



AGENDA

COMMUNITY REDEVELOPMENT BOARD

MAY 2, 2023

AT 4:00 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chair - Tom Campenni

Vice Chair - Jackie Vitale

Board Member - Micah Hartowski

Board Member - Chris Lewis

Board Member - Frank McChrystal

Board Member - Seth Owens

Board Member - Nikolaus Schroth

ADMINISTRATIVE

CRA Executive Director, Pinal Gandhi-Savdas

Board Secretary, Susej T. Meleqi

Agenda items are available on our website at <http://www.cityofstuart.us>
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: mkindel@ci.stuart.fl.us

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.

(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. APPROVAL OF 03/07/2023 CRB MINUTES

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. DOWNTOWN TRAM WRAP PROGRAM (RC):

RESOLUTION No. 07-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD TO APPROVE IMPLEMENTATION OF THE DOWNTOWN TRAM WRAP PROGRAM TO INCREASE VISIBILITY, ATTRACT RIDERS, AND PROMOTE MICRO-TRANSIT SERVICE; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

3. CRA BUDGET AMENDMENT #03-2023 FOR FY 2023 (RC):

RESOLUTION No. 06-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #03 TO THE FY 2023 CRA BUDGET TO TRANSFER FUNDS FROM THE CRA FUND BALANCE TO ALLOCATE TO WRAP THE DOWNTOWN TRAMS TO INCREASE VISIBILITY, ATTRACT RIDERS, AND PROMOTE MICRO-TRANSIT SERVICE; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

WHAT IS CIVILITY? Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

PUBLIC COMMENT: If a member of the public wishes to comment upon ANY subject matter, including quasi-judicial matters, please submit a Request to Speak form. These forms are available in the back of the Commission Chambers, and should be given to the City Clerk prior to introduction of the item number you would like to address.

CONSENT CALENDAR: Those matters included under the Consent Calendar are self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by one motion. If discussion on an item is desired by any City Commissioner that item may be removed by a City Commissioner from the Consent Calendar and considered separately. If an item is quasi-judicial it may be removed by a Commissioner or any member of the public from the Consent Calendar and considered separately.

QUASI-JUDICIAL HEARINGS: Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment without being sworn. Unsworn testimony will be given appropriate weight and credibility by the City Commission.

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

Meeting Date: 5/2/2023

Prepared by: Susej Meleqi

Title of Item:

APPROVAL OF 03/07/2023 CRB MINUTES

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 03/07/2023 CRB MINUTES

Funding Source:

N/A

Recommended Action:

Approve minutes.

ATTACHMENTS:

1. 03072023 CRB Minutes

**MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
MARCH 7, 2023
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD

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

ADMINISTRATIVE

**Development Director, Jodi Nentwick-Kegler
CRA Executive Director, Pinal Gandhi-Savdas
Board Secretary, Susej T. Meleqi**

CALL TO ORDER

4:00 PM

ROLL CALL

PRESENT: Chair Campenni, Vice Chair Vitale, Board Member Hartowski, Board Member Lewis, Board Member McChrystal, Board Member Owens, Board Member Schroth

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Chair Campenni requested to swap item #3 and #4.

4:00 PM MOTION: Approve.

MOVED BY: Jackie Vitale

SECONDED BY: Nikolaus Schroth

Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 01/10/2023 CRB MINUTES

4:00 PM MOTION: Approve.

MOVED BY: Micah Hartowski

SECONDED BY: Jackie Vitale

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

2. PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2023.

Jordan Pinkston, CRA Program Manager, presented the program description, program goals, public outreach, evaluation matrix, and the improvements being made to each property/applicant.

Ms. Pinkston presented the improvements being made to the first applicant, Care Plus Associates Inc.

Mr. Alan Freidech, applicant, stated his previous improvements and would like to keep improving his property as it is exposed on US-1.

Board Member McChrystal asked for more information on what the program is, how the applicants find out about this program, and where the pool of money comes from.

Ms. Pinkston responded.

4:10 PM MOTION: Approve.

MOVED BY: Chris Lewis

SECONDED BY: Micah Hartowski

Motion approved unanimously.

Ms. Pinkston presented the improvements being made to the second applicant, Keys Properties.

Ms. Sherry Lee, applicant, provided her history with the building and the improvements she has made with this program previously.

