City of Stuart

AGENDA

COMMUNITY REDEVELOPMENT AGENCY
SEPTEMBER 14, 2026
AT 3:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT AGENCY
Chair - Eula R. Clarke
Board Member - Laura Giobbi
Board Member - Merritt Matheson
Board Member - Sean Reed
Board Member - Campbell Rich
Board Member - Philip DeBerard
Board Member - Frederick James

ADMINISTRATIVE
Interim City Manager, Jim Chrulski
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

APPROVAL OF MINUTES

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

1. SECOND AMENDMENT TO THE HEIRS' PROPERTY ASSISTANCE PROGRAM (RC):

RESOLUTION No. 06-2026 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIR TO APPROVE SECOND AMENDMENT TO THE HEIRS' PROPERTY ASSISTANCE PROGRAM FOR PROPERTIES LOCATED WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

2. CRA BUDGET AND CIP FOR FY 2027 (RC):

RESOLUTION No. 05-2026 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR (FY) BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND APPROPRIATING CAPITAL BUDGET FOR FY 2027 AND PROVIDING FOR A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR PROJECTS WITHIN THE COMMUNITY REDEVELOPMENT AREA BOUNDARIES; 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: 9/14/2026 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
SECOND AMENDMENT TO THE HEIRS' PROPERTY ASSISTANCE PROGRAM (RC):

RESOLUTION No. 06-2026 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIR TO APPROVE SECOND 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 Community Redevelopment Agency (CRA) established the Heirs' Property Assistance Program to assist eligible heirs' property owners with obtaining clear title to their homes. The Program is intended to promote neighborhood stability, preserve homeownership, reduce the risk of involuntary property loss, and help eligible families access homeowner's insurance, homestead exemptions, financing opportunities, and home repair or rehabilitation assistance.

Under the current Program guidelines, eligible properties must be located within the Community Redevelopment Area and have an assessed value of $300,000 or less. Assistance is provided as a zero-interest deferred loan of up to $3,000 per probate case, not to exceed $9,000 per property. The deferred loan is secured by a recorded lien and is forgiven after three (3) years, provided the recipient retains legal title to the property.

Since the Program's implementation, staff has conducted outreach and received interest from potential applicants. Through discussions with families and legal counsel, staff has identified several challenges that may affect participation. In particular, some heirs' properties require more than three probate cases or other legal proceedings to establish clear title. In these instances, the current maximum assistance amount may not be sufficient to complete the legal process, and some families may be unable or unwilling to contribute the remaining costs.

Staff has also received feedback that some residents have concerns about participating in the Program due to misunderstandings regarding the City's role and the deferred-loan lien. Additional outreach and education may be necessary to clarify that the Program is intended to help families establish clear title and retain ownership of their property.

The Heirs' Property Assistance Program was presented and discussed at the joint Community Redevelopment Agency (CRA), Community Redevelopment Board (CRB), and City Commission meeting held on July 27, 2026. During the discussion, the Board provided direction to increase the maximum assistance available under the Program from $9,000 to $20,000 per property, while maintaining the existing maximum of $3,000 per probate case.

Based on the Board's direction, staff has prepared amendments to the Program guidelines to increase the maximum assistance to $20,000 per property. The proposed amendment would provide greater flexibility to assist eligible families with complex heirs' property cases that require multiple probate cases or other appropriate legal proceedings to establish clear title.

Staff is also recommending that the Program guidelines clarify that the CRA is not limited to utilizing the attorney currently contracted to provide probate services. The CRA may utilize the contracted probate attorney or other qualified attorneys or legal service providers, as appropriate, to provide legal assistance necessary to resolve ownership issues and obtain clear title to eligible properties.

PROPOSED AMENDMENTS:
The proposed amendments would:

1. Increase the maximum legal assistance from $9,000 to $20,000 per property;
2. Maintain the maximum assistance of $3,000 per probate case; and
3. Clarify that the CRA may utilize the contracted probate attorney or other qualified attorneys or legal service providers, as appropriate, to provide legal assistance under the Program.

