



AGENDA

**COMMUNITY REDEVELOPMENT AGENCY
AUGUST 28, 2023
AT 4:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT AGENCY

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

ADMINISTRATIVE

**City Manager, Michael J. Mortell
Interim City Attorney, Paul J. Nicoletti
CRA Executive Director, Pinal Gandhi-Savdas
City Clerk, Mary R. Kindel**

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

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

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

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.
(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

1. TRAM PROGRAM ACTION PLAN
2. PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2023 CYCLE #2.
3. AUTHORIZATION TO APPLY FOR FDEP GRANT FOR STYPMANN NEIGHBORHOOD DRAINAGE IMPROVEMENTS (RC):

RESOLUTION No. 13-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO APPLY FOR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) WATER QUALITY IMPROVEMENTS GRANTS AND STATE WATER QUALITY ASSISTANCE GRANTS (SWAG) FOR STORMWATER IMPROVEMENTS IN THE STYPMANN NEIGHBORHOOD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

4. DIRECTION TO DRAFT BUDGET AMENDMENT FOR EXPENSES FOR REPAIR TO WATERFRONT RESTAURANT (RC):

RESOLUTION No. 10-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA DIRECTING STAFF TO PREPARE A BUDGET AMENDMENT TO ADDRESS THE REPAIRS TO THE WATERFRONT RESTAURANT LOCATED AT 131 SW FLAGLER AVENUE, STUART; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

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

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

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

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

CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

Community Redevelopment Agency

Meeting Date: 8/28/2023

Prepared by: Pinal Gandhi-Savdas

Title of Item:

TRAM PROGRAM ACTION PLAN

Summary Explanation/Background Information on Agenda Request:

On July 11, 2023, the Community Redevelopment Board discussed and made recommendations to improve tram service, ridership and reliability. A list of action items was developed for implementation that can advance from immediate goals to mid-term objectives. On August 1, 2023, the CRB approved the action items to bring forward to the CRA Board for consideration. The action items will be accomplished by staff in collaboration with other departments and external organizations. In the case there are costs associated with action items, staff will bring forward a complete package, estimated costs and potential funding sources for implementation.

Stuart Tram Services

Goal

Improve coordination & outreach, accessibility, reliability, connectivity and maximize funding sources.

SHORT TERM (2023-2024)

- Robust marketing plan/campaign for the Tram service.
- Opportunity for the Tram representative to speak directly to local businesses and at the Chamber of Commerce.
- Market service to local businesses for employees to park at park-and-ride locations and take the Tram to work.
- Advertisement at Tram shelters for potential revenue generator.
- Tram wrap advertising/sponsorship for potential revenue generator.
- Coordinate with Marty for joint marketing opportunities, shelters, and transit connections.
- Increase rental fees for special events.
- Identify key location for Tram service in the East Stuart Neighborhood (e.g., Gertrude Daycare Center, 10th Street Recreation Center, Churches).

MID TERM (2025)

- Informative kiosks and outreach at key locations (e.g., Hospital, East Stuart Community, Neighborhoods).
- Seek grants to install new shelters at high ridership locations (e.g., City Hall, Wellsfargo).
- Fees for historical tours after the grant expires.
- Invest in live GPS Tracking System and Software for the Trams.

Funding Source:

Each action item will be evaluated and prioritized based on cost and resources.

Recommended Action:

Motion to approve recommended action items for implementation.

ATTACHMENTS:

CITY OF STUART, FLORIDA

AGENDA ITEM REQUEST

Community Redevelopment Agency

Meeting Date: 8/28/2023

Prepared by: Jordan Pinkston

Title of Item:

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

Summary Explanation/Background Information on Agenda Request:

Community Redevelopment Board

On August 1, 2023, the Community Redevelopment Board voted 3/1 in favor of approving eligible applications with the following conditions:

1. Irrigation shall be installed to preserve landscaping enhancements to all applications that include landscaping.
2. The total grant match for eligible improvements was reduced by 33% to keep within the approved budget for the program.
3. Upon CRA approval, the applicant will have one year for project completion. If the project is not completed, is not approved in its final inspection, or does not receive a certificate of occupancy (if applicable) within one year of approval of the grant, the grant award shall expire. If approved Business Improvement Grant applicants for FY2023 Cycle #2 opt out of the program or their award expires, unused funding from Cycle #2 will be distributed to the remaining completed applicants up to their original match request.

Summary

The Stuart CRA Business Improvement Reimbursement Program is an incentive program designed to encourage visible, exterior improvements to commercial properties within the Community Redevelopment Area. The program provides a reimbursement of 50% of the total project costs up to \$10,000.

The CRA outreach efforts to promote the program included distributing an electronic newsletter to the City contact list, distributing flyers to local businesses, mailing postcards to local business owners, and social media, Twitter, Facebook, Instagram.

The CRA allocated \$50,000 for the program in FY 2023. Out of this appropriation, \$30,000 was awarded to three applicants during the first application cycle. The board directed staff to open the second grant cycle in hopes of awarding the remaining \$20,000 allocated for the program. The CRA received 7 applications for the second application cycle of the program. The applications exceed the amount of available funds in the program. Staff will present options for funding eligible applications.

The presentation with project details is attached.

Funding Source:

The CRA has a remaining balance of \$20,000 in the Business Improvement Reimbursement Program (BIRP) for FY 2023.

Recommended Action:

Motion to authorize the expenditures approved by the CRB for each applicant for FY 2023 Grant Cycle #2.

ATTACHMENTS:

1. CRA_BIRP FY23_Cycle #2 Presentation

BUSINESS IMPROVEMENT *Grant Program*



Jordan Pinkston
CRA Program Manager



Program Description

- The Stuart CRA Business Improvement Grant Program is an incentive program designed to encourage visible, exterior improvements to commercial businesses and to encourage investment within the Stuart Community Redevelopment Area.
- Reimbursement of 50% of the project costs not to exceed \$10,000.



Program Goals

Shade

Provide shade over pedestrian walkways where feasible.

Private Property Landscape

Guidelines amended to encourage voluntary upgrades of landscaping/shade trees.

Walkability

Improves conditions for walking and pedestrian activities.

Public Outreach

BUSINESS IMPROVEMENT

Grant Program



**APPLICATION DEADLINE
APPROACHING!**

- Deadline: January 26, 2024
- Reimbursement grants available up to \$10,000



Newsletter

City of Stuart email list



Flyers

Distributed flyers to
local businesses



Postcards

Sent Postcards



Social Media

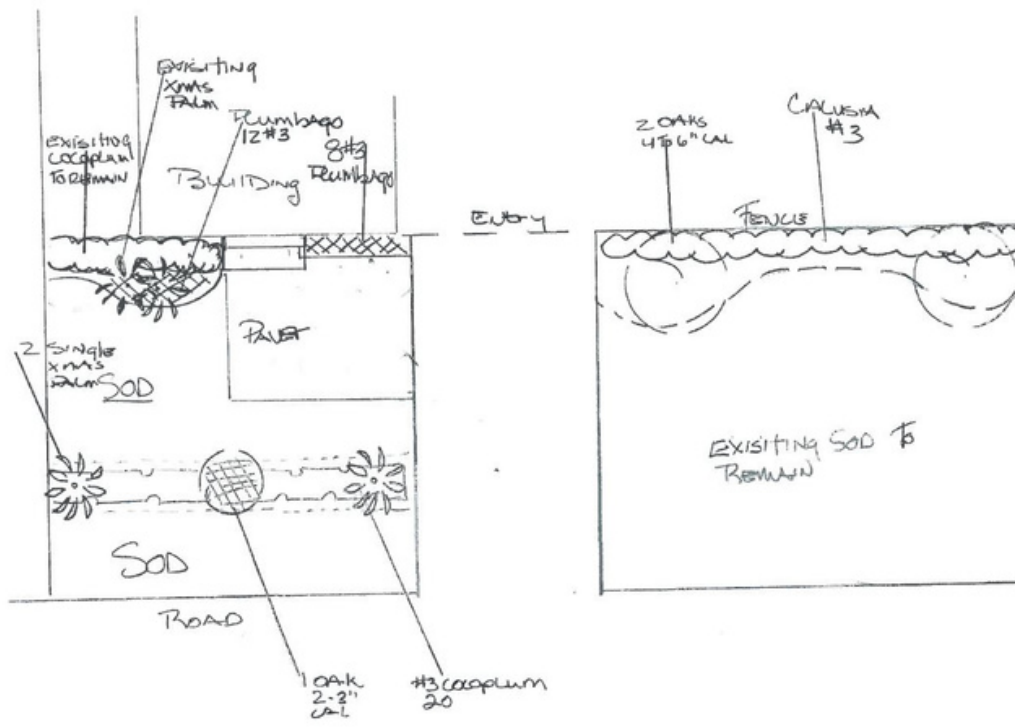
Twitter, Facebook,
Instagram



FY2023 - Applications

Cycle #2

Controlled



American Sprinkler & Pump

Location: 834 SE Lincoln Avenue

Improvements:

