



A G E N D A
STUART COMMUNITY REDEVELOPMENT BOARD
TO BE HELD MARCH 7, 2017
AT 4:00 PM COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chairman - John B. Gonzalez
Vice Chairman - Drew Pittman
Board Member - Becky Bruner
Board Member - Pete Walson
Board Member - Chris Lewis
Board Member - Mac Stout
Board Member - Frank Wacha

ADMINISTRATIVE

Development Director, Terry O'Neil
Special Assistant to the City Manager, Teresa Lamar-Sarno
Board Secretary, Michelle Vicat

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 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.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of CRB and Joint SCC/CRA/CRB Minutes

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (5 min. max)

COMMENTS FROM THE BOARD MEMBERS

COMMUNITY REDEVELOPMENT BOARD

1. Habitat for Humanity of Martin County Agreement for Construction of Homes in the City of Stuart CRA
2. Habitat for Humanity Neighborhood Improvement Grant

OTHER MATTERS BEFORE THE BOARD

STAFF UPDATE

ADJOURNMENT

UPCOMING MEETINGS and EVENTS

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

Meeting Date:3/7/2017

Prepared by:Michelle Vicat

Title of Item:

Approval of CRB and Joint SCC/CRA/CRB Minutes

Summary Explanation/Background Information on Agenda Request:

Approval of CRB and Joint SCC/CRA/CRB Minutes

Funding Source:

N/A

Recommended Action:

Approve

ATTACHMENTS:

Description	Upload Date	Type
❏ Joint SCC/CRA/CRB Minutes	2/28/2017	Cover Memo
❏ CRB Minutes	2/28/2017	Cover Memo

MINUTES
SPECIAL MEETING OF THE STUART CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY AND
COMMUNITY REDEVELOPMENT BOARD
HELD February 27, 2017
AT 4:00 PM Commission Chambers
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Tom Campenni
Vice Mayor Troy A. McDonald
Commissioner Kelli Glass Leighton
Commissioner Jeffrey A. Krauskopf
Commissioner Eula R. Clarke

COMMUNITY REDEVELOPMENT AGENCY

Chairperson Tom Campenni
Vice Chair Troy A. McDonald
Board Member Jeffrey Krauskopf
Board Member Kelli Glass Leighton
Board Member Eula R. Clarke
Ex Officio Member John Gonzalez
Ex Officio Member Pete Walson

COMMUNITY REDEVELOPMENT BOARD

Chairman - John Gonzalez
Vice Chairman - Pete Walson
Board Member - Frank Wacha
Board Member - Drew Pittman
Board Member - Chris Lewis
Board Member - Mac Stout
Board Member - Becky Bruner


ADMINISTRATION

City Manager, Paul J. Nicoletti
City Attorney, Michael Mortell
City Clerk, Cheryl White
Board Secretary, Michelle Vicat
Development Director, Terry O'Neil
Special Assistant to the City Manager, Teresa Lamar-Sarno

 **4:02 PM Roll Call.**

Present: Kelli Glass Leighton, Jeffrey Krauskopf, Tom Campenni, Eula Clarke, Troy McDonald, Drew Pittman, Paul Skyers, John Gonzalez, Pete Walson, Becky Bruner.
Absent: Frank Wacha.

APPROVAL OF AGENDA

 **4:44 PM**

1. CRA EXPANSION WORKSHOP #2

Marcella Cambler gave a brief interactive slide show and presented all the residents and board members a clicker to poll their individual input regarding expansion of and issues in the CRA. The results were posted on the screen as the items were voted on.

No action was taken at this time.

COMMUNITY REDEVELOPMENT AGENCY

This item was heard first.

 **4:03 PM PRESENTATIONS**

2. DOWNTOWN STUART STREETSCAPE MASTER PLAN

A brief visual presentation was given by Mike Houston consultant who has designed a Downtown Stuart Landscape Masterplan at the direction of the CRA.

 **4:32 PM Motion: Downtown Stuart Streetscape Masterplan Plan, Action: Approve, Moved by Jeffrey Krauskopf, Seconded by Eula Clarke.**

Public Comment

Andy Karacsonyi came forward and requested the City keep it small town and. He was lead to believe that tonights meeting was going to include a discussion about building a traffic circle and strip mall on Dixie Highway and S.E. 14th Street.

