



AGENDA

SPECIAL MEETING OF THE STUART CITY COMMISSION COMMUNITY REDEVELOPMENT AGENCY AND COMMUNITY REDEVELOPMENT BOARD

**JANUARY 23, 2023 AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

**Mayor Troy McDonald
Vice Mayor Becky Bruner
Commissioner Eula R. Clarke
Commissioner Christopher Collins
Commissioner Campbell Rich**

COMMUNITY REDEVELOPMENT AGENCY

**Chairperson - Troy McDonald
Vice Chairperson - Becky Bruner
Board Member - Eula R. Clarke
Board Member - Christopher Collins
Board Member - Campbell Rich
Board Member - Tom Campenni
Board Member - VACANT**

COMMUNITY REDEVELOPMENT BOARD

**Chairman - Tom Campenni
Board Member - Micah Hartowski
Board Member - Chris Lewis
Board Member - Frank McChrystal
Board Member - Seth Owens
Board Member - Nikolaus Schroth
Board Member - Jackie Vitale**

ADMINISTRATION

**City Manager, David Dyess
City Attorney, Michael Mortell
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.

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.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

1. ADVISORY BOARD MEMBER OATH (CRB)

PRESENTATIONS

2. RECOGNITION OF EAST STUART HISTORICAL COMMITTEE
3. PRESENTATION BY THE CONSULTANT, CALVIN, GIORDANO & ASSOCIATES, INC., FOR THE FINAL SCHEMATIC DESIGN FOR THE GUY DAVIS COMMUNITY PARK.

APPROVAL OF AGENDA

APPROVAL OF MINUTES

4. APPROVAL OF 06/27/2022 & 10/24/2022 JOINT MEETING MINUTES
5. APPROVAL OF 11/28/2022 CRA MINUTES (CRA APPROVAL ONLY)

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

6. CRA BOARD MEMBER APPOINTMENT (CCM ONLY)
7. EXPAND NEIGHBORHOOD REVITALIZATION PROGRAM TO INCLUDE BRUSH WITH KINDNESS AND THE NEW SOLAR AND ENERGY LOAN FUND (SELF) PROGRAM (RC):

RESOLUTION No. 03-2023 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AMENDING THE NEIGHBORHOOD REVITALIZATION PROGRAM, WHICH THE COMMUNITY REDEVELOPMENT AGENCY REINVEST TAX INCREMENT FUNDS TO MAKE EXTERIOR IMPROVEMENTS TO RESIDENTIAL PROPERTIES WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

8. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA, AND PROPERTY OWNER, AND GLENDA PRESTON (ARTIST) (RC):

RESOLUTION No. 02-2023 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND PROPERTY OWNER AND GLENDA PRESTON, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL MURAL ON THE EXTERIOR WALLS OF A BUILDING LOCATED AT 701 SE TARPON AVENUE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

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

Meeting Date: 1/23/2023

Prepared by: Susej Meleqi

Title of Item:

ADVISORY BOARD MEMBER OATH (CRB)

Summary Explanation/Background Information on Agenda Request:

3 CRB Members to take the Oath.

Funding Source:

N/A

Recommended Action:

N/A

ATTACHMENTS:

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

Meeting Date: 1/23/2023

Prepared by: Pinal Gandhi-Savdas

Title of Item:

PRESENTATION BY THE CONSULTANT, CALVIN, GIORDANO & ASSOCIATES, INC., FOR THE FINAL SCHEMATIC DESIGN DESIGN FOR THE GUY DAVIS COMMUNITY PARK.

Summary Explanation/Background Information on Agenda Request:

Background

The Master Plan for the Guy Davis Community Park improvements was presented to the East Stuart Neighborhood in September 2019. The Request for Proposal was advertised in September 2020. The request to negotiate with the top ranked firm, Calvin, Giordano & Associates, Inc. (CGA) was approved by the board in January 2021. At the Joint CRA, CRB, CC meeting on April 26, 2021, the board approved the budget amendment and contract with CGA to develop a schematic design/site plan for the Guy Davis Community Park. In June/July 2021, the CRA conducted a Pre-Design Survey for feedback from the East Stuart community and residents of Stuart. The preliminary site plan was presented at the Joint CRA, CRB, CC meeting on January 24, 2022 and the East Stuart community on March 7, 2022. The final schematic plan was presented to the East Stuart community for feedback on January 19, 2023.

Project Summary

The proposed Final Schematic Design for the Guy Davis Community Park is being submitted for design direction approval and comment in preparation for approving the Schematic Design Plan Package and to solicit any final comments offered by the Commission and Board for inclusion in the development of the final design and engineering construction plans. The design is a culmination of various efforts that have included:

- 1) Site Surveying
- 2) Utility coordination with AT&T, FPL, Comcast and others
- 3) Public Outreach Perception and Values online survey
- 4) Extensive public engagement to develop opportunities for incorporating elements within the park that celebrate the values, history and contributions of members of the East Stuart Community. These resulted in the addition of several components to the park design, including:
 - a. Commemorative plaza design celebrating the contributions of Mr. Guy Davis
 - b. Plaza and signage design celebrating the contributions of educators to East Stuart
 - c. A sports walk, with celebratory bronze plaques to be embedded within the walkways
 - d. Mosaic panels incorporated into the design of the Concession/Restroom building
 - e. Painted mural on the rear wall of the abutting industrial building
 - f. Other improvements outside of the park:
 - i. Community markers identifying locations of historic buildings and locations throughout the East Stuart community
 - ii. Memorial to Dr. Martin Luther King, Jr. on MLK, Jr. Blvd (project design to be by Kimley-Horn under a separate contract)
 - iii. Memorial to the contribution of Veterans and Law Enforcement to the East Stuart Community (project design to be by Kimley-Horn under a separate contract)
- 5) Site Planning
- 6) Identified additional improvements to be captured in a 'General Master Plan' for future phases and components that have been widely discussed, including the following potential improvements:

- a. 3 new pickleball courts
 - b. Upgraded parking area along 10th Street with a linear park component
 - c. 10th Street potential roadway diet and streetscape sections
 - d. Dog Park components
 - e. Skate Park component
- 7) Preliminary Site Drainage Strategies
 - 8) Program Planning
 - 9) Materials and Furnishings Selections
 - 10) Tree Disposition, Mitigation and Planting Strategies

The consultant is looking forward to receiving any comments from the Commission and the Board to revise the plan as needed and incorporate any requests/modifications into the upcoming final Construction Plans. The Final Schematic Plan, once adopted, will become the basis of design for the next phase that includes refinement of all the design details, preparation of construction and bid plans, and assisting the city through bidding, award and construction of the park for full implementation. An abridged version of the presentation is being provided, highlighting the key features and components of the design. The consultant will be providing a full presentation of all design ideas and proposed park components for the Commission's and Board's feedback.

The final Engineering Design cost for Phase 2 is budgeted at \$370,000 in the FY 2023 CRA budget. The final cost for Phase 2 will be negotiated upon approval of the Final Schematic Design.

Next Steps

Upon feedback from the Commission, Board and Community, the consultant will begin development of 30%, 60% and 90% Design Plans and 100% Final Construction Drawings/Bid Documents. At 60% plans, the consultant will come back to the Commission and Board with design and more accurate updated construction costs. If there are any decisions about alternative components that need feedback, they will be discussed at that time. After presentation to the Commission and Board, the plans will be presented to the East Stuart community.

During this process, staff will research & apply for grants and identify other sources of private funding, including corporate sponsorship and donations, to fill the gap for public funding for the construction of the park.

Funding Source:

CRA FY 2023 Budget for Phase 2 (Final Engineering Plans/Constructions Documents) - \$370,000

Recommended Action:

The staff request the following:

- 1. Provide feedback on the Final Schematic Design.
- 2. Provide directions for staff to move to Phase 2 (Final Engineering/Construction Plans).

ATTACHMENTS:

- 1. Presentation

SCHEMTATIC DESIGN PACKAGE

GUY DAVIS PARK

Park Design & Master Plan Components

Calvin, Giordano & Associates, Inc.



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SCHEMTATIC DESIGN PACKAGE

JANUARY 2023

- 01 Introduction: Who is CGA?
- 02 Background
- 03 Project Approach
- 04 Master Plan Components
- 05 Next Steps & Discussion



Introduction: Who is CGA?

01



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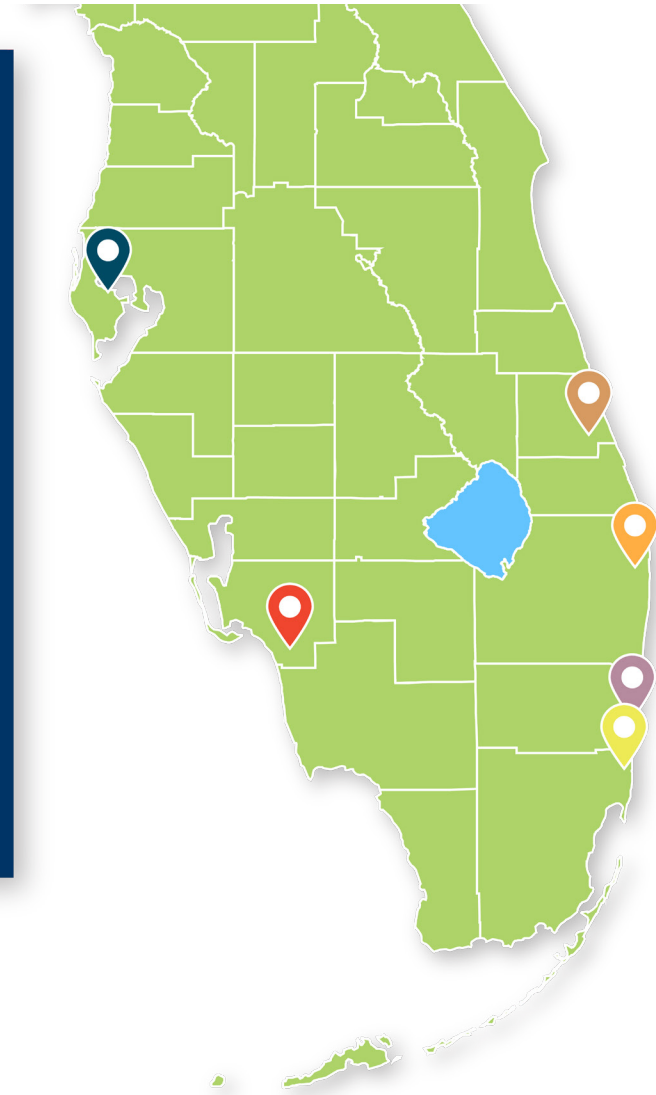
SCHEMATIC DESIGN PACKAGE

JANUARY 2023

CALVIN, GIORDANO & ASSOCIATES, INC.

- [+] Multi-disciplinary firm
- [+] Award winning design team
- [+] Since 1937 - over 80+ years
- [+] 370+ employees

-  Calvin, Giordano & Associates, Inc.
1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316
-  Calvin, Giordano & Associates, Inc.
10800 Biscayne Boulevard, Suite 950
Miami, FL 33161
-  Calvin, Giordano & Associates, Inc.
580 Village Blvd. Suite 325
West Palm Beach, FL 33409
-  Calvin, Giordano & Associates, Inc.
2400 SE Veterans Memorial Parkway,
Suite 207
Port St. Lucie, FL 34952
-  Calvin, Giordano & Associates, Inc.
9990 Coconut Road, Suite 340
Estero, Florida 34135
-  Calvin, Giordano & Associates, Inc.
13535 Feather Sound Dr #135
Clearwater, FL 33762



Location and Background



Municipal Experience



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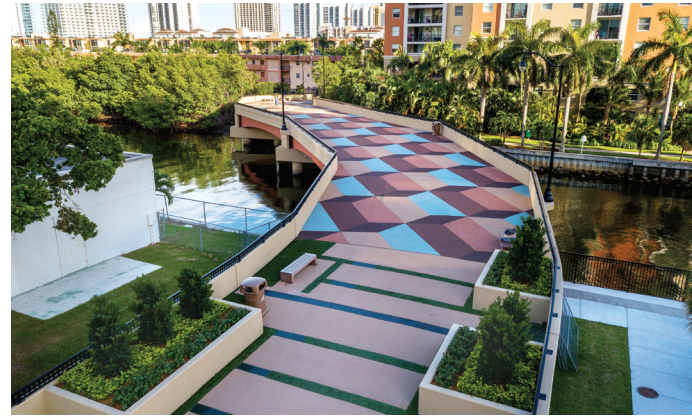
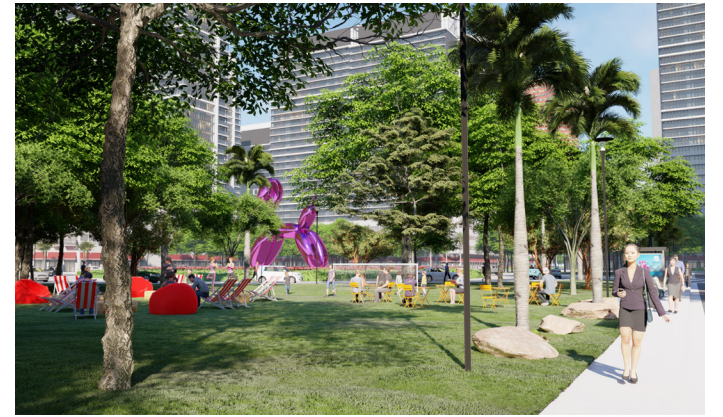
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SCHEMATIC DESIGN PACKAGE

PARK DESIGN & MASTER PLAN COMPONENTS

JANUARY 2023

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Project Experience

SERVICE LINES

- [+] CONTRACT SPECIFIC WORK
- [+] CONTINUING SERVICES
- [+] SITE PLAN REVIEW
- [+] LANDSCAPE PLAN REVIEW
- [+] ARBORIST SERVICES
- [+] CODE WRITING
- [+] PARK MASTER PLANS
- [+] PARK PROJECTS
- [+] FDOT & STREETSCAPES



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JENNA MARTINETTI, PE
PROJECT MANAGER & CIVIL ENGINEER



GIANNO FEOLI, ASLA
VISION LEAD & LANDSCAPE URBANIST

Project Team Lead



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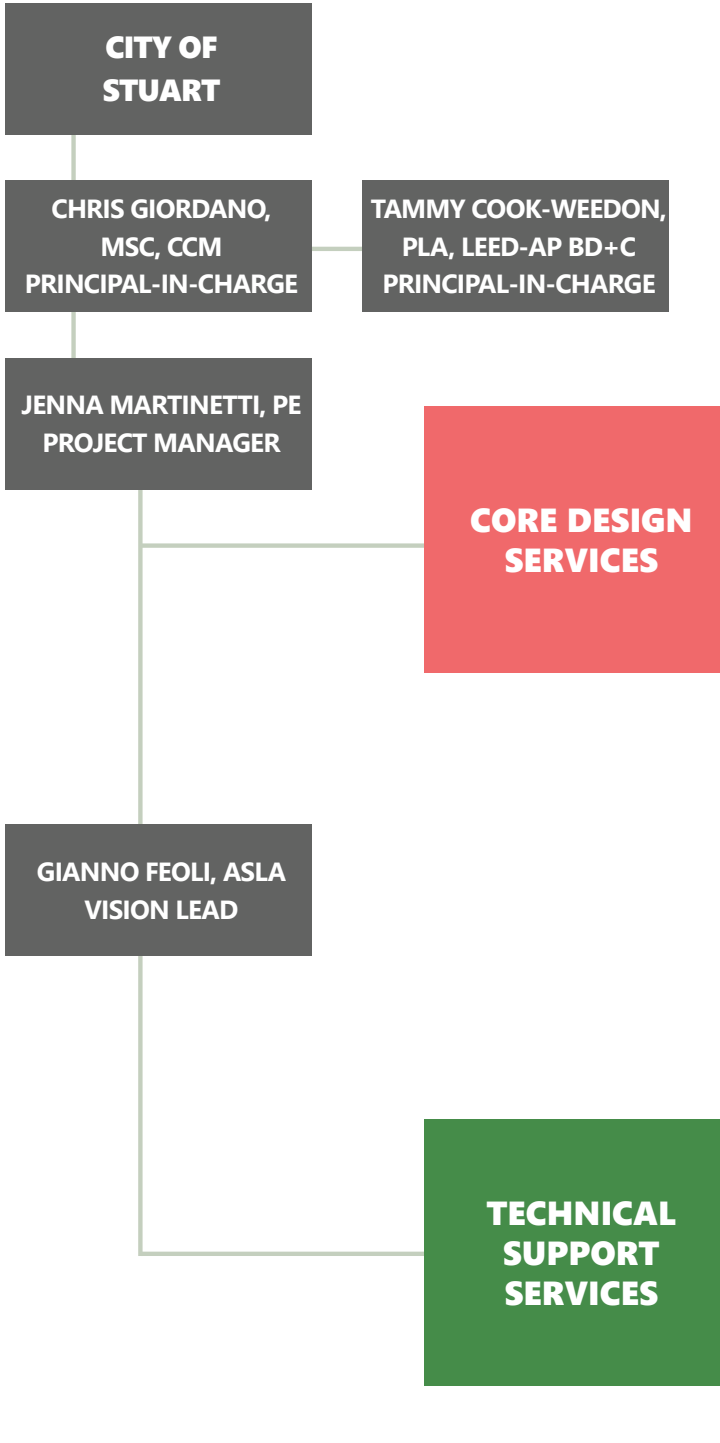
JANUARY 2023

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ORGANIZATIONAL CHART



FOUNDATION & RECONNAISSANCE SERVICES	• Feasibility Analysis	David Stambaugh, PE Jenna Martinetti, PE Gianno Feoli	Civil Engineer Drainage Engineer Landscape, Program/ Use, and Urbansim
	• Surveying & Mapping • Subsurface Utility • Geotechnical	Steve Watts, PSM ** Nutting Engineering ** Synalovski Romanik Saye Architects	Director of Surveying Sub-consultants **Subconsultant
	COMMUNICATIONS SERVICES	Silvia Vargas, AICP Dominic Mack, PLA	Planner 3d Graphics & Graphic Design
GENERAL DESIGN & ENGINEERING SERVICES	• Site Planning • Design of Urban Public Spaces • Open Space Planning, Analysis & Design • Active & Passive Park Design • Irrigation Design • Streetscape Planning, Analysis & Design	David Stambaugh, PE Jenna Martinetti, PE Keisha Westbrook, PE Jorge Cervantes, PE	Engineering Team
		Gianno Feoli Dominic Mack, PLA	Urbanism Team
		Tammy Cook-Weedon, PLA Marcos Mendoza	Planting & Irrigation Team
ELEMENT-SPECIFIC DESIGN & ENGINEERING SVCS	• Gateway Features • Hardscape • Landscape Features	Gianno Feoli Dominic Mack, PLA	Branding & Graphics
CONSTRUCTION SERVICES	• Cost Estimates • Construction Administration	James Messick, PE Erik Padron, PE	Cost Estimator CEI
GUIDES & MAINTENANCE DOCUMENTS	• Landscape Design Guidelines • Maintenance Standards	Tammy Cook-Weedon, PLA Michael Conner, PLA, ISA Gianno Feoli	Landscape Team
TECHNICAL DRAWING PRODUCTION & SUPPORT	• Signed and Sealed Construction Documents • Bid Packages • Specifications	Lee Rowbotham Kathy Krupski Dominic Mack, PLA Marcos Mendoza	Technical Drafting Team

Background & Public Engagement

02



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Site Understanding & Problem Solving



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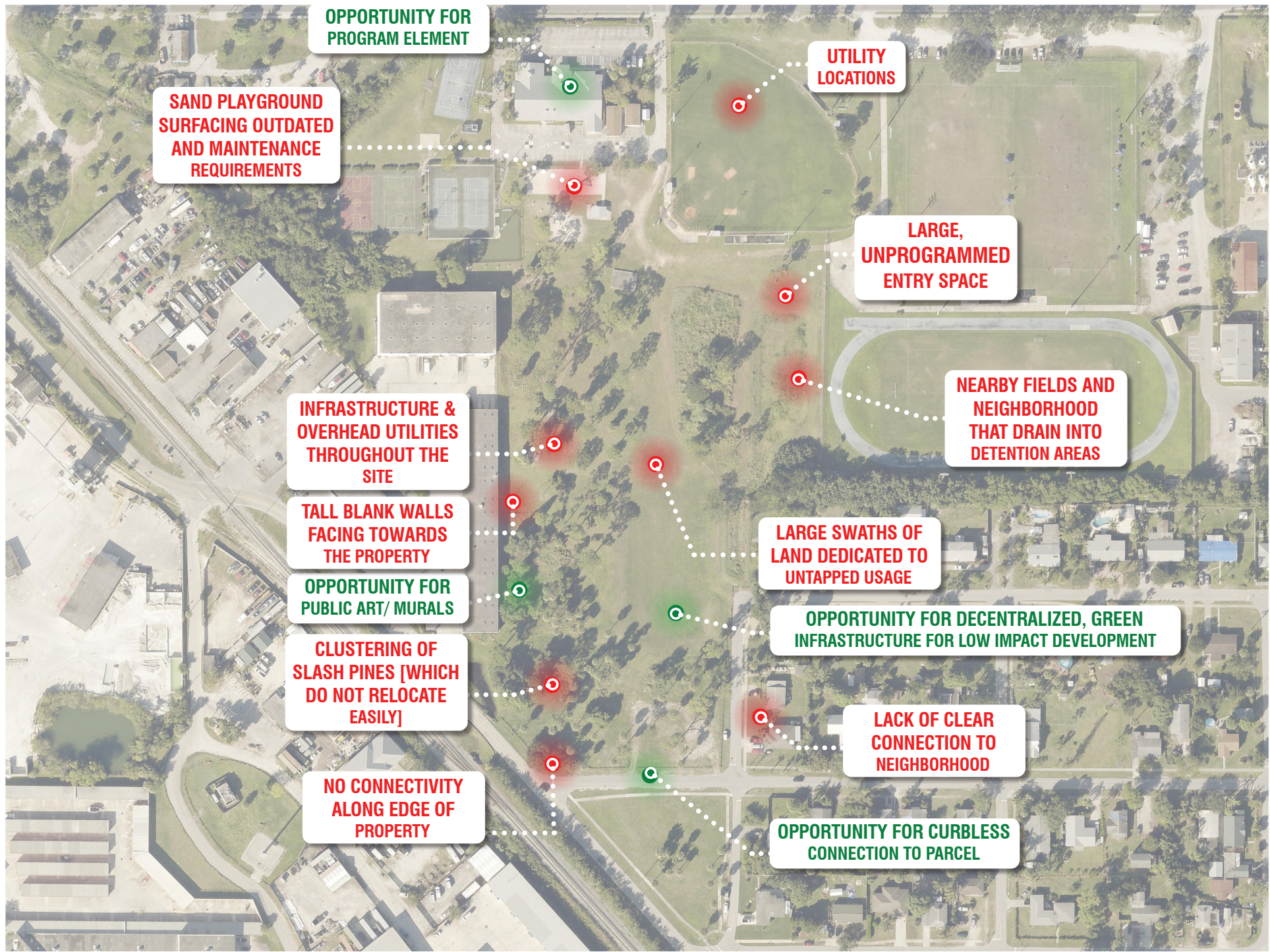
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BACKGROUND

02 MODULE

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MATERIAL CHOICES + LONGEVITY



