AGENDA

COMMUNITY REDEVELOPMENT AGENCY
SEPTEMBER 25, 2023
AT 4:00 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 – Nikolaus Schroth

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

APPROVAL OF MINUTES

1. APPROVAL OF 08/28/2023 CRA MINUTES

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. TRAM PROGRAM ACTION PLAN (RC):

3. CRA BUDGET AND CIP FOR FY 2024 (RC):

RESOLUTION No. 11-2023 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

4. CRA BUDGET AMENDMENT #04-2023 - BIRP (RC):

RESOLUTION NUMBER 14-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #04 TO THE FY 2023 CRA BUDGET TO REALLOCATE FUNDS TO BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5. RESOLUTION AUTHORIZINGTHE CITY TO REIMBURSE WATERFRONT FOR REPAIRS TO CITY PROPERTY (RC):

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

STAFF UPDATE

ADJOURNMENT

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

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

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

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

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Agency

Meeting Date: 9/25/2023 **Prepared by:** Nina Mullin

Title of Item:
APPROVAL OF 08/28/2023 CRA MINUTES

Summary Explanation/Background Information on Agenda Request:
N/A

Funding Source:
N/A

Recommended Action:
Approve Minutes

ATTACHMENTS:
1. 08/28/2023 CRA Minutes

MINUTES
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART
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

CALL TO ORDER

4:30 PM

PRESENT: Chair McDonald, Vice Chair Bruner, Board Member Clarke, Board Member Collins, Board Member Rich
ABSENT: Board Member Campenni

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:32 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

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

1) Candace Callahan, Executive Director of Stuart Main Street; Commented on a request from Stuart Main Street to improve the public restrooms by partnering with a local artist for a mural

on the exterior of the restroom building. They will bring back a proposal in the near future.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Rich

- Commented on consideration for Guy Davis Park and fixing the backstop, would like the topic to be forwarded to the Community Redevelopment Board (CRB) as funding could come from the Community Redevelopment Agency (CRA). Feels that it is a danger to the children and to the people viewing it. The Martin County North Little League uses the field and one team in each division is primarily City of Stuart children. It is difficult for these children to travel and it is their primary ball field. Scott Proctor has committed to these children and he would like the CRB to consider the $71,000.00 project with a $50,000.00 contribution from the CRA.

The board reached consensus to have the request go before the CRB.

Chair McDonald

- Commented that he would like more time for future CRA Meetings, change either the day to Tuesday so they are not up against the City Commission Meetings or schedule them earlier with more time allotted.
- Requested the agenda items be heard in a different order, to hear Item #1 first, Item #4 second, and Items #1 and #3 could be brought back.

4:37 PM MOTION: Take Business Improvement Reimbursement Program first, then the Waterfront Restaurant, and the other two items after that.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

ACTION ITEMS

1. TRAM PROGRAM ACTION PLAN

Agenda item Order Change, moved to Item #4.

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

Jordan Pinkston, CRA Program Manager, presented the seven (7) Business Improvement Reimbursement Program (BIRP) applications:

1. American Sprinkler & Pump - Landscaping and Lighting; staff recommended.
2. Edward Jones Office - Landscaping, Benches, Parking Improvements, Exterior Painting; staff recommended.
3. OxyPros Inc. - Landscaping and entryway repaving; staff recommended.
4. Prescription Shop - Landscaping, parking lot resurfacing, and mural preservation with cleaning and clear coat; staff recommended.
5. Avonlea Commerce Center Association, Inc. - Resetting paved entry-way, Plants, Pressure Washing, Awning Replacement, Benches and Bike Racks; staff

recommended the following: Resetting entry-way pavers, benches, and bike racks.

6. Nancy Albert Design & Consulting Group - Awning installation, Impact Glass; not eligible.
7. Oasis Pamper Nail & Spa - Wall Sign; not eligible.

On August 1, 2023, the Community Redevelopment Board (CRB) voted in favor of approval with conditions; irrigation for landscaping, total grant match for eligible improvements reduced by 33%, and upon CRA approval, applicants will have one year to complete, grant expires after one (1) year.