The existing eligibility requirements, zero-interest deferred-loan structure, recorded lien, and three-year forgiveness provision would remain unchanged.

Funding Source:
FY 2027 Budget - $20,000

Recommended Action:
Recommend to the CRA Board to approve Resolution No. 06-2026 amending the Heirs' Property Assistance Program consistent with the Board's direction to increase maximum legal assistance from $9,000 to $20,000 per property, while maintaining the $3,000 maximum per probate, subject to available funding.

ATTACHMENTS:
1. R06-2026 CRA - Heirs' Property Assistance Program Amendment #2
2. Exhibit A - Heirs' Property Assistance Program Guidelines

BEFORE THE COMMUNITY REDEVELOPMENT AGENCY
CITY OF STUART, FLORIDA

RESOLUTION NO. 06-2026 CRA

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

WHEREAS, the Community Redevelopment Agency (CRA) of the City of Stuart is authorized pursuant to Part III, Chapter 163, Florida Statutes, to undertake redevelopment activities within the Community Redevelopment Area; and

WHEREAS, by adoption of Resolution No. 09-2024 on July 22, 2024, the CRA 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, by adoption of Resolution No. 04-2025, the CRA amended the Heirs' Property Assistance Program to increase the maximum amount of legal assistance available from $3,000 per property to $9,000 per property; and

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

WHEREAS, the CRA provides funds to eligible heirs' property owners for the purpose of assisting heirs in resolving ownership issues involving property with multiple owners and obtaining clear title; and

WHEREAS, the CRA may utilize the services of the contracted probate attorney or other qualified attorneys or legal service providers, as determined appropriate by the CRA, to provide legal assistance necessary to resolve ownership issues and obtain clear title to eligible properties; and

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, not to exceed $20,000 per property, to eligible property owners for the purpose of resolving ownership and obtaining clear title on the property; and

WHEREAS, the funds will be awarded as a deferred loan with zero-interest secured by a recorded lien and will be forgiven after three (3) years if the legal title (ownership) of the property remains with the property owner; and

WHEREAS, in the event that the sole property owner or both/all property owners become(s) deceased within the specified loan period, repayment of the loan will not be required, and the deferred loan will be forgiven (i.e. it becomes fully amortized upon the death of the final property owner); and

WHEREAS, the lien will be recorded in the Public Records of Martin County. The City will monitor possible triggers of the deferred loan repayment with annual title verification with online services through the Martin County's Property Appraiser's office.

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

SECTION 1: The Heirs' Property Assistance Program as amended which is attached hereto as **"Exhibit A",** including an increase in the maximum assistance amount to $20,000 per property 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:

	YES	NO	ABSENT	ABSTAIN
EULA R. CLARKE, CHAIR				
LAURA GIOBBI, BOARD MEMBER				
MERRITT MATHESON, BOARD MEMBER				
SEAN REED, BOARD MEMBER				
CAMPBELL RICH, BOARD MEMBER				
PHILIP DEBERARD, EX-OFFICIO BOARD MEMBER				
FREDERICK JAMES, EX-OFFICIO BOARD MEMBER				

ADOPTED this _____ day of _____, 2026.

ATTEST:

_____
MARY KINDEL
CITY CLERK

_____
EULA R. CLARKE
CHAIR

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 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 recipient(s) will receive legal assistance in amount up to $3,000 per probate case. In the event that multiple probate cases are required in clearing the title of an eligible property, the recipient(s) will be entitled to receive up to $20,000 per property. The funds will be awarded as a deferred loan with zero-interest secured by a recorded lien on the subject property. The loan will be forgiven after a period of 3 years, conditional upon the recipient(s) having legal title (ownership) of the subject property at the end of the 3-year term. Should the recipient(s) become deceased during the 3-year term, repayment of the loan will not be required, and the deferred loan will be forgiven. If repayment of the lien becomes due, the balance will be due in full within 30 days of the sale/transfer of ownership. The City will verify ownership on an annual basis through Martin County's Property Appraiser's Office.

