Next year will be the conceptual for MLK.

David Dyess confirmed that this will be the first time ever doing underground powerlines. He would not recommend East Stuart getting underground powerlines because they were just updated and is a main line for FPL.

Pete Walson confirmed that during the planning phase underground is looked as part of the process and this plan was already in the works.

David Dyess confirmed that Faye James will see funds allocated for East Stuart.

Frank Wacha said that on Seminole underground utilities would be very beneficial and increase walkability.

Nathan Ritchey said that if it was all level it would be improved.

Frazier Crescent Subdivision Improvements

Pete Walson said the project sounds like a lot of money for what we are getting. He said it bothers him that we are improving the property next to Aycock Funeral Home that is resisting to do anything to their building.

Pinal Gandhi-Savdas confirmed that we are only improving the right-of-way and not private property.

David Dyess stated that there is movement on assessing Aycock Funeral Home.

Riverside Park

Frank Wacha said there is a neighborhood that has a lot of plotted lots that need to be assessed.

Nathan Ritchey asked about another plan that was possibly in the works.

Pinal Gandhi-Savdas confirmed what they planned on doing for the project.

Pete Walson suggested a long term goal of the city to make parks more walkable and would like to add one.

Frank Wacha said that he agreed, but there are walkable parks they are just not well connected.

Pete Walson said that one of our problems is the housing market and there is not enough land in the City of Stuart to do anything about that. He emphasized walkable, active parks being essential in neighborhoods.

Dixie Hwy and SE Florida St Sidewalk Extension

Pete Walson said that he wants to make sure we are being active in getting partnerships with grants to achieve some of these things.

Shepard Park Boat Trailer Parking

Pete Walson said it is creative, functional and beautiful. Cost summary page is not included and he would like to see the updated budget summary.

MLK Jr Blvd Complete Street Project

Frank Wacha asked about the connector street and would like to add impact fees to funding source.

Pinal Gandhi-Savdas agreed.

Pete Walson said there were a lot of issues he found. He asked if we did this kind of project, will we get resistance from older businesses or will they be supportive.

Tom Campenni said we just go with the plan for now and then it can be changed as we go. We may run into the same problems down the road, but if you look at the streets they are main streets that people travel. At the end of the day we bow our head.

Faye James asked if the project was going to be on both sides and if it affected parking.

Pinal Gandhi-Savdas said she would have to look at the design and see how to configure parking.

Pete Walson asked who owned the building opposite of Cherokee.

David Dyess confirmed that it was Salvation Army who owned the building.

Faye James suggested the project connect the MLK creek to High School Avenue.

Tom Campenni said that they tried to do that in the past and it was not successful and there was a neighborhood veto on each side.

Frank Wacha asked if Pinal could reorganize the plan into categories that are easier to follow.

10th Street Community Park Improvements

Pete Walson recommended getting the dirt parking lot paved right off the bat.

Frank Wacha asked about impact fees.

David Dyess confirmed that the County changed the way they collect and it will not go to parks.

Faye James asked about phase three of the Center. She recommended going up as an addition instead of down to add a multipurpose level. It could be used to generate income for rentals.

Pinal Gandhi-Savdas said they are expanding the building and as we get closer to the project we will decide how much we can do with funding.

David Dyess said this is our singular gym location for youth and athletic programs. In the next year's budget the covering of the basketball courts will happen from CRA and impact fee funding to show the community we are wanting to do immediate things for the center. He asked the board what they are comfortable bonding.

Tom Campenni recommended that they bond phase one immediately and complete this work. He said we deserve to have a good recreation facility in the city and this is the only one, so we should do as much as we can do at this moment. He said they are taking away our ability to bond, so if we can get a bond to do this project and use Tiff

that would be tremendous. It will make a huge difference and nothing else on MLK will compare.

Pete Walson agreed to bond the entire thing and pave the parking lot. He asked about ball fields.

David Dyess said the ball field was up to the commission.

Pete Walson asked about the likelihood of them approving this and them still keeping the other ball fields.

David Dyess said his pitch to them would be don't do this if you are going to do something there.