UNDERUTILIZED SPACES



UNDEFINED PROGRAMMING



SENSITIVITY TO PLANTING



OVERHEAD + UNDERGROUND UTILITIES



IRRIGATION ZONE SYSTEMS



ENVIRONMENTAL QUESTIONS



DRAINAGE CAPACITY + QUALITY



POOR BRANDING + IDENTITY



LACK OF CONNECTIVITY

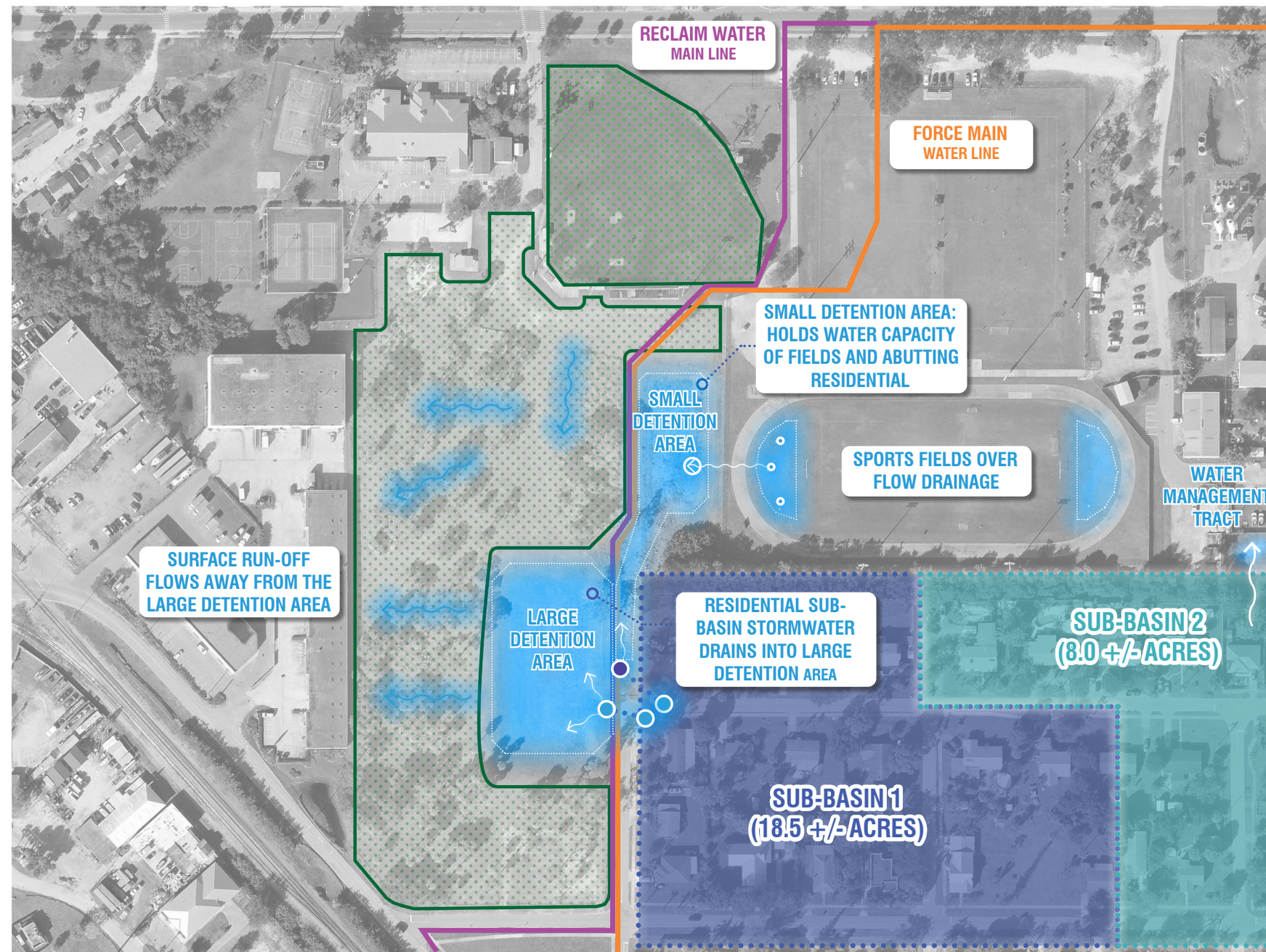


OFF-SITE DRAINAGE



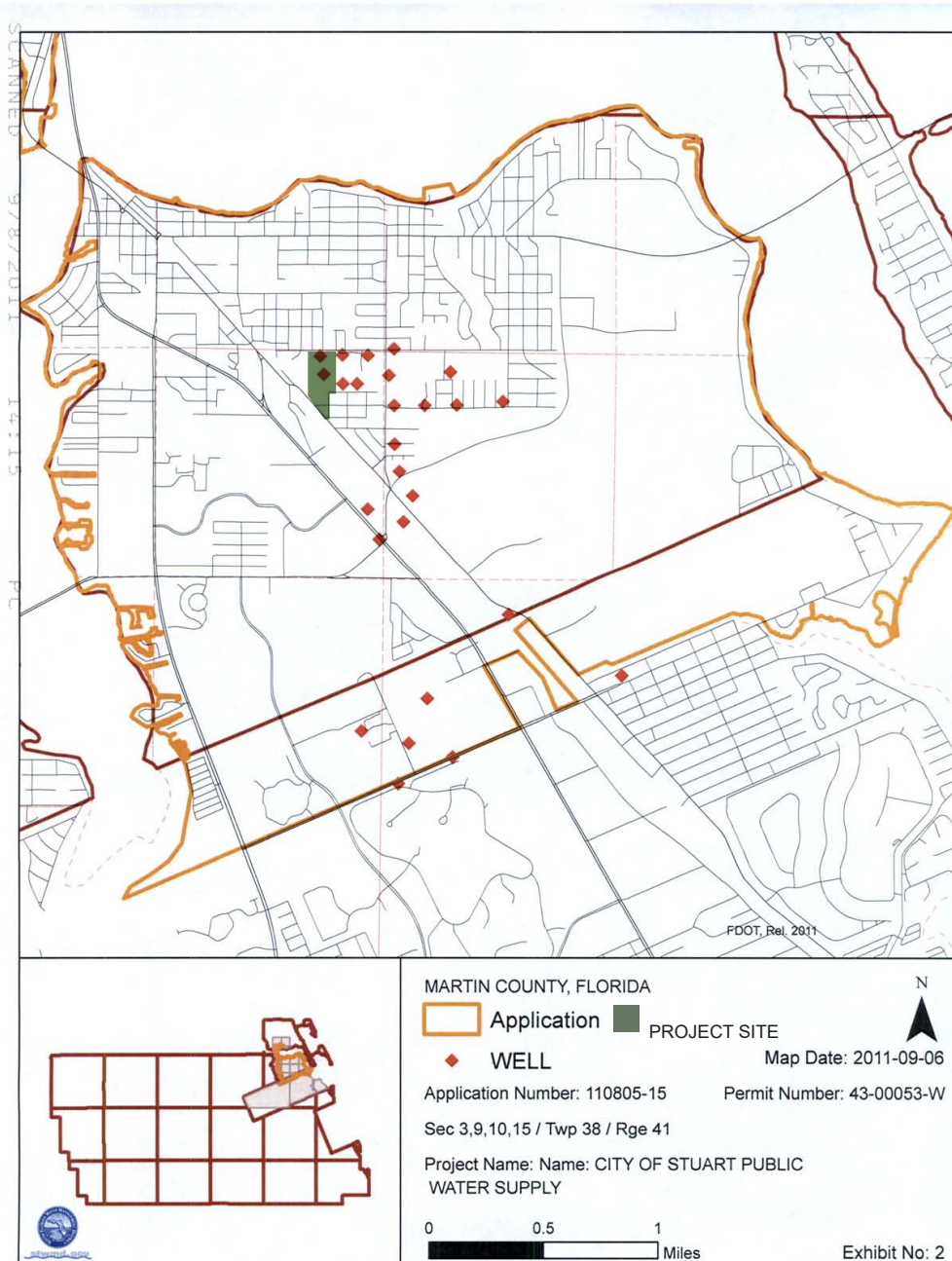
THRESHOLDS

Site Issues & Constraints



-  DETENTION AREAS
-  SUB-BASIN 1
-  SUB-BASIN 2
-  PERVIOUS AREA
-  OVERFLOW
-  OUTFALL

Existing Drainage Framework



Existing Drainage Framework

Public Outreach Survey Results Summary



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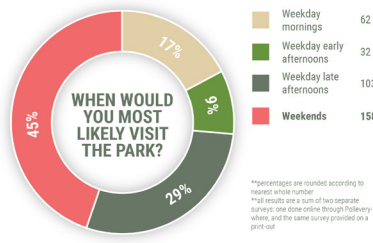
BACKGROUND

MODULE

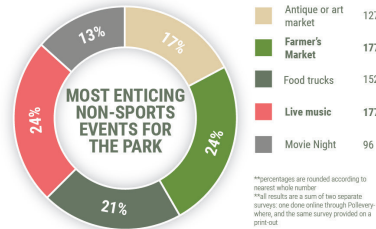
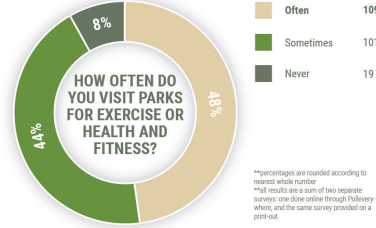
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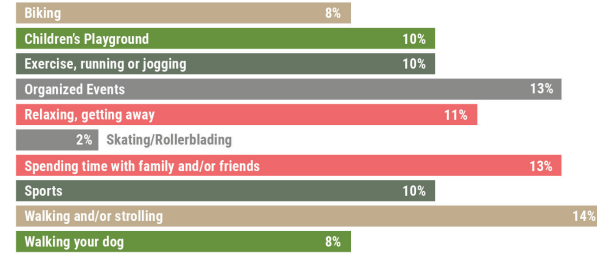


327 total survey participants

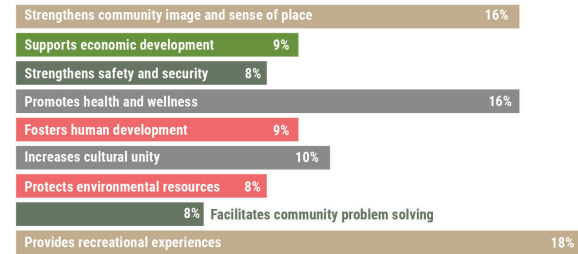


activities & values

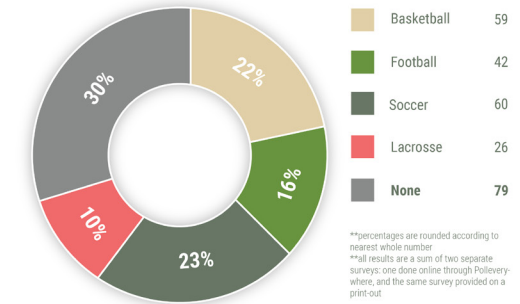
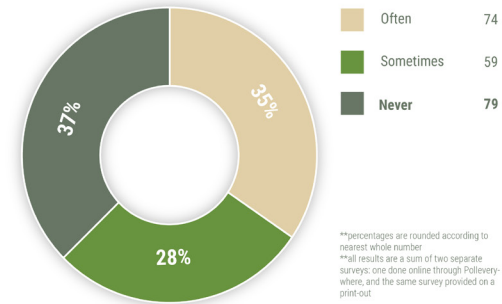
WHEN VISITING ANY PARK, WHAT ACTIVITIES MOST ENTICE YOU?



WHAT BENEFITS WILL AN IMPROVED GUY DAVIS PARK PROVIDE FOR THE COMMUNITY?

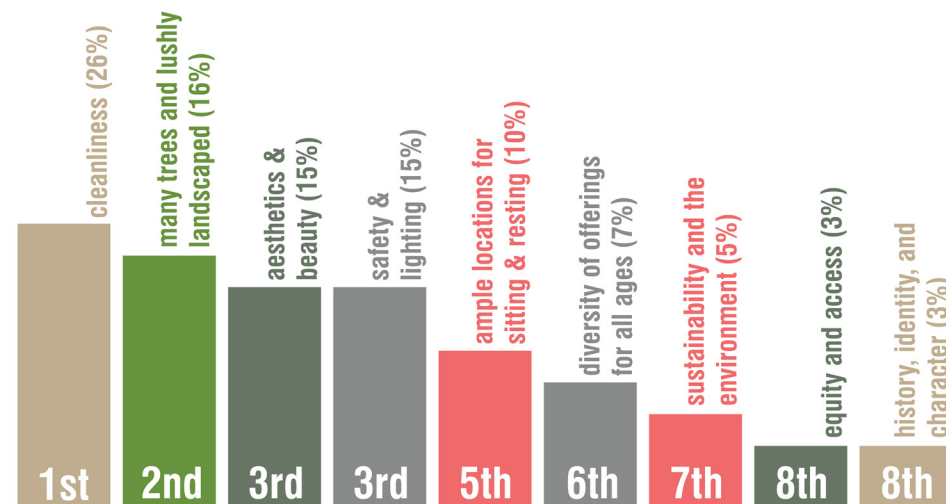


327 total survey participants

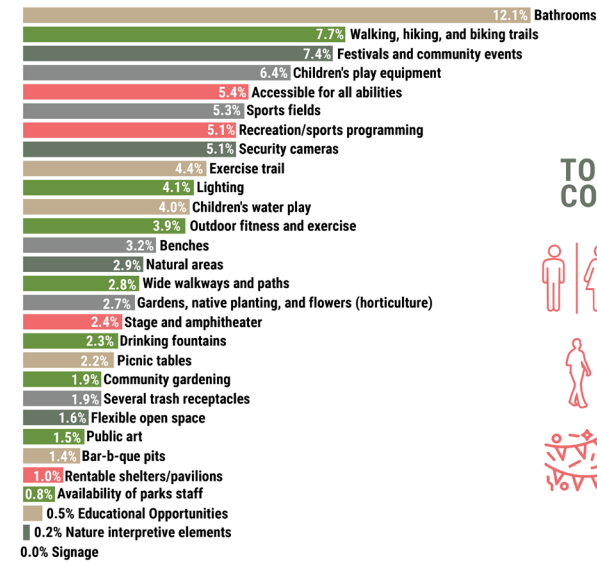


327 total survey participants

activities & values



what would you rate as the most important?



TOP 3 COMPONENTS:



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BACKGROUND

MODULE

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East Stuart Community Outreach Summary



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BACKGROUND

MODULE

02

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Step 1 Develop an understanding of the 'tool kit' that can be used to integrate design components that can celebrate history, memory, and meaning

Step 2 Identify themes to inform a 'tool kit' components that can be incorporated.

1. Develop a list of honorees and events to celebrate
2. Identify by majority which 'tool kit' strategy to use for each
3. Rank the list of elements to prioritize implementation
4. Determine a preference on whether the element should be included in Guy Davis Park or in MLK Jr. Blvd.

Step 3 Present and solicit feedback on the 'tool kit' components.



Tool Kit Components



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BACKGROUND

MODULE

02

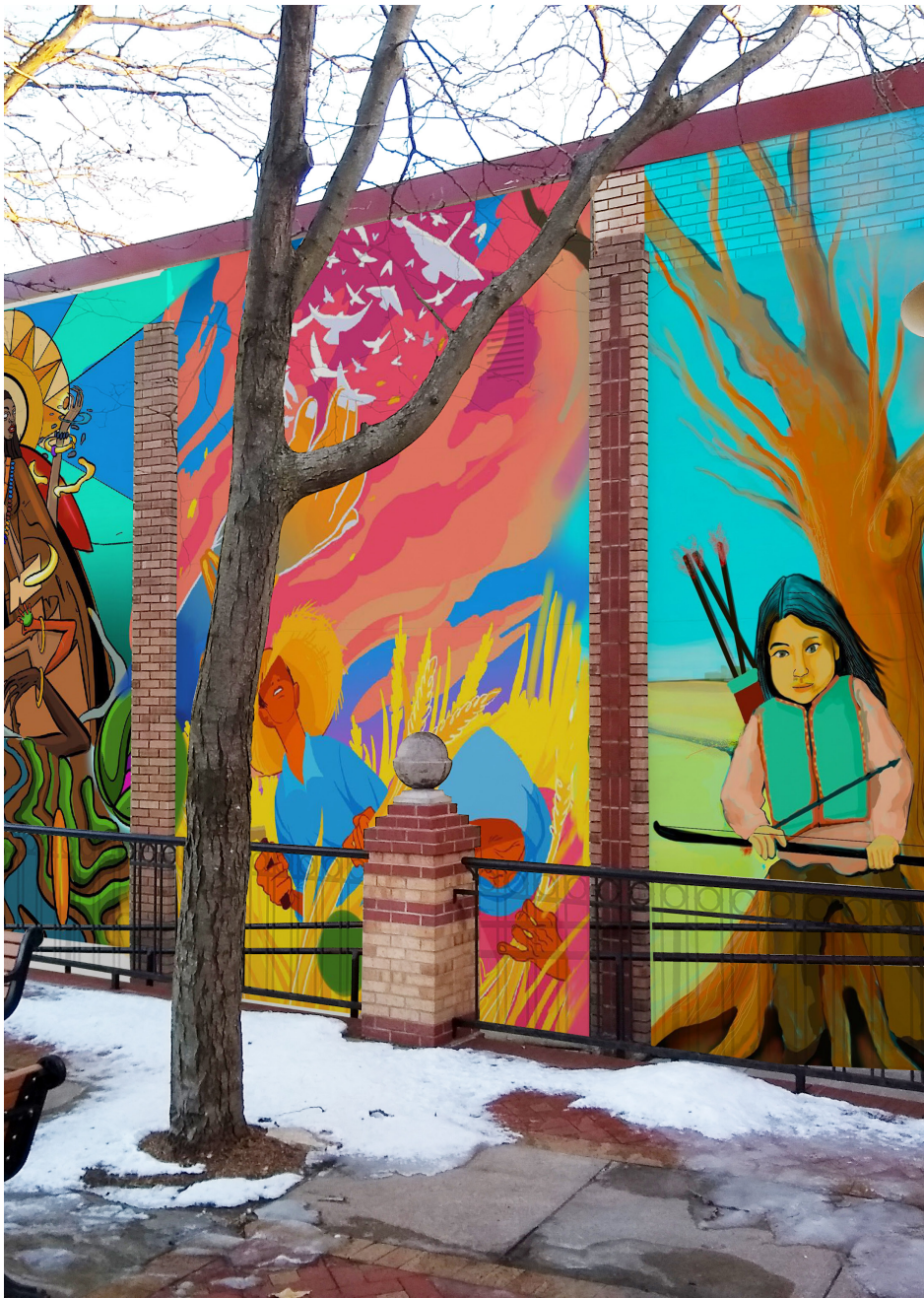
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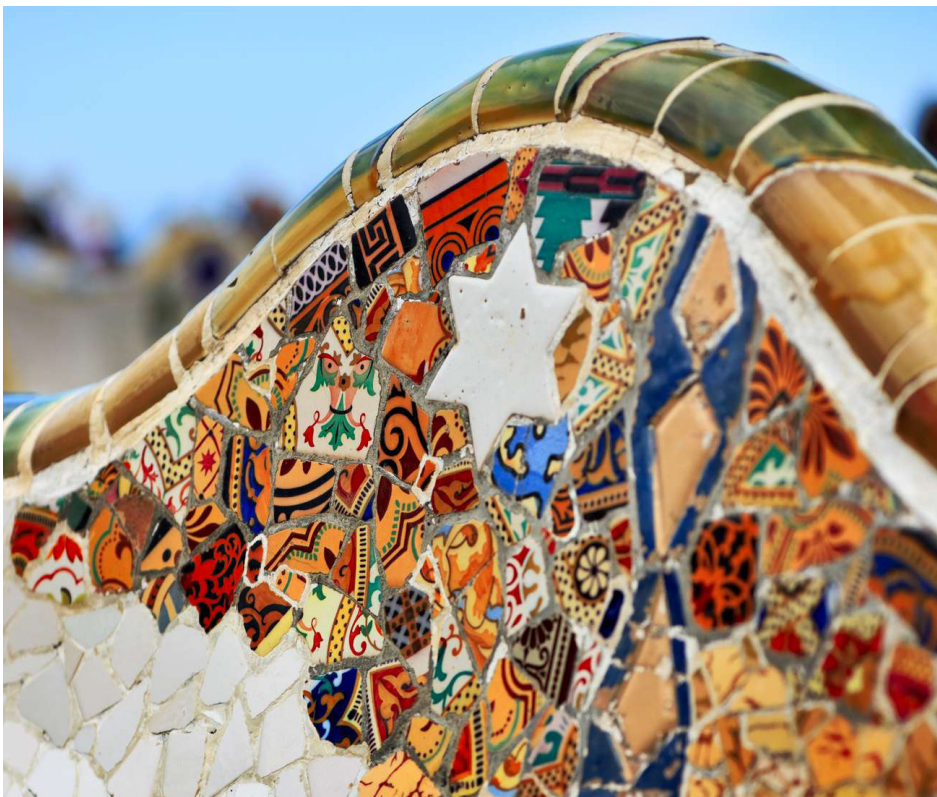


Sculptures



Signage





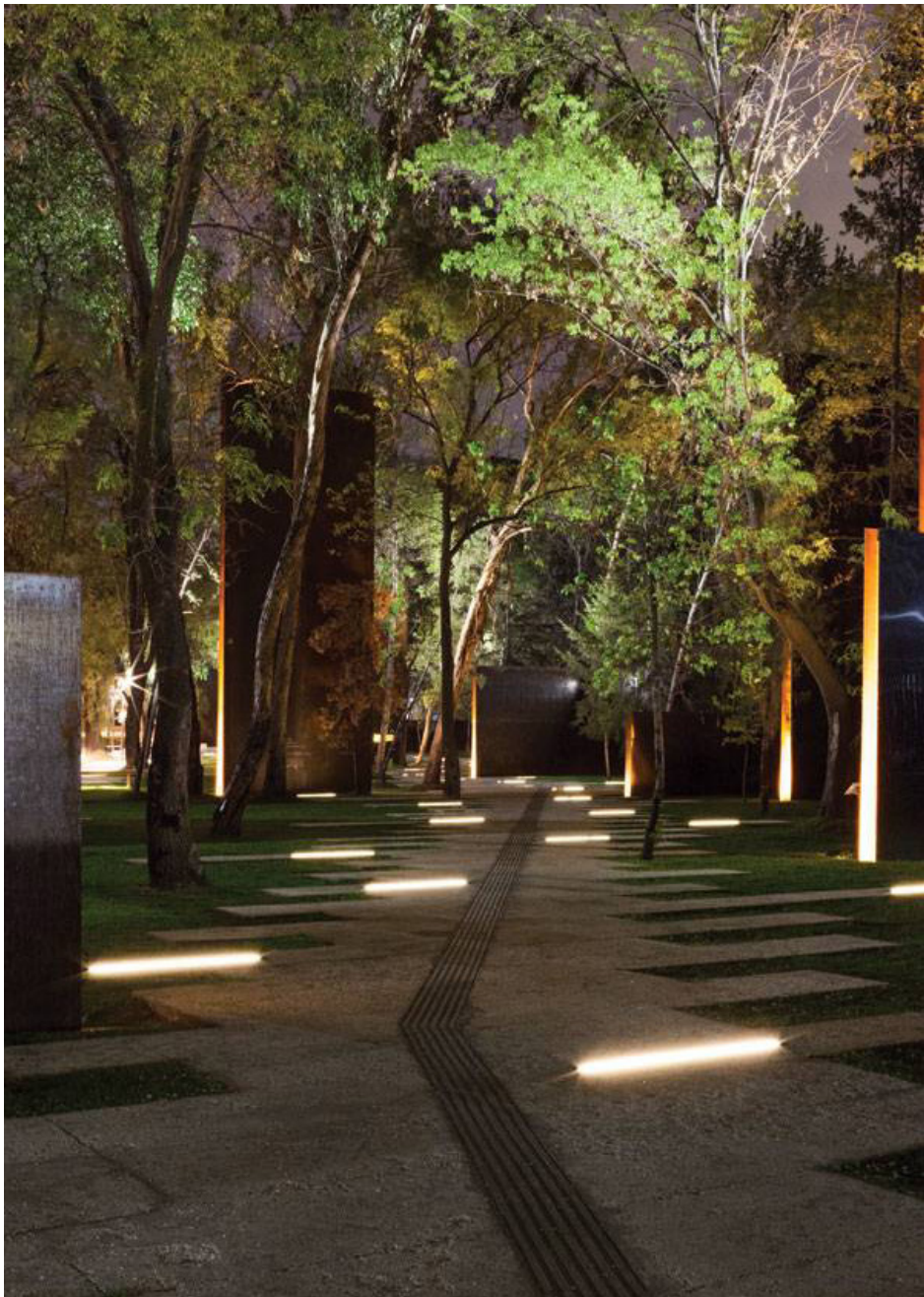
Mosaics



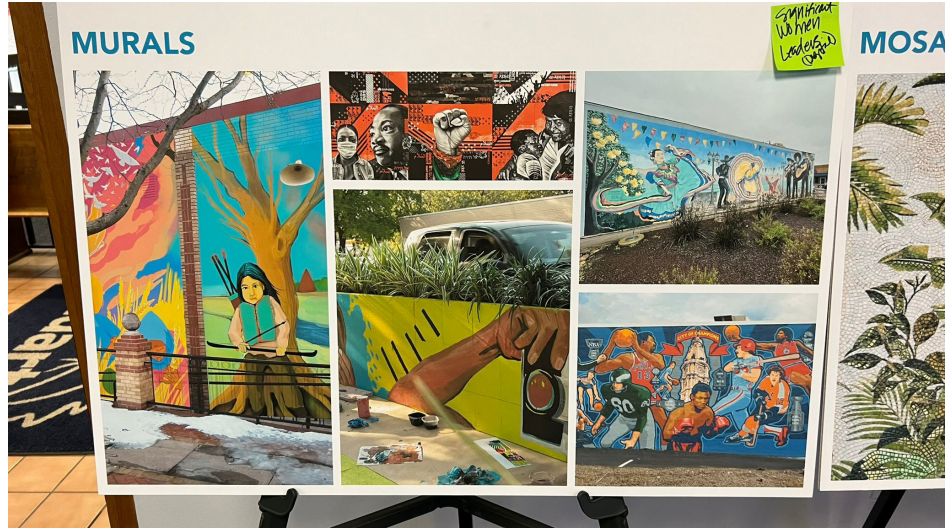
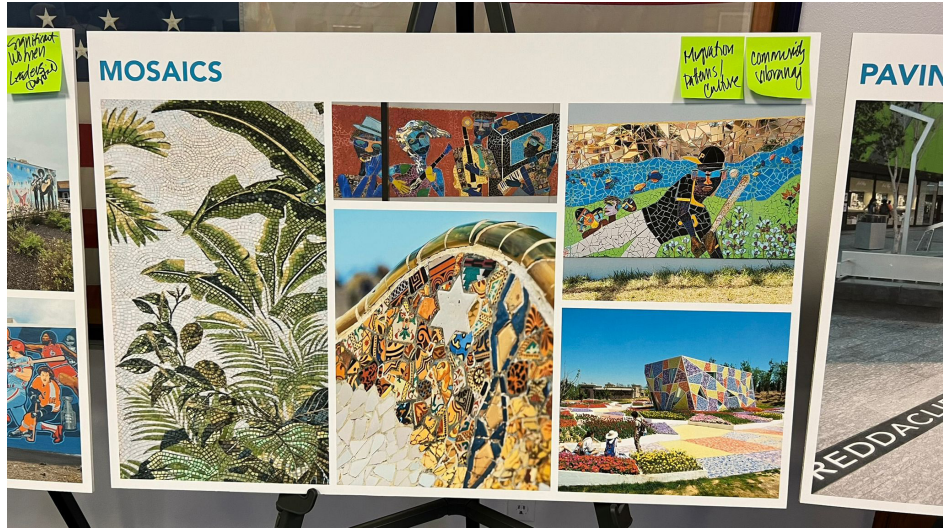
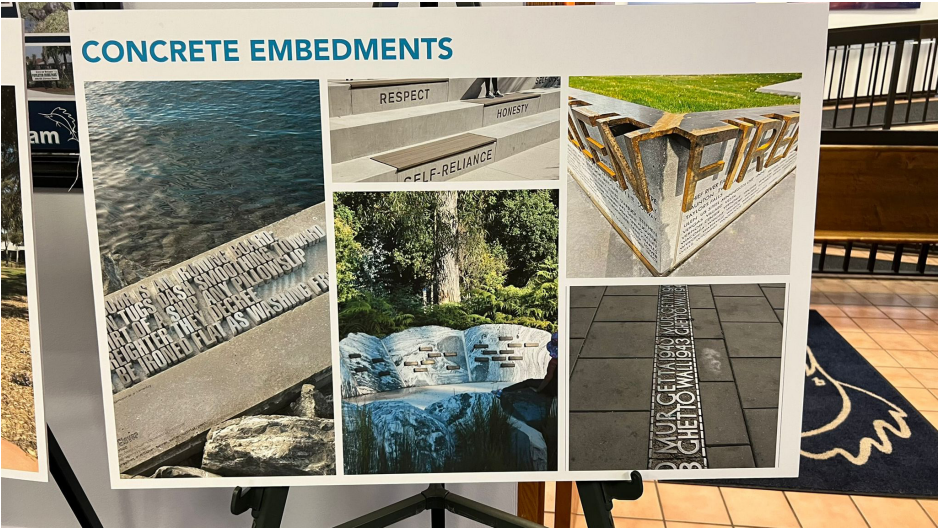
Paving/Hardscape Treatments