Board Member Bruner commented that she feels that the applicants deserve the amount of money the City offered. Mayor McDonald agreed, adding that the Budget Amendment should be done and the full amount for those eligible should be awarded, amount totaling $29,831.

Applicant, Gayle Goldie, representative of The Prescription Shop came forward and commented that when the application was submitted, there was no requirement about the sprinkler system being a requirement of landscaping, felt it is not fair to require that after the fact.

Pinal Gandhi-Savdas clarified that irrigation is not required as part of the program, it was recommended by the CRB. It is not required by the City's rules, but a condition of the CRB.

Gayle Goldie continued with a statement by CRB Board Member Campenni during the last CRB Meeting in which he stated that the program is a waste of money. She requested he step down as a board member or be removed.

Robert Whitrach, President of Avonlea Commerce Center, commented that as the area develops further they consider awnings in the future.

Interim City Attorney recommended the Board keep the two (2) items separate, a motion for the sprinklers, and another motion to approve the applications, subject to a Budget Amendment.

5:04 PM MOTION: Motion to approve that no sprinkler system is necessary and include the approval for eligible applicants.
MOVED BY: Becky Bruner
SECONDED BY: Eula Clarke
Motion WITHDRAWN 5:08 PM

5:08 PM MOTION: Motion to remove the requirement of an irrigation system and they maintain their landscaping.
MOVED BY: Becky Bruner
SECONDED BY: Eula Clarke
Motion approved unanimously.

5:10 PM MOTION: To approve the applicants subject to the Budget Amendment of $9,831.00.

MOVED BY: Becky Bruner
SECONDED BY: Eula Clarke
Motion approved unanimously.

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.

Pinal Ghandi-Savdas, CRA Director, requested authorization to apply for the Federal Department of Environmental Protection (FDEP) Grant due August 30, 2023.

MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

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.

Waterfont Restaurant owners, James Corrigan and Derik Shambaugh presented with a power point on funding invested. The amounts invested exceeded 4 Million, the break down is $944,000 on the corrected items simply for inhabitability.

Mr. Corrigan stated a lease was signed in May of 2021. An architect and engineer was hired in 2022 and notified them of safety issues. Had informed the City along the way of the seventy percent of structural issues, damage and missing soil to seawall. Addressed the timeline and commented that they feel the building will now last for another forty (40) years. Asking for reimbursement of half.

Vice Chair Bruner commented on assistance the City has given in the past and that their rent is $22,000 a month and feels the City owes them $700,000. City receives 5% of all that exceeds that amount at the end of the year. Commented they will not be coming to the City for any reimbursement pertaining to the second floor.

Board Member Rich commented that on Dec 28th Mr. Corrigan confirmed the reimbursement with the past City Manager for $698,000 and change. Chair McDonald asked did the City Manager ever confirm this reimbursement amount? Mr. Corrigan confirmed it was requested by the City Manager for the amount and more clarification. Board Member Rich noted the timeframe.

Mr. Shambaugh commented that it has grown throughout the process.

Board Member Rich asked City Manager Mortell if he recalled specifics. City Manager Mortell stated he did not remember a specific dollar amount, recalls the documentation request, and before former City Manager Dyess left, he made the recommendation. City Manager Mortell noted the inspection and findings.

Board Member Collins asked what structural costs were, separate from renovations. City Manager Mortell read off the total that was noted in the original agenda item. Board Member Collins requested this be postponed and details be provided, requesting structure vs. renovations and have it specifically identified in a presentation.

Board Member Clarke commented that the City made a mistake, leasing the building. We need to have City Manager Mortell get more information or policies that need to be developed, but it's after the fact and the owners were working in good faith with the previous City Manager.

5:46 PM MOTION: Agree to at least give them $700,000 or at least give them up to two (2) years rent free.
MOVED BY: Eula Clarke
SECONDED BY: Becky Bruner
WITHDRAWN 5:50 PM.

Chair McDonald prefers to table to another meeting to be sure the number is accurate.

City Manager Mortell commented on the agenda item, if the Commission were to grant some funding, a line item could be brought back as a Budget Amendment.