Pete Walson warned the commission that if they do this than the next step is the ball field property.

Tom Campenni this is the most important thing that we can do as a board. This will be something that will go on for our city and community. He thanked David Dyess for bringing sports back to 10th Street and have brought back things that have not been here.

Frank Wacha asked about funding and how long the building/ bond process would be and what portion of Tiff would go towards paying these bonds.

Pinal Gandhi-Savdas said they can't start construction on phase one until 2021. She explained the budget.

Chris Lewis said that he loves the parks and thinks it would be great.

Capital Improvement Projects Timeline and Budget Summary

Pete Walson asked for confirmation on budget numbers.

David Dyess said he would like to do it in accelerated phases. He recommends doing phase one and two then start bond pay off. Then two to three years into bond payout we can reevaluate.

Pete Walson said that he did not see any section to foster development of housing or adding new residents. He said he did see where it would make things easier, but he would include a look at housing and demographics of the city.

Tom Campenni agreed and asked to add it to the motion.

MOTION: Approve that we bond phase one and two of the 10th Street Project immediately as per the City Manager's suggestion.

Action: Approve

Moved by: Tom Campenni

Seconded by: Faye James

Motion passed unanimously.

MOTION: Accept Master Plan with the following additions: present a cost benefit analysis as things come through, reorganize the plan for a better flow and clearer understanding, include a look into housing demographics of the city, and include impact fees and grants where they can be appropriately used.

Action: Approve

Moved by: Tom Campenni

Seconded by: Pete Walson

Motion passed unanimously.

OTHER MATTERS BEFORE THE BOARD

Pete Walson requested that staff focus on street scape. He suggests look into fostering a tree ordinance for the City of Stuart.

Frank Wacha said that he agrees and we need to take our responsibility as the board looking at this stuff as projects come through.

Tom Campenni said that Martin County now has a tree ordinance. He said a live oak has an economic benefit of about \$20,000 and suggests looking at the County's analysis to piggy back.

Pete Walson discussed the tree fund and asked where the tree fund comes from.

Kev Freeman said the fund comes from PUD negotiations inside or outside the CRA. He has spoken with commission to use it as a dual purpose for beautification.

Faye James asked about the small business language be removed and she was concerned about that.

Pinal Gandhi-Savdas said that she would feel more comfortable covering small businesses under commercial property development program.

Faye James does not want it to be left out.

Tom Campenni said that the current language gives that leeway to work with all business sizes.

Pete Walson requested that this be brought back at the next meeting.

STAFF UPDATES

Kev Freeman said if a program is in the plan and it is not being utilized then there is something wrong with that program and staff will reword the language.

ADJOURNMENT 6:14 PM

Motion: Action: Approve

Moved by: Chris Lewis

Seconded by: Nathan Ritchey

Chris Lewis, Chair

Jordan Pinkston, Board Secretary

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

Meeting Date:8/6/2019

Prepared by:Pinal Gandhi-Savdas

Title of Item:

Presentation by The Arts Council of Martin County.

Summary Explanation/Background Information on Agenda Request:

The Arts Council of Martin County is proposing an Arts & Entertainment District designation for the S Colorado area.

Funding Source:

N/A

Recommended Action:

The Arts Council of Martin County is requesting feedback on the proposed Arts & Entertainment District.

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

Meeting Date:8/6/2019

Prepared by:Pinal Gandhi-Savdas

Title of Item:

Discuss extension of a CRA term.

Summary Explanation/Background Information on Agenda Request:

The current term of the Community Redevelopment Plan adopted in 1998 is set to expire in 2028.

CRA's created prior to July 1, 2002 are limited to 30 years, but can be granted 30-year extension for a total of 60 years. However, the governor recently passed HB 9, which sets up a phase-out for all CRA's in Florida by 2039, unless the CRA has bonds that extend past that date. There is a provision in the bill that if the city wants to extend past 2039, they have to ratify the current CRA by a two-thirds vote by the governing body (i.e. the City Commission) to get out of this phase-out provision.