Concrete Embedments



Spaces for Reflection

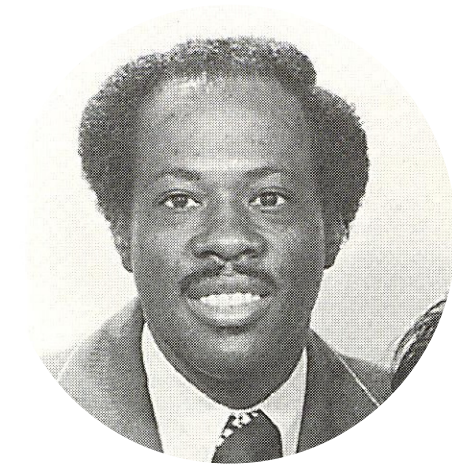


INDIVIDUALS	EVENTS/QUALITIES
✓ GUY DAVIS	✓ Impact of ^{SPORTS} (Baseball) + ... ↳ LIST OF PLAYERS
✓ Louise Thompson ^(BOW)	✓ ROLE OF COMMUNITY ORG.
✓ Charles Murray ^(EDUCATION)	✓ RAILROAD HISTORY
✓ WILLY J Thompson ^(BOW)	✓ ROLE OF EDUCATORS ↳ LIST OF KEY MEMBERS ^(Water E. Oden)
✓ GEORGE TAYLOR ^(BOW)	✓ MUSICIANS
✓ RUSSEL HOLLOWAY JR.	✓ CARIBBEAN CULTURE ^(Migration)
✓ DR JACK WHITE	✓ MIGRATION PATTERNS ^(Railroad History)
✓ JAMES ROBERTS	✓ WOMEN'S GROUPS ^(LEADERS)
✓ JAMES CHRISTIE	✓ VETERANS / WAR HISTORY ^(DESEGREGATION)
✓ FELIX WILLIAMS	✓ AGRICULTURE
	✓ SIGNIFICANT GOVT LEADERS

✓ TOM ADAM ALLEN ^(BOW)	✓ BLACK-OWNED BUSINESSES ^{② OTI findings}
✓ JOHNNY SCOTT ^(BOW)	✓ LAW ENFORCEMENT
✓ CEPHAS GIB GIPSON	✓ HOSPITAL
✓ ORA DEL CADERS ^(BOW) HAMILTON	✓ DYNAMIC Community Identifying
✓ ALBERT COOPER (VET.)	
✓ COMMISSIONER CLARKE	
✓ Philip Harvey ^(BOW)	
✓ Ms LARRAINE Grant Lokene ^(Community Leaders)	

TOP 10	(A)
1 GUY DAVIS	7
2 MLK	2
3 BLACK-OWNED BUSINESSES	6
4 EDUCATION.	9
5 WOMEN LEADERSHIP	8
6 ATHLETICS	5
7 VETERANS	4
8 ^{MEDICAL} JACK WHITE	
9 LAW ENFORCEMENT	6
10 MIGRATION + CULTURE	4

- INCORPORATED INTO GUY DAVIS PARK
- INCORPORATED INTO MLK BLVD IMPROVEMENTS
- STRATEGY TO BE DEPLOYED THROUGHOUT THE COMMUNITY
- INCORPORATED INTO RECREATION/COMMUNITY CENTER



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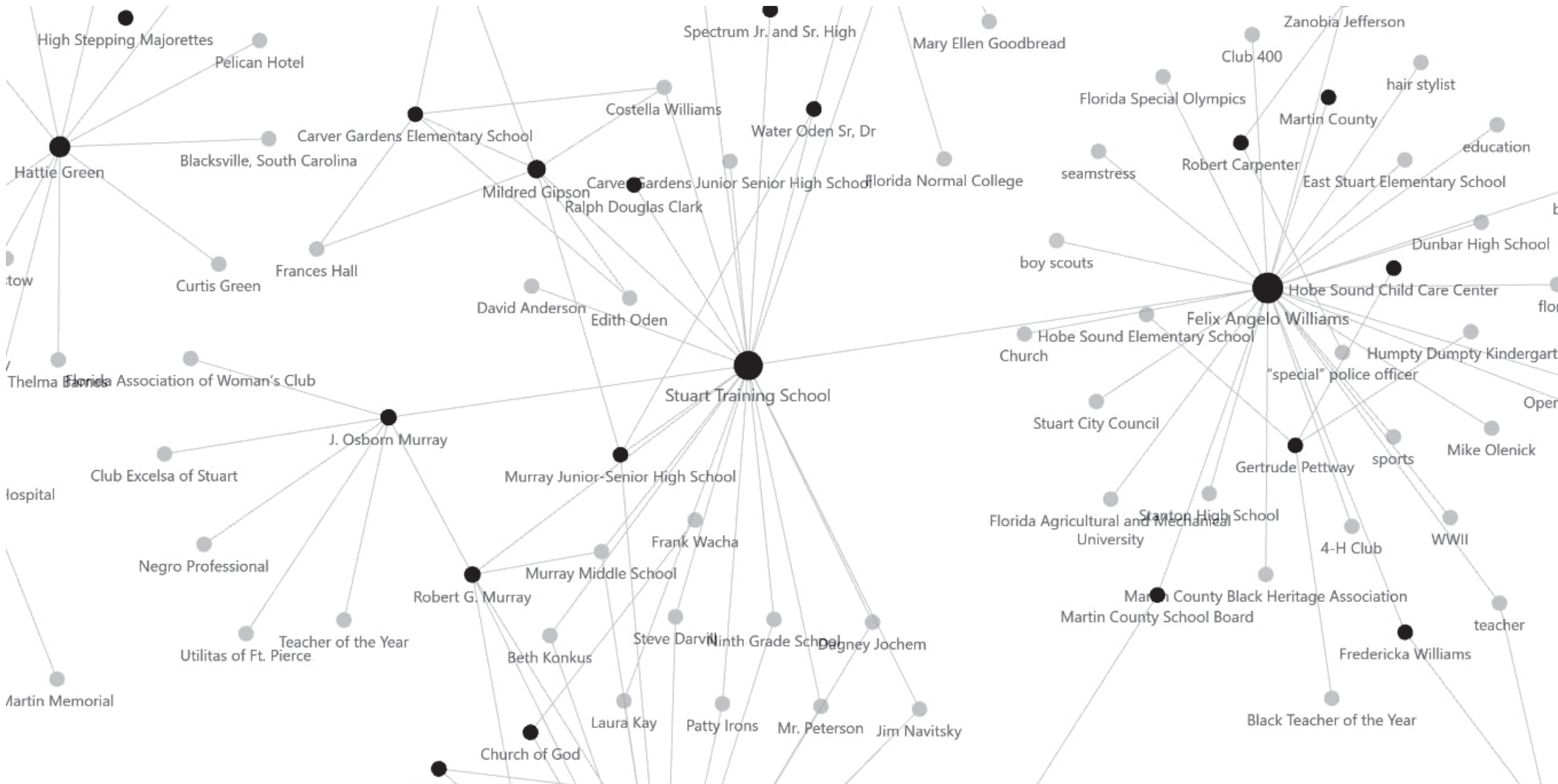
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East Stuart Community Themes



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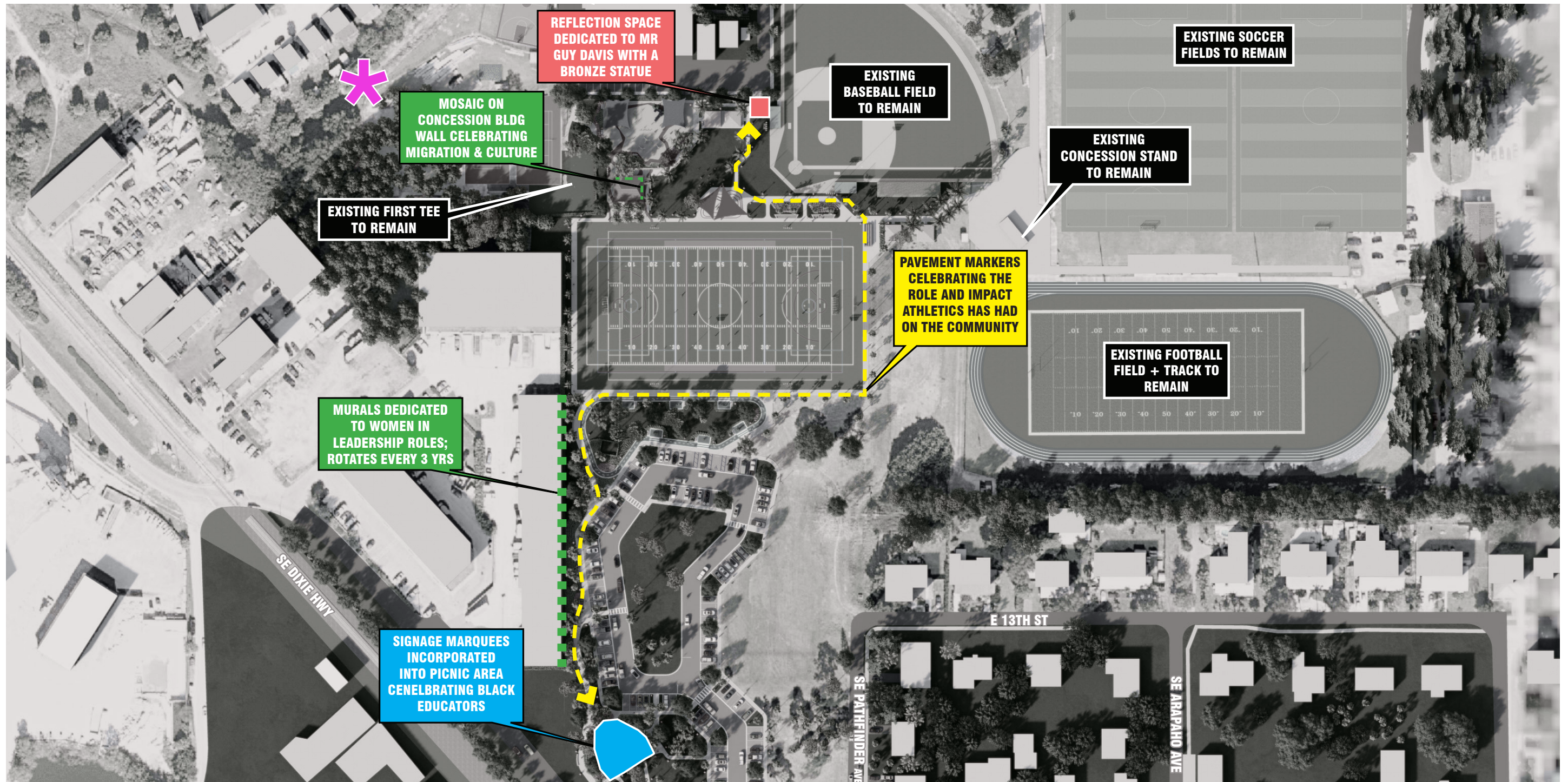
BACKGROUND

MODULE

02

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- 01 Celebrating Women in Leadership
- 02 Celebrating Migration of Pioneer Families
- 03 Celebrating Mr. Guy Davis
- 04 Celebrating Educators
- 05 Celebrating the Impact of Sports
- 06 Celebrating Historic Black Businesses



Project Approach

03



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SCHEMATIC DESIGN GUY DAVIS COMMUNITY PARK

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PARK DESIGN & MASTER PLAN COMPONENTS

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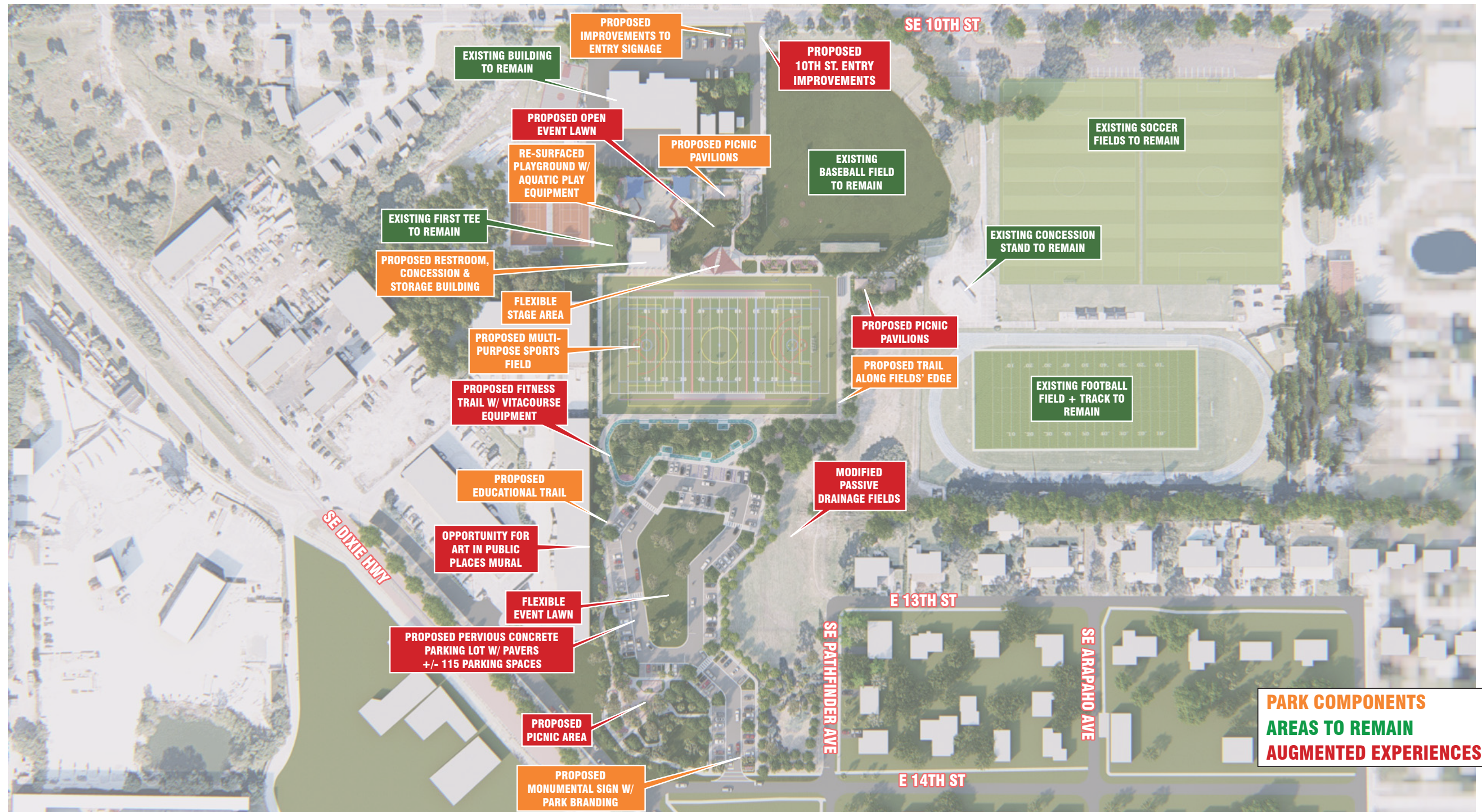
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SCHEMATIC DESIGN GUY DAVIS COMMUNITY PARK

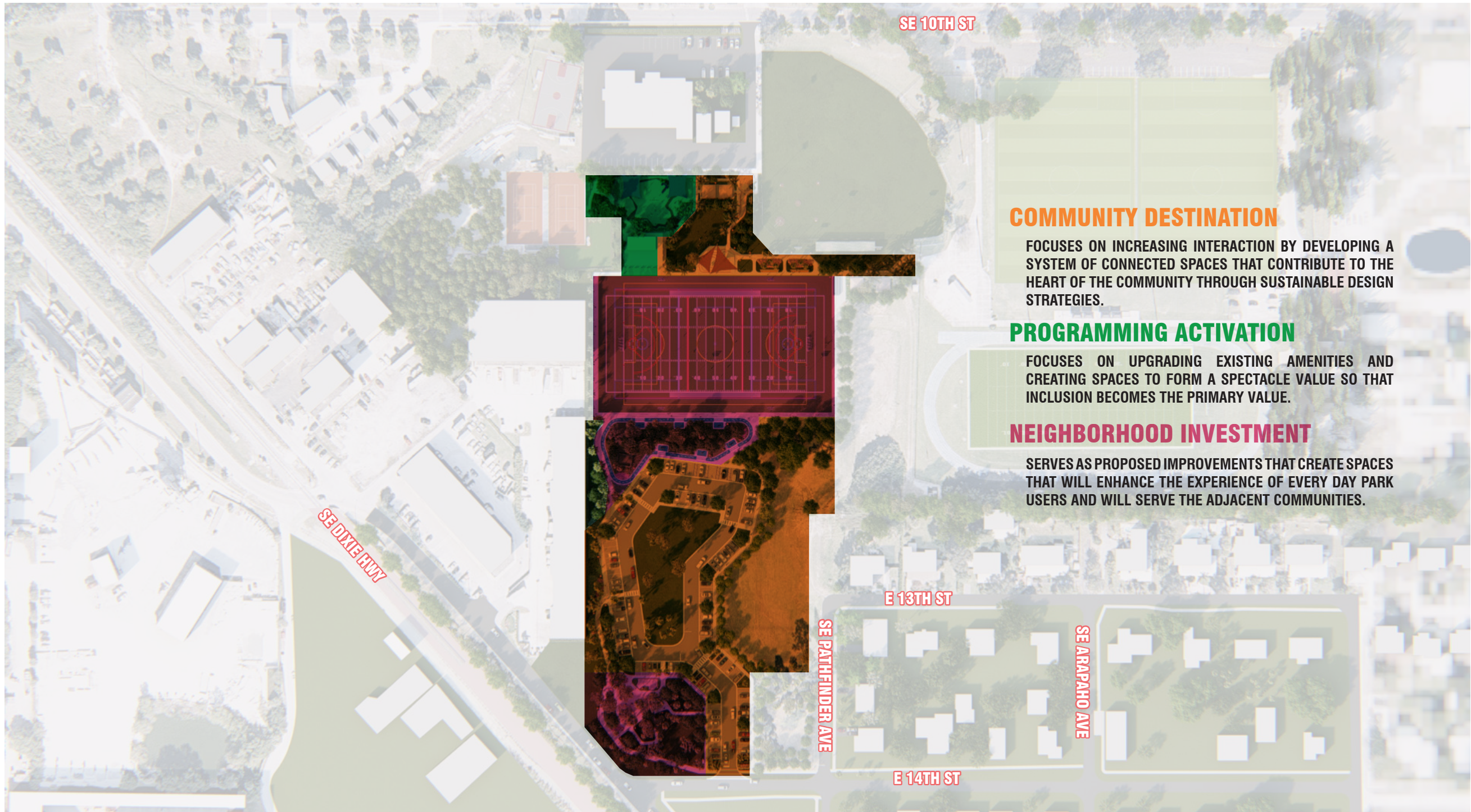
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COMMUNITY DESTINATION

FOCUSES ON INCREASING INTERACTION BY DEVELOPING A SYSTEM OF CONNECTED SPACES THAT CONTRIBUTE TO THE HEART OF THE COMMUNITY THROUGH SUSTAINABLE DESIGN STRATEGIES.

PROGRAMMING ACTIVATION

FOCUSES ON UPGRADING EXISTING AMENITIES AND CREATING SPACES TO FORM A SPECTACLE VALUE SO THAT INCLUSION BECOMES THE PRIMARY VALUE.

NEIGHBORHOOD INVESTMENT

SERVES AS PROPOSED IMPROVEMENTS THAT CREATE SPACES THAT WILL ENHANCE THE EXPERIENCE OF EVERY DAY PARK USERS AND WILL SERVE THE ADJACENT COMMUNITIES.

DESIGN BRIEF | GUY DAVIS COMMUNITY PARK



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Community Destination



Programming Activation



Neighborhood Investment

New Items + Revisions



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Art in Public Place Theme

Celebrating Women in Leadership



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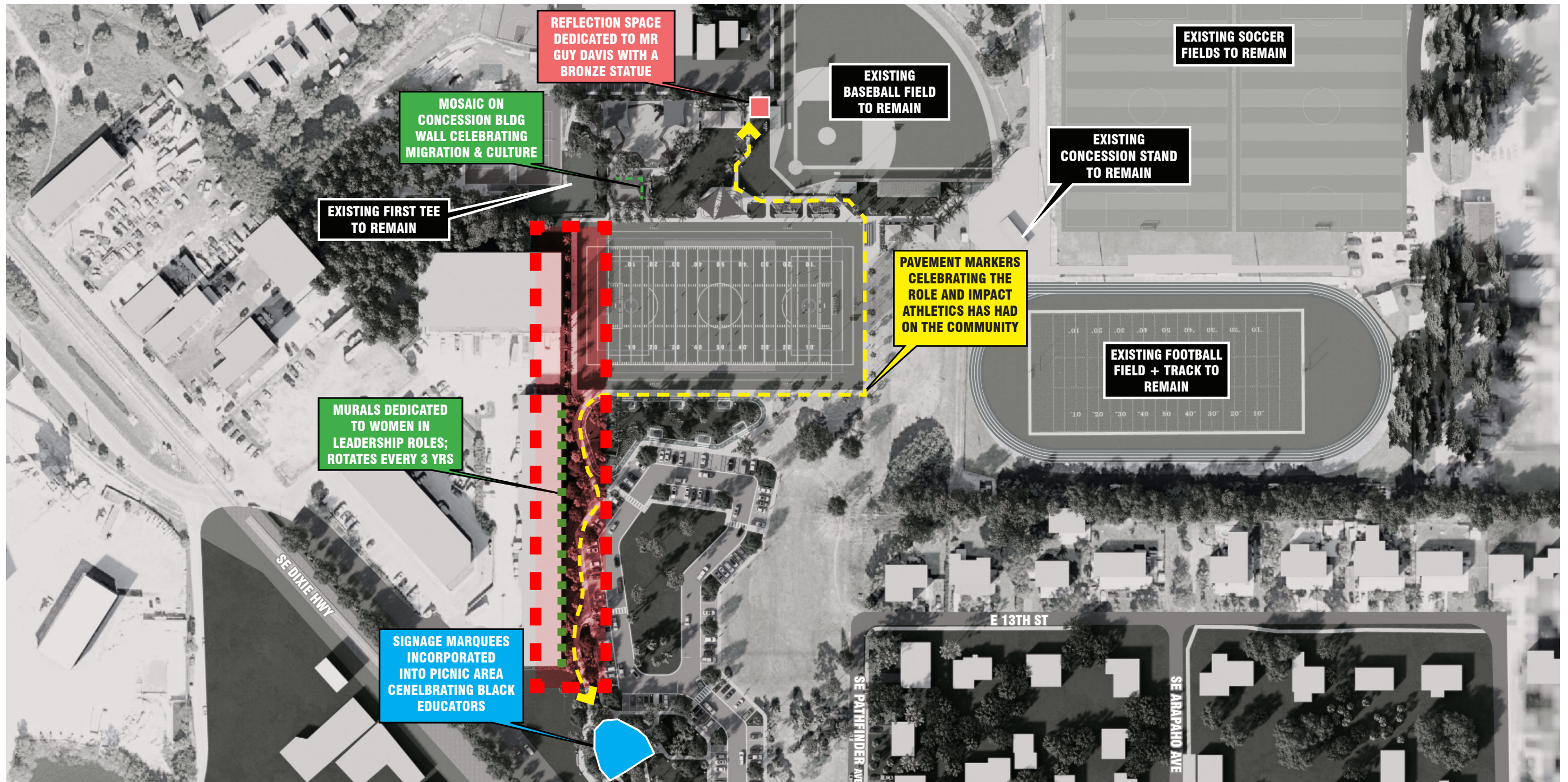
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EXISTING, BLANK,
BACK-OF-HOUSE



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ACTIVATED BACK-OF-HOUSE W/ PUBLIC ART

NOTE: This is not the actual artwork being proposed; this is just representational of the impact of having a mural.