The Commission said they did not know anything about that item or discussion.

Patty O'Connell came forward representing the Downtown Business Association said they were approached by Teresa and Michael Houston about providing feedback for the proposed parking landscape and truck deliveries in the downtown. She said that the organization is very much in favor of landscape upgrades and the trees. She encouraged the palm trees and supported the outdoor dining. She said they look forward to working with the City and CRA during the planning process and offer their support.

Robert Steinberg came forward and expressed concern over why this has to be done now and other CRA neighborhoods are being neglected. He said we can do other

things to make the area tourist friendly and create additional parking but not this project right now.


Jerry Gore came forward and expressed concern over coconut trees and the amount of maintenance that comes with them.

Approved Unanimously- Wacha Absent

CITY COMMISSION

CONSENT CALENDAR

3. Minutes of 01/23/2017 Joint CRA CRB CCM meeting.

 4:44 PM Motion: Approve Minutes, Action: Approve, Moved by Jeffrey Krauskopf, Seconded by Troy McDonald.
Motion passed unanimously.

ORDINANCES

COMMUNITY REDEVELOPMENT BOARD

 5:16 P.M. ADJOURNMENT

Cheryl White, MMC, City Clerk

Tom Campenni, Mayor

Minutes to be approved at the Regular Commission
Meeting This 27th Day mARCH, 2017.

CRA

Cheryl White, MMC, Secretary

Tom Campenni, Chairperson

Minutes to be approved at the Regular Commission
Meeting This 27th Day March, 2017.

CRB

Cheryl White, MMC, Secretary

John Gonzalez, Chairperson

**Minutes to be approved at the Regular Commission
Meeting This 7th Day March, 2017.**

MINUTES

**COMMUNITY REDEVELOPMENT BOARD
FEBRUARY 7, 2017 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD MEMBERS

**Chair – John Gonzalez
Vice Chair – Drew Pittman
Board Member – Frank Wacha
Board Member – Mac Stout
Board Member – Chris Lewis
Board Member – Becky Bruner
Board Member – Pete Walson**

ADMINISTRATIVE

**Development Director, Terry O'Neil
Teresa Lamar-Sarno, Special Assistant to the City Manager
Board Secretary, Michelle Vicat**

CALL TO ORDER  4:00 PM

ROLL CALL  4:00 PM Roll Call

Present: Drew Pittman, Becky Bruner, Frank Wacha, Pete Walson, Chris Lewis

Absent: John Gonzalez, Mac Stout

APPROVAL OF MINUTES


 4:01 PM **Motion: Action:** Approve, **Moved by** Pete Walson **Seconded by** Becky Bruner
Motion passed unanimously.

COMMENTS FROM THE PUBLIC (5 min. max): None

COMMENTS FROM THE BOARD MEMBERS: None

OTHER MATTERS BEFORE THE BOARD

1. A resolution of the City Commission of the City of Stuart, Florida, granting a Conditional Use Approval to Dennis A. Steelman, owner of the property located at 101 SE Seminole Street, Stuart, FL (legal description attached); granting a reduction in the side yard setback from five (5) feet to eight-tenths (0.8) of a foot and the elimination of the required vista along said side yard to allow an existing garage and expansion of said garage; providing an effective date; providing for conditions of approval; and for other purposes.

PRESENTATION: Stephen Mayer, Senior Planner  4:02 PM

COMMENTS FROM THE PUBLIC (5 min. max): None

COMMENTS FROM THE BOARD MEMBERS: None

 **4:06 PM Motion: Action: Approve, Moved by Frank Wacha, Seconded by Becky Bruner. with the condition that the 10 foot vista shall always remain. Motion passed unanimously.**

2. Art in Public Places

PRESENTATION: Jim Chrulski, Community Services Director

COMMENTS FROM THE PUBLIC (5 min. max):

Helen McBride said she received a flag and it means a lot to everyone.

COMMENTS FROM THE BOARD MEMBERS

Pete Walson asked if there was any money left in the Arts in Public Places fund.