Pursuant to Section 163.362 (F.S), it allows extension for a time certain no later than 30 years from the date of the amended plan and would be effective next fiscal year. The amended Stuart CRA Plan will be adopted by the CRA Board in August 2019, which would be effective FY 2020 so the new sunset date will be FY 2050 if a 30-year extension is granted by the City Commission.

Staff will bring forward the proposed amendment to the CRA Plan and CRA time extension for the CRA Board approval at the CRA meeting in August and for adoption by the City Commission in September. The item will be properly noticed in the newspaper and a notice will be mailed to all the taxing authorities.

The proposed term extension of the Community Redevelopment Plan would allow the CRA to pursue the improvements identified in the plan and give attention to other areas within the Community Redevelopment Area as determined by the CRB and CRA Boards through the adoption of an updated Community Redevelopment Plan.

Funding Source:

N/A

Recommended Action:

Provide feedback on the proposed extension of the CRA term for an additional 30 years.

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

Meeting Date:8/6/2019

Prepared by:Pinal Gandhi-Savdas

Title of Item:

Tentative CRA Budget and CIP for FY 2020.

RESOLUTION No. 08-2019 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA ADOPTING THE TENTATIVE CRA BUDGET AND CRA CAPITAL IMPROVEMENT PROJECT (CIP) OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The CRA has prepared a tentative CRA budget and CRA Capital Improvement Projects list for FY 2020. Annually, in conjunction with the budget calendar, the CRA must approve a CIP list. This list is consistent with current and ongoing projects, as well as future potential projects that would include funds from Tax Increment Revenues.

Funding Source:

Tax Increment Financing (TIF) Revenue

Recommended Action:

Recommend to the CRA to approve Resolution No. 08-2019, adopting the tentative CRA budget and CRA Capital Improvement Projects (CIP) for FY 2020.

ATTACHMENTS:

Description	Upload Date	Type
❑ Resolution No. 08-2019 CRA Tentative Budget	7/29/2019	Resolution add to Y drive
❑ CIP Budget Summary	7/29/2019	Backup Material
❑ CIP Timeline	7/29/2019	Backup Material



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION No. 08-2019 CRA

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA ADOPTING THE TENTATIVE CRA BUDGET AND CRA CAPITAL IMPROVEMENT PROJECTS (CIP) OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, it is necessary and proper, and in some instances required by Florida law, to establish the budgetary spending plans (annual budgets) for the CRA funds of the City of Stuart for the fiscal year beginning October 1, 2019, and ending September 30, 2020, in order to properly reflect anticipated revenues and required appropriations.

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

SECTION 1: The Community Redevelopment Agency of the City of Stuart hereby adopts the tentative budget, attached hereto, for the fiscal year beginning October 1, 2019 and ending September 30, 2020, as follows:

(a) There is hereby appropriated from the Community Redevelopment Agency of the City of Stuart for the above described fiscal year the total sum of Two Million, Two Hundred Forty-Eight Thousand, and Three Hundred Eighty (\$2,248,380) Dollars to provide for the annual budget of the Community Redevelopment Agency Fund.

RESOLUTION No. 08-2019
ADOPT TENTATIVE CRA BUDGET for FY 2020

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:

REBECCA S. BRUNER, CHAIR
EULA R. CLARKE, VICE CHAIR
MERRITT MATHESON, BOARD MEMBER
MIKE MEIER, BOARD MEMBER
KELLI GLASS LEIGHTON, BOARD MEMBER
PETE WALSON, EX-OFFICIO BOARD MEMBER
NATHAN RITCHEY, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT

ADOPTED this ____ day of _____, 2019.