Mural to be provided via a 'Call for Artists' in a 3-year cycle

*Call for Artist Scope of Work **SHALL** require:*

1. An overall theme to the art piece; first theme could be.
"Women as Leaders in the Family"
2. A site visit to understand the location, scale, and placement of the art.
3. Reviewing and incorporating all the relevant historical data collected by the City and donated by the East Stuart residents.
4. Attending a community engagement meeting with the community and the stakeholders to hear their stories and reflect them in the art piece.
5. Incorporating a QR code for as many women being represented for whom data has been provided and furnished.



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Restroom + Concession Building

Celebrating Migration of Pioneer Families



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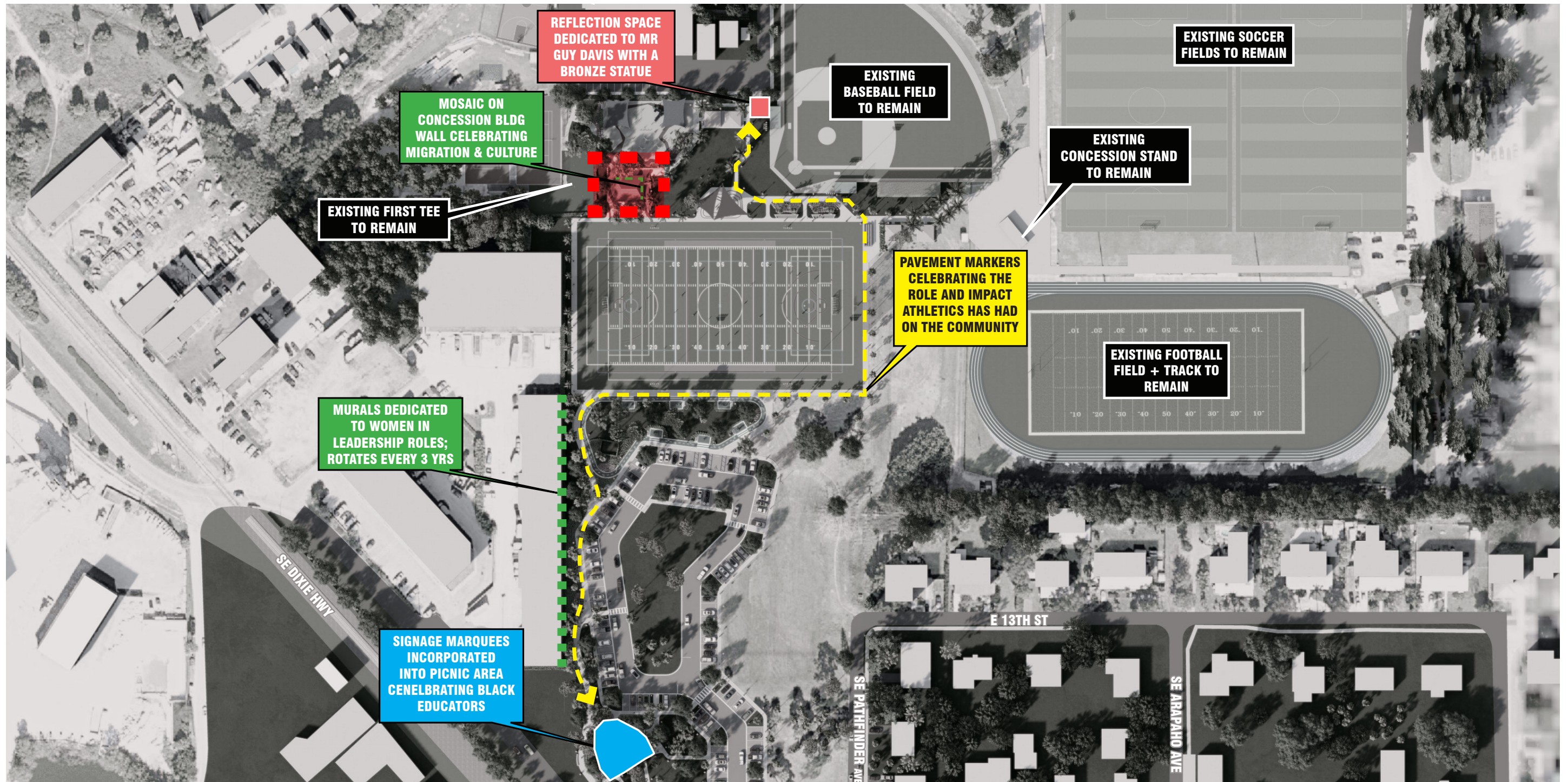
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NOTE: This is not the actual artwork being proposed; this is just representational of the impact of having a mosaic.



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Mosaic to be provided via a *'Call for Artists' - Permanent Installation*

*Call for Artist Scope of Work **SHALL** require:*

1. A historical understanding of the places from where pioneer Black families originated, why they came to Stuart, and what successes they found in Stuart.
2. A historical understanding of the cornerstone civic and social institutions that welcomed and facilitated the settling of the new members into the community.
3. Reviewing and incorporating all the relevant historical data collected by the City and donated by the East Stuart residents.
4. Attending a community engagement meeting with the community and the stakeholders to hear their stories and reflect them in the art piece.
5. Representing the cultural characteristics of the new members of the community and celebrating how those became a part of the East Stuart identity.



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Guy Davis Entry Plaza

Celebrating Mr. Guy Davis



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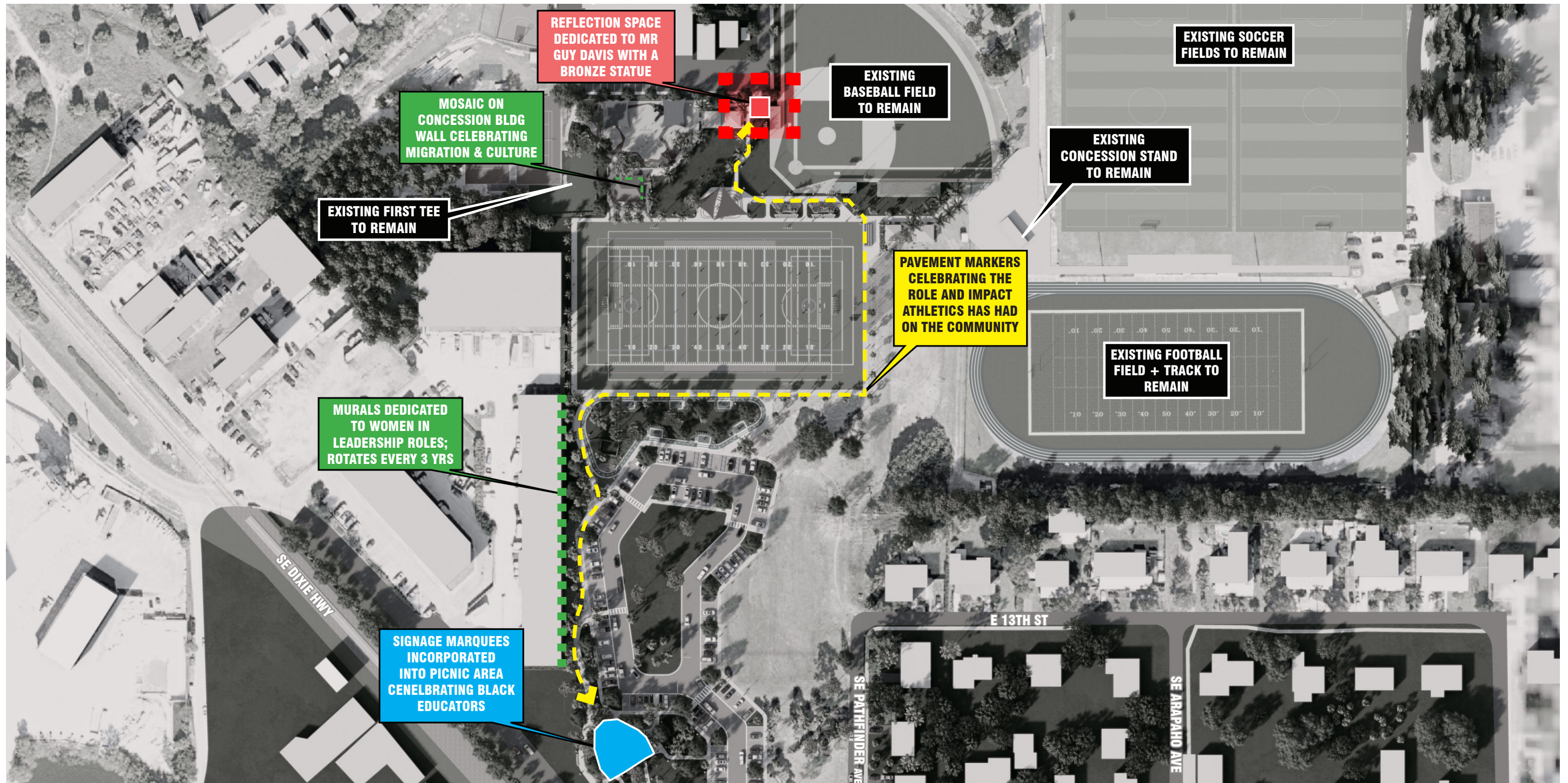
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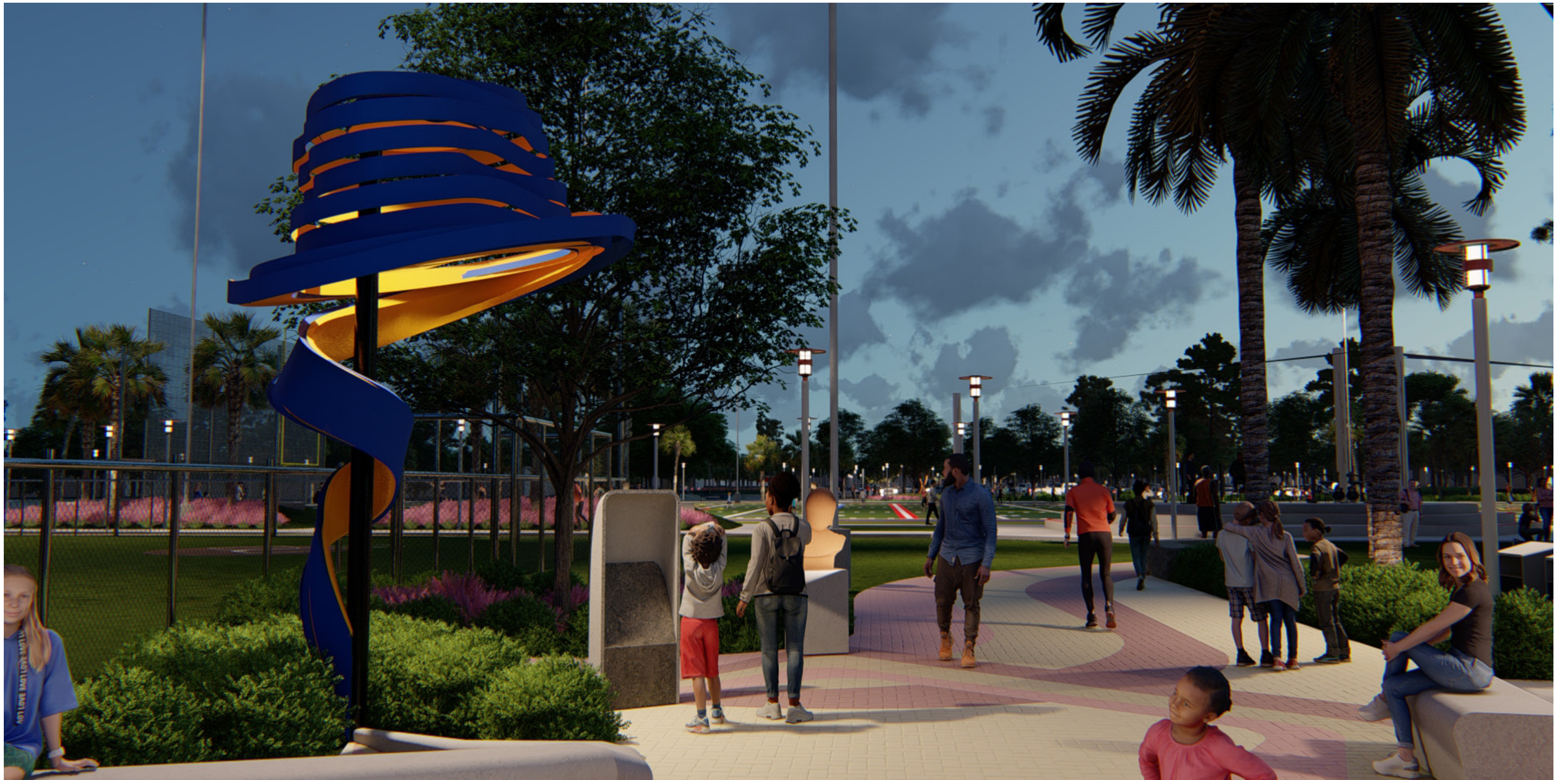
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Picnic Area + Educators' Plaza

Celebrating Educators' Contribution



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**WE ARE PRESENT!
WE PARTICIPATE!
WE TAKE ACTION!**



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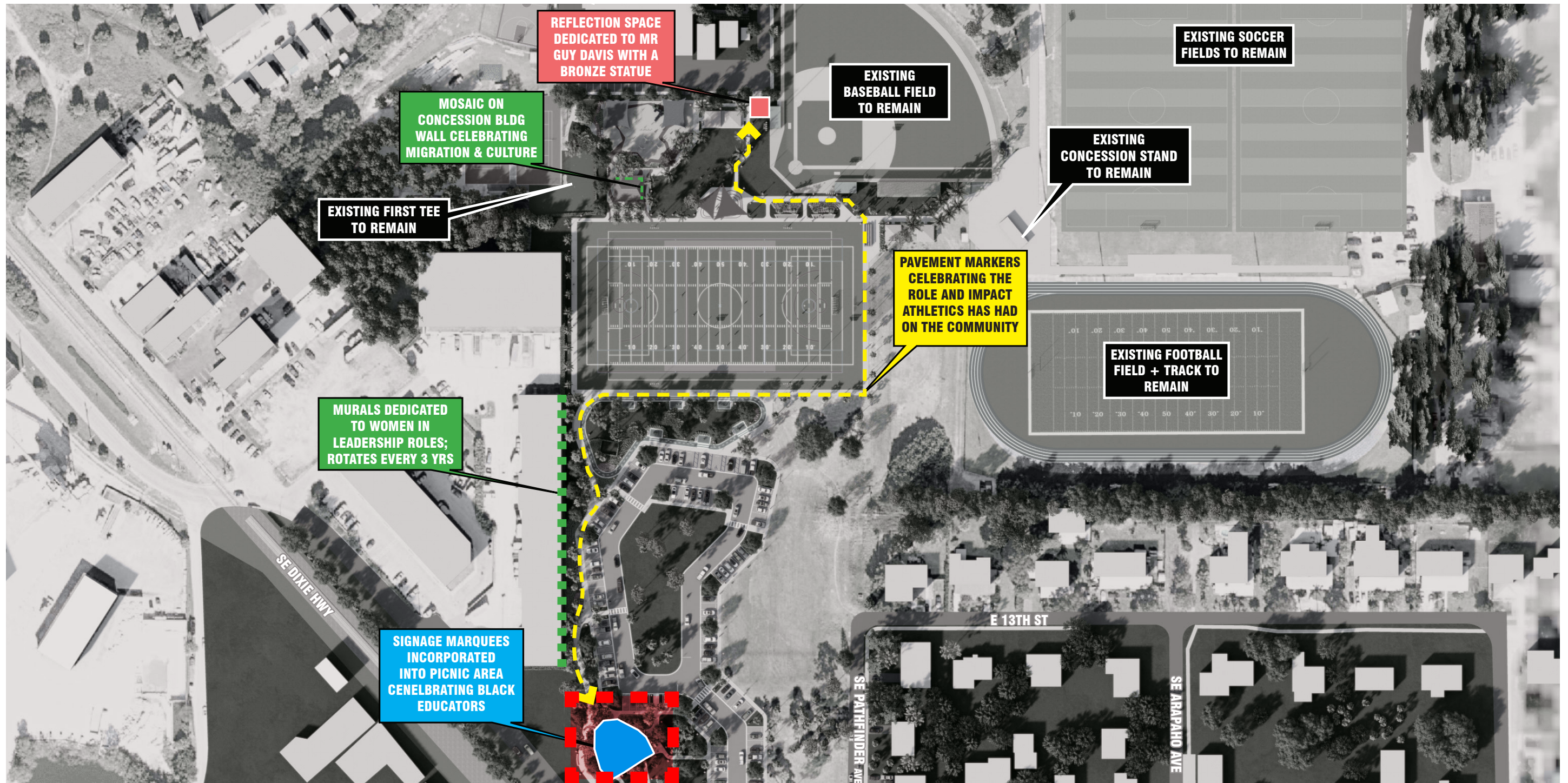
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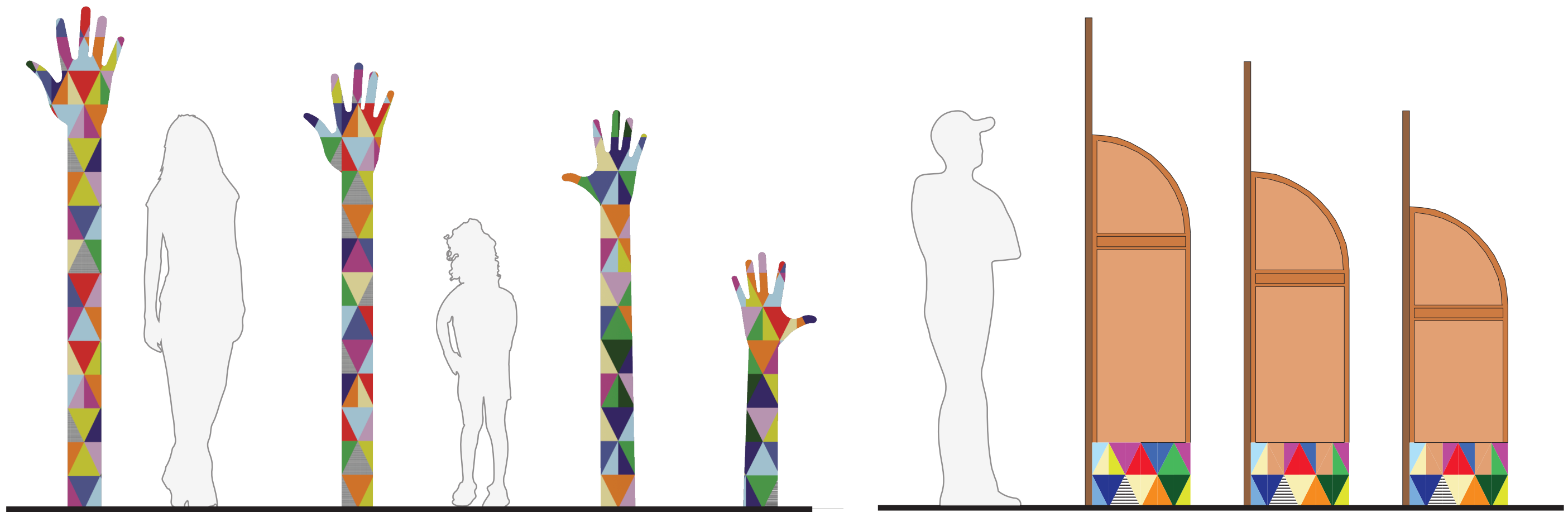
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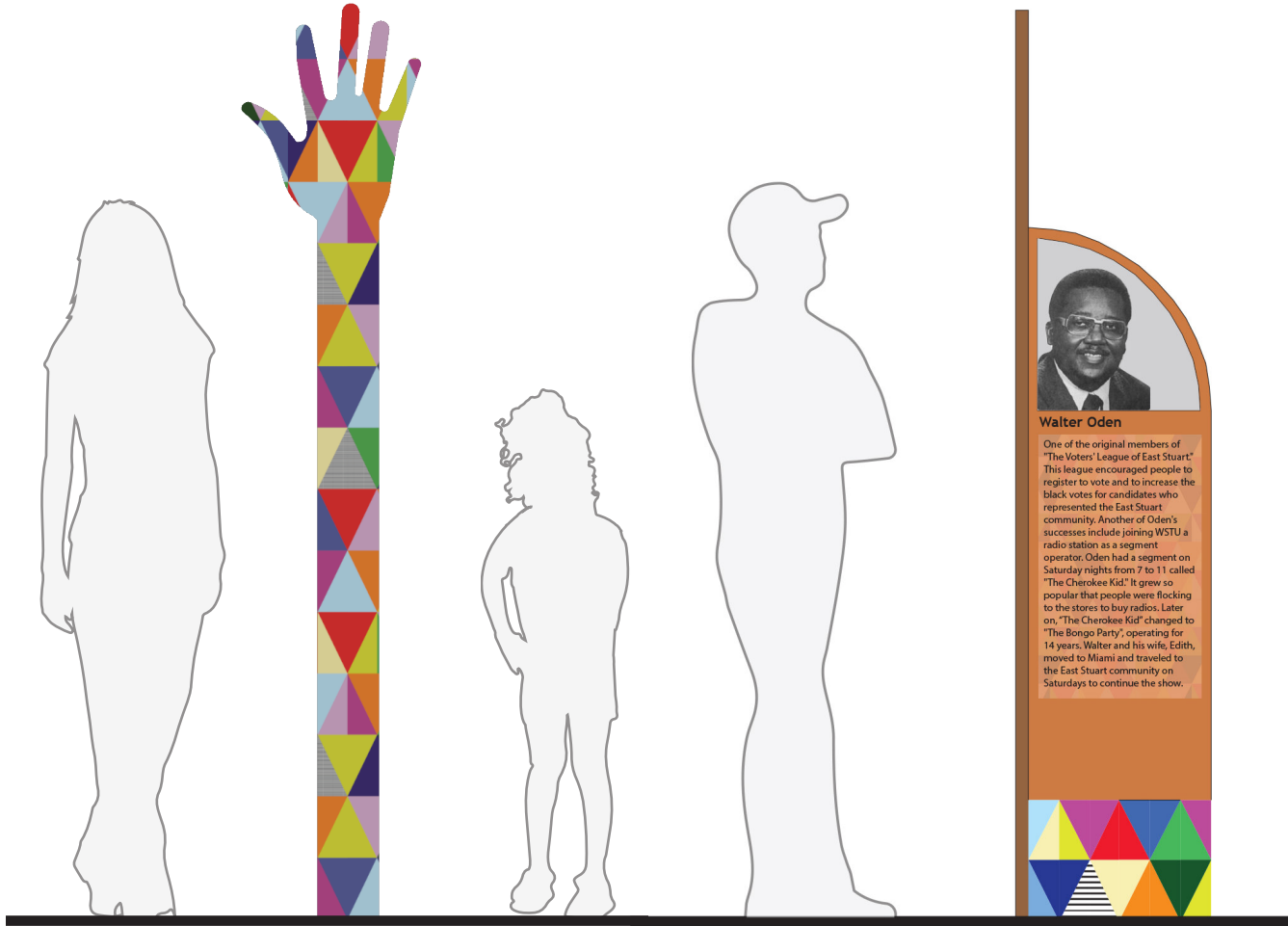
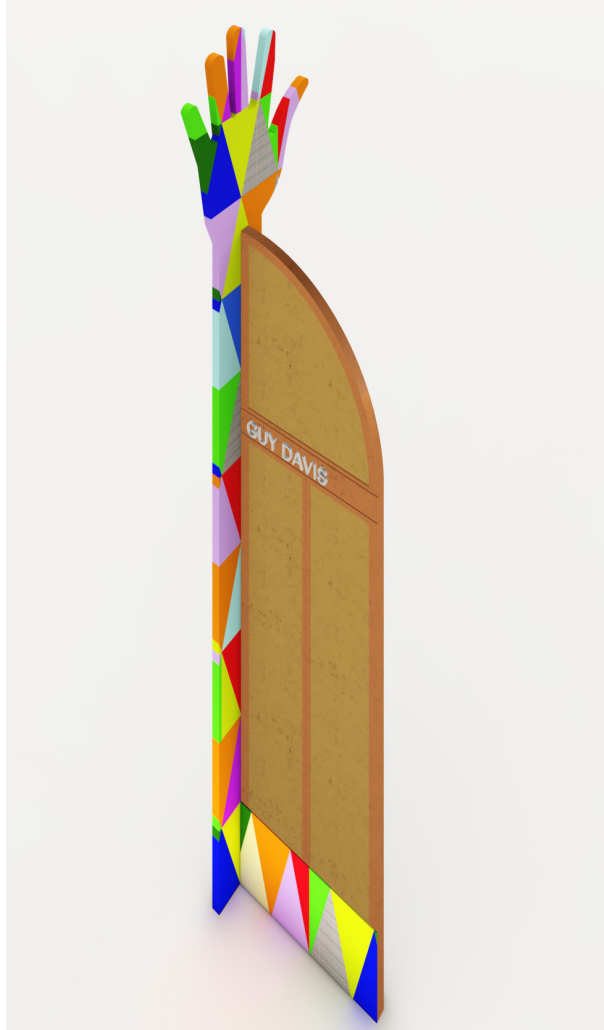
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Walter Oden

One of the original members of "The Voters' League of East Stuart." This league encouraged people to register to vote and to increase the black votes for candidates who represented the East Stuart community. Another of Oden's successes include joining WSTU a radio station as a segment operator. Oden had a segment on Saturday nights from 7 to 11 called "The Cherokee Kid." It grew so popular that people were flocking to the stores to buy radios. Later on, "The Cherokee Kid" changed to "The Bongo Party", operating for 14 years. Walter and his wife, Edith, moved to Miami and traveled to the East Stuart community on Saturdays to continue the show.