5:51 PM MOTION: Bring Item #4 back to next CRA meeting.
MOVED BY: Campbell Rich
SECONDED BY: Eula Clarke
Motion approved unanimously.

STAFF UPDATE

ADJOURNMENT

6:02 PM

Mary R. Kindel, City Clerk	**Troy McDonald, Chair**

Minutes to be approved at the CRA Meeting this 25th day of September, 2023.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Agency

Meeting Date: 9/25/2023 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
TRAM PROGRAM ACTION PLAN (RC):

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: 9/25/2023 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
CRA BUDGET AND CIP FOR FY 2024 (RC):

RESOLUTION No. 11-2023 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Community Redevelopment Board

On September 5, 2023, the Community Redevelopment Board discussed the budget and pulled the Main Street Service Agreement and Business Improvement Reimbursement Program line items from the budget for separate discussion and motion. The board voted 5-0 in favor of approving the CRA Budget and CIP for FY 2024, with two items for separate consideration. The board voted 3-2 in favor of keeping the Main Street Service Agreement in the budget for FY 2024. The board voted 3-2 in favor of keeping the Business Improvement Reimbursement Program in the budget for FY 2024.

Summary

The CRA has prepared a CRA budget for FY 2024. Annually, in conjunction with the budget calendar, the CRA must approve a CIP list. The list is consistent with current and ongoing projects, as well as future potential projects that would be funded from Tax Increment Revenues.

Funding Source:
Tax Increment Financing (TIF) Revenue and Grants

Recommended Action:
Approve Resolution No. 11-2023, adopting the CRA budget and Capital Improvement Project (CIP) for FY 2024.

ATTACHMENTS:
1. R11-2023 CRA - Adopt Budget for FY 2024
2. FY2024 CRA Revenues
3. FY2024 CRA Budget Appropriations
4. FY2024 Capital Improvements Project (CIP)

BEFORE THE COMMUNITY REDEVELOPMENT AGENCY
CITY OF STUART, FLORIDA

RESOLUTION No. 11-2023 CRA

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, it is necessary and proper, and in some instances required by Florida law, to establish the budgetary spending plans (annual budgets) for the CRA funds of the City of Stuart for the fiscal year beginning October 1, 2023, and ending September 30, 2024, to properly reflect anticipated revenues and required appropriations.

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

SECTION 1: The Community Redevelopment Agency of the City of Stuart hereby adopts the budget, attached hereto, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, as follows:

(a) There is hereby appropriated from the Community Redevelopment Agency of the City of Stuart for the above-described fiscal year the total sum of Thirteen Million, One Hundred Eleven Thousand, and Six Hundred Eighty ($13,111,680) Dollars to provide for the annual budget of the Community Redevelopment Agency Fund.

SECTION 2: This Resolution shall be effective immediately upon adoption.

Board Member ____________ offered the foregoing resolution and moved its adoption. The motion was seconded by Board Member _______________and upon being put to a roll call vote, the vote was as follows:

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, CHAIRPERSON				
BECKY BRUNER, VICE CHAIRPERSON				
EULA R. CLARKE, BOARD MEMBER				
CHRISTOPHER COLLINS, BOARD MEMBER				
CAMPBELL RICH, BOARD MEMBER				
NIKOLAUS SCHROTH, EX-OFFICIO BOARD MEMBER				
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER				

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

107 Community Redevelopment Agency Revenues

Object Category (Re)	FY2024
Approved	**$13,111,680.00**
32 - Permits, Fees, and Special Assessments	$2,700.00
33 - Intergovernmental Revenues	$3,052,771.00
36 - Miscellaneous Revenues	$0.00
38 - Other Sources	$10,056,209.00