Vice Chair Vitale stated she would like to see shade trees on this property rather than the palm trees.

Applicant stated she believes it will be difficult to put shade trees as the spacing is not that big.

Board Members, applicant, and Attorney continued discussion.

4:26 PM MOTION: Approve with condition that all landscape stay out of ROW and sidewalk.

MOVED BY: Nikolaus Schroth

SECONDED BY: Jackie Vitale

Motion approved unanimously.

Ms. Pinkston presented the improvements being made to the third applicant, Kinane Corporation.

Ms. Sue Kinane, applicant, advised that she was available for questions.

Board Member McChrystal questioned the tree that was removed and recommended a sable pine tree.

4:32 PM MOTION: Approve.

MOVED BY: Chris Lewis

SECONDED BY: Micah Hartowski

Motion approved unanimously.

Ms. Pinkston presented the improvements being made to the fourth applicant, Treasure Coast Auto Machine.

Staff and Board Members found the application was deemed incomplete and a discussion was had on what can be done with the remaining balance.

Board Members had a discussion to leave the process open for new applicants to apply.

4:37 PM MOTION: Continue to keep the process open for new applicants from April 1 - June 30.

MOVED BY: Micah Hartowski

SECONDED BY: Seth Owens

VOTE:

YES: Tom Campenni, Chris Lewis, Nikolaus Schroth, Jackie Vitale, Micah Hartowski, Seth Owens

NO: Frank McChrystal

4. CRA BUDGET AMENDMENT #02 TO FY 2023

RESOLUTION NUMBER 04-2023 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #02 TO THE FY 2023 CRA BUDGET FOR ACQUISITION OF A PARKING MANAGEMENT SYSTEM IN THE AMOUNT OF \$40,000 FOR IMPROVED PARKING ENFORCEMENT IN DOWNTOWN; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Executive Director, presented the parking management system.

Vice Chair Vitale asked why the CRA was covering the expense if it is a police department item.

Ms. Gandhi-Savdas and Chief Tumminelli provided clarity on why it is a CRA budget amendment.

Board Members continued discussion on parking, the parking committee, and the expenditure in the CRA Budget.

PUBLIC COMMENT:

- 1.) Cherie White - Jensen Beach; In support of the parking management system on behalf of Main Street.
- 2.) Joe Flannigan - Stuart; In support of the parking management system and stated the way the parking committee came to the conclusion of the management system.
- 3.) Helen McBride - SE Flamingo Ave; Believes that the management system is an investment in our City.

City Attorney provided a brief history on the parking issues in downtown

5:01 PM MOTION: Approve.

MOVED BY: Jackie Vitale

SECONDED BY: Nikolaus Schroth

Motion approved unanimously.

3. COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2022

Ms. Gandhi-Savdas presented the annual report, mural matching grant program, downtown outdoor dining program, micro transit system, business improvement reimbursement program, Riverside park neighborhood streetscape improvements, Seminole streetscape and downtown undergrounding, Martin Luther King Jr Blvd complete street project, Guy Davis community park improvements, Stypmann neighborhood drainage and sidewalk improvements, SE Dixie Highway streetscape improvements, gateway signage, form based code, CDBG rehabilitation program, CDBG Covid grant, residential street tree program, national register of historic places, alleyway improvements, Federal highway tree planting program implementation, Stuart Main Street partnership, and staff recommends approval for report to be submitted to the DEO.

Board Member McChrystal commented on the Guy Davis Park, Seminole Street project, MLK Blvd, Covid funding, and th walkability on US-1.

5:17 PM MOTION: Approve

MOVED BY: Chris Lewis

SECONDED BY: Nikolaus Schroth

VOTE:

YES: Tom Campenni, Chris Lewis, Nikolaus Schroth, Jackie Vitale, Micah Hartowski, Seth Owens

NO: Frank McChrystal

STAFF UPDATE

Ms. Gandhi-Savdas announced that the AT&T alleyway is being recommended to be named after Alice Luckhardt.