Walter Oden

One of the original members of "The Voters' League of East Stuart." This league encouraged people to register to vote and to increase the black votes for candidates who represented the East Stuart community. Another of Oden's



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Sports Walk + Integrated Trail

Celebrating the Impact of Sports



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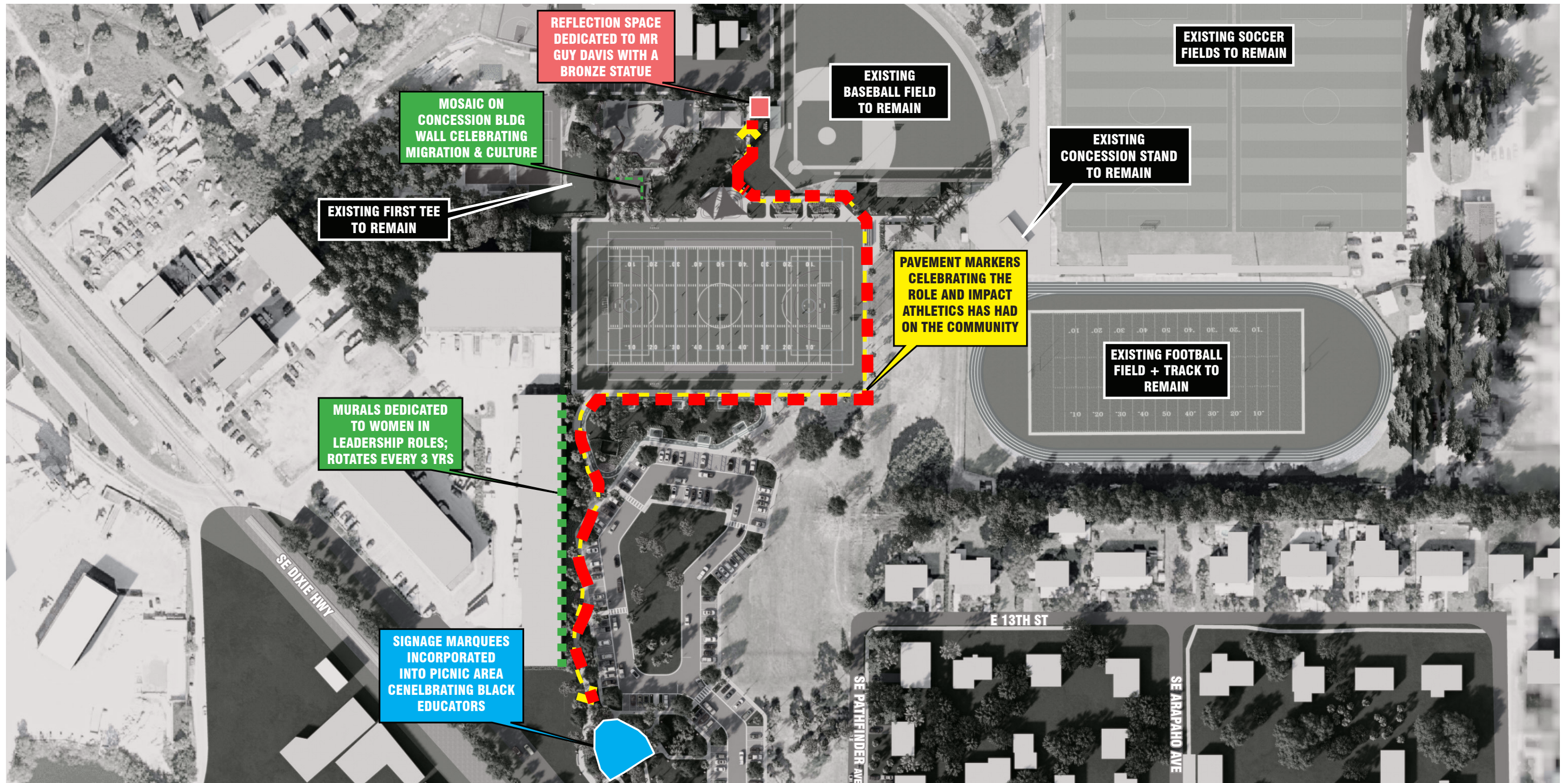
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Trees



LIVE OAK
QUERCUS VIRGINIANA



MAHOGANY
SWietenia MAHAGONI



REDBAY
PERSEA BORBONIA



RED MAPLE
ACER RUBRUM

Palms



SABAL PALM
SABAL PALMETTO



CHINESE FAN PALM
LIVISTONA CHINENSIS



DATE PALM
PHOENIX DACTYLIFERA



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Add Alternates					
Totals					
1	Custom Concrete Benches	36	LF	\$175.00	\$6,300.00
2	Guy Davis Bench Signage Inlay	6	LF	\$35.00	\$210.00
3	Custom Top Hat Structure inclu. Foundations	1	LS	\$75,000.00	\$75,000.00
4	Custom Memorial Statue	1	LS	\$35,000.00	\$35,000.00
5	Colored, Stained Concrete Walkway	1,793	SY	\$20.00	\$35,860.00
6	Historic Bronze Plaque Inlays	15	EA	\$2,500.00	\$37,500.00
7	Custom Hand Sculpture Signage	14	EA	\$8,000.00	\$112,000.00
				SUBTOTAL	\$301,870.00

**SUMMARY
OPINION OF COST**

DESIGN COSTS

'BIG TICKET' ITEMS

GENERAL SITE IMPROVEMENTS

\$ 983,248.00

PARKING AREAS

\$ 820,488.02

MULTI-PURPOSE FIELD

\$ 445,297.25

RESTROOM BLDGS

\$ 250,000.00

CHILDREN'S PLAY AREA

\$ 286,987.00

SITE DRAINAGE

\$ 400,000.00

LANDSCAPE AND IRRIGATION

\$ 396,525.25

PERFORMATIVE AREA

\$ 129,120.15

FITNESS LOOP

\$ 220,393.50

SHADED PAVILIONS / PICNIC AREA

\$ 100,382.50

SUB-TOTAL:

\$ 4,168,281.70

SOFT COSTS + CONTINGENCIES:

\$ 1,333,850.14

CONSTRUCTION TOTAL:

\$ 5,502,131.84



Master Plan Components

04



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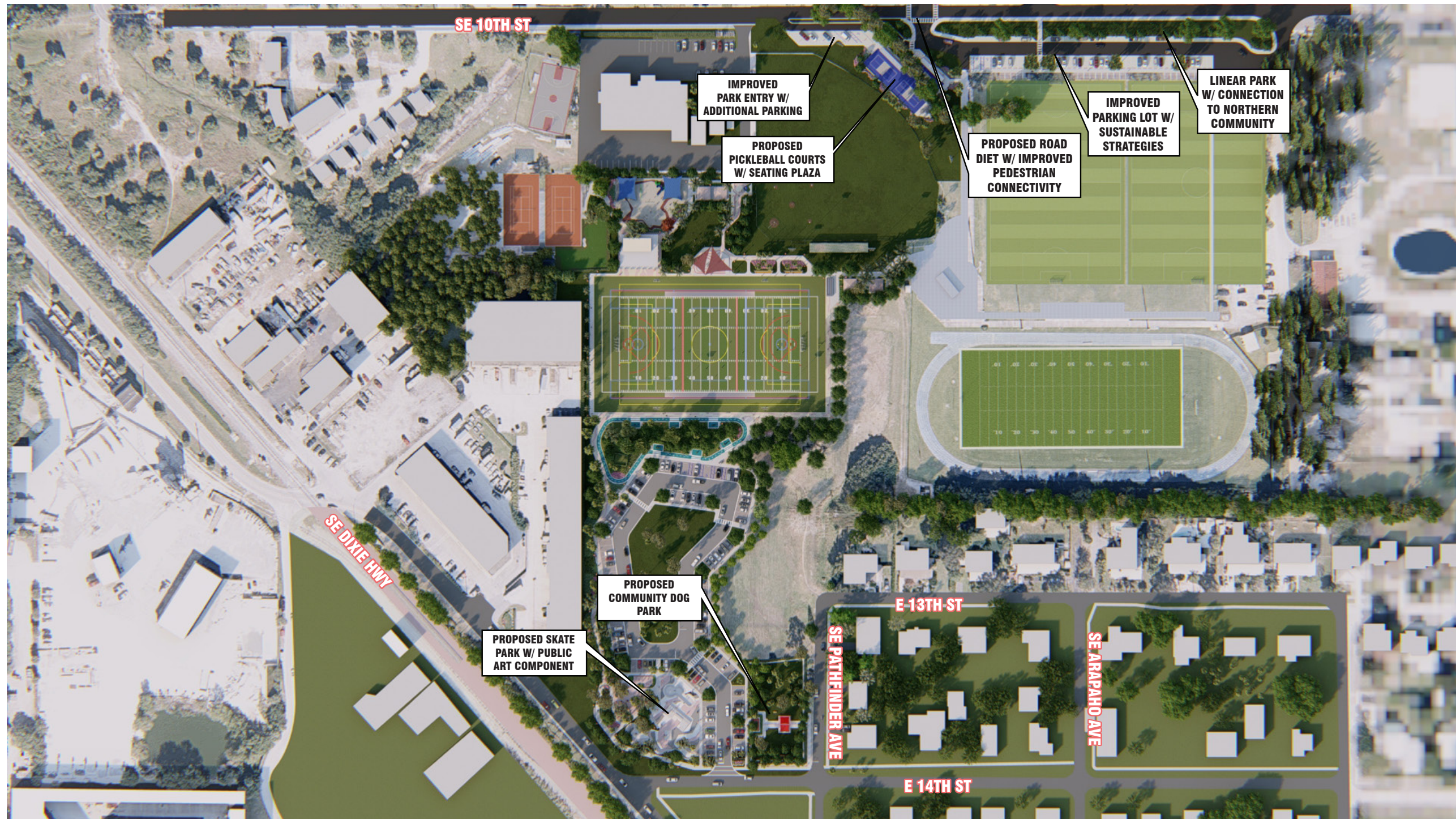
Phase 01: Base Park Design

- Multi-purpose Sports Field (Sod)
 - Linear Trail Network w/ Sports Plaques
 - Picnic Area w/ BBQ Racks
 - Shaded Pavilion Areas
 - Multi-purpose Stage Area w/ Small and Large Event Lawns
 - Flexible Central Lawn Area for Markets and Pop-Up Events; Overfill Parking
- Spaces
- Pervious Concrete Parking Lot w/ Pavers
 - Fitness Trail Loop w/ Vitacourse Equipment
 - Re-surfaced Playground w/ Aquatic Play Equipment
 - Conession, Restroom, & Storage Building
 - Park Wayfinding & Signage

Phase 02: Master Plan

- Community Dog Park
- Skate Park w/ Integrated Public Art
- Pickleball Court Area
- Linear Park w/ Parking and Streetscape Improvements
- City-wide Wayfinding for Historic Black-Owned Businesses





SCHEMATIC DESIGN GUY DAVIS COMMUNITY PARK

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Community Dog Park

Small + Large Dog Run Areas



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Skate Park + Public Art

Integrated Skate Park w/ Murals



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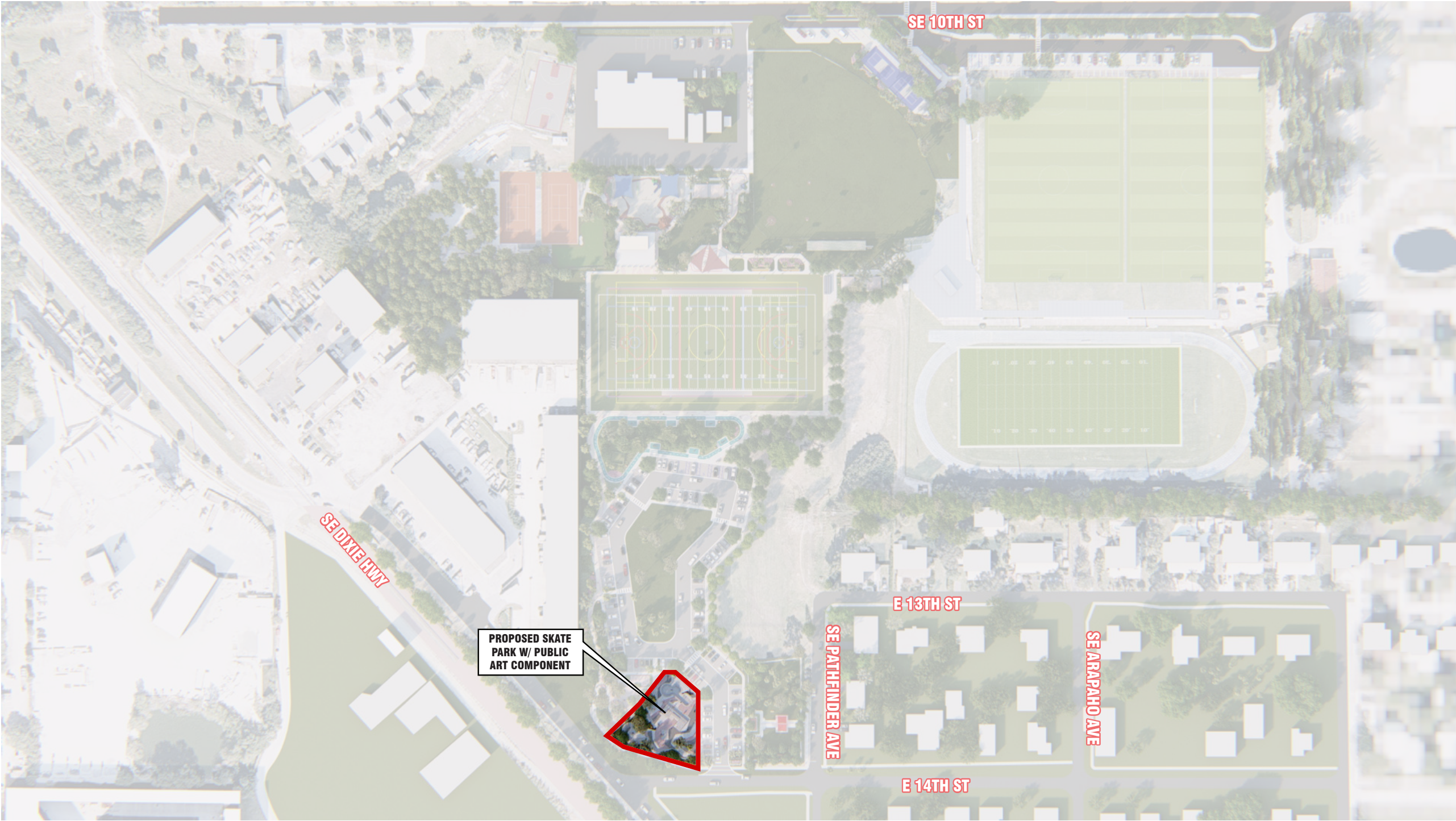
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PROPOSED SKATE
PARK W/ PUBLIC
ART COMPONENT

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Pickleball Courts

Activating the Northern Park Boundary



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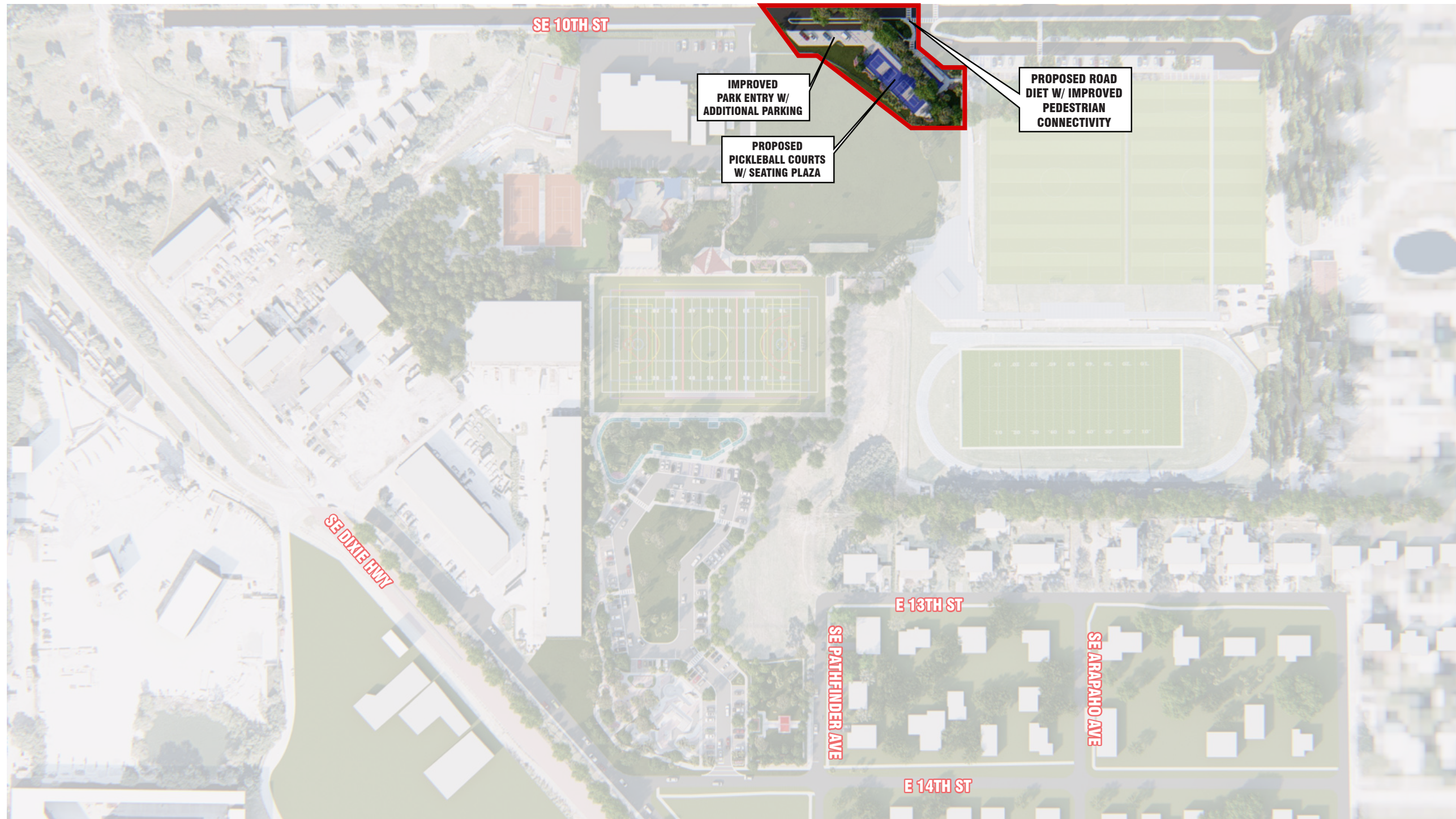
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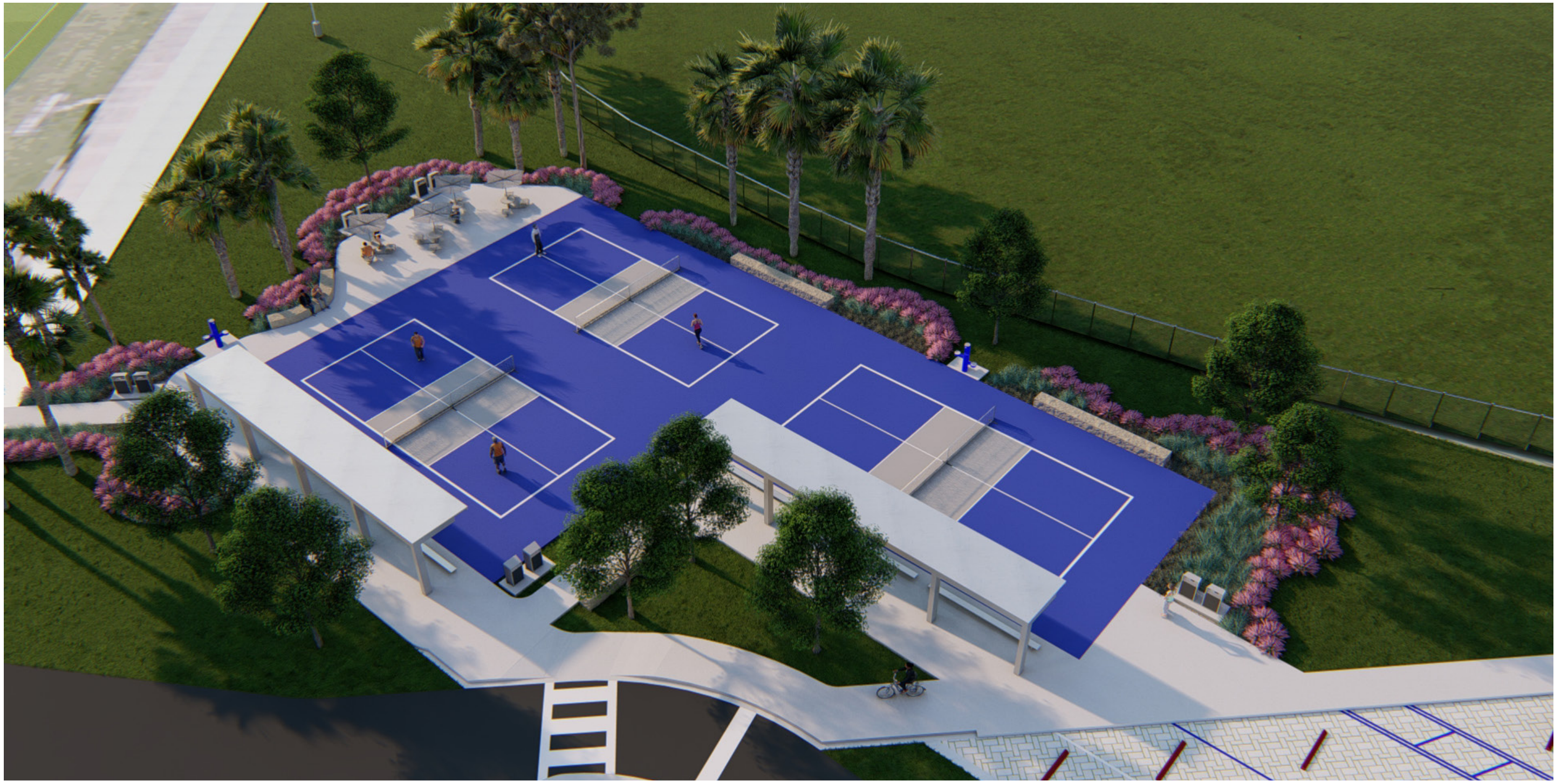
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Linear Park + Improved Parking