ELIGIBILTY:

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 probate case, not to exceed a total of $20,000 per property.

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
Community Redevelopment Agency

Meeting Date: 9/14/2026 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
CRA BUDGET AND CIP FOR FY 2027 (RC):

RESOLUTION No. 05-2026 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR (FY) BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND APPROPRIATING CAPITAL BUDGET FOR FY 2027 AND PROVIDING FOR A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR PROJECTS WITHIN THE COMMUNITY REDEVELOPMENT AREA BOUNDARIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The proposed FY 2027 CRA budget is prepared using the proposed millage rates of 6.5614 mills for Martin County and 5.0000 mills for the City of Stuart. The CRA is responsible for budgeting and appropriating funds for capital improvement projects it proposes to implement within the CRA boundaries. The CRA has appropriated funds for capital projects as set forth in the Five-Year Capital Improvement Plan (CIP) for projects located within the CRA boundaries.

The CRA's 2026 taxable value is $995,846,141, which is used to calculate the FY 2027 CRA budget. This represents a $57,224,806 increase in the CRA's incremental taxable value compared to the 2025 taxable value used for the FY 2026 budget. Based on the 2026 taxable value, the estimated combined ad valorem revenues generated from the incremental tax base within the CRA are approximately $8,806,141 for FY 2027, compared to $6,989,712 in FY 2026.

Staff seeks approval of Resolution No. 05-2026 CRA, adopting the FY 2027 CRA budget based on the preliminary budget presented, as well as the CRA Capital Improvement Plan for Fiscal Years 2027–2031. The plan is consistent with current and ongoing projects, as well as future potential projects that may be funded through Tax Increment Revenues.

Funding Source:
Tax Increment Financing (TIF) — City General Fund Transfer and Martin County; Grants

Recommended Action:
Approve Resolution No. 05-2026 CRA, adopting the CRA budget for FY 2027 and Capital Improvement Plan (CIP) for Fiscal Years 2027-2031.

ATTACHMENTS:
1. R05-2026 CRA - Adopt Budget for FY 2027
2. R05-2026 CRA - Exhibit_CRA Budget FY 2027 and CIP

BEFORE THE COMMUNITY REDEVELOPMENT AGENCY
CITY OF STUART, FLORIDA

RESOLUTION No. 05-2026 CRA

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR (FY) BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND APPROPRIATING CAPITAL BUDGET FOR FY 2027 AND PROVIDING FOR A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR PROJECTS WITHIN THE COMMUNITY REDEVELOPMENT AREA BOUNDARIES; 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, 2026, and ending September 30, 2027, to properly reflect anticipated revenues and required appropriations.

WHEREAS, CRA has the responsibility for financial planning of comprehensive five-year Capital Improvement Plan for capital projects within the Community Redevelopment Area boundaries.

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

RESOLUTION No. 05-2026 CRA
ADOPT CRA BUDGET for FY 2027 AND CIP

SECTION 1: The CRA of the City of Stuart hereby adopts the budget, attached hereto, for the FY beginning October 1, 2026, and ending September 30, 2027, as follows:

(a) There is hereby appropriated from the CRA of the City of Stuart for the above-described FY the total sum of Twelve Million, One Hundred Twenty-Nine Thousand, and Eight Hundred Twenty ($12,129,820) Dollars to provide for the annual budget of the CRA Fund.

SECTION 2: The CRA hereby adopts its FY 2027 capital budget setting forth a Five-Year Capital Improvement Plan for projects within the Community Redevelopment Area boundaries.