Jim Chrulski said there isn't much left if any. He said a lot of that was used on the historical monuments.

MOTION:  **4:19 PM Motion: Action: Approve, Moved by Pete Walson, Seconded by Frank Wacha. Motion passed unanimously.**

STAFF UPDATE

Teresa Lamar-Sarno said the board should have the proposed Osceola Street landscaping plans which were discussed last year as well as possibly adding more outdoor dining spaces for their review. She said there was a Joint CRA/CRB meeting at the end of the month and these items will probably be included. She said at the last CRA/CRB meeting they agreed to support a Metropolitan Planning Organization TAP Fund and they are applying for a transportation grant to make the connections on Florida Street and Dixie Highway. Marcella Cambor will be having the first community workshop for the expansion areas this Thursday at 6PM at City Hall.

Drew Pittman said Phase 1 & 2 parking diagrams it shows approved outdoor dining in front of his restaurant but it's not approved currently and asked if that was a future map.

Teresa Lamar-Sarno said the master plan has all of the approved parking spaces but the commission only approved a pilot program.

ADJOURNMENT  **4:28 PM Motion: Action: Adjourn, Moved by Frank Wacha, Seconded by Chris Lewis. Motion passed unanimously.**

STAFF UPDATE

ADJOURNMENT

APPROVED

RESPECTFULLY SUBMITTED

Drew Pittman, Chair

Michelle Vicat, Board Secretary

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Community Redevelopment Board

Meeting Date: 3/7/2017

Prepared by: Teresa Lamar-Sarno, AICP

Title of Item:

Habitat for Humanity of Martin County Agreement for Construction of Homes in the City of Stuart CRA

Summary Explanation/Background Information on Agenda Request:

The City of Stuart Community Redevelopment Agency is recommending the CRA enter into an agreement (attached) for Habitat for Humanity of Martin County to construct 3 homes within the City of Stuart Community Redevelopment Area.

In 2010 the Community Redevelopment Agency partnered with Habitat for Humanity and successfully constructed four new homes in the East Stuart community.

This program would meet the Neighborhood Improvement Program objective in the CRA plan by eliminating blight, improving the livability of a neighborhood, improving the appearance of an area, it will be a physical revitalization of the area, and encourages neighborhood identity through incorporate additional housing opportunities to a neighborhood.

Funding Source:

2017 Tax Increment Funds \$100,000 (Out of Infrastructure Budget Line Item)

Recommended Action:

Recommend approval for the CRA to enter into an agreement with Habitat for Humanity of Martin County to construct four homes with Tax Increment Funds of \$100,000.

ATTACHMENTS:

Description	Upload Date	Type
☐ Agreement with Habitat for Humanity	3/1/2017	Attachment
☐ Economic Impact Report	3/2/2017	Cover Memo

**GRANT AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT
AGENCY AND
HABITAT FOR HUMANITY OF MARTIN COUNTY, INC.
FOR A HOMEOWNERSHIP GRANT**

THIS GRANT AGREEMENT is entered into this ____ day of _____, 2017 by and between the **Stuart Community Redevelopment Agency** ("CRA"), a public body corporate and politic of the State of Florida, 121 SW Flagler Avenue, Stuart, Florida 34994, and **Habitat for Humanity of Martin County, Inc.**, a Florida Not for Profit Corporation, 2555 SE Bonita Street, Stuart, Florida 34997 ("Habitat" or "Habitat for Humanity" depending on context).

WHEREAS, in Chapter 62, Stuart Code of Ordinances, the City Commission has delegated authority to the CRA to award and administer CRA grants, including this Grant Agreement with Habitat for Humanity; and

WHEREAS, Habitat for Humanity has applied for a such a grant; and

WHEREAS, the CRA has determined that Habitat meets all the eligibility requirements and was approved for a grant award in the amount of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) (the "Grant") on October 26, 2009 by resolution of the Stuart Community Redevelopment Agency ("CRA Approval"), which is 33% of the cost toward the construction of Three (3) Habitat for Humanity homes and Habitat commits to obtaining the matching funds and grants equal to 100%; and

WHEREAS, this Grant Agreement contains all of the terms and conditions upon which the CRA Approval and the Grant are given to the Habitat for Humanity.