Activating the Northern Park Boundary



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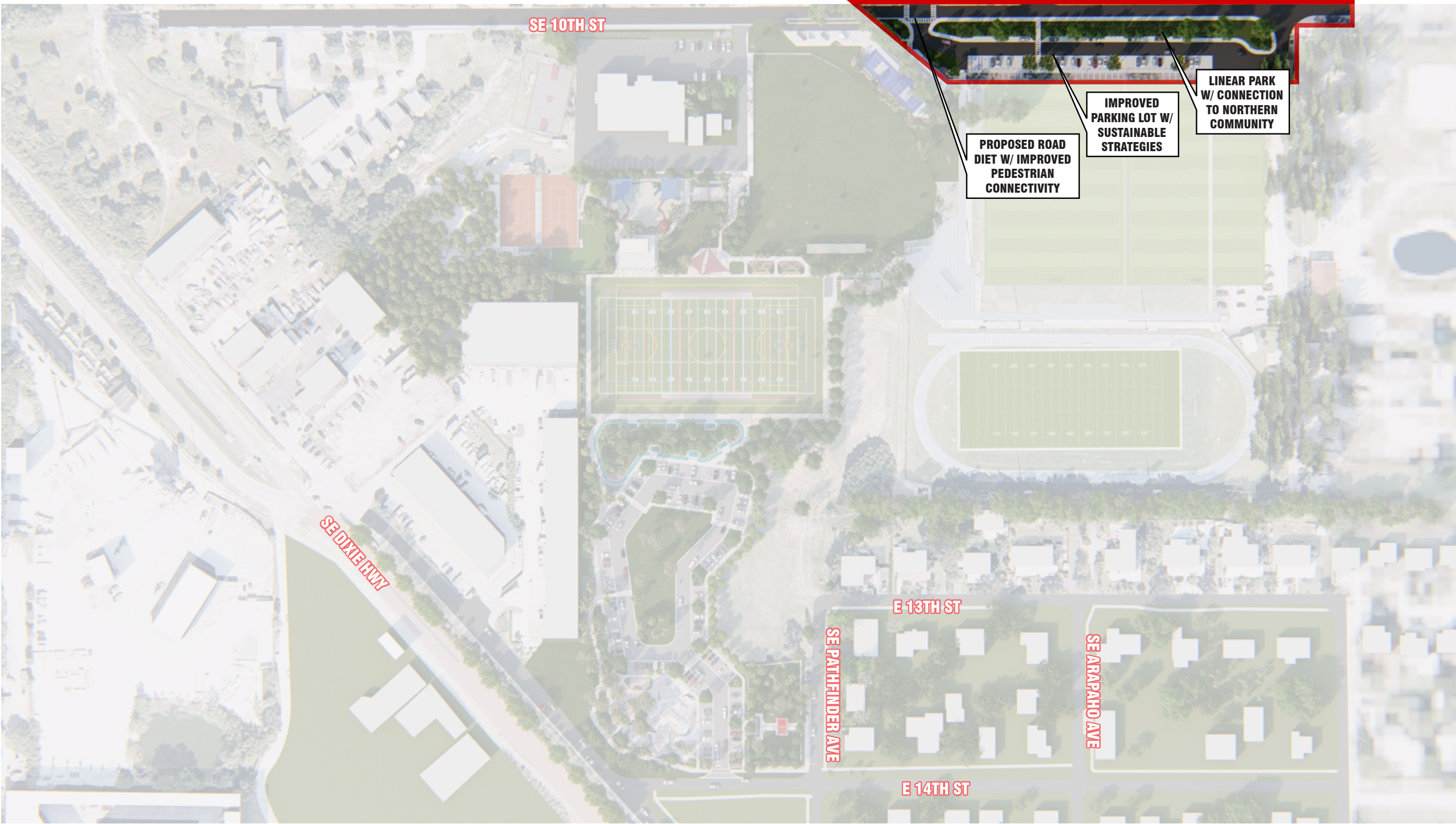
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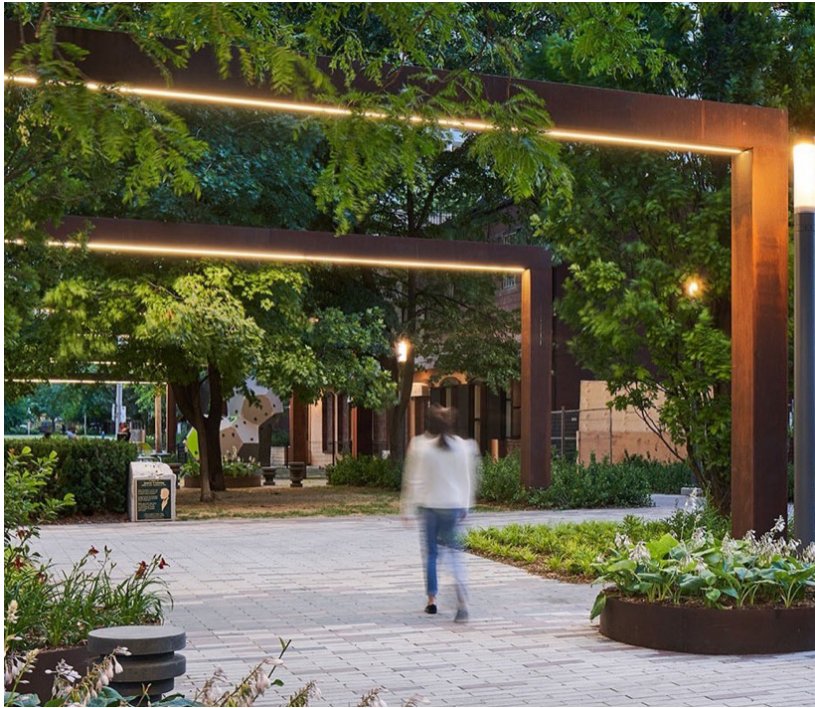
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SCHEMATIC DESIGN GUY DAVIS COMMUNITY PARK





Community-Wide Wayfinding

Celebrating Historic Black-owned Businesses



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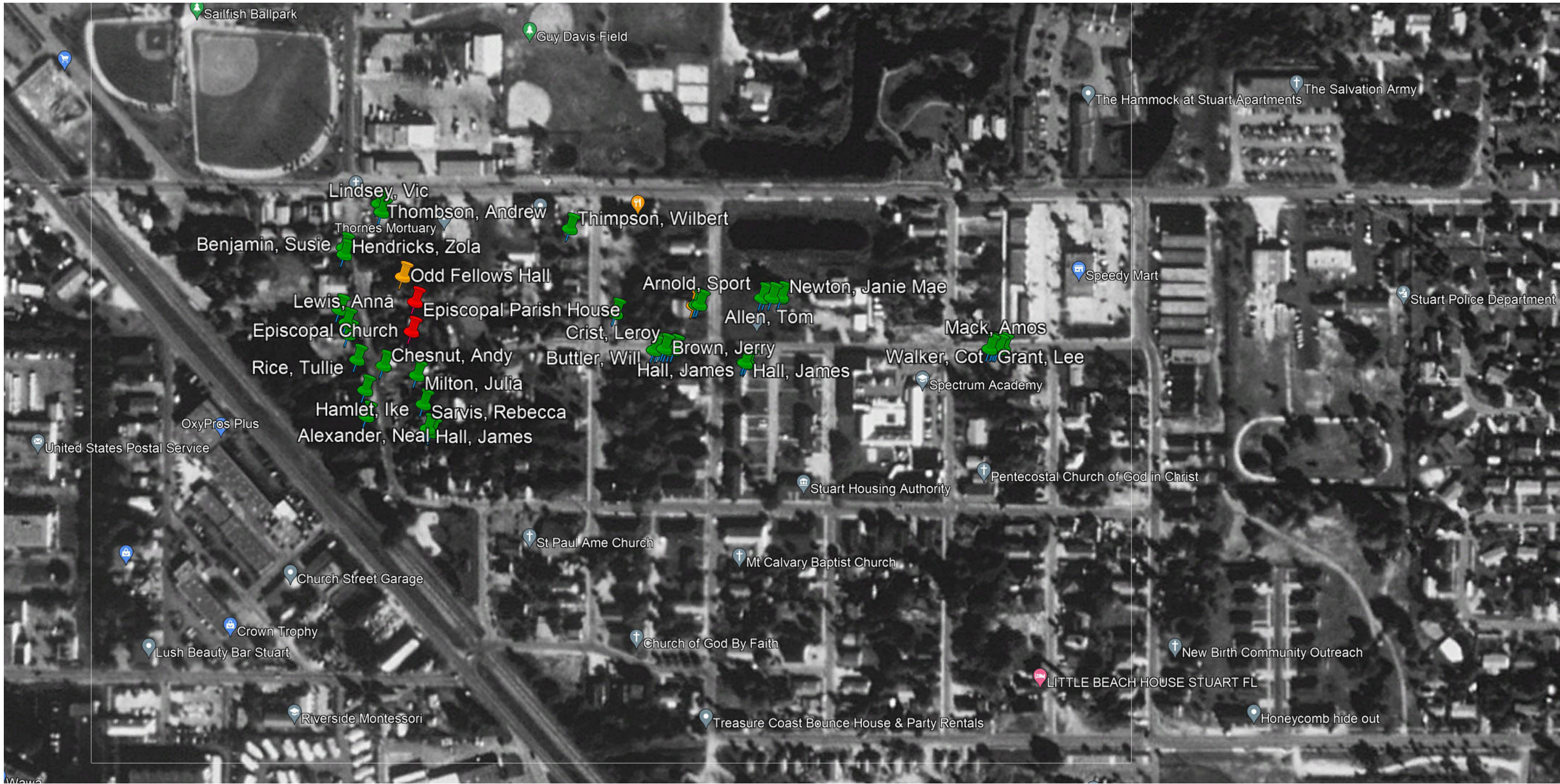
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East Coast Lumber Company427 Stuart Ice Co.451 Sinclair Refining Co.531 EAST 4th STREET (South Side) H. B. Rains301 H. B. Rains303 Atlantic & Pacific Tea Co.823* Martin County Courthouse401 Fred Rue, res.415 Mrs. Harriet Rue, res.419 High School711 Atlantic Court Apartments 727-729-731* Sarah Hicks, res.735 T. J. F. Kennedy, res.739 L. A. Arbogast, res.771* L. B. Eurlt, res.817 John Dumich, res.909 EAST 5th STREET (North Side) Willard A. Sallas, res.740 Annie McTeer, res.746 J. R. Merriman (Garage Apt.)746½* P. B. Cleveland, res.748 (rear)748 Emma Johnson, res.760* Julia B. Judson, res.764 Mrs. Alfred Orman, res.804 Frank Schlosser, res.808 H. B. Rains, res.812 T. M. Bowie, Sr., res.824 (South Side) Moore, res.727 T. C. Knowles, Sr., res.731 Herb Young, res.737 Constantine Meggett, res.747 Eddie A. Burgess, res.751 Donald Johns, res.801 J. e Constance, res.825 J. A. Jamison, res.901 STYPMANN BOULEVARD (North Side) T. McClasky, res.744 Joe Rich, res.748 Michael Hawkins, res.752 H. W. Schwab, res.760 (South Side) Mrs. C. M. Green (Mrs. R. E. Harrell) (upstairs) (B. Tillman)731½* Mrs. C. M. Green, res.739 Ed. O'Commer, res.743* Arthur Bowering, res.751 A. L. Mathers, res.763 W. W. Meggett, Jr., res.767 Lawson Moore, res.805 Ralph Hartman, Sr.809 NORTH GEORGIA AVENUE (West Side)	Blanche Dugan, res.133* Fred Diechman (house)143* Fred Diechman (Garage Apt.)146 Mrs. Bertha M. Baldwin, res.153 Baldwin (duplex)157-159* Martin Welshback, res.169 G. D. Hayes, res.173 Hayes (Apt. in rear)175* H. H. Thayer177* Mrs. Sarah Young, res.205 B. D. Fulton, res.209 Carrie R. Aldrich Est.215 W. N. Cromer, res.217 CLEVELAND AVENUE (East Side) William Parks, res.120 Mrs. P. M. McCullough (house)124 McCullough (upstairs)124½* McCullough (cottage in rear)126* Mrs. F. Van Smith (rental)128* J. S. Newcombe, res.132 Eather Rhodes, res.144 John W. Halteman, res.148 R. L. Callahan, res.156* (Cottage on Lot 95)164 (Cottage on Lot 94)168 John G. Lukens, res.172 St. Joseph's Church180 Riverdale Apts.184* RIVERDALE AVENUE (North Side) Franklin G. Rue, res.304 BRYANT AVENUE (West Side) Robert E. Vill, res.149 Ruby & John Fultz, res.153 Cleveland Kitching, res.157 Glenn Ulmer, res.173* Mrs. Eleanore Harris, res.177 Joe M. Phillips, res.181 BRYANT AVENUE (East Side) Mrs. Blanche Slocum, res.158* SOUTH FEDERAL HIGHWAY (West Side) Gulf Oil Co. (A. O. Pittman)505 Clements Restaurant509 W. R. Osborne516* Virginia Apartments525* SOUTH FEDERAL HIGHWAY (West Side) Huber Speedy605* Gerald P. Murphy, res.609 (garage apartment)611* Imperial Gas Station (H. P. Lyons)617 Henry P. Lyons617 LAKE STREET (North Side) Will Butler516* Ernest Banks520* Taylor Lockwood522* Walter Alexander524* Jerry Brown526* Mary Lou Johnson528* Lulu Simpo Richardson532 Frances Harris536* James Hall608* James Hall610* (South Side) Luther Baldwin (Store and home)....527 Willie Mae Scott531* Sport Arnold533* Samuel & J. L. B. Weeks535 Walter Livingston539 LAKE DRIVE (North Side) Helen Harnes608* L. C. Rozler610* (South Side) Letitia Richardson605 Christian Richerson609 Tom Allen617 Ernest Candies629* Janie Mae Newton631* LAKE WAY (East Side) Grant631*	L. James (Pressing club)637* Maydee Marshall (Lunch room)641* CENTRAL AVENUE (West Side) Andrew Thompson707* Vic Lindsey709* Episcopal Parish House801 Episcopal Church811 Andy Chestnut817* Nick Thompson819* Julia Milton821 Ike Hamlet825 Rebecca Sarvis829 James Hall837 James Thomas841* (East Side) Zola Hendricks708 Susie Benjamin712* Odd Fellows Hall716 Grover Gillman800* Anna Lewis804* James & Vannie Bradley808 Tullie Rice816* C. E. Murrey824 Neal Alexander828 EAST CHURCH STREET (North Side) Lettie Thomas600* Henry Bryant604* Emma White (Ophelia Ash house)608* Emma White612 Callie Sawyer616 M. H. Finley620 Frank Jones624* Geo. & Bessie McHardy (Hotel)700 John Hall702* Charles Green712 Church of Christ (rental)716 Richmond Raysor718* Eli Foster720 Eria Williams722* Eria Williams (Store)724* Stuart Training School726* Macedonia Baptist Church738 Turner Walton800 828 (South Side) Methodist Church617 Methodist Parsonage623 John Lewis625* Allen Latten627* Fred Henry627* Baptist Church711* Daniel L. Dennis719 Dora Boyd — owner727 Lewis Maxey789* Smith Walton741* 819 PARK AVENUE (East Side) (rental)910* (rental)912* Rosena Taylor914* E FLORIDA STREET (North Side)	Mintora Lewis906 Elbert Moment920 Dalton Henry928* Aaron Trueblood936 Fred Thompson936 BAHAMA AVENUE (West Side) Celia Green701 Richard Byrd709 James Wesley715* Israel L. Dunscombe721 Cleve Tyson729* Ruth Cotton901* Mattie Hunter909* Bertha Jones Murphy915 Harrison Smith921 Cora Ross925* Robert Forbes933 (East Side) Amos Mack700 Charlie Williams712 Thomas Newman716 William Curry724 Floyd Henry738* Maybelle Green730* William Gilbert808 Macedonia Baptist Church parsonage 824 Janie Williams (Store)900 L. James904* Viola Broadax & Frank Lewis908 Annie Lou McHardy916 P. W. Poole920 James Walden924 Milton Davis940* Lucille Jergens944 NASSAU AVENUE (West Side) Charlie Robinson825 Onie & Luella S. anson905 Ruby Simmons909 Ophella McHar y915 K. A. Mitchell917 (East Side) Dock & Betty Martin812 Clara & Clifton Green, jr.820 Mary Kennon904 Robert & Della Bell908 Thomas Grundy912 Sam Carter916 TARPON AVENUE (West Side) Essie D. Langston809 Thelma Jackson813 Robert Carter813 Annab813
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A SAFEbuilt[®] COMPANY

CITY OF STUART

SCHEMATIC DESIGN PACKAGE

PARK DESIGN & MASTER PLAN COMPONENTS

JANUARY 2023

Page 123 of 170

MASTER PLAN COMPONENTS

04 MODULE

117



HERE ONCE STOOD AN IMPORTANT
CORNERSTONE OF THE HISTORIC
EAST STUART COMMUNITY



HERE ONCE STOOD AN IMPORTANT
CORNERSTONE OF THE HISTORIC
EAST STUART COMMUNITY



Calvin, Giordano & Associates, Inc.
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CITY OF STUART

SCHEMATIC DESIGN PACKAGE

PARK DESIGN & MASTER PLAN COMPONENTS

JANUARY 2023

Page 125 of 170

MASTER PLAN COMPONENTS

04 MODULE

119

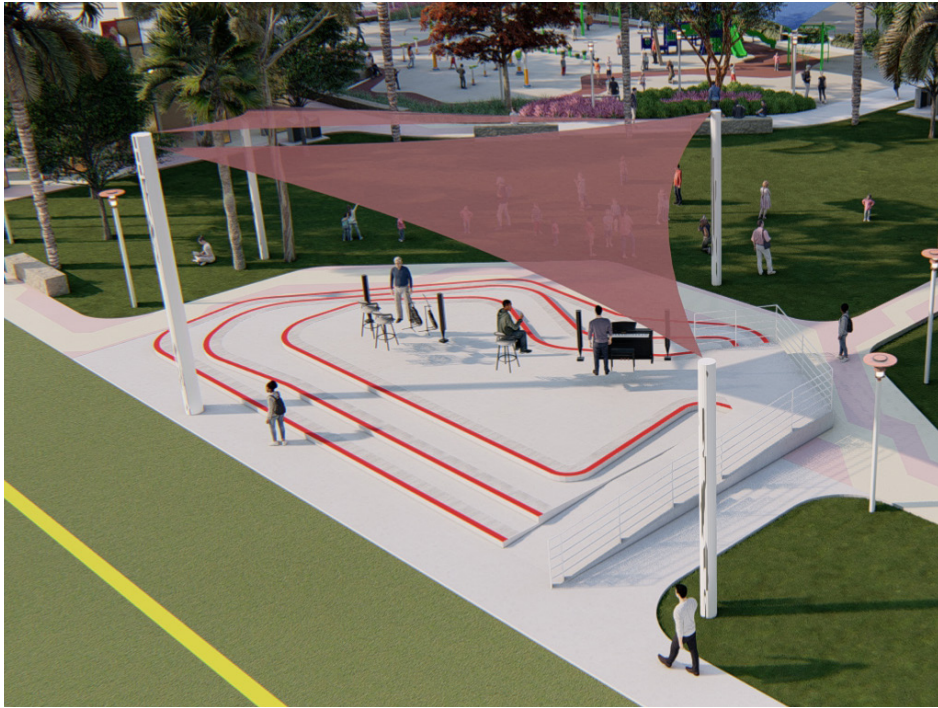
In Conclusion



Calvin, Giordano & Associates, Inc.
A **SAFEbuilt** COMPANY

SCHEMATIC DESIGN PACKAGE

JANUARY 2023



PHYSICAL BENEFITS

Nearly **HALF** of all adults in the U.S. have **chronic health conditions**, such as heart disease, diabetes and obesity.¹

About **1 in 3** children in the U.S. is either **obese or overweight**.²



People **EXERCISE MORE** if they have access to **PARKS** and other safe outdoor places. **Physical activity can reduce or prevent serious health problems**.³

MENTAL BENEFITS

Mental illness affects over **43 MILLION** adults in the U.S. according to the National Institute of Mental Health.⁴

PARKS SUPPORT MENTAL HEALTH THROUGH PHYSICAL ACTIVITY



People with access to parks are more likely to exercise. **Exercise reduces anxiety and depression and can help alleviate symptoms of a variety of mental health conditions, including dementia and Alzheimer's**.^{5, 6}

COMMUNITY BENEFITS

Greening of vacant urban land has been shown to decrease crime.⁷

COST SAVINGS

The **high costs** of chronic diseases each year in the U.S. include:

OBESITY
\$147 BILLION⁸

DIABETES
\$245 BILLION⁹

HEART DISEASE
\$108 BILLION¹⁰

PARKS HELP TO REDUCE THE COSTS OF HEALTHCARE



Maintaining a **healthy weight** saves **\$1,500** per person in healthcare costs a year.¹¹

PARKS CLEAN THE AIR



Trees in urban parks **remove toxins** from the air, such as carbon monoxide, that can pose serious health risks to people.

PARKS PROVIDE \$3.8 BILLION IN AIR POLLUTION SAVINGS

Urban trees in the U.S. **remove 711,000 TONS** of **air pollution** annually, at a value of **\$3.8 BILLION** not only **saving money** but also **improving public health**.¹⁸



PARKS CLEAN THE WATER

Parks and green space filter rain which reduces water pollution, protects drinking water and decreases rates of waterborne illness.

Parks improve environmental health and save communities money.



PARKS KEEP CITIES COOLER

Parks help to cool cities by reducing the heat island effect.



PARKS MAKE CITIES MORE RESILIENT

Nationwide cities are confronted with the impacts of **climate change and increased flooding**.¹⁹

Hurricane Sandy caused up to **\$70 BILLION** in damages to communities.

PARKS SAVE MONEY ON INFRASTRUCTURE

Cities are creating and using parks as a green infrastructure approach to **managing stormwater** and **preventing flooding**.



GRAY INFRASTRUCTURE
\$40 MILLION

GREEN INFRASTRUCTURE
\$24 MILLION



Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

THANK YOU!



Calvin, Giordano & Associates, Inc.
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SCHEMATIC DESIGN PACKAGE

JANUARY 2023



Calvin, Giordano & Associates, Inc.
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**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Joint CRA/CRB/CCM**

Meeting Date: 1/23/2023

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 06/27/2022 & 10/24/2022 JOINT MEETING MINUTES

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 06/27/2022 & 10/24/2022 JOINT MEETING MINUTES

Funding Source:

N/A

Recommended Action:

Approve Minutes.

ATTACHMENTS:

1. 06272022 JOINT CCMCRACRB Minutes
2. 10242022 JOINT CRA/CRB/CCM Minutes

MINUTES
SPECIAL MEETING OF THE STUART JOINT CRA/CRB/CCM
JUNE 27, 2022
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION
Mayor Merritt Matheson
Vice Mayor Troy McDonald
Commissioner Becky Bruner
Commissioner Eula R. Clarke
Commissioner Mike Meier

COMMUNITY REDEVELOPMENT AGENCY
Chairperson - Merritt Matheson
Vice Chairperson - Troy McDonald
Board Member - Becky Bruner
Board Member - Eula R. Clarke
Board Member - Mike Meier
Board Member - Tom Campenni
Board Member - Pete Walson

COMMUNITY REDEVELOPMENT BOARD
Chairman - Tom Campenni
Vice Chairman - Nina Dooley
Board Member - Chris Lewis
Board Member - Katie Makemson
Board Member - Nikolaus Schroth
Board Member - Frank Wacha
Board Member - Pete Walson

ADMINISTRATION
City Manager, David Dyess
City Attorney, Michael Mortell
City Clerk, Mary R. Kindel
Development Director, Kevin Freeman

ROLL CALL

PRESENT: Chairperson Matheson, Board Member Bruner, Board Member Clarke, Board Member Meier, Board Member Campenni, Vice Chairperson Dooley, Board Member Schroth.

ABSENT: Vice Chairperson McDonald, Board Member Walson, Board Member Makemson, Board Member Wacha, Board Member Lewis.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:03 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Tom Campenni

Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 05/23/2022 CRA MINUTES

4:04 PM MOTION: Approve

MOVED BY: Tom Campenni

SECONDED BY: Mike Meier

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. REDA AGREEMENT WITH MIDDLE ISLAND MANAGEMENT & DEVELOPMENT, LLC (RC):

RESOLUTION No. 04-2022 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIRPERSON TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND MIDDLE ISLAND MANAGEMENT & DEVELOPMENT, LLC, PROVIDING FOR THE ALLOCATION OF TAX INCREMENT FUNDS GENERATED FROM THE INCREASE IN PROPERTY VALUE TO THE TAX PARCEL OF THE ATLANTIC POINT MARINA MIXED-USE DEVELOPMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Administrator, presented the REDA agreement with Middle Island Management & Development. Mrs. Gandhi-Savdas stated that this application was submitted prior to amendments to the REDA program and they are still eligible under the prior guidelines. She also gave a brief overview of the development and recommended the REDA agreement be moved for approval.

Board Member Clarke commented that she wanted to commend our board for changing the guidelines and seeing that we now have 2 applicants using the program.

Board Member Meier questioned how it would have been assessed within the new scoring rubric.

Ms. Gandhi-Savdas stated it would not have been eligible due to

Board Member Schroth arrived at 4:11 PM.

4:08 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Eula Clarke
Motion approved unanimously.

3. REDA AGREEMENT WITH NEW URBAN COMMUNITIES (RC):

RESOLUTION No. 05-2022 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIRPERSON TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND NEW URBAN COMMUNITIES AND STUART COURTHOUSE, LLC., PROVIDING FOR THE ALLOCATION OF TAX INCREMENT FUNDS GENERATED FROM THE INCREASE IN PROPERTY VALUE TO THE TAX PARCEL OF THE STUART COURTHOUSE URBAN PLANNED UNIT DEVELOPMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mrs. Gandhi-Savdas presented on the REDA agreement with the Stuart Courthouse (Elizabeth) UPUD and stated that this application was submitted prior to amendments to the REDA program and they are still eligible under the prior guidelines. She gave a brief overview of the development and recommended the REDA agreement be moved for approval.