SECTION 3: 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:

	YES	NO	ABSENT	ABSTAIN
EULA R. CLARKE, CHAIR				
LAURA GIOBBI, BOARD MEMBER				
MERRITT MATHESON, BOARD MEMBER				
SEAN REED, BOARD MEMBER				
CAMPBELL RICH, BOARD MEMBER				
PHILIP DEBERARD, EX-OFFICIO BOARD MEMBER				
FREDERICK JAMES, EX-OFFICIO BOARD MEMBER				

ADOPTED this _____ day of _____, 2026.

ATTEST:

_____	_____
MARY KINDEL	EULA R. CLARKE
CITY CLERK	CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ
CITY ATTORNEY

Account Name	Proposed 2027 Budget	Itemizations	Description
Other Permits and Assessments	2,700		
Federal Grant - Economic	0		
County Interlocal	0		
Other Local Revenues	5,497,330		
Other Local Revenues		5,497,330	MC BOCC @ 6.5614 Mills
Interest	35,000		
Rentals - Taxable	0		
Disposition of Assets	0		
Contributions from Private	0		
Bank Fee Refunds	0		
Other Sources	7,254,826		
Other Sources		353,922	DEP EPA 319 Water Quality Grant (Seminole Street Project)
Other Sources		500,000	State Appropriation for Guy Davis Park construction
Other Sources		3,784,719	CDBG-CV - Project Lift (received portion of reimbursement FY 2026 - remaining balance will be reimbursed in FY 2027)
Other Sources		80,000	CDBG - Housing Rehabilitation
Other Sources		1,674,285	DEP Water Quality Grant - Stypmann Drainage Improvements
Other Sources		436,900	LAP Grant - Dixie Highway Improvements
Other Sources		425,000	From Fund Balance - amount originally not appropriated from BA for dock in FY26.
Interfund Transfers In	3,308,811		
Interfund Transfers In		3,308,811	General Fund Transfer In
	16,098,667	**Revenue Total**	