Account	Account Description	Current Budget	Requested	Recommended	Approved	Itemizations	Description	Difference	Change
32900	Other Permits and Assessments	$2,700.00	$2,700.00	$2,700.00	$2,700.00			$0.00	$0.00
33890	Other Local Revenues	$2,398,417.00	$3,139,728.00	$3,052,771.00	$3,052,771.00			$654,354.00	$0.273
						$3,052,771.00	MC BOCC @ 6.9541 Mills (amended to 6.7615 Mills)		
36110	Interest	$0.00	$0.00	$0.00	$0.00			$0.00	
36400	Disposition of Assets	$0.00	$0.00	$0.00	$0.00			$0.00	
36600	Contributions from Private	$0.00	$0.00	$0.00	$0.00			$0.00	
36910	Bank Fee Refunds	$0.00	$0.00	$0.00	$0.00			$0.00	
38000	Other Sources	$2,428,390.51	$1,360,617.00	$3,055,688.00	$3,055,688.00			$627,297.49	$0.258
						$1,086,610.00	FDOT TAP Grant (Riverside Park Neighborhood Improvements)		
						$274,007.00	DEP EPA 319 Water Quality Grant		

Account	Account Description	Current Budget	Requested	Recommended	Approved	Itemizations	Description	Difference	Change
						$1,695,071.00	From Fund Balance		
38100	Interfund Transfers In	$1,831,255.00	$7,000,521.00	$7,000,521.00	$7,000,521.00			$5,169,266.00	$2.823
						$2,259,521.00	General Fund @5.0000 Mills		
						$1,600,000.00	From CDBG Acquisition of 710 SE MLK Blvd		
						$3,141,000.00	From CDBG Rehabilitation of 710 SE MLK Blvd - Project Implementation, Engineering Services, Construction		
		$6,660,762.51	**$11,503,566.00**	**$13,111,680.00**	**$13,111,680.00**	**$13,108,980.00**		**$6,450,917.49**	**$3.354**

107-117 CRA Appropriations

Object Category (Ex)	FY2024
Approved	**$13,111,680.00**
10 - Personal Services	$255,750.00
30 - Operating Expenses	$392,067.00
60 - Capital Outlay	$11,346,000.00
80 - Grants and Aids	$130,000.00
90 - Other Uses	$987,863.00

Account	Account Description	Current Budget	Requested	Recommended	Approved	Itemizations	Description	Difference	Change
51512	Regular Salaries/Wages	$169,531.00	$180,271.00	$180,271.00	$180,271.00			$10,740.00	$0.063
51515	Special Pay	$0.00	$4,440.00	$4,440.00	$4,440.00			$4,440.00	
51521	FICA Taxes	$12,969.00	$13,791.00	$13,791.00	$13,791.00			$822.00	$0.063
51522	Retirement Contributions	$38,142.00	$48,431.00	$48,431.00	$48,431.00			$10,289.00	$0.27
51523	Life and Health Insurances	$17,318.00	$8,466.00	$8,466.00	$8,466.00			$-8,852.00	$-0.511
51524	Workers' Compensation	$0.00	$351.00	$351.00	$351.00			$351.00	
						$351.00	TRICO Workers' Compensation		
53531	Professional Services	$80,000.00	$200,000.00	$200,000.00	$200,000.00			$120,000.00	$1.50
						$50,000.00	Professional Services - Planning and Design Services for CRA Small-Scale Projects		
						$150,000.00	Downtown Master Plan and Charrette - City Hall/Garage Site/City/CRA-Owned Parcels		