PUBLIC COMMENT

1.) Mark Brechbill - SE Osceola St; Questioned the numbers and the assessment of this property.

Attorney Mortell clarified the assessment would be done by the property appraiser and would be the final numbers.

Chairperson Matheson spoke about reducing the TIFF rate from 50% to 45% and putting a cap and creating a sinking fund for parking infrastructure.

Board members and Attorney Mortell continued discussion about the TIFF revenue and parking infrastructure.

David Dyess, City Manager, mentioned that parking studies will be brought up in the upcoming Joint Meeting and stated that discussions about parking constraints could be had and stated the 5% TIFF revenue is minimal.

Mrs. Gandhi-Savdas stated she could bring a boundary map of the REDA program as part of the parking study discussion.

Board members continued their discussion.

4:14 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Mike Meier
Motion approved unanimously.

4. D&D DOWNTOWN VALET PARKING PROGRAM

4:30 PM

Mrs. Gandhi-Savdas presented the Valet Parking Program in Downtown and gave recommendations for changes from the previous agreement that was in place and stated that staff is looking for direction.

Chairperson Matheson stated he spoke to different business owners and said he was interested in using the Wells Fargo parking lot.

Board Member Campenni stated he liked the idea but gave a different proposal for different parking lot ideas.

Board members gave their ideas on what location would work best for valet service and what the demand is for valet.

Chairperson Matheson stated that the intent of this is to increase parking downtown for business patrons.

Board Members direction to staff were the following:

- The days would be Friday and Saturday.
- Parking lots would be City Hall and Stuart Feed pit.
- The month of December will be included.
- Adjustments to be made by staff and not require them to come back to the board.

PUBLIC COMMENT

1.) Helen McBride - SE Flamingo Ave; Agrees with the valet and said she is willing to pay the valet to be closer.

STAFF UPDATE

ADJOURNMENT

5:00 PM

CCM

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 23rd day January, 2023.

CRA

Mary R. Kindel, City Clerk

Troy McDonald, Chairperson

Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 23rd day January, 2023.

CRB

Mary R. Kindel, City Clerk

Thomas Campenni, Chairperson

Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 23rd day January, 2023.

MINUTES
SPECIAL MEETING OF THE STUART CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY AND
COMMUNITY REDEVELOPMENT BOARD
OCTOBER 24, 2022
AT 4:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION
Mayor Troy McDonald
Commissioner Becky Bruner
Commissioner Eula R. Clarke
Commissioner Christopher Collins
Commissioner Campbell Rich

COMMUNITY REDEVELOPMENT AGENCY
Chairperson - Troy McDonald
Board Member - Becky Bruner
Board Member - Eula R. Clarke
Board Member - Christopher Collins
Board Member - Campbell Rich
Board Member - Tom Campenni
Board Member - VACANT

COMMUNITY REDEVELOPMENT BOARD
Chairman - Tom Campenni
Vice Chairman - Nina Dooley
Board Member - Chris Lewis
Board Member - Katie Makemson
Board Member - Nikolaus Schroth
Board Member - Frank Wacha
Board Member - VACANT

ADMINISTRATION
City Manager, David Dyess
City Attorney, Michael Mortell
City Clerk, Mary R. Kindel

CALL TO ORDER

4:36 PM

ROLL CALL

PRESENT: Mayor McDonald, Commissioner Bruner, Commissioner Clarke, Commissioner Collins, Commissioner Rich

ABSENT: Chairperson Campenni, Vice Chairperson Dooley, Board Member Lewis, Board Member Makemson, Board Member Schroth, Board Member Wacha

Chairperson McDonald spoke to the Board Members to review their appointees attendance for the voluntary boards as issues with attendance were arising and the reorganization was coming up in December.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:37 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Becky Bruner

Motion approved unanimously.

ACTION ITEMS

3. LICENSE AGREEMENT FOR DOWNTOWN VALET PARKING SERVICES PROGRAM (RC):

RESOLUTION No. 77-2022; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AUTHORIZING THE EXECUTION OF A LICENSE AGREEMENT BETWEEN THE CITY OF STUART AND THE PARKING SOLUTION TO UTILIZE THE PARKING LOT BEHIND THE STUART HERITAGE MUSEUM AND CITY HALL PARKING LOT FOR THE PURPOSE OF OPERATING A DOWNTOWN VALET PARKING SERVICES PROGRAM.

Pinal Gandhi-Savdas, CRA Executive Director, presented the item and stated that 1 RFP in return from Parking Solutions and provided the details of the license agreement and provided the challenges the applicant will have if using two parking lots.

Scott Jackson, applicant, called in via ZOOM, explained that the insurance rates have tripled and stated he cannot use the parking lot behind the Feed Store due to how much it will cost to insure that parking lot as well as City Hall.

Board Members discussed the applicant's concerns and what the new parameters of the license agreement should be.

Board Members agreed the parameters for the new RFP would be to allow the applicants to use the City Hall parking lot and Annex parking lot as over flow and also have \$0 fee. They requested that Mr. Jackson come back to the board with a new proposal meeting those new parameters.

**4:58 PM MOTION: Cancel RFP.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.**

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

APPROVAL OF MINUTES

2. APPROVAL OF 09/26/2022 CRA MINUTES

**5:02 PM MOTION: Approve.
MOVED BY: Campbell Rich
SECONDED BY: Eula Clarke
Motion approved unanimously.**

PRESENTATIONS

1. UPDATE ON DOWNTOWN PARKING STUDY AND RECOMMENDATIONS

Mrs. Gandhi-Savdas presented an update to the parking study in Downtown which included immediate recommendations: tram routes, curbside management, bicycle parking program, valet parking program, 3-hour parking hours of operation, shared parking agreement, Dixie Highway on street inventory redesign, expanding 3-hour parking boundaries, golf cart parking program, SW Osceola premium paid parking, Dynamic parking guidance program, potential parking structure location, Sailfish lot structure, Martin County lot structure, and average daily available spaces, she is seeking direction from the board for the next steps on implementation and would like to organize a committee to make recommendations for 4 items in the parking study.

Board Members discussed potential people for the committee, parking garages, paid parking, and Dynamic parking system.

**5:21 PM MOTION: Organize a committee to discuss the 4 items with staff and business people; 1 from Mainstreet, 1 from Downtown Business Association, 1 from the Lyric, 1 from the Tourist Development, and 2 residents.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.**

STAFF UPDATE

ADJOURNMENT

5:24 PM

CCM

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

**Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 23rd day January, 2023.**

CRA

Mary R. Kindel, City Clerk

Troy McDonald, Chair

**Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 23rd day January, 2023.**

CRB

Mary R. Kindel, City Clerk

Thomas Campenni, Chair

**Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 23rd day January, 2023.**

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

Meeting Date: 1/23/2023

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 11/28/2022 CRA MINUTES (CRA APPROVAL ONLY)

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 11/28/2022 CRA MINUTES (CRA APPROVAL ONLY)

Funding Source:

N/A

Recommended Action:

Approve Minutes.

ATTACHMENTS:

1. 11282022 CRA Minutes

**MINUTES
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART
NOVEMBER 28, 2022
AT 5:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT AGENCY

**Chairman – Troy McDonald
Board Member – Eula R. Clarke
Board Member – Becky Bruner
Board Member – Christopher Collins
Board Member – Campbell Rich
Board Member – Tom Campenni
Board Member - VACANT**

ADMINISTRATIVE

**City Manager, David Dyess
City Attorney, Michael J. Mortell
CRA Executive Director, Pinal Gandhi-Savdas
City Clerk, Mary Kindel**

CALL TO ORDER

5:00 PM

ROLL CALL

PRESENT: Chairperson McDonald, Board Member Clarke, Board Member Bruner, Board Member Collins, Rich, Board Member Campenni

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**5:01 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Eula Clarke
Motion approved unanimously.**

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

1. CRA BUDGET AMENDMENT #01 TO FY 2023 (RC):

RESOLUTION No. 10-2022 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #01 TO THE FY 2023 CRA BUDGET TO TRANSFER FUNDS FROM THE CRA FUND BALANCE TO PROVIDE FUNDING FOR A HISTORICAL SURVEY AND NATIONAL DISTRICT NOMINATION FOR THE EAST STUART COMMUNITY IN THE AMOUNT OF \$50,000; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Executive Director, presented the letter from the State and stated she needed approval to hire a consultant to prepare an application for the National Registered Historic District for East Stuart.

Board Member Clarke asked if we ever had any designation like this one and questioned what indicators the state sent to the City.

Board Member Campenni asked what budget this was coming from and questioned if we applied for a grant to fund this. Ms. Gandhi-Savdas stated it would come from the fund balance and stated we did apply for a grant but the City was too late to qualify.

Paul Weaver, Consultant, spoke on behalf of the areas that were proposed to be in the historical area.

Board Member Collins asked what the benefit is being designated historic for East Stuart.

Mr. Weaver explained to the Board members the benefits of the designation.

Board members and consultant continued discussion.

PUBLIC COMMENT:

1.) Julie Preasy - Jensen Beach; Stated on the several projects she has assisted with to put in the National Registered Historic and stated the benefits of historic preservation. Suggested to the Board members that Rick Gonzalez, from the National Register Review Board in Palm Beach be taken on a tour of East Stuart.

5:02 PM MOTION: Approve Resolution No. 10-2022.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

STAFF UPDATE

Ms. Gandhi-Savdas provided the Board members with an update on the valet program and stated they have tabled the item until she is given further direction from the board.

ADJOURNMENT

5:25 PM

Mary R. Kindel, Secretary

Troy McDonald, Chair

**Minutes to be approved at the CRA
Meeting this 23rd day of January, 2023.**

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

Meeting Date: 1/23/2023

Prepared by: Susej Meleqi

Title of Item:

CRA BOARD MEMBER APPOINTMENT (CCM ONLY)

Summary Explanation/Background Information on Agenda Request:

To fill the vacancy, an appointment of Community Redevelopment Board (CRB) Member, Micah Hartowski to serve on the Community Redevelopment Agency (CRA) is recommended. During the January 10, 2023 CRB Meeting, the CRB voted unanimously (4/0) for Micah Hartowski to be the CRA appointee; 3 board members were absent.

Per Section 8.00.05.(A) of the City's Land Development Code, CRA states the following: The city commission, plus two members of the *community redevelopment* board, shall be the *community redevelopment agency* for the city, in accordance with F.S. § 163.357. The city commission shall appoint the two members of the *community redevelopment* board to serve as members of the *community redevelopment agency* for a term of four (4) years.

This item is seeking Commission approval to add Micah Hartowski to the CRA board.

Funding Source:

N/A

Recommended Action:

City Commission to approve or deny the appointment.

ATTACHMENTS:

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

Meeting Date: 1/23/2023

Prepared by: Pinal Gandhi-Savdas

Title of Item:

EXPAND NEIGHBORHOOD REVITALIZATION PROGRAM TO INCLUDE BRUSH WITH KINDNESS AND THE NEW SOLAR AND ENERGY LOAN FUND (SELF) PROGRAM (RC):

RESOLUTION No. 03-2023 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AMENDING THE NEIGHBORHOOD REVITALIZATION PROGRAM, WHICH THE COMMUNITY REDEVELOPMENT AGENCY REINVEST TAX INCREMENT FUNDS TO MAKE EXTERIOR IMPROVEMENTS TO RESIDENTIAL PROPERTIES WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Solar and Energy Loan Fund (SELF) is a nonprofit “Green Bank” certified as a Community Development Financial Institution (CDFI) by the U.S. Department of the Treasury. The CDFI Fund plays an important role in generating economic growth and opportunity in some of our nation's most distressed communities by offering tailored resources and innovative programs that invest federal dollars alongside private and philanthropic capital. The CDFI Fund serves mission-driven financial institutions, such as SELF, which take a market-based approach to supporting economically disadvantaged communities.

SELF is the only nonprofit green bank in Florida and one of the few green banks in America focused on helping low- and moderate-income (LMI) residents. SELF is also one of the few CDFIs in America that offers unsecured personal loans to homeowners to achieve energy efficiency, resilience, solar, and more. SELF started out as a pilot program in St. Lucie County, Florida in 2010, and has since grown to four (4) states, including: FL; AL; GA; and, SC. SELF has expanded rapidly over the last 5 years and opened up new satellite programs in St. Petersburg, Tampa, Orlando, Atlanta, and now Miami-Dade County. SELF has been working with the City of Stuart for nearly a decade, and also collaborates with Martin County and the Martin County Utility on new septic-to-sewer conversion loans.

As a 501.c.3 organization, SELF has partnered with more than a dozen local governments in multiple regions and states. SELF serves as an “implementation tool” for local, state, federal governments to achieve a variety of important goals and transformational impacts, most notably, energy equity, preserving and retrofitting existing affordable housing and making these homes safer, more resilient, more valuable and cost-effective, healthier, and more sustainable. SELF also strives to support generational wealth and local businesses and green jobs, including local minority contractors.

SELF also has special programs for seniors, veterans, female heads of household, disabled homeowners, hurricane storm victims, and individuals with poor credit.

SELF’s mission-driven lending programs provide financial inclusion, by approving unsecured loans based on the applicant’s ability to pay, not credit scores. SELF fills an important financial gap in unbanked and underbanked communities and provides direct benefits to low- and moderate-income (LMI) homeowners as well as the contractors who perform the home improvement work. With an estimated 40% of the Florida population outside of traditional banking options, SELF’s inclusive underwriting policies enable the organization to further penetrate LMI and BIPOC communities that need additional financing options for much needed home repairs and improvements. SELF also reports these loans to the Credit Bureau, so

their clients are building their credit scores as they pay off their loans. The home improvement projects also increase property values and home equity, and create stability and generational wealth for LMI families.

SELF is requesting to collaborate with the CRA to provide homeowners within the CRA with access to both grants and low-cost financing to make home energy improvements (e.g. roofs, air conditioners, windows/doors) and make repairs and replacement projects more affordable and attainable. In particular, low income homeowners typically have the ability to pay for a loan, but often not enough for larger projects, such as roof repairs and replacement. They need small mini-grants and access to low-cost financing options to make these larger projects more affordable.

This proposal would offer up to \$2,500 to be provided by the CRA to the applicant which will serve as a grant from the CRA to qualifying homeowners. To qualify for a SELF loan, the applicant must pay a down payment which would be paid with the Grant funds. By providing the down payment, the applicant could then qualify for SELF's inclusive and affordable financing options for homeowners within the CRA. By combining small mini-grants from the CRA with accessible and below-market rate financing from SELF, more homeowners in the CRA will be able to complete major improvements such a roof repairs/replacement. The CRA budgeted \$20,000 for the Brush with Kindness Program, which could be expanded to include the SELF Program. The intent is to eliminate and prevent blighted conditions and support community revitalization within the CRA boundaries.

Funding Source:

N/A

Recommended Action:

Motion to approve Resolution No. 03-2023.

ATTACHMENTS:

1. Resolution No. 03-2023 CRA - Neighborhood Revitalization Program



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

RESOLUTION NO. 03-2023 CRA

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AMENDING THE NEIGHBORHOOD REVITALIZATION PROGRAM, WHICH THE COMMUNITY REDEVELOPMENT AGENCY REINVEST TAX INCREMENT FUNDS TO MAKE EXTERIOR IMPROVEMENTS TO RESIDENTIAL PROPERTIES WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, by adoption of Resolution No. 02-2017 CRA on March 27, 2017, the Community Redevelopment Agency agreed to reinvest from Community Redevelopment Agency (CRA) Tax Increment Financing (TIF) into the residences in the City of Stuart Community Redevelopment Area; and

WHEREAS, the city staff at that time determined that Habitat for Humanity of Martin County, Inc. was best suited to access the needs of the individual owners and distribute the funds to make improvements; and

WHEREAS, the CRA allocated \$40,000 to Habitat in FY 2017 to implement the Brush with Kindness Program related to resolving the code enforcement issues and the expenses related to the improvements for a period of thirty-six (36) months; and

WHEREAS, in the fiscal year 2023, the budget was reduced to \$20,000; and

Resolution No. 03-2023 CRA
Neighborhood Revitalization Program

WHEREAS, Habitat for Humanity has informed the city that based on its limited resources and services, it can only provide minor exterior improvements, and the work remaining in neighborhoods is outside of its scope of work; and

WHEREAS, the CRA is partnering with Solar and Energy Loan Fund (SELF) to provide grant and low-cost financing to make major exterior home improvements; and

WHEREAS, SELF is a Clean Energy Loan Program that provides loans to homeowners for home energy improvements (e.g. roofs, air conditioners, windows/doors); and

WHEREAS, the CRA can provide grants to assist residents of the CRA seeking to make improvements to their homes which either qualify for the Brush with Kindness program or the SELF program.

WHEREAS, the CRA will provide grants up to \$2,500 to qualify homeowners for improvements; and

WHEREAS, the Stuart Community Redevelopment Agency has determined that expanding the Neighborhood Revitalization Program to include Brush with Kindness and SELF is in best interest of the Community Redevelopment Area.

WHEREAS, the program will eliminate and prevent blighted conditions, support community revitalizing, and improve the attractiveness and quality of life for residents of the city.

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

SECTION 1: The CRA Director shall be authorized to award grants to applicants through the Brush with Kindness program or to those who qualify for the grants that have made applications for the SELF loans for an amount up to \$2,500.00 per parcel.

Resolution No. 03-2023 CRA
Neighborhood Revitalization Program

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:

TROY MCDONALD, CHAIRPERSON
BECKY BRUNER, BOARD MEMBER
EULA R. CLARKE, BOARD MEMBER
CHRISTOPHER COLLINS, BOARD MEMBER
CAMPBELL RICH, BOARD MEMBER
VACANT, EX-OFFICIO BOARD MEMBER
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED this _____ day of _____, 2023.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY

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

Meeting Date: 1/23/2023

Prepared by: Pinal Gandhi-Savdas

Title of Item:

MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA, AND PROPERTY OWNER, AND GLENDA PRESTON (ARTIST) (RC):

RESOLUTION No. 02-2023 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND PROPERTY OWNER AND GLENDA PRESTON, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL MURAL ON THE EXTERIOR WALLS OF A BUILDING LOCATED AT 701 SE TARPON AVENUE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Community Redevelopment Board

On January 10, 2023, the Community Redevelopment Board recommended approval of the proposed mural and mural matching grant in the amount of \$3,000 to the applicant with the condition that the mural shall be maintained for a minimum of 5 years.

Summary

The Mural Matching Grant Program was approved by Resolution No. 09-2017 to encourage and promote mural artwork on private and public properties within the Community Redevelopment Area.

Each fiscal year, the CRA budgets \$20,000 for the Mural Matching Grant Program. The program provides reimbursement of up to 50% of the project cost, not to exceed \$3,000, for murals on private and public property.

The applicant is requesting a matching grant in the amount of \$3,000 for the proposed murals on a VA building located at 710 SE Tarpon Avenue. The total cost of the proposed project is estimated at \$6,180. The applicant is requesting reimbursement of 50% of the total cost of the project, not to exceed \$3,000.

The attached grant agreement approves the reimbursement of the maximum grant award in the amount of \$3,000.

The project is expected to begin upon execution of the grant agreement.

Funding Source:

Mural Matching Grant Program - \$3,000

Recommended Action:

Approve Resolution No. 02-2023 CRA to award a grant in the amount of \$3,000 for the proposed mural project.

ATTACHMENTS:

1. Resolution No. 02-2023 CRA Mural Matching Grant Agreement

2. Exhibit A - Grant Agreement with Attachment
3. Location Map
4. Artist Information and Portfolio



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

RESOLUTION NUMBER 02-2023 CRA

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND PROPERTY OWNER AND GLENDA PRESTON, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL MURAL ON THE EXTERIOR WALLS OF A BUILDING LOCATED AT 701 SE TARPON AVENUE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Community Redevelopment Agency approved the Mural Matching Grant Program by Resolution No. 09-2018 on September 24, 2019, to encourage and promote mural artwork on private properties and public buildings within the Community Redevelopment Area; and

WHEREAS, the Community Redevelopment Board approved the mural by Resolution No. 01-2023 on January 10, 2023, and

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

SECTION 1: The Stuart Community Redevelopment Agency authorizes the Board Chairman to execute an agreement between the Stuart Community Redevelopment Agency and Property Owner and Glenda Preston, to award a grant in the amount of \$3,000 to paints murals on exterior walls of a building located at 701 SE Tarpon Avenue, as attached hereto as “Exhibit A”.

SECTION 2: This resolution shall take effect immediately upon its 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:

TROY MCDONALD, CHAIRPERSON
BECKY BRUNER, VICE CHAIRPERSON
EULA R. CLARKE, BOARD MEMBER
CHRISTOPHER COLLINS, BOARD MEMBER
CAMPBELL RICH, BOARD MEMBER
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER
VACANT, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED this _____ day of _____, 2023.

ATTEST:

MARY KINDEL
CITY CLERK

TROY MCDONALD
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY

**MURAL MATCHING GRANT AGREEMENT BETWEEN STUART CRA AND
PROPERTY OWNER AND GLENDA PRESTON FOR INSTALLTION OF A MURAL IN
STUART COMMUNITY REDEVELOPMENT AREA**

THIS AGREEMENT ENTERED this ____ day of _____ 2023 by and between the City of Stuart Community Redevelopment Agency (hereinafter referred to as "CRA") and Cocoa 1818, LLC (hereinafter referred to as "Owner") and Glenda Preston (Artist).

W I T N E S S E T H:

WHEREAS, in City of Stuart Chapter 62 of the City of Stuart Code of Ordinances, the City Commissioners delegated authority to the CRA to award and administer CRA grants including contracts with owners for CRA grants; and

WHEREAS, Owner has applied for a Mural Matching Grant in the amount of \$3,000.00 dollars; and

WHEREAS, the CRA has determined that Owner meets the eligibility requirements and was approved for a grant award in the amount of \$3,000.00 dollars on January 23, 2023 ("CRA Approval"), which is a minimum of 50 % of the costs to install the mural.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other valuable consideration, the parties agree as follows:

1. Owner acknowledges to the CRA that Owner has received a copy of the Stuart Community Redevelopment Agency Mural Matching Grant Program (hereinafter referred to as "Mural Program"), that Owner has read the guidelines and requirements for the Mural Program, and that Owner has had ample opportunity to discuss the Mural Program with Owner's counsel or advisor. Owner further acknowledges to the CRA that Owner understands and agrees to abide by all of the terms and conditions of the Mural Program. Owner agrees to the terms and conditions of the Mural Program, a copy of which is attached as "Attachment 1" and incorporated herein.

2. Owner is the business owner at property described as 701 SE Tarpon Avenue, Stuart, Florida.

3. Owner has agreed to allow Glenda Preston to install the murals on the exterior walls of the property pursuant to the grant application submitted to the CRA dated November 30, 2022. ("The Mural Program") attached hereto as "Attachment 1" and incorporated herein by reference.

4. Owner and Glenda Preston agree to complete the mural within one year of the execution of this agreement. Glenda Preston shall fund 100% of the costs of the mural.

5. CRA has approved a reimbursement to Glenda Preston in the amount of \$3,000.00 to be administered pursuant to the terms of this Agreement based on an estimated cost of \$6,180.00. If the actual costs to install the mural is less than the estimated costs for the mural, the reimbursement amount shall be reduced accordingly to equal the percent of the mural costs approved for funding by the CRA. In no case will the CRA/City of Stuart be obligated to fund anything in excess of the reimbursement amount.

6. Within forty-five (45) days after confirmation that the mural was installed pursuant to the terms of the approved application, Glenda Preston shall be issued a check in the amount of the grant or reduced amount required by paragraph 5. However, if Glenda Preston fails to install the mural pursuant to the terms of the approved application, or if the project is not completed within one year from the approval of the grant, or if Glenda Preston fails to fund at least 50% of the cost of the mural, the reimbursement shall be deemed revoked and Owner as well as Glenda Preston shall be entitled to no funding.

7. This Agreement shall be governed and construed pursuant to the laws of the State of Florida.

8. This Agreement contains the entire agreement of the parties and their representatives and agents, and incorporates all prior understandings or representations, whether oral or written. No change, modification or amendment, or any representation, promise or condition, or any waiver, to this Agreement shall be binding unless in writing and signed by all parties to this agreement.

9. This Agreement is personal to Owner and Glenda Preston as the artist and may not be assigned or transferred by Owner or to Owner's respective heirs, personal representatives, successors or assigns without the prior written consent of the CRA. Further, the artist cannot be changed without written consent.

10. Reimbursement is subject to the availability of funds in the CRA Budget for the current fiscal year of the CRA.

11. If the project is not completed within one year from the execution of this Agreement, the grant award shall expire.

11. IN WITNESS WHEREOF, the parties have executed this Agreement on the date and year first written above.

OWNER(S):

(1) _____
Witness Signature

Printed/Typed Name

By: _____
Giancarlo Gutierrez, Property Owner
Cocoa 1818, LLC

Printed/Typed Name

(2) _____
Witness Signature

Printed/Typed Name

By: _____
Glenda Preston, Artist

Printed/Typed Name

COMMUNITY REDEVELOPMENT AGENCY
STUART FLORIDA

Pinal Gandhi-Savdas, CRA Administrator

David Dyess, City Manager

APPROVED AS TO FORM AND CORRECTNESS:

Michael Mortell, City Attorney



STUART COMMUNITY REDEVELOPMENT AGENCY

MURAL MATCHING GRANT PROGRAM GUIDELINES AND APPLICATION

MISSION

The objective of the program is to use murals as a catalyst for redefining our area as a destination for arts and culture. Public art is an essential component to community revitalization. Art strengthens communities, drives tourism, and fosters an environment of creativity and innovation. Through this community revitalization effort, we aim to engage the creative sector to drive economic development in Downtown Stuart.