- Landscaping
- Lighting

Total Improvement Costs: \$16,524

Total Potential Grant Match: \$8,262



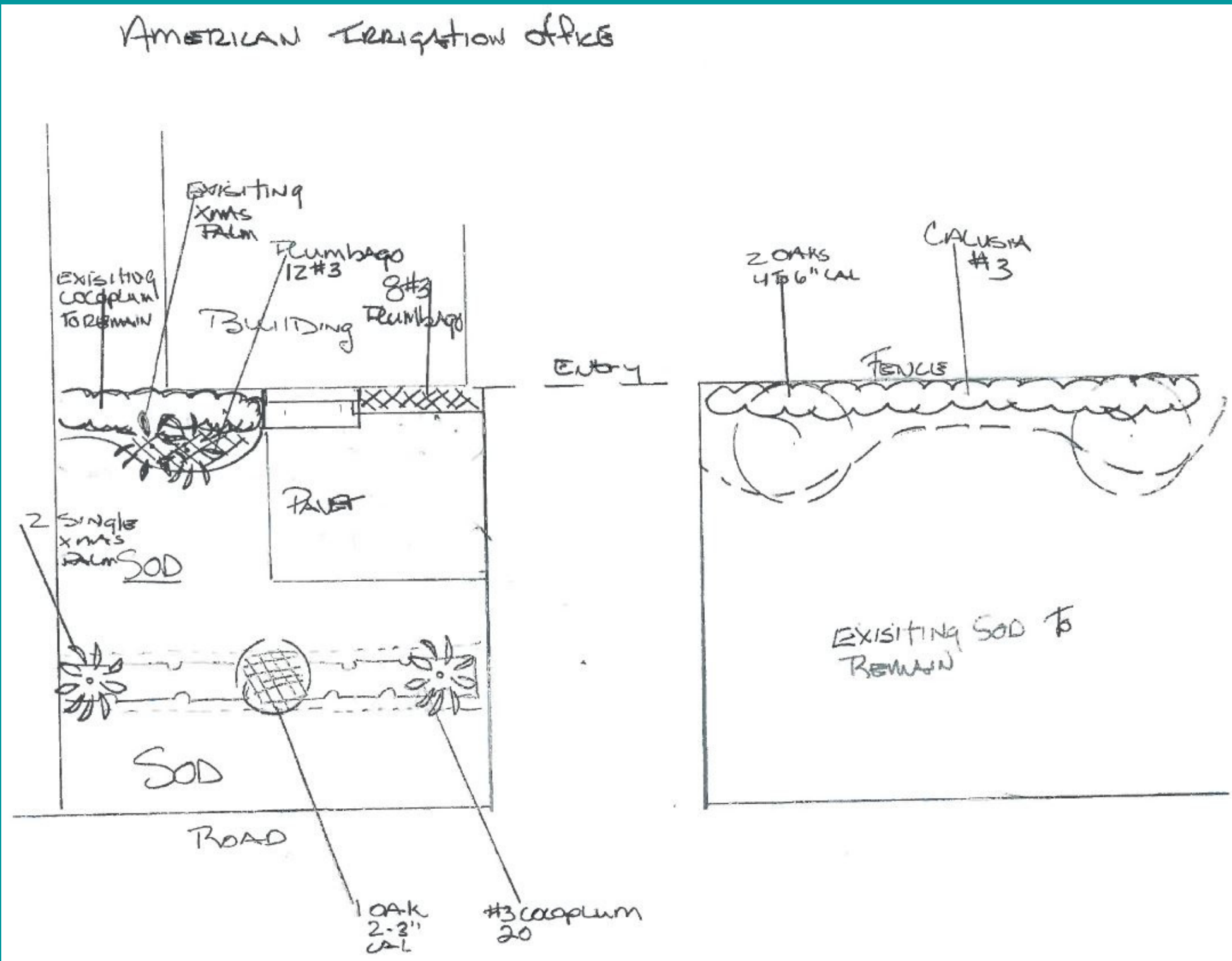
American Sprinkler & Pump

Landscaping – Existing



American Sprinkler & Pump

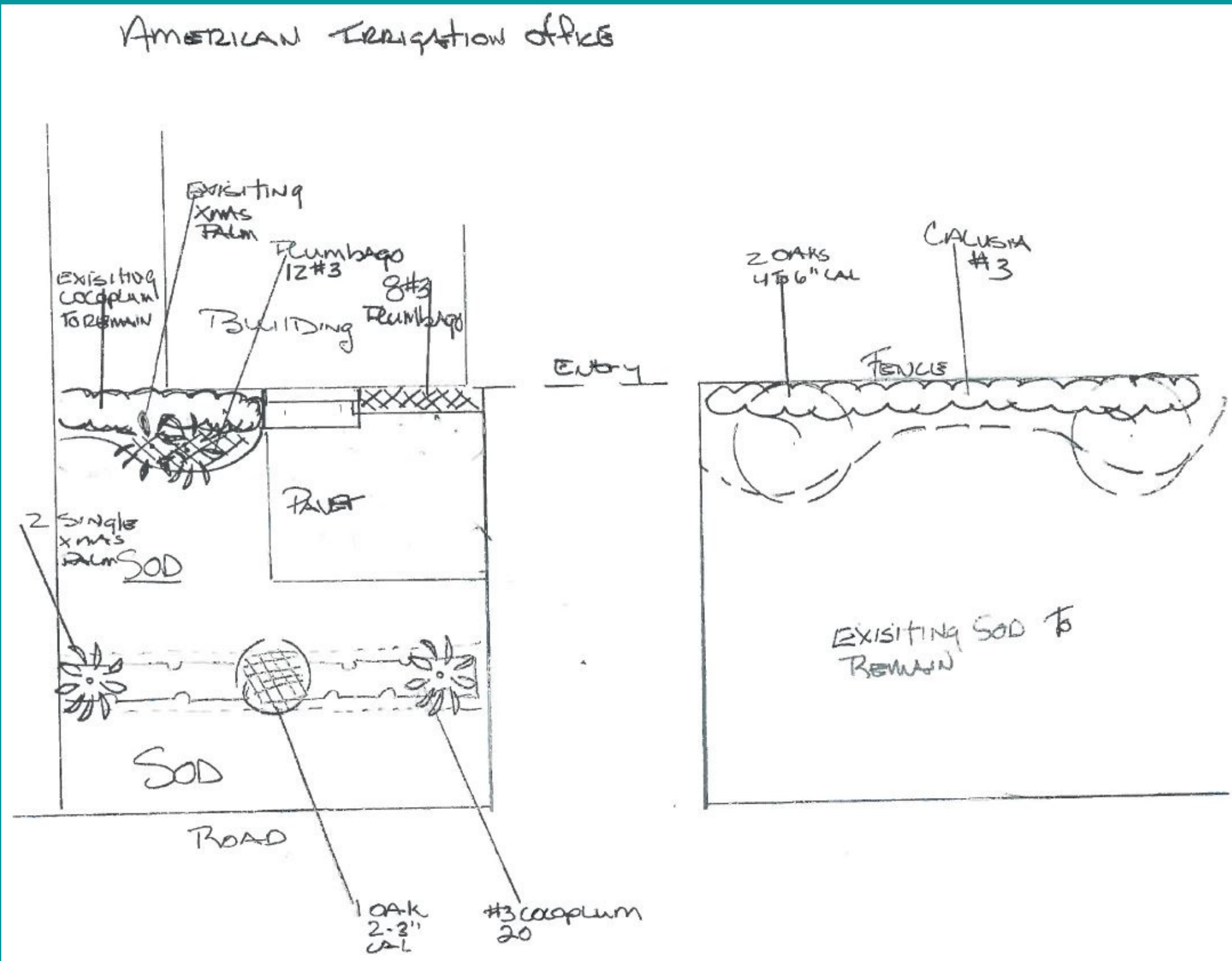
Landscaping – Proposed



American Sprinkler & Pump

Lighting

Controlled



American Sprinkler & Pump

Improvements:

- Landscaping
- Lighting

Staff Recommendation:

- Approve

Qualifies		
	Landscaping	\$12,079
	Lighting	\$4,445

Total Improvement Costs: \$16,524

Total Potential Grant Match: \$8,262



American Sprinkler & Pump

Evaluation Matrix

Improvements:

- Landscaping
- Lighting

Total Improvement Costs: \$16,524

Total Potential Grant Match: \$8,262

Visual Impact:

- Improvement in the attractiveness of the location and the level of blight or deterioration removed
- Level of improvements impact on overall appearance of the property

Urban Street Impact:

- Upgrade landscaping around the perimeter of the property that abuts the public right-of-way and interior parking lot

Economic Impact:

- Creek Industrial
- Dixie Highway and Florida Street sidewalk improvements



Edward Jones Office

Location: 522 Colorado Avenue

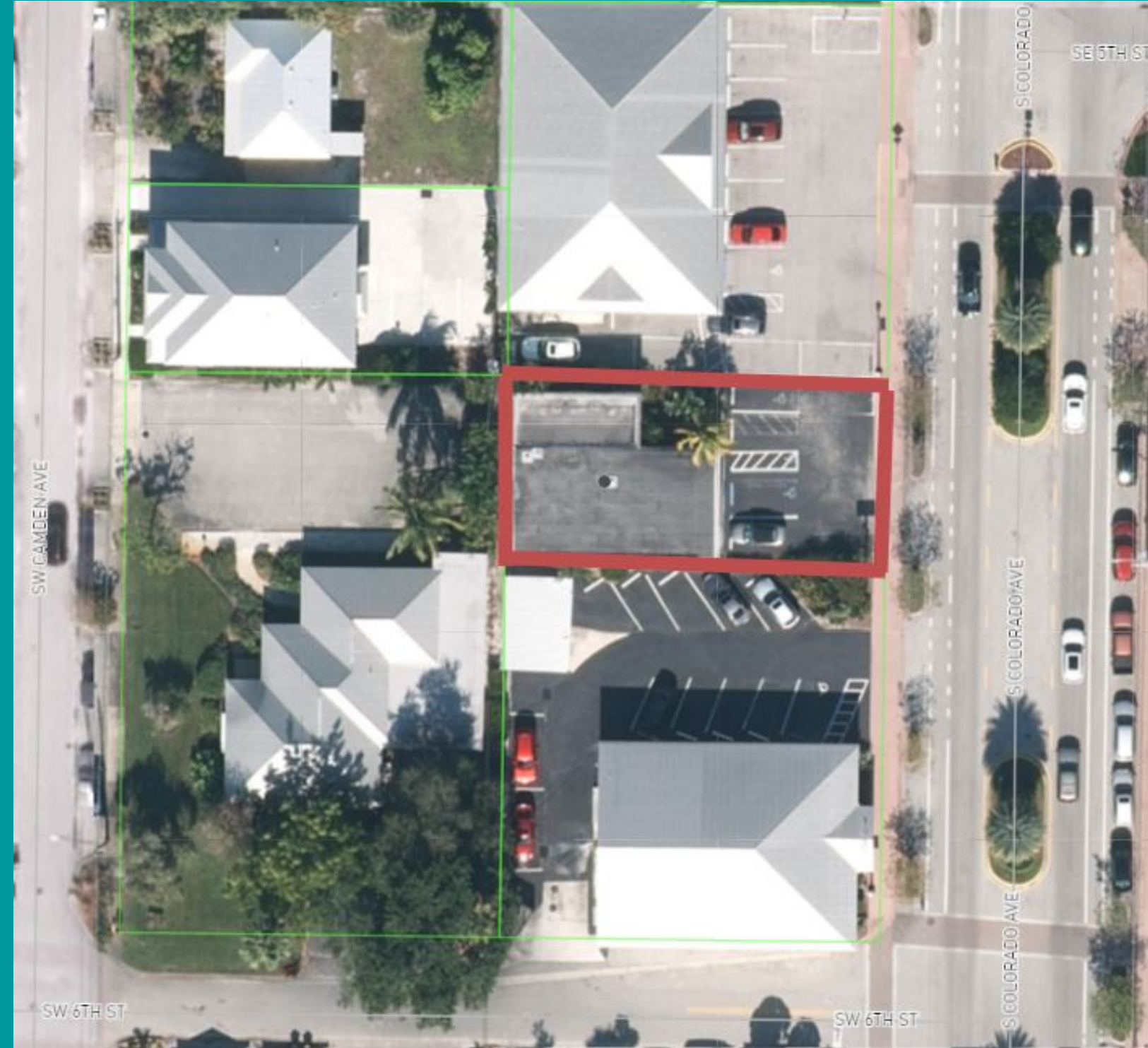
Improvements:

- Landscaping
- Benches
- Parking Improvements
- Exterior Painting

Total Improvement Costs: \$7,525

Total Potential Grant Match: \$3,762

SW Camden Avenue



SW Colorado Avenue

SW 6th Street

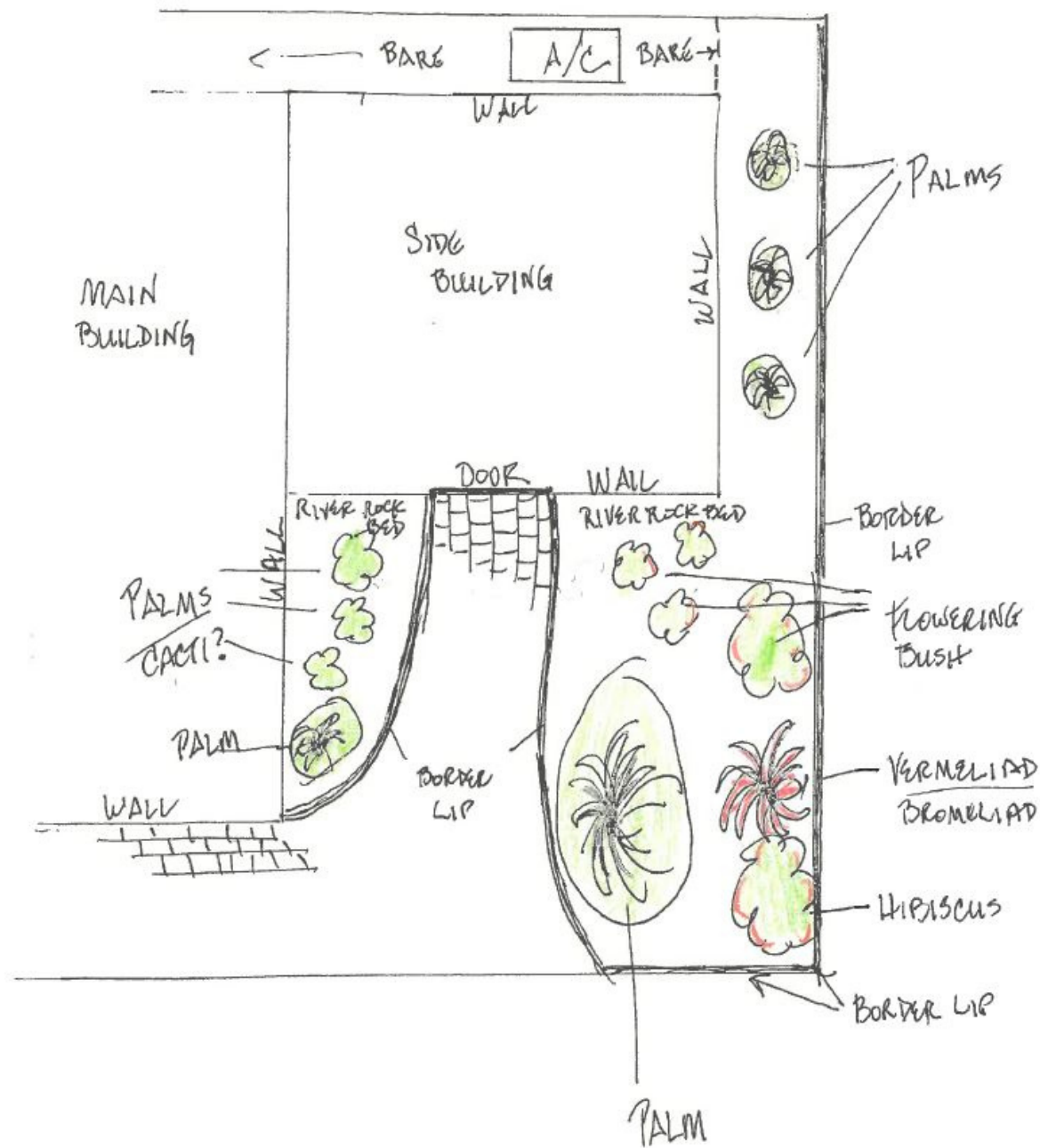
Edward Jones Office

Landscaping – Existing



Edward Jones Office

Landscaping – Proposed



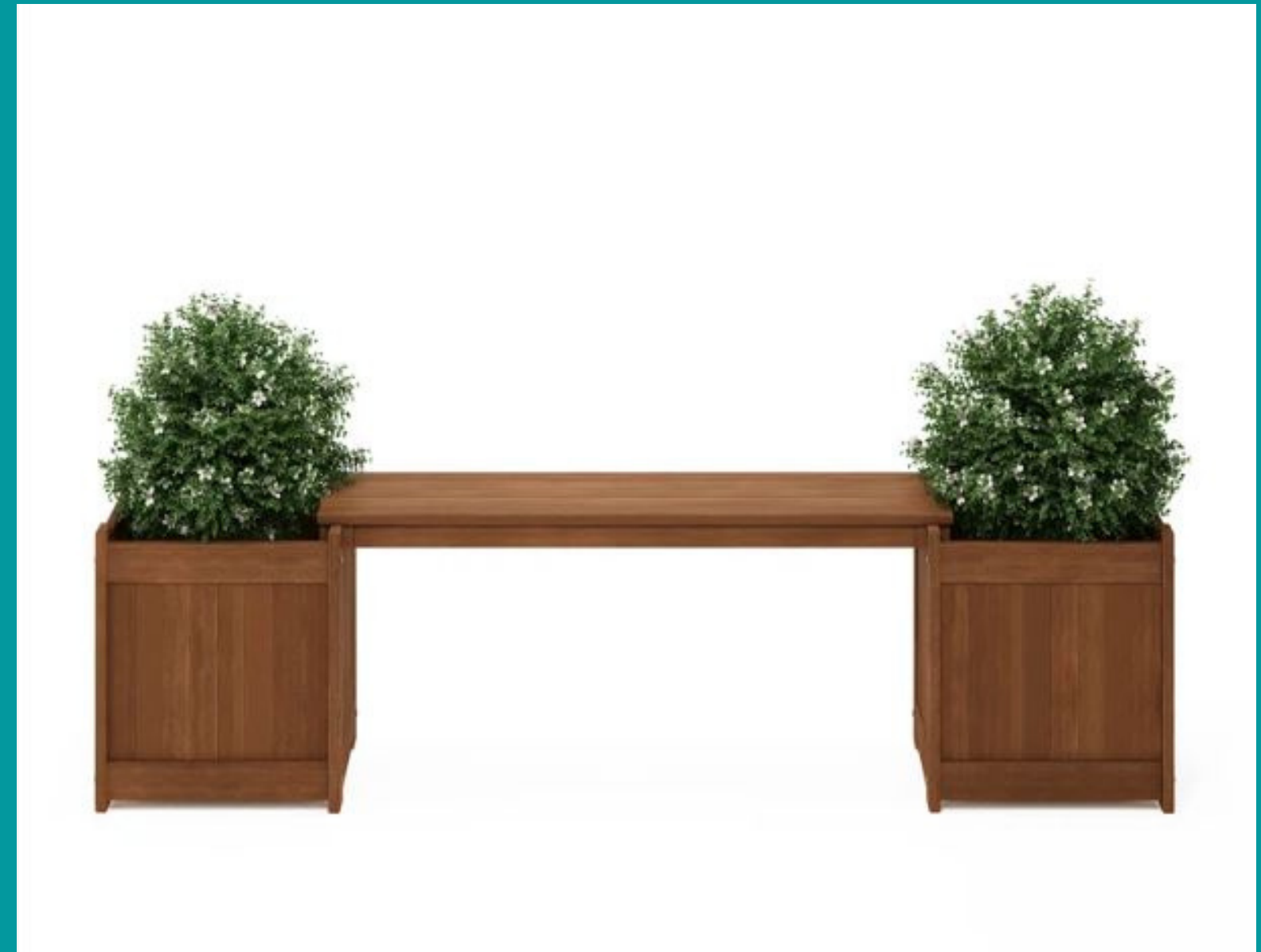
522 COLORADO AVE
STUART, 34994

NO WATER OUTLET
PLANTS MUST BE SELF-IRRIGATING



Edward Jones Office

Benches – Existing & Proposed



Edward Jones Office

Parking Improvements

Controlled



Edward Jones Office

Exterior Painting

Controlled



Edward Jones Office

Improvements:

- Landscaping
- Benches
- Parking Improvements
- Exterior Painting

Staff Recommendation:

- Approve

Qualifies		
✓	Landscaping	\$2,600
✓	Benches	\$300
✓	Parking Improvements	\$400
✓	Exterior Painting	\$4,225

Total Improvement Costs: \$7,525

Total Potential Grant Match: \$3,763



Edward Jones Office

Evaluation Matrix

Improvements:

- Landscaping
- Benches
- Parking Improvements
- Exterior Painting

Total Improvement Costs: \$7,525

Total Potential Grant Match: \$3,763

Visual Impact:

- Highly visual elements of the buildings are being improved and visible from the street
- Level of improvements impact on overall appearance of the property

Urban Street Impact:

- Benches

Economic Impact:

- Location within high traffic and/or high visibility area
- Creek Arts & Entertainment District



OxyPros Inc.

Location: 808 SE Dixie Highway

Improvements:

- Landscaping
- Entryway Repaving

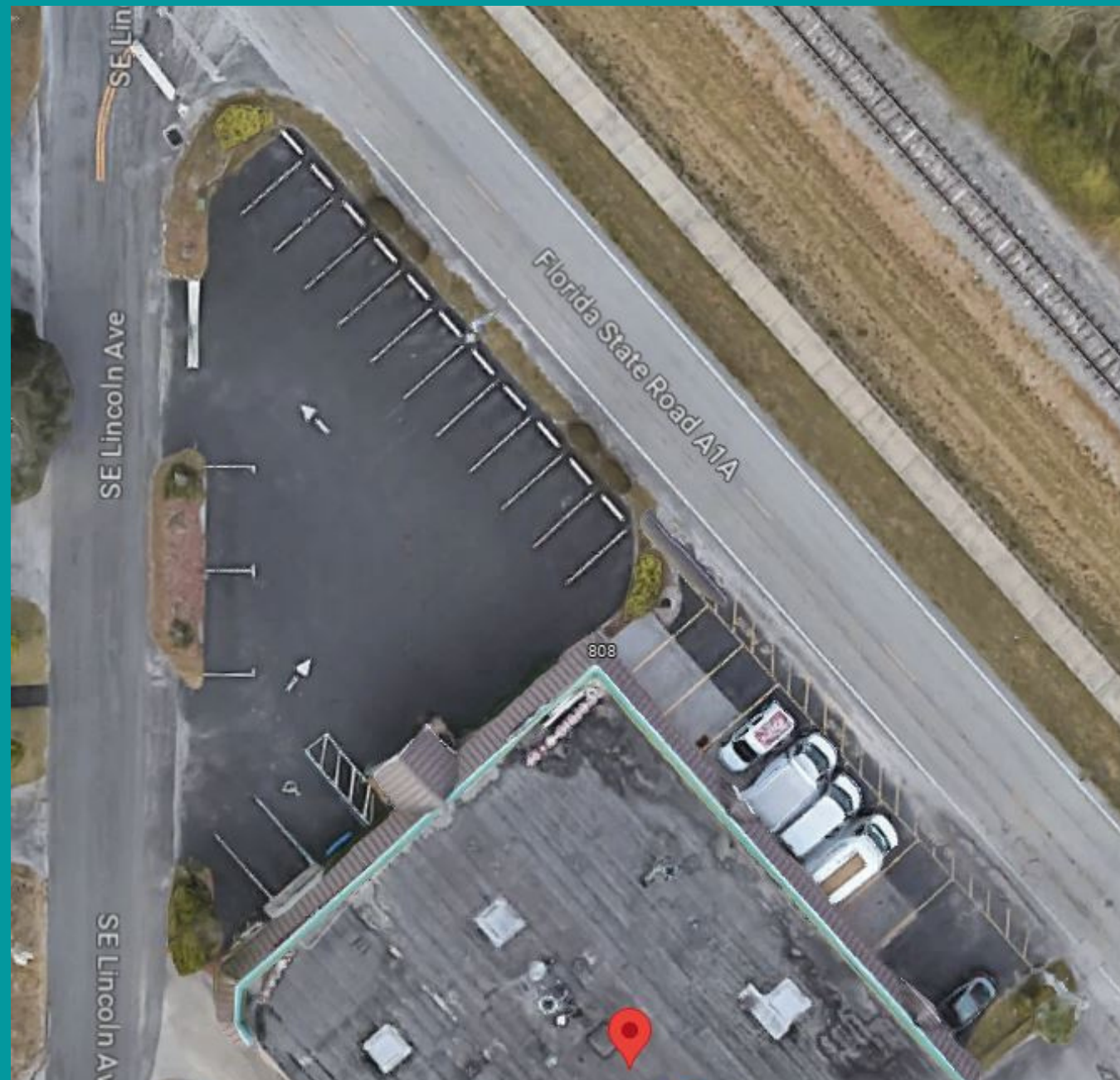
Total Improvement Costs: \$13,685

Total Potential Grant Match: \$6,843



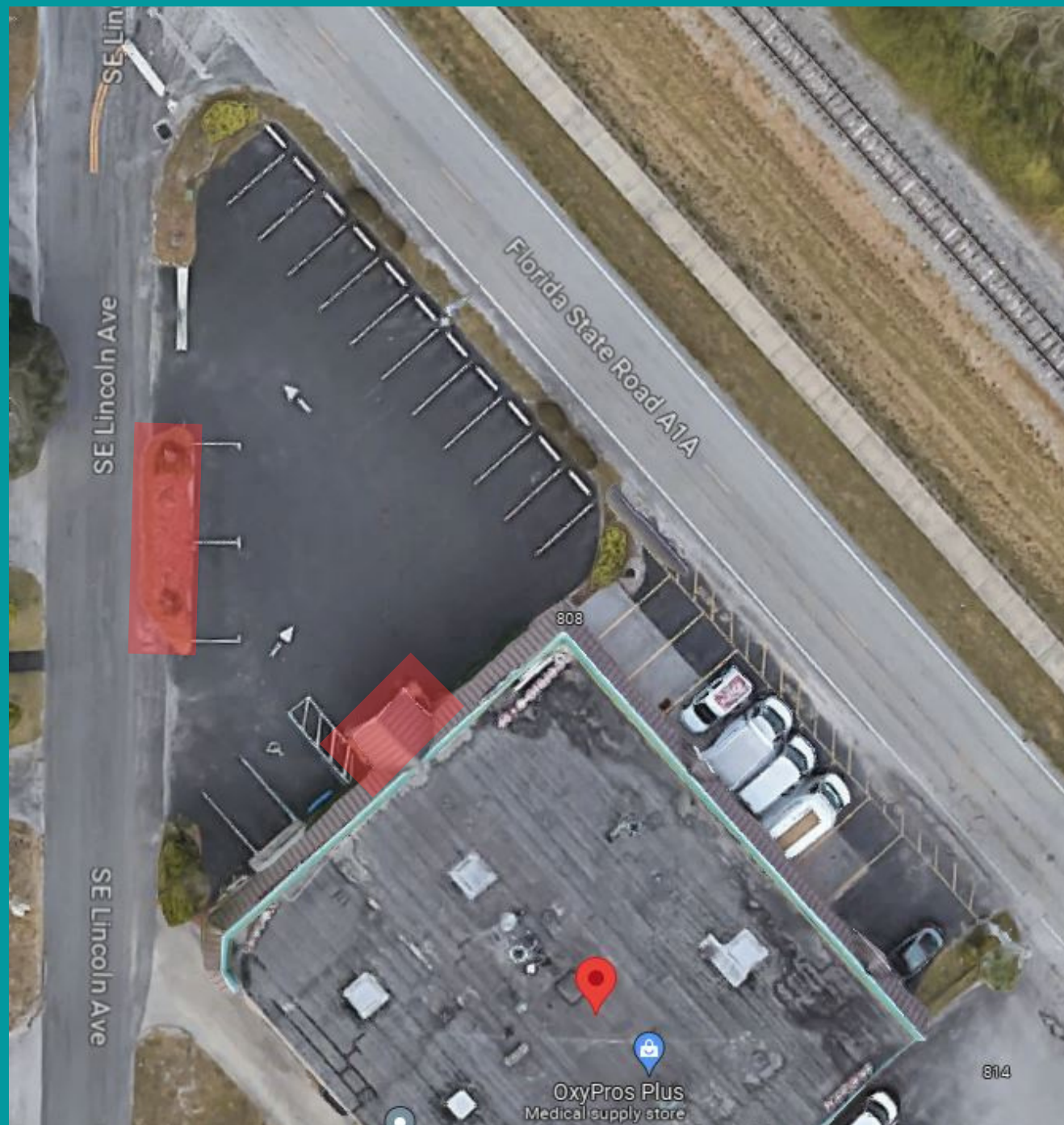
OxyPros Inc.

Landscaping – Existing



OxyPros Inc.

Landscaping – Proposed



OxyPros Inc.

Entryway – Existing & Proposed



Oxy Pros Inc.

Improvements:

- Landscaping
- Entryway Repaving

Staff Recommendation:

Approve with the following condition:
1. Extend landscaping improvements to the corner of Dixie Highway and Lincoln Avenue.

Qualifies

✓	Landscaping	\$3,585
✓	Entryway Repaving	\$10,100

Total Improvement Costs: \$13,685

Total Potential Grant Match: \$6,843



Oxy Pros Inc.

Evaluation Matrix

Improvements:

- Landscaping
- Entryway Repaving

Total Improvement Costs: \$13,685

Total Potential Grant Match: \$6,843

Visual Impact:

- For building facades that are not visible from the street, the improvements allowed will serve to remove blight or deterioration condition

Urban Street Impact:

- Upgrade landscaping around the perimeter of the property that abuts the public right-of-way and interior parking lot; or within the public right-of-way if there are site limitations

Economic Impact:

- Location within high traffic and/or high visibility area



Prescription Shop

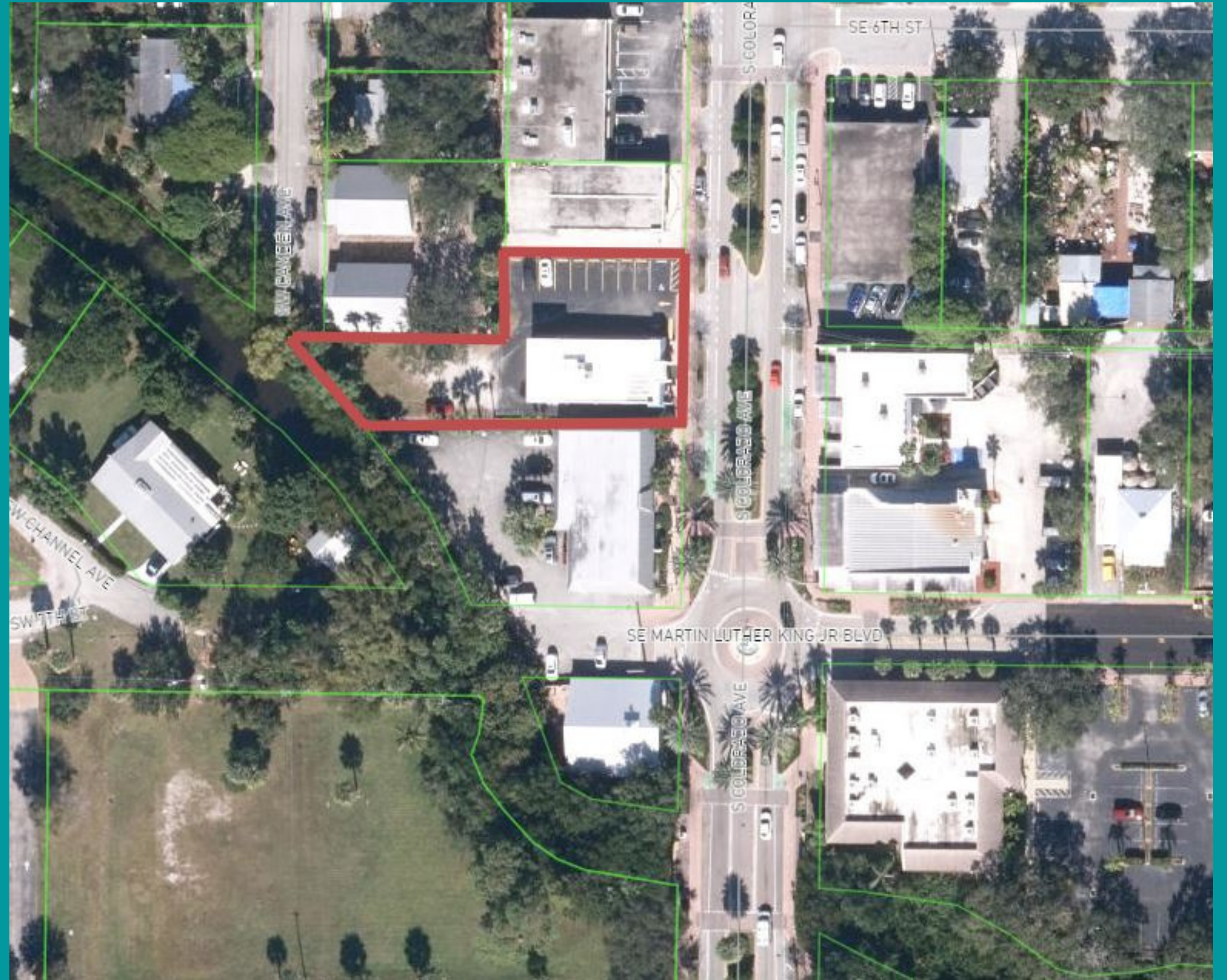
Location: 622 S. Colorado Avenue

Improvements:

- Landscaping
- Parking Lot Improvements
- Mural Preservation

Total Improvement Costs: \$15,606

Total Potential Grant Match: \$7,803



Prescription Shop

Landscaping – Existing



Prescription Shop

Landscaping – Proposed



Prescription Shop

Parking Lot Improvements



-  Rock Installation
-  Resurfacing

Prescription Shop

Mural Preservation

Controlled



Prescription Shop

Improvements:

- Landscaping
- Parking Lot Improvements
- Mural Preservation

Staff Recommendation:

- Approve.

Qualifies

✓	Landscaping	\$2,606
✓	Parking Lot Improvements	\$12,000
✓	Mural Preservation	\$1,000

Total Improvement Costs: \$15,606

Total Potential Grant Match: \$7,803



Prescription Shop

Evaluation Matrix

Improvements:

- Landscaping
- Parking Lot Improvements
- Mural Preservation

Total Improvement Costs: \$15,606

Total Potential Grant Match: \$7,803

Visual Impact:

- Improvement in the attractiveness of the location and the level of blight or deterioration removed
- Level of improvements impact on overall appearance of the property

Urban Street Impact:

- Upgrade landscaping around the perimeter of the property that abuts the public right-of-way and interior parking lot
- Level of improvements improve the pedestrian and transportation functionality of the property

Economic Impact:

- Location within high traffic and/or high visibility area



Avonlea Commerce Center Association, Inc.

Location: 435 NE Baker Road

Improvements:

- Resetting Entryway Pavers
- Plants
- Pressure Washing
- Awning Replacement
- Customer Benefit Improvements

Total Improvement Costs: \$34,602

Total Potential Grant Match: \$10,000

Preserve Trail North



NE Baker Road

Avonlea Commerce Center

Repaving Entryway

Controlled



Avonlea Commerce Center

Plants

Controlled



Avonlea Commerce Center

Pressure Washing
Controlled



Avonlea Commerce Center

Awning Replacement

Controlled

After...

Before...



Avonlea Commerce Center

Customer Benefit Improvements

- Benches
- Bike Racks
- Announcement Box



Avonlea Commerce Center

Improvements:

- Resetting Entryway Pavers
- Plants
- Pressure Washing
- Awning Replacement
- Site Amenities:
 - Benches
 - Bike Rack
 - Kiosk

Staff Recommendation:

Approval of the following items:

- Resetting entryway pavers
- Store front benches
- Bike Racks

Qualifies

✓	Resetting Entryway Pavers	\$3,100
✓	Benches (3)	\$2,659.05
✓	Bike Racks	\$561.45

Not Eligible

✗	Potted Plants	\$3,000
✗	Pressure Washing	\$1,753
✗	Existing Awning Replacement	\$21,231
✗	Kiosk	\$855

Total Improvement Costs: \$34,602
Total Potential Grant Match: \$10,000



Avonlea Commerce Center

Evaluation Matrix

Improvements:

- Resetting Entryway Pavers
- Plants
- Pressure Washing
- Awning Replacement
- Customer Benefit Improvements
 - Benches
 - Bike Rack
 - Kiosk

Total Improvement Costs: \$34,602

Total Potential Grant Match: \$10,000

Visual Impact:

- Level of improvements impact on overall appearance of the property

Urban Street Impact:

- Bike racks, benches
- Level of improvements improve the pedestrian and transportation functionality of the property

Economic Impact:

- Amount of additional funding expended by business



Nancy Albert Design & Consulting Group

Location: 439 NE Baker Road, Unit 503

Improvements:

- Awning Installation
- Impact Glass

Total Improvement Costs: \$18,205

Total Potential Grant Match: \$9,103

NE Cardinal



NE Baker Road

Nancy Albert Design & Consulting Group

Awnings

Controlled



Nancy Albert Design & Consulting Group

Impact Glass
Controlled



Nancy Albert Design & Consulting Group

Improvements:

- Awning Installation
- Impact Glass

Staff Recommendation:

- Ineligible

Not Eligible



Awning Installation

\$15,505



Impact Glass

\$2,700

Total Improvement Costs: \$18,205

Total Potential Grant Match: \$9,103



Oasis Pamper Nail & Spa

Location: 746 SW Federal Highway, Unit A

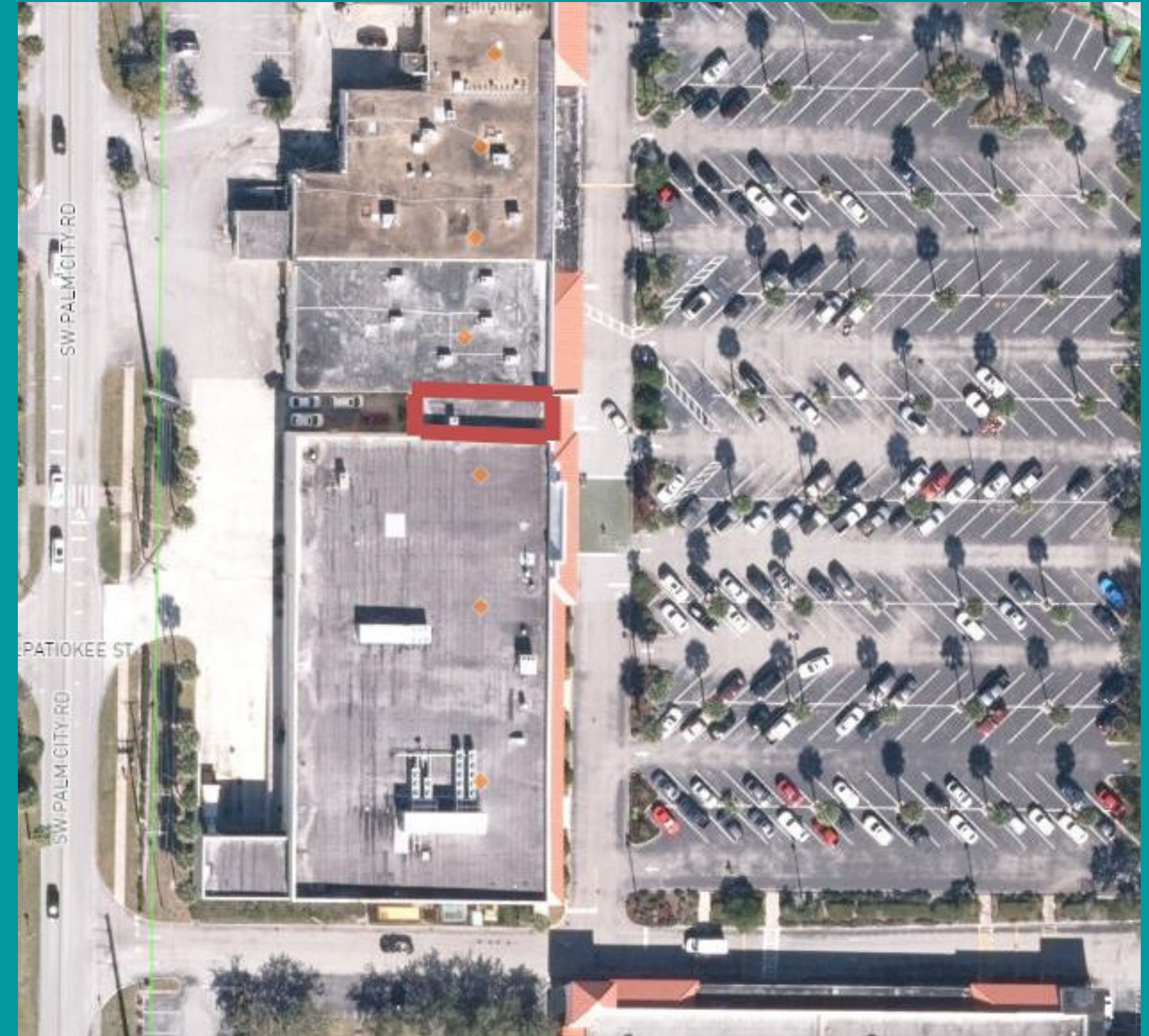
Improvements:

- Wall Sign

Total Improvement Costs: \$2,111

Total Potential Grant Match: \$1,056

SW Palm City Road



Oasis Pamper Nail & Spa

Wall Sign

Controlled



PROPOSED SIGN
24" 192" = 4608 / 144 = 32 SF
ALLOWABLE SIGNAGE
25' X 1.5 = 37.5 SF

FLUSH MOUNT
BRONZE RETURNS
BRONZE TRIM CAP
RED FACES
RED LEDS



Oasis Pamper Nail & Spa

Improvements:

- Wall Sign

Staff Recommendation:

- Ineligible

Not Eligible



Wall Sign

\$2,111

Total Improvement Costs: \$2,111

Total Potential Grant Match: \$1,056



Staff Recommendation

				Total Grant Match for Eligible Improvements
<u>Applicant</u>	<u>Address</u>	<u>Improvement Cost</u>		<u>Grant Match</u>
American Sprinkler & Pump	834 SE Lincoln Avenue	\$	16,524.00	\$ 8,262.00
Edward Jones Office	522 Colorado Avenue	\$	7,525.00	\$ 3,763.00
Oxy Pros Inc.	808 SE Dixie Highway	\$	13,685.00	\$ 6,843.00
Prescription Shop	622 S. Colorado Avenue	\$	15,606.00	\$ 7,803.00
Avonlea Commerce Center Association Inc.	435 NE Baker Road	\$	34,602.00	\$ 10,000.00
Nancy Albert Design & Consulting Group	439 NE Baker Road, Unit 503	\$	18,205.00	\$ 9,103.00
Oasis Pamper Nail & Spa	746 SW Federal Highway, Unit A	\$	2,111.00	\$ 1,056.00
		\$	108,258.00	\$ 46,830.00
				\$ 29,831.00

Suggested Options from Staff:

- Budget Amendment for \$9,831.00
- Reduce each eligible match by 33%



Staff Recommendation

Applicant	Address	Improvement Cost	Grant Match	Total Grant Match for Eligible Improvements	20% Reduction	30% Reduction	33% Reduction	35% Reduction
American Sprinkler & Pump	834 SE Lincoln Avenue	\$ 16,524.00	\$ 8,262.00	\$ 8,262.00	\$ 6,609.00	\$ 5,783.00	\$ 5,536.00	\$ 5,370.00
Edward Jones Office	522 Colorado Avenue	\$ 7,525.00	\$ 3,763.00	\$ 3,763.00	\$ 3,010.00	\$ 2,634.00	\$ 2,521.00	\$ 2,446.00
Oxy Pros Inc.	808 SE Dixie Highway	\$ 13,685.00	\$ 6,843.00	\$ 6,843.00	\$ 5,474.00	\$ 4,790.00	\$ 4,585.00	\$ 4,448.00
Prescription Shop	622 S. Colorado Avenue	\$ 15,606.00	\$ 7,803.00	\$ 7,803.00	\$ 6,242.00	\$ 5,462.00	\$ 5,228.00	\$ 5,072.00
Avonlea Commerce Center Association Inc.	435 NE Baker Road	\$ 34,602.00	\$ 10,000.00	\$ 3,160.00	\$ 2,528.00	\$ 2,212.00	\$ 2,117.00	\$ 2,054.00
Nancy Albert Design & Consulting Group	439 NE Baker Road, Unit 503	\$ 18,205.00	\$ 9,103.00	\$ -	\$ -	\$ -	\$ -	\$ -
Oasis Pamper Nail & Spa	746 SW Federal Highway, Unit A	\$ 2,111.00	\$ 1,056.00	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ 108,258.00	\$ 46,830.00	\$ 29,831.00	\$ 23,863.00	\$ 20,881.00	\$ 19,987.00	\$ 19,390.00



CRB Recommendation

The Community Redevelopment board voted 3/1 in favor of approving eligible applications with the following conditions:

1. Irrigation shall be installed to preserve landscaping enhancements to all applications that include landscaping.
2. The total grant match for eligible improvements will be reduced by 33%.
3. Upon CRA approval, the applicant will have one year for project completion. If the project is not completed, is not approved in its final inspection, or does not receive a certificate of occupancy (if applicable) within one year of approval of the grant, the grant award shall expire. If approved Business Improvement Grant applicants for FY2023 Cycle #2 opt out of the program or their award expires, unused funding from Cycle #2 will be distributed to the remaining completed applicants up to their original match request.



Evaluation Matrix

- Minimum of 60 points required for funding.
- <https://cityofstuart.us/DocumentCenter/View/4861/FINAL-BIRP-Program-Guidelines-and-Application-Complete-Package---Deadline-June-30-2023?bidId=>

Evaluation Criteria	Possible Points	Awarded Points
Visual Impact • Improvement in the attractiveness of the location and the level of blight or deterioration removed; • Highly visual elements of the buildings are being improved and visible from the street; • For building facades that are not visible from the street, the improvements allowed will serve to remove blight or deterioration condition; • Level of improvements impact on overall appearance of the property.	30	
Urban Street Impact • Upgrade landscaping around the perimeter of the property that abuts the public right-of-way and interior parking lot; or within the public right-of-way if there are site limitations. • Bike racks, benches, lighting, etc. • Level of improvements improve the pedestrian and transportation functionality of the property.	30	
Economic Impact • Amount of additional funding expended by business; • Facade project is part of a larger project that improves other exterior or interior parts of the building); • Reuse of vacant or underutilized property; • Adjacent to other CRA projects (streetscape improvements, sidewalks, neighborhood improvements); • Location within high traffic and/or high visibility area (Federal Highway, Dixie Highway, Ocean Blvd., Martin Luther King Jr. Blvd., Old Downtown District, "The Creek" Arts & Entertainment District, etc.); or Located within the approved priority area (map attached); • Will serve as a catalyst for redevelopment activity on the corridor or neighborhood.	10	
Historic/Community Impact • Renovation and rehabilitation of historic buildings (listed on the City of Stuart Local Historic Register, National Historic Register, "1991 Historic Properties Survey" or local landmark designation)	10	

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

Meeting Date: 8/28/2023

Prepared by: Pinal Gandhi-Savdas

Title of Item:

AUTHORIZATION TO APPLY FOR FDEP GRANT FOR STYPMANN NEIGHBORHOOD DRAINAGE IMPROVEMENTS (RC):

RESOLUTION No. 13-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO APPLY FOR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) WATER QUALITY IMPROVEMENTS GRANTS AND STATE WATER QUALITY ASSISTANCE GRANTS (SWAG) FOR STORMWATER IMPROVEMENTS IN THE STYPMANN NEIGHBORHOOD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The staff is seeking approval to submit grant applications to the Florida Department of Environmental Protection (FDEP) Agency for the Water Quality Improvement Grants and State Water Quality Assistance Grants (SWAG) for stormwater improvements in the Stypmann Neighborhood.

The project consists of stormwater quality improvements along SE High School Avenue, SE Balboa Avenue, SE Cortez Avenue and SE 5th Street. The project will include water quality treatment devices such as exfiltration trenches, sediment traps, baffle boxes and littoral shelves to reduce nutrient pollution that would be discharged to water bodies. The estimated cost for the improvements is \$3-\$4 M. The grant applications will be seeking the full amount of funding for the construction of the project. The CRA will provide a TIF match for the design of the project, which is appropriated in the FY 2023 budget.

Funding Source:

N/A

Recommended Action:

Motion to approve Resolution No. 13-2023 CRA, recommend that the City Manger be authorized to sign the application and award agreement, if grant is approved, for the FDEP Water Quality Improvement Grants and FDEP SWAG.

ATTACHMENTS:

1. R13-2023 CRA Authorization to apply for FDEP Grants



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

RESOLUTION NUMBER 13-2023 CRA

A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO APPLY FOR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) WATER QUALITY IMPROVEMENTS GRANTS AND STATE WATER QUALITY ASSISTANCE GRANTS (SWAG) FOR STORMWATER IMPROVEMENTS IN THE STYPMANN NEIGHBORHOOD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Community Redevelopment Agency is interested in applying for the Florida Department of Environmental Protection (FDEP) Water Quality Improvements Grants and State Water Quality Assistance Grants (SWAG); and

WHEREAS, the grant funding will be used for stormwater improvements which will filter stormwater runoff and improve water quality discharges; and

WHEREAS, the Community Redevelopment Agency Board believes it is in the best interest of the Community Redevelopment Agency to pursue the Florida Department of Environmental Protection (FDEP) Water Quality Improvement Grants and State Water Quality Assistance Grants (SWAG).