Account Name	Proposed 2027 Budget	Itemizations	Description
Regular Salaries/Wages	218,988		
Other Salaries and Wages	0		
Overtime	0		
Special Pay	6,840		
FICA Taxes	16,558		
Retirement Contributions	56,974		
Life and Health Insurances	280		
Workers' Compensation	353		
Professional Services	670,000		
Professional Services		50,000	Professional Services - Planning and Design Services for CRA Small-Scale Projects
Professional Services		100,000	Tree canopy Enhancement Program - Landscape Plan by phases/areas
Professional Services		50,000	Professional Grant Application Services and Administration
Professional Services		5,000	CRA Annual Audit
Professional Services		60,000	Flagler Park Additional Parking Design
Professional Services		225,000	Stypmann Drainage and Sidewalk Improvements Design
Professional Services		30,000	Dixie Highway Improvements Design
Professional Services		150,000	Downtown Master Plan and Charette _ City Hall, Downtown Garage, City Owned Parcels
Travel and Per Diem	3,000		
Communication Services	0		
Communication Services		0	AT&T
Freight & Postage Services	2,000		
Utility Services	0		
Utility Services		0	Electric
Rentals and Leases	950		
Rentals and Leases		700	CM Add - Copier Lease
Rentals and Leases		250	Adobe Acrobat
Insurance - General Liability	3,585		
Repair & Maintenance	230,000		
Repair & Maintenance		230,000	Miscellaneous Repair and Maintenance in the CRA
Printing and Binding	15,000		
Printing and Binding		15,000	Outreach, Public Notices/Ads in Newspaper
Promotional Activities	73,000		
Promotional Activities		3,000	Miscellaneous community involvement programs - Historic Markers
Promotional Activities		20,000	East Stuart Promotional Activities (MLK Day Event, Black Heritage Festival)
Promotional Activities		50,000	Historic District (East Stuart and Downtown) Promotional Street Signs and National Register Historic Markers
Other Current Charges	320,500		
Other Current Charges		10,000	Arts & Entertainment Creek District (Mosaic Artwork, Misc.)
Other Current Charges		2,500	Chamber Welcome Guide
Other Current Charges		8,000	Shop Local/Misc
Other Current Charges		300,000	REDA Agreements (Avonlea, Atlantic Point Marina, Elizabeth)
Office Supplies	2,586		
Operating Supplies	20,000		
Operating Supplies		20,000	Miscellaneous Community Improvements
Books and Memberships	2,975		
Books and Memberships		500	APA Membership Fees
Books and Memberships		175	District Fees for CRA
Books and Memberships		1,000	FL Redevelopment Association Conference
Books and Memberships		1,200	FRA Membership Fees
Books and Memberships		100	Young Professional of Martin County Membership
Training	1,000		
Indirect Costs	47,803		
Land Expense	0		
Buildings Expense	0		
Infrastructure Expense	8,529,170		
Infrastructure Expense		1,000,000	Project LIFT at 710 SE MLK Blvd; Construction Reimbursed for acquisition; engineering; appraisals, environmental; admin fees; PO issued for contractor in FY 2025 with BA
Infrastructure Expense		1,500,000	Guy Davis Community Park Including Skate Park
Infrastructure Expense		1,000,000	Stypmann Neighborhood Drainage and Sidewalk Improvements
Infrastructure Expense		200,000	Tree Canopy Enhancement Program within ROW - Installation
Infrastructure Expense		440,000	Downtown Undergrounding Project - Unspent budget from FY 2025/2026 (Utilities fees - AT&T, Comcast, permits)
Infrastructure Expense		200,000	Memorial Park/Amphitheatre Additional Costs for Efficiency and Overall Functionality - Design and Construction
Infrastructure Expense		250,000	Flagler Park Additional Parking Construction
Infrastructure Expense		250,000	Federal Highway Street Tree and Sidewalk Implementation
Infrastructure Expense		89,170	Solar Lighting for Gateway and District Signs
Infrastructure Expense		1,250,000	Non-LAP - Dixie Highway Improvements Phase 1 - Joan Jefferson to Ocean Blvd (not in City's ROW) - Sidewalk and FEC ROW
Infrastructure Expense		1,000,000	LAP - Dixie Highway Improvements Phase 2 - Joan Jefferson to Ocean Blvd - City's ROW
Infrastructure Expense		400,000	Guy Davis Community Park - CEI Services
Infrastructure Expense		450,000	Dixie Highway Improvements - CEI Services for LAP and Non-LAP
Infrastructure Expense		300,000	Stypmann Drainage and Sidewalk Improvements - CEI Services
Infrastructure Expense		200,000	Confusion Corner Design/Enhancements for Safety Improvements
Machinery & Equipment Expense	0		
Aids to Private Organizations	285,000		
Aids to Private Organizations		50,000	Business Improvement Reimb Program (BIRP)
Aids to Private Organizations		50,000	Brush With Kindness/SELF Program
Aids to Private Organizations		20,000	Mural Matching Grant Program
Aids to Private Organizations		20,000	Residential Street Tree Program
Aids to Private Organizations		20,000	Residential Facade Improvement/Paint Up Program