Account	Account Description	Current Budget	Requested	Recommended	Approved	Itemizations	Description	Difference	Change
53540	Travel and Per Diem	$3,000.00	$3,000.00	$3,000.00	$3,000.00			$0.00	$0.00
53541	Communication Services	$0.00	$1,500.00	$1,500.00	$1,500.00			$1,500.00	
						$1,500.00	Phones		
53542	Freight & Postage Services	$0.00	$2,000.00	$2,000.00	$2,000.00			$2,000.00	
53543	Utility Services	$0.00	$500.00	$500.00	$500.00			$500.00	
						$500.00	Internal-UB		
53544	Rentals and Leases	$35,000.00	$35,000.00	$35,000.00	$35,000.00			$0.00	$0.00
						$35,000.00	FEC RR Crossing Leases		
53545	Insurance - General Liability	$15,792.00	$15,792.00	$15,792.00	$15,792.00			$0.00	$0.00
						$15,792.00	TRICO General Liability Insurance		
53546	Repair & Maintenance	$0.00	$0.00	$0.00	$0.00			$0.00	
53547	Printing and Binding	$0.00	$8,000.00	$8,000.00	$8,000.00			$8,000.00	
53548	Promotional Activities	$0.00	$3,000.00	$3,000.00	$3,000.00			$3,000.00	
53549	Other Current Charges	$27,300.00	$72,300.00	$72,300.00	$72,300.00			$45,000.00	$1.648
						$10,000.00	Arts & Entertainment Creek District (Mosaic Artwork, Misc.)		
						$2,500.00	Chamber Welcome Guide		
						$3,800.00	FEC Parking Property Tax		
						$3,000.00	MLK Day Event		
						$8,000.00	Shop Local/Misc		
						$5,000.00	Black Heritage Event		
						$40,000.00	REDA Agreement (Avonlea - Offsite Improvements)		
53551	Office Supplies	$0.00	$2,000.00	$2,000.00	$2,000.00			$2,000.00	
53552	Operating Supplies	$36,000.00	$20,000.00	$45,000.00	$45,000.00			$9,000.00	$0.25
						$20,000.00	Miscellaneous Community Improvements		
						$25,000.00	Wrapping Traffic Control Boxes		
53554	Books and Memberships	$3,025.00	$2,975.00	$2,975.00	$2,975.00			$-50.00	$-0.017
						$500.00	APA Membership Fees		
						$175.00	District Fees for CRA		
						$1,000.00	FL Redevelopment Association Conference		
						$1,200.00	FRA Membership Fees		

Account	Account Description	Current Budget	Requested	Recommended	Approved	Itemizations	Description	Difference	Change
						$100.00	Young Professional of Martin County Membership		
53555	Training	$0.00	$1,000.00	$1,000.00	$1,000.00			$1,000.00	
56561	Land Expense	$0.00	$1,600,000.00	$1,600,000.00	$1,600,000.00			$1,600,000.00	
						$1,600,000.00	Acquisition of 710 SE MLK Blvd		
56562	Buildings Expense	$0.00	$0.00	$0.00	$0.00			$0.00	
56563	Infrastructure Expense	$3,490,000.00	$10,496,000.00	$9,746,000.00	$9,746,000.00			$6,256,000.00	$1.793
						$2,100,000.00	Riverside Park Streetscape Improvements Project# 21041801		
						$125,000.00	Stypmann Neighborhood Sidewalk Improvements project # 21046702		
						$0.00	Stypmann Neighborhood Drainage Improvements		
						$80,000.00	Riverside Park Neighborhood - Oleander Park Improvements project # 050201		
						$3,141,000.00	Rehabilitation of 710 SE MLK Blvd - Project Implementation, Engineering Services, Construction		
						$3,100,000.00	Undergrounding Utilities in Downtown (Not Completed in 2023)		
						$1,200,000.00	Seminole Streetscape		
56564	Machinery & Equipment Expense	$40,000.00	$0.00	$0.00	$0.00			$-40,000.00	$-1.00
58581	Aids to Other Governments	$0.00	$0.00	$0.00	$0.00			$0.00	
58582	Aids to Private Organizations	$135,000.00	$130,000.00	$130,000.00	$130,000.00			$-5,000.00	$-0.037
						$50,000.00	Business Improvement Reimb Program (BIRP)		
						$20,000.00	Brush With Kindness/Self Program		
						$20,000.00	Mural Program		
						$20,000.00	Residential Street Tree Program		
						$20,000.00	Residential Facade Improvement/Paint Up Program		
59591	Intragovernmental Transfers	$1,595,593.00	$445,500.00	$940,060.00	$940,060.00			$-655,533.00	$-0.411
						$70,000.00	Mainstreet Service Agreement		