ATTEST:

MARY KINDEL
CITY CLERK

REBECCA S. BRUNER
BOARD CHAIR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL
CITY ATTORNEY

City of Stuart 2020 Fiscal Budget Estimated Revenues

Account	2018 Audited	2019 Current	Dept Request	Manager Recommend	Commission Adopt	% Change
107	COMMUNITY REDEVELOPMENT					
338900 OTHER LOCAL REVENUES	998,203	1,105,132	1,147,045	1,286,390	0	16.40%
MC TIF @ 14.7% INCREASE - 6.6928 MILLS			1,105,132	1,286,390	0	
Total INTERGOVERNMENTAL REVE	998,203	1,105,132	1,147,045	1,286,390	0	16.40%
361100 INTEREST	93	0	0	0	0	0.00%
Total MISCELLANEOUS REVENUES	93	0	0	0	0	0.00%
381001 TRANS FR GENERAL FUND	707,799	796,337	836,154	961,990	0	20.80%
GF TIF TO CRA 5.0 MILLS X 95%			796,337	961,990	0	
381100 TRANS FR OTHER FUNDS	0	2,000	0	0	0	-100.00%
389971 FUNDS FR FUND BALANCE	0	244,630	88,410	0	0	-100.00%
Total OTHER SOURCES	707,799	1,042,967	924,564	961,990	0	-7.76%
Fund COMMUNITY REDEVELOPMENT	1,706,095	2,148,099	2,071,609	2,248,380	0	4.67%

City of Stuart

2020 Fiscal Budget

Estimated Appropriations

Account		2018 Audited	2019 Current	Dept Request	Manager Recommend	Commission Adopt	% Change
107	COMMUNITY REDEVELOPMENT						
1117	CRA						
531	PROFESSIONAL SERVICES	55,213	39,950	45,000	45,000	0	12.64%
	MLK CONCEPTUAL DESIGN			20,000	20,000	0	
	PROFESSIONAL SERVICES			25,000	25,000	0	
540	TRAVEL AND PER DIEM	326	5,000	1,000	1,000	0	-80.00%
	TRAVEL			1,000	1,000	0	
544	RENTALS AND LEASES	28,147	64,200	64,200	64,200	0	0.00%
	FEC ROW NORTHPOINT			36,050	36,050	0	
	FEC RR CROSSING LEASES			28,150	28,150	0	
545	INSURANCE	9,251	10,133	10,589	10,589	0	4.50%
	TRICO GENERAL LIABILITY INSURANCE			10,589	10,589	0	
546	REPAIR AND MAINTENANCE	81,929	1,500	1,500	1,500	0	0.00%
	MANGROVE TRIMMING			1,500	1,500	0	
549	OTHER CURRENT CHARGES	3,566	14,800	17,800	17,800	0	20.27%
	FEC PARKING PROPERTY TAX			3,800	3,800	0	
	MLK EVENT			3,000	3,000	0	
	PARKING DAY EVENT			3,000	3,000	0	
	SHOP LOCAL/MISC			8,000	8,000	0	
552	OPERATING SUPPLIES	388	26,705	11,000	11,000	0	-58.81%
	DERO BIKE RACKS V211030			5,000	5,000	0	
	PRINTING AND BINDING			1,000	1,000	0	
	WAYFINDING SIGNAGE PHASE II			5,000	5,000	0	
554	BOOKS-MEMBERSHIPS-TRAIN	1,452	2,470	2,675	2,675	0	8.30%
	BUSINESS DEVELOPMENT CLASSES			200	200	0	
	CRA DISTRICT FEES			175	175	0	
	FL REDEVELOPMENT ASSOC CONF			500	500	0	
	FRA MEMBERSHIP FEES			1,000	1,000	0	
	MISC TRAINING			800	800	0	
557	INDIRECT COSTS (NET)	40,376	45,778	50,418	50,418	0	10.14%
	TRANSFER TO GENERAL FUND			48,805	48,805	0	
	TRANSFER TO WATER AND SEWER			1,613	1,613	0	
Total	OPERATING EXPENSES	220,648	210,536	204,182	204,182	0	-3.02%
563	INFRASTRUCTURE	632,945	85,110	270,000	310,000	0	264.23%
	DOWNTOWN UNDERGROUND UTIL FINAL DESIGN 20038901-531			50,000	50,000	0	
	GATEWAY SIGNAGE PHASE II - DESIGN 20040901-531			20,000	35,000	0	
	NEIGHBORHOOD IMPROVEMENT PROJECTS			100,000	50,000	0	
	RIVERPARK MAP FINAL DESIGN 20041801-531			50,000	100,000	0	
	SEMINOLE STREET ALLEYWAY FINAL DESIGN #19042701-531			50,000	75,000	0	