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

1. Habitat acknowledges to the CRA that it has previously received a copy of the Stuart Community Redevelopment Agency Homeownership Grant program information (hereinafter referred to as "Grant"), that Habitat for Humanity for Humanity has read the Grant information, and has had ample opportunity to discuss the Grant with its legal counsel or other advisors.
2. Habitat further acknowledges to the CRA that it understands and agrees to abide by all of the terms and conditions of the Grant, a copy of which is attached as Exhibit "A" and by reference incorporated herein.
3. Habitat agrees to make certain four (4) Habitat for Humanity homes will be built, as provided in and pursuant to the Grant Application submitted to the CRA, dated _____, 2017, a copy of which is attached hereto as Exhibit "B" and by reference incorporated herein (the "Property Improvements").

GRANT AGREEMENT BETWEEN STUART CRA AND HABITAT FOR HUMANITY OF MARTIN COUNTY, INC. FOR HOMEOWNERSHIP GRANT WITHIN THE STUART COMMUNITY REDEVELOPMENT AREA

4. Habitat also agrees to complete the construction of four (4) homes within one (1) year of the issuance of the first building permit.
5. The CRA Grant shall be administered pursuant to the terms of this Grant Agreement, and in no event shall the CRA be obligated to make any funding in excess of the grant amount.
6. Habitat for Humanity agrees to obtain all necessary governmental approvals and permits, and to submit all required plans and documents to the City's Development Department.
7. Upon obtaining a Certificate of Occupancy for each home, Habitat for Humanity, by and through one of its duly authorized officers shall submit to the CRA staff an affidavit stating that the signor understands the penalties for perjury, and containing the following:
 - a. A statement confirming that the Property Improvements were made in compliance with the Grant Agreement;
 - b. An itemization of the final costs of the Property Improvements, with copies of paid receipts or checks paid;
 - c. Two (2) 5" x 7" photos of the completed construction;
 - d. A final list of all materials used, and construction techniques employed with an emphasis on "green" construction;
 - e. A final list showing name and contact information for the architect, and each contractor; and
 - f. A statement agreeing to provide any additional reasonable financial or construction information specific to the Grant requested by the CRA staff.
8. The CRA, through its staff, may rely upon the affidavit provided. However, the CRA reserves the right to audit the financial records of Habitat for Humanity as they relate to this Grant, and Habitat expressly agrees to provide all such financial records at a reasonable time, place and manner, if requested by the CRA. Habitat for Humanity shall certify, under penalty of perjury, that the Property Improvements were constructed pursuant to the substantive terms of the Grant.
9. Within forty-five (45) days after confirmation that each of the three (3) homes or dwelling units to be constructed under this Grant Agreement has received a Certificate of Occupancy, and upon proper application, including receipt of the affidavit required in Section 7 above, the CRA shall issue a check in the amount of \$33,333.33, for up to a total expenditure of \$100,000.00.
10. If Habitat for Humanity fails to complete any of the substantive terms of the approved Grant, or if all of the Property Improvements are not substantially complete (as that term is used within the residential building construction trade) within one (1)

GRANT AGREEMENT BETWEEN STUART CRA AND HABITAT FOR HUMANITY OF MARTIN COUNTY, INC. FOR HOMEOWNERSHIP GRANT WITHIN THE STUART COMMUNITY REDEVELOPMENT AREA

year of issuance of the first building permit, this Grant shall be deemed revoked, and Habitat for Humanity shall not be entitled to any further funding.

11. Reimbursement to Habitat is subject to the availability of funds in the CRA Budget for the current fiscal year of the CRA. Nonetheless, at the time of the award of this Grant, the CRA affirmatively states that sufficient funds exist and are being encumbered for this Grant.

12. Habitat for Humanity shall provide quarterly reports to the Community Redevelopment Board and to the Community Redevelopment Agency Board describing the progress of the Grant and Property Improvements in sufficient detail that a reasonable person could be apprised of the status of the same.