Account Name	Proposed 2027 Budget	Itemizations	Description
Aids to Private Organizations		20,000	Heirs' Property Assistance Program - reduced to $20k as per CRA director on 7/28/26
Aids to Private Organizations		25,000	Landscape Improvement Grant Program
Aids to Private Organizations		10,000	Stuart Training School Documentary
Aids to Private Organizations		70,000	Stuart Mainstreet Agreement
Aids to Private Organizations		0	
Intragovernmental Transfers	1,531,876		
Intragovernmental Transfers		224,880	Tram Service CM Adjust from $194,860 to $224,880 to match 2026
Intragovernmental Transfers		23,000	Parking Management System Software Support - Recurring Expense
Intragovernmental Transfers		163,161	FEC RR Crossing Leases to 001-230
Intragovernmental Transfers		2,791	FEC Ad Valorem 2 of 2 Parts to 001-230
Intragovernmental Transfers		4,636	FEC Parking Property Tax 1 of 2 Parts to 001-230
Intragovernmental Transfers		100,000	Safety Zones Design to 001-230
Intragovernmental Transfers		56,388	FEC Crossing Maintenance and Leases in General Fund
Intragovernmental Transfers		126,235	Various projects in 001-220 and 001-230, downtown urns, landscaping, mangrove trimming, paver brick, sidewalk staining, decorative street globes, et al, FEC Crossing Repair Reserve, FEC Annual Signal Maintenance
Intragovernmental Transfers		29,701	FEC Ground Lease Fees to 001-230
Intragovernmental Transfers		370,000	Water Tower Painting - Water Fund transfer too
Intragovernmental Transfers		6,084	FEC License Fee for Conduit and Electrical Cables installed as part of Downtown Undergrounding Project
Intragovernmental Transfers		425,000	Courtesy Dock Wave Attenuator PPW00394 (Transportation Impact/FIND Grant/CRA) CM Fund
Contingencies	91,382		
Other Uses	0		
	12,129,820	**Expenditure Total**	

Capital Improvement Projects (CIP) Budget Summary

PROJECTS	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Guy Davis Community Park 21045901											
Phase I Site Plan	$344,517										
Phase II Final Design			$370,000								
Park Construction							$1,500,000	$9,200,000			
CEI							$400,000				
Downtown Undergrounding											
Phase I Design - Seminole Street - 20038901											
Phase II Design - Osceola - 22038902		$174,554									
Construction of Phase I and II - 22038903					$6,042,620						
CEI					$313,620						
Building Permit and Utiltieis Fees					$53,151	$498,821	$440,000				
Willie Gary Prop Acq., Demo, New Const.											
Acquisition (CDBG-CV Grant Reimb) - 048901				$1,617,476							
Appraisals, Environ, Eng, Admin, Demo, Const. (CDBG-CV Grant Reimb) - 048902			$30,700	$269,424	$6,805,624	$1,896,649	$1,000,000				
Stypmann Drainage and Sidewalk Improv											
Design			$152,000			$30,000	$225,000				
Construction							$1,000,000	$3,000,000			
CEI							$300,000				
Tree Canopy Enhancement Program Within ROW											
Evaluation/Data/Master Plan						$100,000					
Landscape Plan by Planning Area							$100,000	$50,000	$50,000	$50,000	
Construction							$200,000	$100,000	$100,000	$100,000	
Triangle District 21046801											
SE Dixie Highway Conceptual		$44,500									
SE Dixie Highway Design		$60,500			$30,000		$30,000				
SE Dixie Highway Construction (LAP and Non-LAP)							$2,250,000	$1,000,000			
CEI							$450,000				
Flagler Park Additional Parking											
Design							$60,000				
Construction							$250,000				

Capital Improvement Projects (CIP) Budget Summary

PROJECTS	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Osceola Street Extension											
Design								$100,000			
Construction									$1,000,000		
Bayou Pedestrian Bridge											
Design								$100,000			
Construction									$2,000,000		
Triangle District Streetscape - Phasing											
Design								$400,000			
Construction										$1,000,000	$3,000,000
East Stuart Neighborhood Streetscape - Phasing											
Design								$400,000			
Construction									$1,000,000	$1,000,000	$1,000,000
MLK Blvd Complete Street 21045001											
Conceptual											
Design		$450,000									
Construction								$6,000,000			
10th Street Community Center - Rehab											
Design								$150,000			
Construction										$2,000,000	
10th Street Streetscape/Gateway Signage											
Design								$200,000			
Construction										$3,000,000	

*Prior-year amounts represent expenditures through FY 2026. FY 2027 and subsequent years represent proposed/projected funding.