City of Stuart 2020 Fiscal Budget Estimated Appropriations

Account	2018 Audited	2019 Current	Dept Request	Manager Recommend	Commission Adopt	% Change
107	COMMUNITY REDEVELOPMENT					
1117	CRA					
Total CAPITAL OUTLAY	632,945	85,110	270,000	310,000	0	264.23%
582 AIDS TO PRIVATE ORGS	289,078	141,235	166,362	164,962	0	16.80%
BIRP - AUTO EXPERTS			10,000	10,000	0	
BIRP - CRUMP'S LAWN EQUIPMENT CENTER			10,000	10,000	0	
BIRP - ELLE SALON			6,962	6,962	0	
BIRP - LUNA'S ITALIAN CUISINE			1,400	0	0	
BIRP - OLD COLORADO INN			10,000	10,000	0	
BIRP (BUSINESS IMPROVEMENT REIMB PROGRAM)			50,000	50,000	0	
BRUSH WITH KINDNESS			40,000	40,000	0	
EAST STUART PARTNERSHIP			0	5,000	0	
MAIN STREET			10,000	10,000	0	
MURAL PILOT PROGRAM			20,000	20,000	0	
PAINT UP PROGRAM			8,000	3,000	0	
Total GRANTS AND AIDS	289,078	141,235	166,362	164,962	0	16.80%
591 INTRAGOVERNMENTAL TRANSFS	108,000	1,177,812	931,065	1,059,065	0	-10.08%
CODE ENFORCEMENT OFFICER P/T EXTEND TO 8:00PM			28,590	28,590	0	
COVERED BASKETBALL COURT 10TH STREET			0	100,000	0	
CRA ADMINISTRATOR			95,475	95,475	0	
CRA SIDEWALK STAINING			2,000	2,000	0	
FEDERAL HIGHWAY GATEWAY BEAUTIFICATION PROJ			150,000	150,000	0	
FRASIER CRESCENT STREETScape IMPROVEMENTS			250,000	300,000	0	
MAINSTREET SERVICE AGREEMENT			70,000	70,000	0	
SHEPARD PARK BOAT TRAILER PARKING			145,000	145,000	0	
TRAM			190,000	168,000	0	
595 OTHER NONOPERATING USES	0	533,406	500,000	510,171	0	-4.36%
RESERVE ADDITION			0	10,171	0	
RESERVE FOR SEMINOLE STREETScape IMPROV 19042701-563			250,000	250,000	0	
RESERVE FOR UNDERGROUND UTILITIES CRP00389-563			250,000	250,000	0	
Total OTHER USES	108,000	1,711,218	1,431,065	1,569,236	0	-8.30%
Division CRA	1,250,672	2,148,099	2,071,609	2,248,380	0	4.67%
COMMISSION			1,108	1,116	0	
MANAGER			0	0	0	
HUMAN RESOURCES			0	0	0	
CITY CLERK			2,892	2,930	0	
FINANCIAL SERVICES			7,956	8,055	0	
TECHNOLOGY SERVICES			0	0	0	

City of Stuart
2020 Fiscal Budget
Estimated Appropriations

Account	2018 Audited	2019 Current	Dept Request	Manager Recommend	Commission Adopt	% Change
107	COMMUNITY REDEVELOPMENT					
1117	CRA					
CITY ATTORNEY			36,849	37,415	0	
VEHICLE MAINTENANCE			0	0	0	
BUILDING MAINTENANCE			0	0	0	
CUSTOMER SERVICE			1,613	1,494	0	
WS GENERAL GOV			0	0	0	
Total Indirect Costs			50,418	51,010	0	
Division + Consolidated + Indirect Charges:			2,122,027	2,299,390	0	