Account	Account Description	Current Budget	Requested	Recommended	Approved	Itemizations	Description	Difference	Change
						$1,500.00	Mangrove Trimming		
						$50,700.00	Misc Maintenance of CRA Projects		
						$5,000.00	Sidewalk Staining in the CRA		
						$194,860.00	Tram Service		
						$18,000.00	US1 Median Maintenance from Wright Blvd to Baker Rd		
						$150,000.00	Federal Hwy Street Tree Planting Program Implementation (Joan Jefferson to Kanner Hwy/Colorado)		
						$350,000.00	Gateway Signage		
						$100,000.00	Backstop Guy Davis Park		
59595	Proprietary - Other Uses	$369,710.00	$0.00	$0.00	$0.00			$-369,710.00	$-1.00
59596	Contingencies	$0.00	$0.00	$0.00	$0.00			$0.00	
59599	Other Uses	$0.00	$0.00	$0.00	$0.00			$0.00	
59999	Indirect Costs (Net)	$47,803.00	$47,803.00	$47,803.00	$47,803.00			$0.00	$0.00
		$6,116,183.00	**$13,342,120.00**	**$13,111,680.00**	**$13,111,680.00**	**$12,789,478.00**		**$6,995,497.00**	**$2.612**

Capital Improvement Projects (CIP) Budget Summary

PROJECTS	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Project Total
Federal Highway 21046601											
Federal HwyTree Planting Program Development				$30,000							$30,000
Federal Hwy Tree Planting Program Implementation						$150,000					$150,000
Guy Davis Community Park 21045901											
Phase I Site Plan			$344,517								$344,517
Phase II Final Design					$370,000						$370,000
Construction							$7,000,000				$7,000,000
Downtown Undergrounding											
Phase I Design - Seminole Street - 20038901		$49,991									$49,991
Phase II Design - Osceola - 22038902				$174,554							$174,554
Construction of Phase I and II - 22038903						$3,100,000					$3,100,000
Seminole Streetscape Improv 20042701											
Design		$75,000									$75,000
Construction						$1,200,000					$1,200,000
Stypmann Sidewalk Improv 21046701											
Conceptual				$60,000							$60,000
Design				$62,000							$62,000
Construction						$125,000					$125,000
Stypmann Drainage Improv 21046702											
Design					$70,900						$70,900
Construction											TBD

Capital Improvement Projects (CIP) Budget Summary

PROJECTS	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Project Total
Triangle District 21046801											
SE Dixie Highway Conceptual				$44,500							$44,500
SE Dixie Highway Design				$60,500							$60,500
SE Dixie Highway Construction (TAP Grant Reimb)								$1,500,000			$1,500,000
Riverside Park NBHD Improv 20041801											
Conceptual	$21,500										$21,500
Design		$100,000									$100,000
Construction (TAP Grant Reimb)						$2,100,000					$2,100,000
MLK Blvd Complete Street 21045001											
Conceptual		$20,000									$20,000
Design				$450,000							$450,000
Construction								$5,000,000			$5,000,000
Gateway Markers/Features 20040901											
Conceptual		$29,600									$29,600
Design				$75,000							$75,000
Construction						$350,000					$350,000
Oleander Park Improv 050201											
Conceptual					$5,000						$5,000
Construction						$80,000					$80,000
Willie Gary Prop Acq., Demo, New Const.											
Acquisition (CDBG-CV Grant Reimb) - 048901					$50,000	$1,600,000					$1,650,000
Demo and New Const. (CDBG-CV Grant Reimb) - 048902						$3,141,000					$3,141,000
TOTAL BUDGET FOR FISCAL YEARS	**$21,500**	**$274,591**	**$344,517**	**$956,554**	**$495,900**	**$11,846,000**	**$7,000,000**	**$6,500,000**	**$0**	**$0**	**$27,439,062**

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Agency

Meeting Date: 9/25/2023 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
CRA BUDGET AMENDMENT #04-2023 - BIRP (RC):

RESOLUTION NUMBER 14-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #04 TO THE FY 2023 CRA BUDGET TO REALLOCATE FUNDS TO BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The Business Improvement Reimbursement Program applications for the second application cycle were presented to the CRA board on August 28, 2023. The eligible applications exceeded the amount of available funds in the program. The CRA board approved the eligible applications and directed staff to prepare a budget amendment to reallocate funds in the amount of $9,831 for the program. The proposed amendment will allow us to distribute grants to eligible applications as approved by the board.