PROGRAM DESCRIPTION

The applicants are eligible to receive financial assistance, in the form of a 50/50 funds match, not to exceed \$3,000, for new mural artwork that are adjacent to the public right-of-way or surface parking lots, or visible from the public right-of way.

Murals that are funded by the Mural Matching Grant Program may be placed on public buildings and facilities within the Community Redevelopment Area. With the appropriate contractual agreements, the City may also fund murals which are placed on private property limited to non-residential and mixed-use buildings or structures within the Urban Code District, East Stuart Code District and "The Creek" Arts & Entertainment District located within the Community Redevelopment Area (See attached Mural Project Area Map).

Murals are considered temporary works of art. Murals funded by the Mural Matching Grant Program shall be maintained for a minimum of 5 years and shall be the responsibility of the applicant and/or artist. An agreement, which will clarify terms and conditions of the commitments including maintenance, must be signed by the property owner and the artist. This ensures that murals will continue to look as their artists and designers intended, and it also ensures opportunities for new murals and mural artists that reflect the changing perspectives and styles of the community.

A mural may not use letters, words, numerals, figures, emblems, logos or any parts or combinations thereof to advertise goods, services or merchandise. Commercial signs are permitted through the City's Development Department.

ELIGIBILITY AND APPLICATION REQUIREMENTS

Anyone can propose a mural project including property owners, artists, organizations, neighborhood associations, and government agencies. Ideas for murals will be accepted from anyone, provided it complies with a Minor Conditional Use application review process, public art work criteria and public notice requirements in accordance with Section 3.01.08 and Section 11.02.00 of the City's Land Development Code, which shall be processed in conjunction with this grant application. Issuance of a Minor Conditional Use Approval shall be granted by the City's Community Redevelopment Board.

For a Planned Unit Development (PUD), a minor amendment process for PUDs shall apply and the proposed mural shall be consistent with the terms and conditions of the development agreement. Approval shall be granted by the City's Community Redevelopment Board and the City Commission. The Mural Matching Grant Program application shall be processed simultaneously with a Minor Conditional Use application approval process. Projects will be considered on a case-by-case basis, and any grant is contingent upon the approval by the Community Redevelopment Board. Approved projects will require a grant agreement, which will clarify terms and conditions of the commitments between the CRA and the applicant. The number of mural projects funded by the City will depend on the funding availability.

HOW THE MATCH WORKS

The City shall provide funding for no more than 50% of the total cost of the project, not to exceed \$3,000. Grant awards shall only be used for costs related to the mural project specified in the proposal. Grant awards shall be inclusive of artist's fees and related expense for design, supplies, insurance, transportation, installations, minor conditional use application fees/permits and public notification.

The applicant shall match the City grant through direct financial contributions, material donations (e.g. equipment, paint or other supplies) and/or volunteer time. The value of volunteer time is updated annually based on the State's wage calculation. Contact the CRA Administrator if you intend to use volunteer hours as part of your match.

APPLICATION PROCESS

1. Download an application from the City's website, www.cityofstuart.us or secure an application at City Hall, Development Department's office located on 121 SW Flagler Avenue, Downtown Stuart.
2. Review the application, and if you have any questions please call 772-288-5375.
3. Submit a completed application package to City Hall, Development Department's office, which includes the following:
 - Completed Mural Matching Grant Application
 - Attach a COMPLETED BUDGET WORKSHEET (use template provided).
 - Attach a copy of the Minor Conditional Use application submitted to the Development Department.
 - Attach proof of ownership of the property or contract agreement for mural on private property.
 - W-9 form (as applicable)
 - Attach a copy of the liability insurance
 - Image(s) of a color rendering of proposed mural project
 - Image(s) of site and/or building/structure where the mural will be placed.
 - Project timeline.
 - If attaching panels to a wall, a materials list, drawing and attachment plans must be submitted, and a building permit may be required.
 - Attach any other documentation requested by the CRA Administrator in the pre-application meeting.

The applicant is responsible for all Development Department application fees, public notice, building and other permits and fees which are associated with the proposed project.

REIMBURSEMENT PROCESS

Disbursement of grant funds shall only occur when the following documents are submitted and all other required conditions are met. Upon project completion, the applicant contacts the Development Department's office by calling 772-288-5375 with the project completion date.

The applicant submits a "reimbursement package" to the CRA which includes the following:

- Completed reimbursement form (provided by the CRA as part of the application);
- Copies of applicable invoices must show "paid in full"; (receipts must clearly show how the project was paid, i.e. check, cash must be made by cashier's check or credit)
- Proof of payment (which must be at least as much as the amount indicated in the application); and photos of mural.
- Final approval by the City staff or copies of final inspection if building permit required.

If the project is not completed within one year from the approval of the grant, the grant award shall expire.



STUART COMMUNITY REDEVELOPMENT AGENCY



MURAL MATCHING GRANT PROGRAM APPLICATION

SUBMITTING AN APPLICATION IS NOT A GUARANTEE OF FUNDING

APPLICANT INFORMATION

Name:	EMERALD V - TONI SUTHERLAND, MSW	
Address:	701 SE TARPON AVENUE	
Phone:	573-823-7963	Tax ID#
Email:	emeraldvrresidence@gmail.com	
Website:		

ARTIST INFORMATION

Lead Artist Name:	GLENDA PRESTON	
Other Artists (if applicable):		
Address:	18 NOVEDADES, PSL, FL 34952	
Phone:	772-634-4545	Tax ID#
Email:	glndprstn518@gmail.com	
Website:	ST LUCIE CULTURAL ALLIANCE, glendapreston7(instagram) GOOGLE - GLENDA PRESTON ARTIST	

MURAL LOCATION INFORMATION

Name of Business:	EMERALD V
Type of Business:	HOUSING FOR VETERANS
Property Owner Name / Phone:	Cocda 1818 LLC - 954-624-2728
Address of Proposed Project:	701 SE TARPON, STUART

MURAL PROJECT SUMMARY

Please provide project concept/description, mission statement and/or mural project name (include detailed summary on a separate attachment):

THROUGH MY ART, I WANT TO SHOW EMERALD V
VETERANS THAT OUR COMMUNITY HONORS AND
APPRECIATES THEIR SERVICE

Total Project Cost:	\$ 6,180.00
Matching Amount Requested:	\$ 3,000.00

Additional Instructions: At least one month prior to submitting your Mural Matching Grant application, meet with the CRA Administrator for an initial review of the mural, location, funding and building owner's approval. Contact Pinal Gandhi-Savdas @ (772) 288-5375 or email at pgandhi@ci.stuart.fl.us

Submit a completed application package to City Hall located at 121 SW Flagler Avenue, Development Department's office, which includes the following:

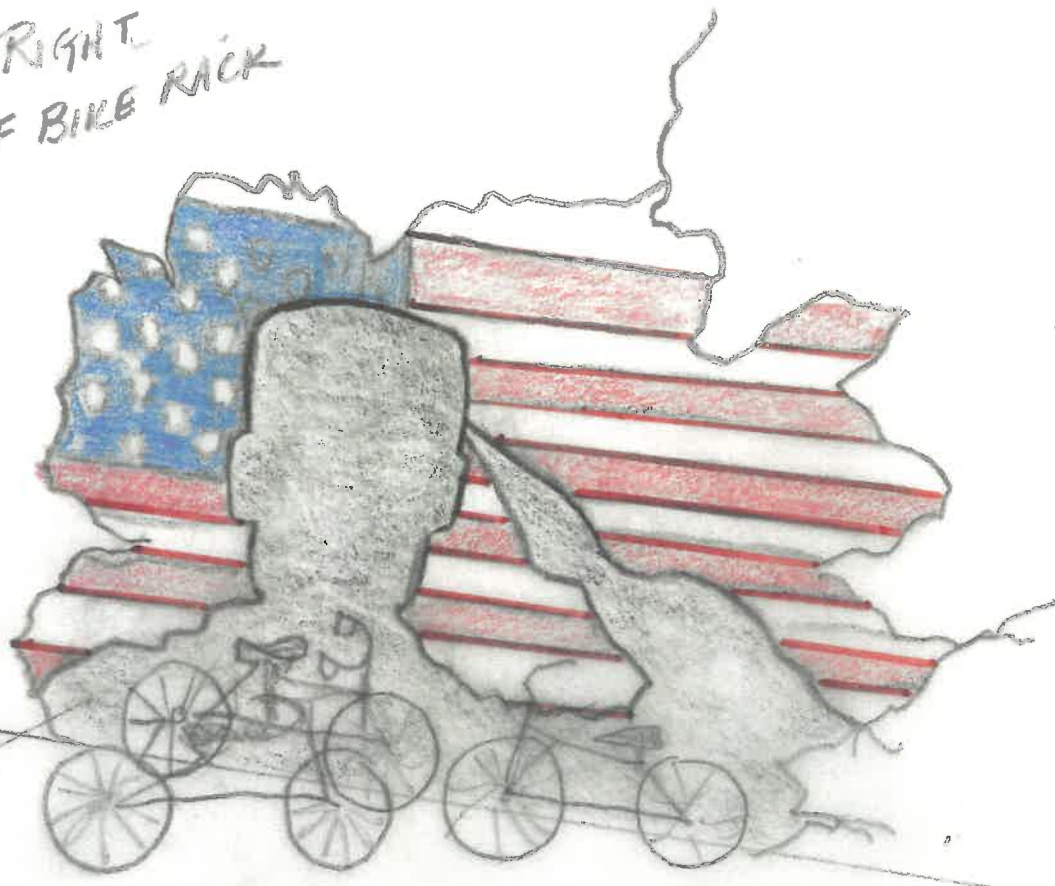
- Completed Mural Matching Grant Application.
- Attach the completed Budget Worksheet (use template provided).
- Attach a copy of the Minor Conditional Use application submitted to the Development Department.
- Attach proof of ownership of the property or contract agreement for mural on private property.
- W-9 form (as applicable).
- Attach a copy of the liability insurance.
- Image(s) of a color rendering of proposed mural project.
- Image(s) of site and/or building/structure where the mural will be placed.
- Project timeline.
- If attaching panels to a wall, a materials list, drawing and attachment plans must be submitted, and a building permit may be required.
- Attach any other documentation requested by the CRA Administrator in the pre-application meeting.

The applicant is responsible for all Development Department application fees, public notice, building and other permits and fees which are associated with the proposed project. Questions, please call 772-288-5375.

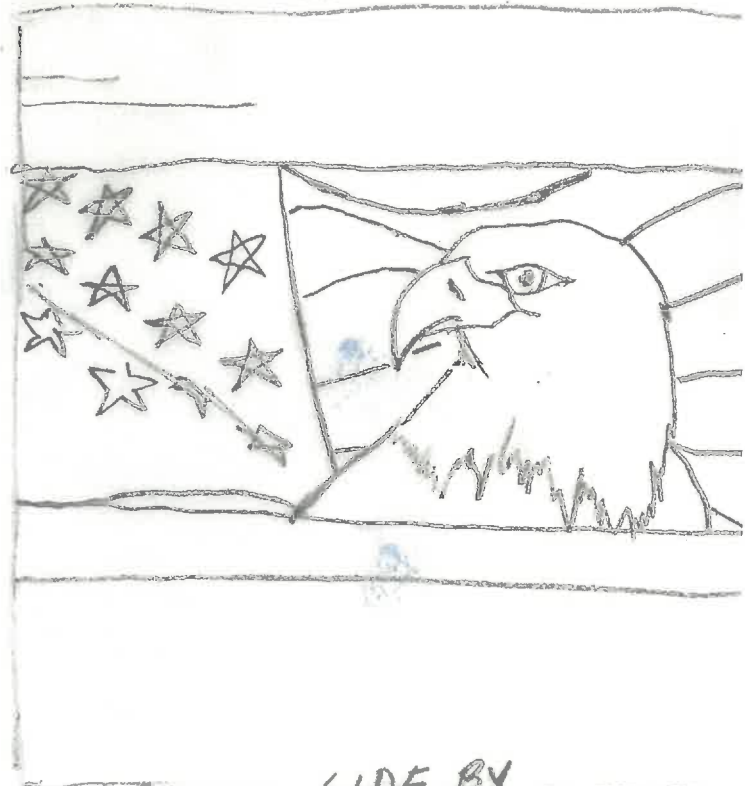
MURAL MATCHING GRANT PROGRAM BUDGET WORKSHEET		
Project Expenses:	Notes	Amount
Artist Fees	Glenda	1,200.00
Assistant Fees	Mike	1,000.00
Supplies/Materials	— Including paint	3,550.00
Insurance		
Wall Preparation	Pressure Wash - 60.00 per day	180.00
Scaffolding/Ladders/Lifts		
Sealing		
Maintenance	As needed from Artist	
Application Fees	CRA	250.00
Public Notice/Posting Sign		
Other		
Total Budget		\$6,180.00
Match:	Notes	Amount
Cash		
Foundation Grants		
Business Donations		1,000.00
Individual Donations		1,000
Fundraisers		1,180.00
Other		
Total Cash		3,180.00
In-Kind:	Notes	Amount
Volunteer Time	Use IS Value*	
Donations of Materials		
Artist Fees	Donated by lead artist	
Assistant Fees		
Wall Preparation		
Publicity/Promotion		
Other		
Total In-Kind:		
Total Match:		3,180.00
Funding Request:		3,000.00
Does match equal or exceed funding request?		No

*Estimated value according to Independent Sector (IS), a coalition of charities, foundations, corporations, and individuals that publishes research important to the nonprofit sector.

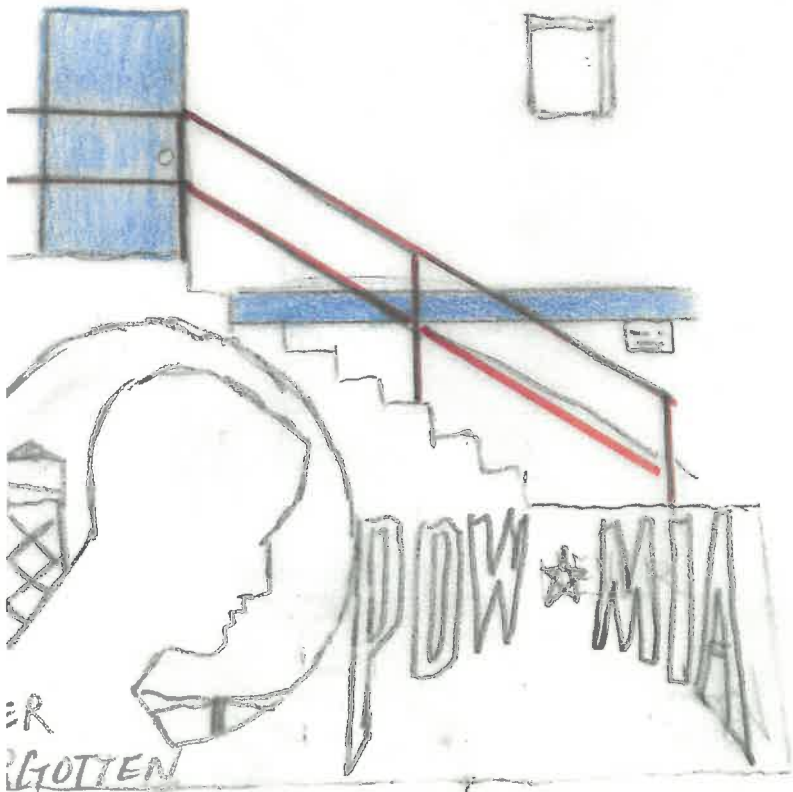
FRONT RIGHT
FRONT OF BIKE RACK



BLACK



SIDE BY
POLICE DEPT



ER
GOTTEN

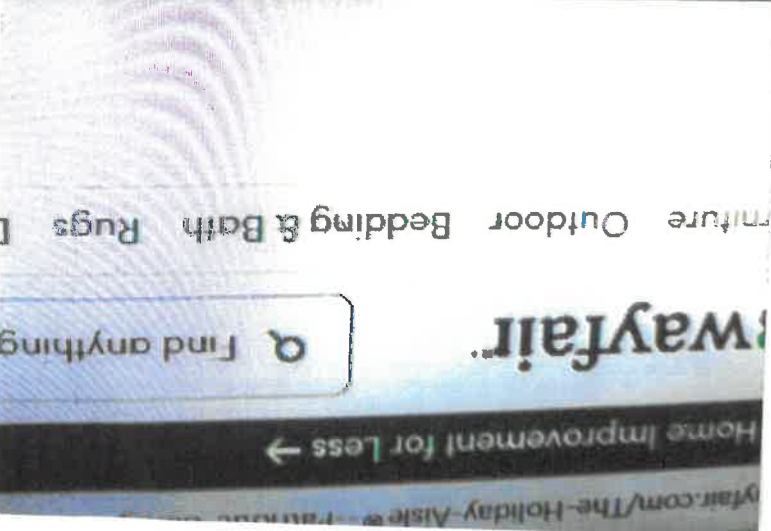
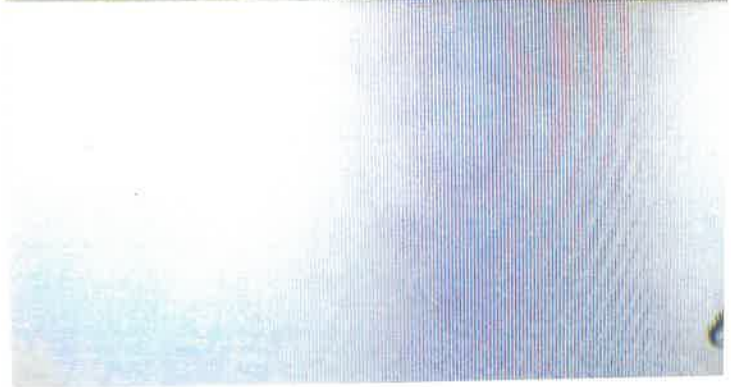
SINE



front
left

White
Red
Blue
black
yellow
gold





ArcGIS Web Map



12/12/2022, 11:15:23 AM

 Override 1
  City of Stuart Parcels
 Roads

 Stuart City Limits  Clty of Stuart

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

ArcGIS Web AppBuilder

GLENDIA PRESTON – ARTIST

I discovered art when I was nine years old, by entering a poster contest about “Littering”. I was awarded second place, which was an art class scholarship. Being that age, I did not want to waste my Saturdays on art class. My mother made me go anyway. “Thanks Mom”!

I learned early on that art was a way for me to express myself. That is the best feeling in the world to me.

CHARITIES

- Molly’s House, Stuart, FL (see letter)
- SLC LIL Feet Annual Auction and Dinner - Ft. Pierce, FL
- WE LEAP – Domestic Violence

EXHIBITING ART AT:

- St. Lucie Cultural Alliance, Ft. Pierce, FL
- Pt. St. Lucie Civic Center, PSL, FL
- Pt. St. Lucie Courthouse, Ft. Pierce, FL
- Incubate Neighborhood Center, Ft. Pierce, FL
- Cornerstone Doctor’s Office, Hobe Sound
- Ohana Group Real Estate, Ft. Pierce, FL

HONORS/AWARDS

- Selected to represent Cultural Alliance Artists at the Black History Gala.
- Fort Pierce Art Club, Inc. “Apples Contest”. Third Place.
- St. Lucie Cultural Alliance’s Justice inaugural exhibit. Only artist to sell a painting.
- Civic Center Art Gallery Art Show 2018.

EDUCATION

- Self Taught

June 4, 2012

Ms. Glenda Preston
1673 SE Pleasantview Street
Port St. Lucie, FL 34983

Dear Ms. Preston:

Thanks to you, families experiencing a medical emergency in Martin, St. Lucie, Okeechobee, Indian River and Palm Beach counties have a place to call home during this traumatic time.

We are so appreciative of your donation of five of your paintings for inclusion as auction items at the Molly's House 3rd Annual "Prêt à Manger." Your donation went a long way to helping Molly's House raise \$11,000 to continue to provide adult and children patients and their families with a home-away-from-home during a medical crisis on the Treasure Coast. In return for your generous support, we posted your company name on the Molly's House Web site event page. Your name will remain there until June 21.

This year the "Prêt à Manger" committee worked hard create an enjoyable fundraiser that included 12 area restaurants, live music by Andrew Scott, a silent auction, Chinese auction, 50/50 raffle and House tours. Celebrity judges Jackie Holfelder from Luminaries, Mitch Kloorfain from the Hometown News and Bryan Garner of Florida Power & Light had a tough time picking the winners for appetizers, entrees and desserts. Winners included:

Appetizer - Ian's Tropical Grill

Entrée - 1st - Bagel Brothers of New York, 2nd - The Diamond Tea Room & Bistro, 3rd - Southern Pig & Cattle Co.

Dessert - 1st - Treasure Coast Confections, 2nd - Hayes Gourmets Bakery & Café

People's Choice Appetizer - 7 Orchids

People's Choice Entrée - Bagel Brothers of New York

People's Choice Dessert - Hayes Gourmets Bakery & Café

Thank you again for your support. Please call me at 772-223-6659 or e-mail me at skayser@mollyshouse.org with any questions or comments.

Sincerely,



Samantha E. Kayser
Marketing/Public Relations

*I didn't know if
you got this or not, so I'm
sending it again. Thank you
so much for your donation!*

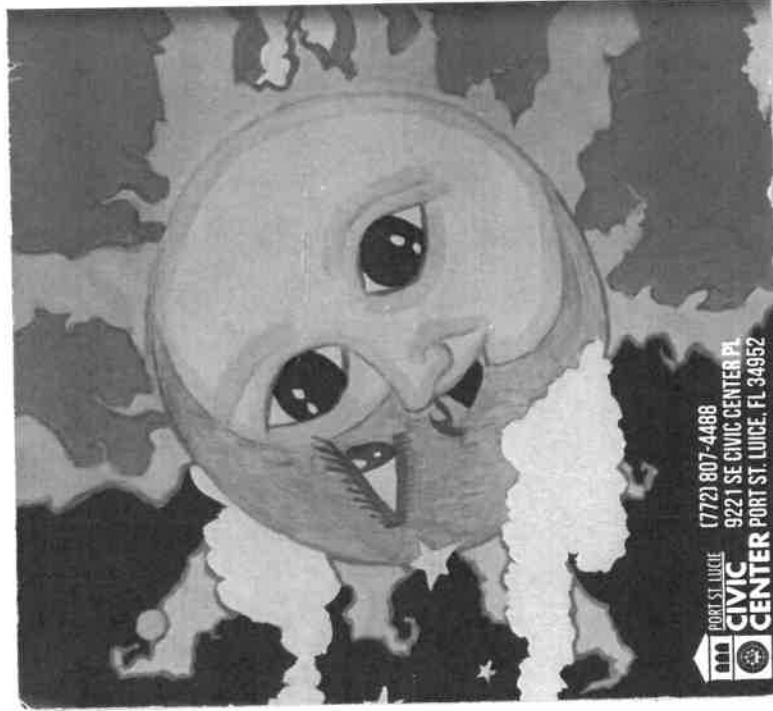
Civic Center Art Gallery
presents

Glenda Preston

Reception: July 26, 2018 6pm - 8pm

Exhibit: July 27 - Sept 13, 2018

All Artwork is for Sale





Glenda Preston

Blossoming on the Treasure Coast

By Terilynn Quinn

Glenda Preston works in multiple mediums, including acrylic, oil, watercolor, pastel, and charcoal, creating drawings, paintings, and murals.

She was born in Tallahassee and raised in Philadelphia. Glenda's mother recognized her innate artistic talent. To foster her development, her mother enrolled her in art classes beginning at the age of nine.



Glenda moved back to Florida as a teenager. But she took a long break from painting and drawing while she raised seven children, although her interest in art remained. One day, she was inspired to paint

on a block of wood, which rekindled a desire to create art once again.

Her paintings are beautiful, exhibiting a wide range of expression. Her portraiture possesses a quality of romanticism and impressionism. The results are somewhat surreal, but inviting.

She joined the Cultural Alliance in January of this year and was immediately featured as one of the artists in the *Opulence* exhibition at Ohana Group Real Estate Gallery. Glenda also was selected to represent Cultural Alliance artists at the inaugural Black History Month Gala in February. And, she was one of three artists honored at *A Night of Networking & Cultural Arts* in Stuart, where she sold three of her paintings.

Look for Glenda's artwork at the Cultural Alliance's *Justice* inaugural exhibit, taking place on May 20!

2022 Treasure Coast International Film, Music, & Art Festival October 12 - 16, 2022

2022 Festival Highlights:

- Elegant Receptions & Dinners
- Exciting After-parties
- Independent & Foreign Film Screenings
- Filmmaker Panels, Roundtables & Seminars
- Outdoor Festival, featuring a *Throwback to the 60's* theme with live music from Liverpool, a Beatles Tribute Band, & Peace of Woodstock



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