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

SECTION 1: The City Manager or its designee is hereby authorized to apply for the Florida
Department of Environment Protection (FDEP) Water Quality Improvement Grants
and State Water Assistance Grants (SWAG).

SECTION 2: The City Manager or its designee is hereby authorized to submit additional
information in a timely manner as may be required by FDEP and execute an award
agreement, if grant is approved, for said applications.

SECTION 3: This resolution shall take effect on 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
VACANT, EX-OFFICIO BOARD MEMBER
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED this ____ day of _____, 2023.

Resolution No. 13-2023 CRA
Authorization to Apply – FDEP Grant Stypmann Neighborhood Stormwater Improvements

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

PAUL J. NICOLETTI
INTERIM CITY ATTORNEY

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

Meeting Date: 8/28/2023

Prepared by: Michael Mortell

Title of Item:

DIRECTION TO DRAFT BUDGET AMENDMENT FOR EXPENSES FOR REPAIR TO WATERFRONT RESTAURANT (RC):

RESOLUTION No. 10-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA DIRECTING STAFF TO PREPARE A BUDGET AMENDMENT TO ADDRESS THE REPAIRS TO THE WATERFRONT RESTAURANT LOCATED AT 131 SW FLAGLER AVENUE, STUART; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

During a Discussion and Deliberation item the City Commission directed staff to set this matter for a CRA meeting. The tenant at 131 SW Flagler Avenue made significant repairs and improvements to the property. During the renovation, the Tenant discovered a significant structural issue and met with City Staff. The City informed the tenant that although the lease said "AS IS", the City would share in the cost of the improvements related to the discovery because the City had a desire to make sure the work was done properly and preserved the City asset. The tenant has made considerable improvements to the property and enhanced its value significantly. Prior to retiring, the prior City Manager recommended reimbursement of \$300,000.00. However, the tenant claims that the amount that it believes should be covered by the City is significantly higher. The tenant will present the expenses and the City Commission can decide what, if any action the CRA should take regarding the matter.

Funding Source:

CRA

Recommended Action:

Move approval of Resolution 10-2023CRA and provide staff with direction as to the amount the CRA is willing to reimburse for the repairs.

ATTACHMENTS:

1. R10-2023 CRA - Direction to draft budget amendment for repairs to Waterfront Restaurant
2. Waterfront Presentation



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

RESOLUTION NUMBER 10-2023 CRA

**A RESOLUTION OF THE BOARD OF COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF STUART,
FLORIDA DIRECTING STAFF TO PREPARE A BUDGET
AMENDMENT TO ADDRESS THE REPAIRS TO THE
WATERFRONT RESTAURANT LOCATED AT 131 SW
FLAGLER AVENUE, STUART; PROVIDING AN
EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

WHEREAS, the Community Redevelopment Agency has taken great pride in the improvements to the Community Redevelopment Area that have occurred since its creation; and

WHEREAS, the property owned by the City and located at 131 SW Flagler Avenue is inside the Community Redevelopment Area and has provided a source for public gathering, entertainment and use for many years; and

WHEREAS, the structure had significant maintenance and repairs that were performed by the current tenant. Prior to the repairs being completed, the City of Stuart informed the tenant that it would share in the cost of certain items related to the structural integrity of the building.

WHEREAS, the tenant submitted a permit and completed all of the repairs and has provided the City with a request for reimbursement for a portion of the expenses incurred.

Resolution No. 10-2023 CRA
Direct Staff to prepare budget for repairs

WHEREAS, the reimbursement meets the CRA plan and provides public benefit because the property is owned by the City and is located in the CRA. The improvements to the property will prevent it from turning into blight.

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

SECTION 1: The CRA staff is directed to prepare a budget amendment which authorizes the CRA to reimburse the tenant for the repairs and modifications as set forth by the Community Redevelopment Board.

SECTION 3: This resolution shall take effect on 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
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

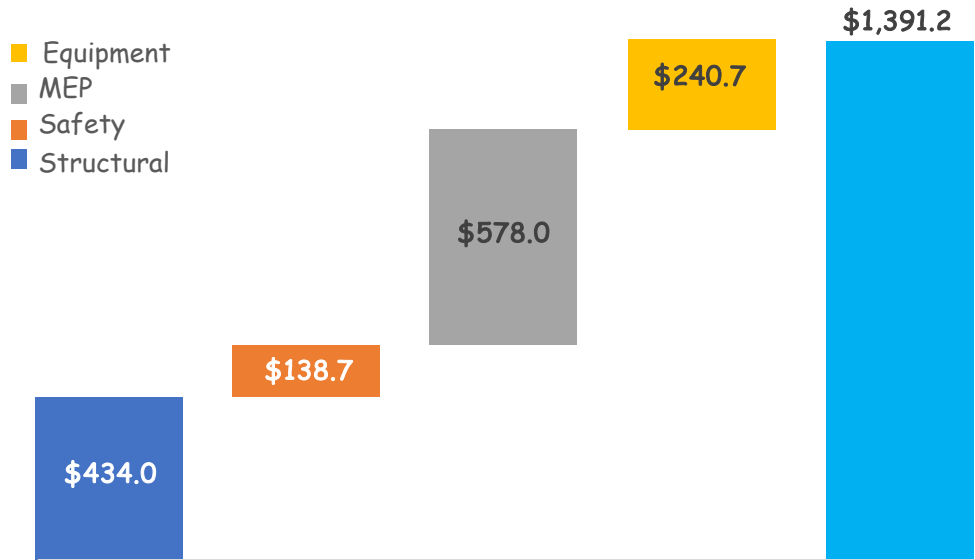
TROY MCDONALD
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

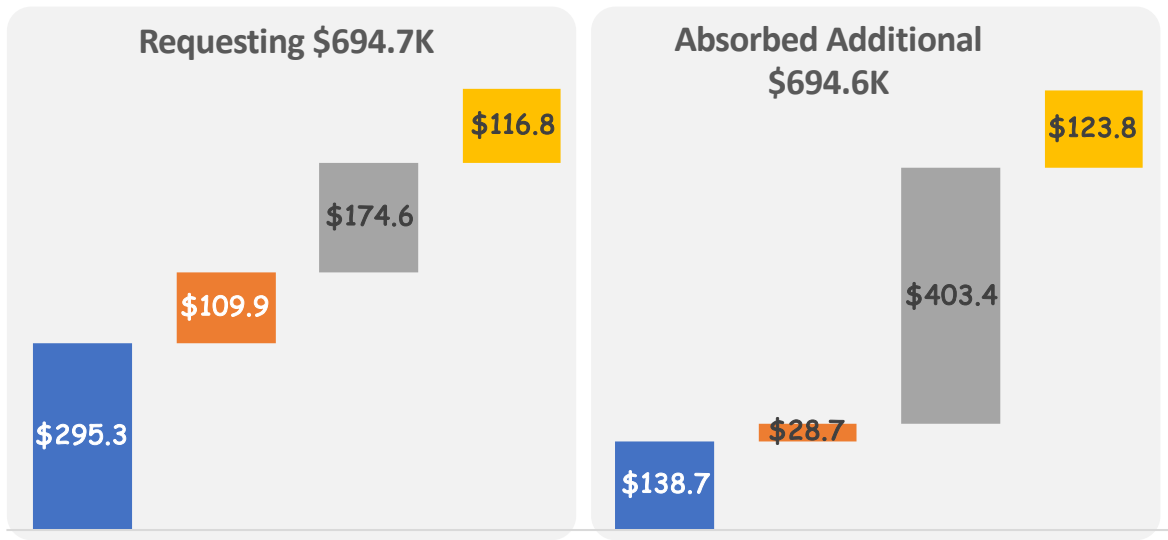
PAUL J. NICOLETTI
INTERIM CITY ATTORNEY

Waterfront Restaurants Building Investment Summary

Total Investment



Investment Requested vs Incremental



Investment Breakdown ...



In Summary ...

- Invested \$1.4M
 - \$944.3K (68%) Required For Habitability (Correcting Deferred Maintenance)
 - \$119.6K (9%) Collateral Cost Due To Habitability
 - \$327.3K (23%) Value Added
- Requesting 50% of \$1.4M Total Investment For Habitability Remediation
- Created/Added \$446.9K During Our Ownership
- Less than 30% of Total Investment

Waterfront Restaurants Building Investment - Communications Timeline