Funding Source:
Reallocation of funds from the FY 2023 CRA Budget:

FROM: CRA Aids to Private Organization Account 582 - $9,831
TO: Business Improvement Reimbursement Program Account 582 - $9,831

Recommended Action:
Motion to approve Resolution No. 12-2023, reallocation of funds for the Business Improvement Reimbursement Program.

ATTACHMENTS:
1. R14-2023 CRA - Budget Amendment #04-2023 - BIRP

BEFORE THE CITY REDEVELOPMENT AGENCY
CITY OF STUART, FLORIDA

RESOLUTION NUMBER 14-2023 CRA

A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #04 TO THE FY 2023 CRA BUDGET TO REALLOCATE FUNDS TO BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM; 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 reallocation as follows:

FROM: CRA Aids to Private Organization Account 582 - $9,831
TO: Business Improvement Reimbursement Program Account 582 - $9,831

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:

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, CHAIRPERSON				
BECKY BRUNER, VICE CHAIRPERSON				
EULA R. CLARKE, BOARD MEMBER				
CHRISTOPHER COLLINS, BOARD MEMBER				
CAMPBELL RICH, BOARD MEMBER				
NIKOLAUS SCHROTH, EX-OFFICIO BOARD MEMBER				
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER				

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

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Agency

Meeting Date: 9/25/2023 **Prepared by:** Michael Mortell

Title of Item:
RESOLUTION AUTHORIZINGTHE CITY TO REIMBURSE WATERFRONT FOR REPAIRS TO CITY PROPERTY (RC):

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

Summary Explanation/Background Information on Agenda Request:
At the last City Commission meeting a length discussion took place regarding the process, procedures and costs associated with repairs that were performed on the Waterfront Restaurant located at 131 SW Flagler Avenue. The tenant is prepared to present detailed explanations related to all aspects of the repairs performed on the property. Upon the conclusion of the presentation, the Commission will be asked to determine the amount, if any, that it will authorize for remibursement.

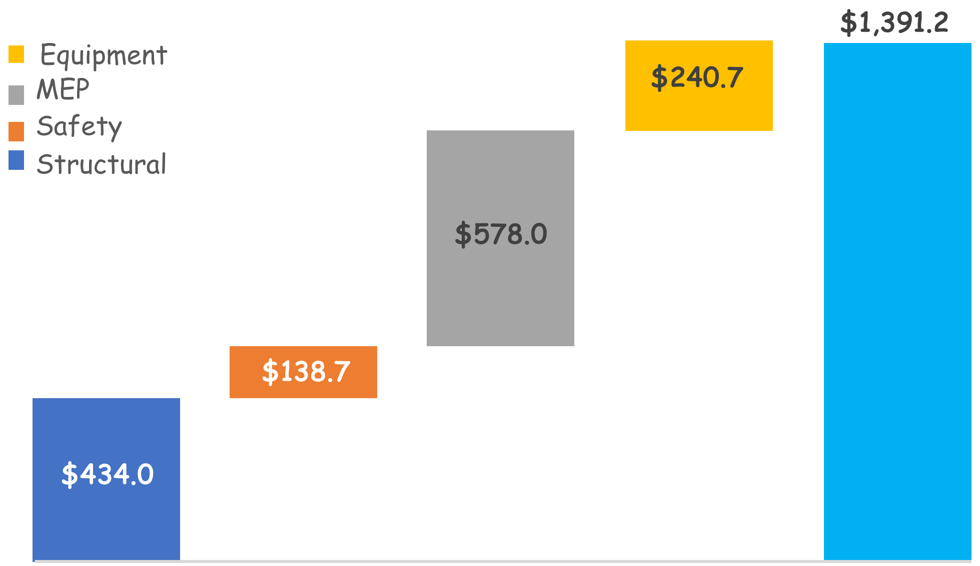
Funding Source:
CRA

Recommended Action:
Set the amount that the City will authorize for reimbursement.