ADJOURNMENT

5:19 PM

Susej T. Meleqi, Deputy City Clerk

Tom Campenni, Chair

**Minutes to be approved at the CRB
Meeting this 4th day of April, 2023.**

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

Meeting Date: 5/2/2023

Prepared by: Pinal Gandhi-Savdas

Title of Item:

DOWNTOWN TRAM WRAP PROGRAM (RC):

RESOLUTION No. 07-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD TO APPROVE IMPLEMENTATION OF THE DOWNTOWN TRAM WRAP PROGRAM TO INCREASE VISIBILITY, ATTRACT RIDERS, AND PROMOTE MICRO-TRANSIT SERVICE; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

On April 10, 2023, the City Commission directed staff to bring forward the Downtown Tram wrap concept for consideration. Pursuant to the Board direction, the staff developed the included vinyl wrap concept with different art elements to make the trams stand out. The goal is to make the program more enjoyable and memorable. The conceptual storyboard is supported by Main Street, Downtown Business Association and The Creek District Boards. The agenda item is seeking direction from the CRB/CRA regarding the program. Should the City move forward with the program and if so, what style is appropriate? Is there a recommended theme that should be followed and what consistency regarding branding is advised?

Funding Source:

CRA TIF Fund Balance

Recommended Action:

Recommend to the CRA Board to approve Resolution No. 07-2023, implementation of the Downtown Tram Wrap Program.

ATTACHMENTS:

1. R07-2023 CRA - Tram Wrap Program
2. Transit Storyboard



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

RESOLUTION NUMBER 07-2023 CRA

A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD TO APPROVE IMPLEMENTATION OF THE DOWNTOWN TRAM WRAP PROGRAM TO INCREASE VISIBILITY, ATTRACT RIDERS, AND PROMOTE MICRO-TRANSIT SERVICE; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City of Stuart adopted a Community Redevelopment Plan which supports improving and promoting micro-transit for public benefit in Downtown Stuart; and

WHEREAS, the City is proposing to wrap the trams to increase visibility and attract riders; and

WHEREAS, the artwork/design will be reproduced on vinyl wrap and applied to up to six (6) trams; and

Resolution Number 07-2023 CRA
Downtown Tram Wrap Program

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

SECTION 1: The Community Redevelopment Agency authorized the Board Chairperson to execute the resolution to implement the Downtown Tram Wrap 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:

TROY MCDONALD, CHAIRPERSON
BECKY BRUNER, VICE CHAIRPERSON
EULA R. CLARKE, BOARD MEMBER
CHRISTOPHER COLLINS, BOARD MEMBER
CAMPBELL RICH, BOARD MEMBER
MICAH HARTOWSKI, 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:

PAUL J. NICOLETTI
INTERIM CITY ATTORNEY

TRAM REBRAND

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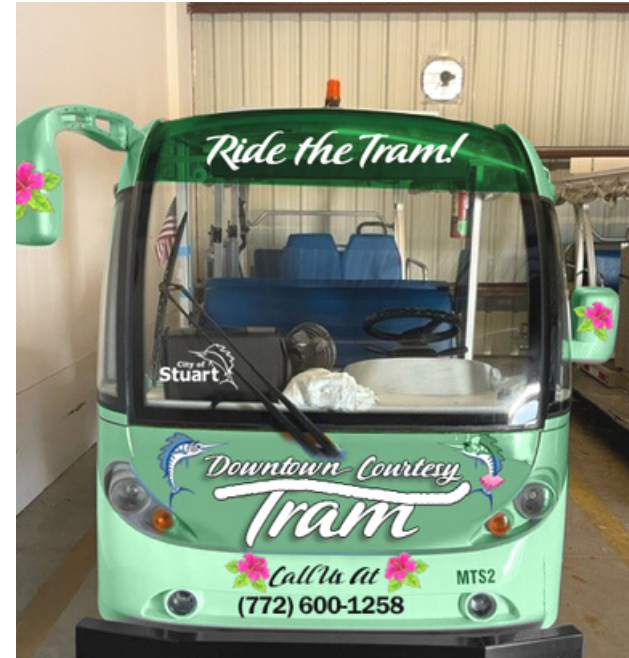
TRAM #1

Two-tone blue with pink hibiscus



TRAM #2

Two-tone pink with green palm trees



TRAM #3

Two-tone green with pink hibiscus



TRAM REBRAND

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TRAM #4

Two-tone lime with pink hibiscus



TRAM #2

Two-tone pink with yellow hibiscus



TRAM #3

Two-tone green with yellow



TRAM REBRAND

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TRAM #4

Two-tone pink with pink hibiscus



TRAM #2

Two-tone blue with palm trees





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

Meeting Date: 5/2/2023

Prepared by: Pinal Gandhi-Savdas

Title of Item:

CRA BUDGET AMENDMENT #03-2023 FOR FY 2023 (RC):

RESOLUTION No. 06-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #03 TO THE FY 2023 CRA BUDGET TO TRANSFER FUNDS FROM THE CRA FUND BALANCE TO ALLOCATE TO WRAP THE DOWNTOWN TRAMS TO INCREASE VISIBILITY, ATTRACT RIDERS, AND PROMOTE MICRO-TRANSIT SERVICE; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Staff is requesting to allocate \$10,000 to implement the Downtown Tram Wrap Program. The artwork/design approved by the board will be reproduced as vinyl wraps and applied to up to three (3) trams for the initial phase. The estimated cost to wrap each tram is approximately \$2,300. The wraps are intended to last at least 5-7 years but may be removed at any time at the discretion of the board.

Funding Source:

FROM: CRA Fund Balance - \$10,000
TO: Downtown Tram Wrap - \$10,000

Recommended Action:

Recommend to the CRA Board to approve Resolution No. 06-2023 authorizing a budget allocation of \$10,000 for the Downtown Tram wrap project.

ATTACHMENTS:

1. R06-2023 CRA - Budget Amendment #03-2023 - Downtown Tram Wrap
2. Tram Wrap Estimate Ampersand



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

RESOLUTION NUMBER 06-2023 CRA

A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #03 TO THE FY 2023 CRA BUDGET TO TRANSFER FUNDS FROM THE CRA FUND BALANCE TO ALLOCATE TO WRAP THE DOWNTOWN TRAMS TO INCREASE VISIBILITY, ATTRACT RIDERS, AND PROMOTE MICRO-TRANSIT SERVICE; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

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

SECTION 1: The Community Redevelopment Agency of the City of Stuart hereby authorizes a FY 2023 budget transfer as follows:

FROM: CRA Fund Balance - \$10,000
TO: Downtown Tram Wrap - \$10,000

SECTION 2: This resolution shall take effect upon adoption.

Resolution Number 06-2023 CRA
Budget Amendment #03 to FY 2023 CRA Budget

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
MICAH HARTOWSKI, 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
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

PAUL J. NICOLETTI
INTERIM CITY ATTORNEY



553 S.E. Monterey Rd
Stuart, FL 34994
772-283-1359

Quote: 22343

Date QUOTE: 3/6/23
Completion Date:

Name	Salesperson	Email
Paula Sesta	Brad Love	psesta@ci.stuart.fl.us

City of Stuart
300 SW St. Lucie Avenue
Stuart, FL 34994-2139

Phone	Fax
772-600-1258	

Quote Category
Tram Wrap

Qty	Product ID	Color	Description	Unit Price	Total Price
1	PROOF_SETUP		Proofing Setup	80.00	80.00
1	WRAP_SQFTCU STM		Tram Wrap Sides & Back [728 sqin @13x56]	644.05	644.05
1	WRAP_SQFTCU STM		Tram Wrap - Front & Mirrors [4320 sqin @60x72]	959.04	959.04
1	LABOR Wrap		Wrap Graphics Installation Labor	360.00	360.00
1	LABOR Remove		Graphics Removal Labor	280.00	280.00

Subtotal	2,323.09
Sales Tax	
Shipping	
Total	2,323.09

Note:
Quote valid for 30 days. Hours: Monday - Friday 8:00 AM - 4:30 PM
Orders require a 50% deposit of the quoted amount, to start design work. Projects are not put into the schedule until a deposit is received. By placing the deposit, you are accepting Ampersand Graphics terms and condition*. The remainder of the balance is due on receipt (DOR). No refunds, account credit only. **CASH or CHECK** is preferred payment method.
If paying with **CREDIT CARD** a 3.5% service charge will be applied by the credit card processing company to card at time of purchase.
Standard production time is 10 business days from order & design approval. Printing Trade Customs of +/- 10% overage/underage apply. Any charges for dies, screens or designs does not imply the sale or transfer of such equipment or files.

Authorized By: Signature

Printed Name

Title

Date