City of Stuart
2020 Fiscal Budget
Estimated Appropriations

Account		2018 Audited	2019 Current	Dept Request	Manager Recommend	Commission Adopt	% Change
107		COMMUNITY REDEVELOPMENT					
Dept	CRA	1,250,672	2,148,099	2,071,609	2,248,380	0	4.67%

Capital Improvement Projects (CIP) Budget Summary

Projects	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Project Total
Options for bond term for 10th Street Park											
10th Street Park Improv Estimates \$6M Bond (3.5 % interest = 15 yrs bond)			\$ 520,950	\$ 520,950	\$ 520,950	\$ 520,950	\$ 520,950	\$ 520,950	\$ 520,950	\$ 520,950	On-going
Total Fiscal Year CIP (w/15 yrs bond)		\$1,375,000	\$ 1,621,950	\$ 1,070,950	\$ 1,270,950	\$ 1,270,950	\$ 1,270,950	\$ 770,950	\$ 520,950	\$ 520,950	
10th Street Park Improv Estimates \$6 M Bond (3.5 % interest = 30 yrs bond)			\$ 326,288	\$ 326,288	\$ 326,288	\$ 326,288	\$ 326,288	\$ 326,288	\$ 326,288	\$ 326,288	On-going
Total Fiscal Year CIP (w/30 yrs bond)		\$1,375,000	\$ 1,427,288	\$ 876,288	\$ 1,076,288	\$ 1,076,288	\$ 1,076,288	\$ 576,288	\$ 326,288	\$ 326,288	

Notes:	
Conceptual	Includes conceptual design and outreach
Design	Includes final design, outreach, design approval, permits and budget allocation
Construction	Advertise for bid, bid opening, award construction contract and start construction

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

Meeting Date:8/6/2019

Prepared by:Kev Freeman

Title of Item:

Presentation of the Development Impact Model

Summary Explanation/Background Information on Agenda Request:

Staff have created an economic impact model that can be used to assess and compare the local economic benefits/impacts of a proposed development project over a 10 year period from occupation.

The tool analysis data to assess the following:

1. Number of Full Time Employee (FTE) jobs created.
2. Number of supplier jobs created.
3. Number of induced jobs created.
4. Annual local spending made by new residents and new direct employees.
5. Amount of Gross Value Added to the local economy.
6. Amount of new property tax generated.
7. Amount of new TIF.
8. Impact Fees.

The model also outputs a 'Monte Carlo' analysis of a projected range of best case and worse case benefits over time. The analysis examines the following (not limited to): current property values, earnings per job, disposable income, additionality of jobs (induced jobs), substitution of existing jobs, leakage to other markets, historical property values, historical inflation rates, construction costs and employment per sq.ft. Over 2500 variations of potential outcomes are projected to form a picture of the potential value of a project to the local economy.

The Impact model will be used to assess development projects as they are reviewed and presented. The model will be further improved to be able to assess the potential impact of roadway and streetscape improvements.

Funding Source:

N/A

Recommended Action:

Receive the presentation.

ATTACHMENTS:

Description	Upload Date	Type
☐ Impact Tool	7/24/2019	Backup Material

PROJECT IMPACT MODEL RESIDENTIAL + RETAIL



CONSTRUCION JOBS (FTE)	INDUCED CONSTRUCTION JOBS	NEW DIRECT JOBS (FTE)	SUPPLIER JOBS	INDUCED JOBS	NEW JOB EARNINGS	ANNUAL LOCAL SPEND	NEW RESIDENTS
114	118	8	5	3	\$319,488	\$582,816	151

CONSTRUCTION JOBS LOCAL SPEND	CONSTRUCTION COST	INCREASE IN PROPERTY VALUE
\$273,974	\$13,680,900	\$12,623,529

ANNUAL PROPERTY TAX (COUNTY)	ANNUAL PROPERTY TAX (CITY)	ANNUAL TIF	IMPACT FEE (CITY)	IMPACT FEE (COUNTY)
\$4,224	\$3,156	\$140,224	\$195,598	\$234,696

ANNUAL GVA
\$43,288

PROJECTED IMPACT	
HIGH	\$819,548
MEAN	\$768,098
LOW	\$720,948