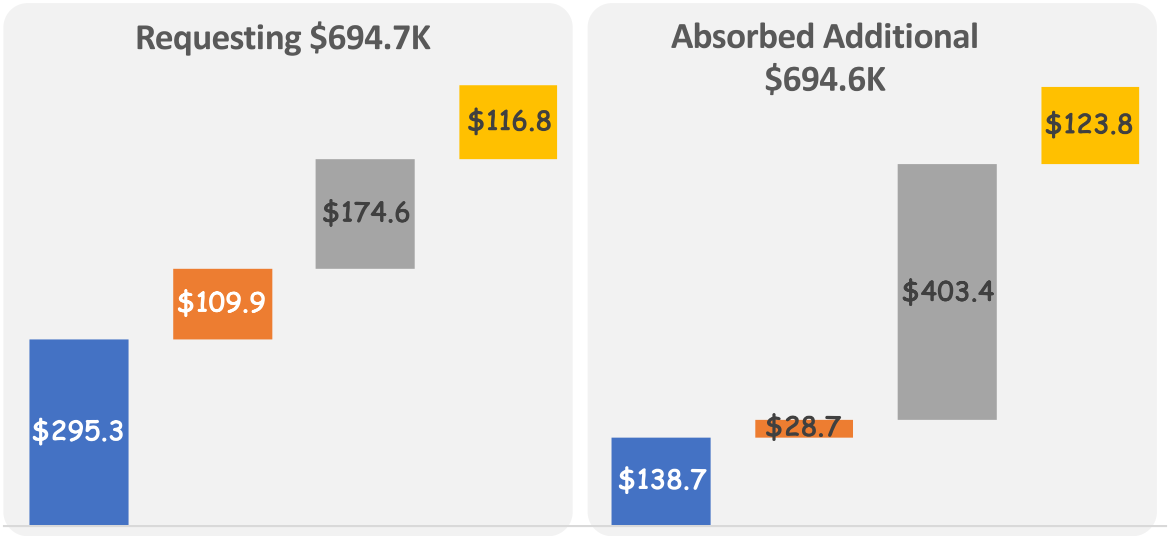
ATTACHMENTS:
1. Waterfront Presentation
2. R10-2023 CRA - Direction to draft budget amendment for repairs to Waterfront Restaurant

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

6/30/22
D.Shambaugh / J.Corrigan
ADA Ramp Permit Signed & Approved By City

07/23/22
D. Shambaugh (email) Informing D.Dyess of Structural & Safety Issues found & Reimbursement request

9/6/22
D.Shambaugh/ J.Corrigan Demo & Constr Permit Signed & Approved by City

10/15/22
D.Dyess (In Person)
- Structural Issues
- Cities Awareness
- Cities Responsibility
- Property Unsafe

10/17/22
D. Dyess (email) Confirming:
- Structural Issues
- City Engr Engaged
- Deck Ext Permit Signed & Approved by City

12/27/22
P.Modarski (email):
- Incurred Expenses
- Supporting receipts

12/28/22
D.Dyess (email):
- Confirming city reimbursement
- Requesting clarification

3/14 thru 3/22/23
D.Shambaugh / J.Corrigan
Aligning logistics of meeting with D.Dyess/M.Mortel

3/27/23
Face to Face Meeting
M.Mortell/D.Dyess/ D.Shambaugh/J.Corrigan
Discussing Reimbursement
D.Dyess announces retirement

4/17/23
Face to Face Meeting:
M.Mortell/D.Shambaugh/ J.Corrigan Discussing Reimbursement Next Steps

6/23
Face to Face Metings With City Commissioners:
- E.Clarke
- T.McDonal
- B.Brunner

6/12/23
Discussion of Reimbursement With Stuart Commissioners

BEFORE THE COMMUNITY REDEVELOPENT 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 REIMBURSE THE TENANT FOR REPAIRS TO THE CITY PROPERTY KNOWN AS 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 the 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.

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: CRA funds in the amount of ___________ shall be used to reimburse the tenant for the repairs and modifications.

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:

	YES	NO	ABSENT	ABSTAIN
TROY MCDONALD, CHAIRPERSON				
BECKY BRUNER, VICE CHAIRPERSON				
EULA R. CLARKE, BOARD MEMBER				
CHRISTOPHER COLLINS, BOARD MEMBER				
CAMPBELL RICH, BOARD MEMBER				
NIK SCHROTH, EX-OFFICIO BOARD MEMBER				
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER				

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