13. The City of Stuart and the CRA shall be identified as a partner or sponsor for the housing units on all marketing materials, signage, banners and other written or oral communications.

14. This Grant Agreement shall be governed and construed pursuant to the laws of the State of Florida; and personal jurisdiction and venue are to be had only in the state courts in and for Martin County, Florida.

15. This Grant Agreement is only for the benefit of Habitat for Humanity and the CRA. No third party shall rely on or benefit from this Grant Agreement.

16. This Grant Agreement shall not be assigned or transferred by Habitat for Humanity, or by any of its fiduciaries, successors or assigns, without the prior written consent of the CRA.

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

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

(Signatures on following page)

GRANT AGREEMENT BETWEEN STUART CRA AND HABITAT FOR HUMANITY OF MARTIN COUNTY, INC. FOR HOMEOWNERSHIP GRANT WITHIN THE STUART COMMUNITY REDEVELOPMENT AREA

WITNESSES:

HABITAT FOR HUMANITY OF
MARTIN COUNTY, INC.:

Printed/Typed Name

Printed/Typed Name & Title

Printed/Typed Name

STUART COMMUNITY
REDEVELOPMENT AGENCY:

Thomas Campenni, Chairman

ATTEST:

Cheryl White, Board Secretary

APPROVED AS TO FORM AND CORRECTNESS:

Michael Mortell, Board Attorney



*Now More Than
Ever.
Help Build It!*

2016

Habitat for Humanity of Martin County's Economic Impact Report Celebrating 30 years 1986 to 2016

Dear Martin County Commissioner:

Habitat for Humanity of Martin County is celebrating our 30th year serving Martin County families. To date we have built and dedicated 121 homes to families and have conducted home preservation, repair and weatherization efforts on more than 193 homes. During our last fiscal year alone, Habitat For Humanity of Martin County invested over \$800,000 of residential home building directly into our community.

Total number of houses our Habitat affiliate built, renovated and repaired since 1986:

- Total number of homes built (117 x average cost \$ 79,160.) = \$9,261,720.
- Total number homes renovated (9 x average cost \$ 86,130.) = 775,170.
- Total number repaired (235 x average cost \$ 1,000.) = 235,000.
- Goodwill- Hurricane Shutter Program = 26,650.

The total dollar value invested in our community \$10,274,540.

Multiply this total by 7*(see below). \$10,274,540 x 7 = **\$71,921,780**

This amount represents the total direct economic impact of our building activity using the seven (7) multiplier.

*Seven (7) is a common figure used by many Chambers of Commerce to indicate the number of times a dollar "turns over" before it comes to rest or leaves the community.

An Economic Impact study shows the economic benefits Habitat contributes to our community. Three types of economic impact are:

Direct impact is the money our affiliate is paying out in payroll, administrative costs and any money we are paying directly out into the community to run our operations. It is based on straightforward expenditure calculations on day-to-day operations, including all construction costs.

**2090 NW Federal Highway
Stuart, FL 34994
772-223-9940 www.HabitatMartin.org**

Indirect impact of our affiliate is the indirect effect our direct spending on goods and services has on the local economy. Indirect impact is what most economic impact studies seek to capture. This is sometimes talked about as a ripple effect. What is different in the local economy because of our operations? Indirect impact is calculated using multipliers (times 7) that vary by region. For example, the local construction trades and suppliers then can afford to purchase office supplies and gas for their delivery trucks.

Induced impact is the impact that our employees and volunteers have established as they spend their money buying goods and services in the local economy. Employees hired by the construction companies, lumber yard, the office supply store and the gas station all spend wages from their jobs in the community.



Other economic indicators of Habitat's value to our community:

Assessed Value – once built, our homes have an assessed value.

- The average assessed value of the houses HFHMC has built = \$ 90,000.
- Average assessment value \$90,000 x total number of houses 126 = **\$113,400,000.**

This number represents the total assessed value of our investment in Martin County through 2016.

Volunteer value

The Independent Sector, an organization which promotes volunteerism and non-profit activity estimates the value of a volunteer hour at \$22.55.

- The average number of volunteer hours required to build a house in our community is 1150 x \$22.14 = \$ 25,933. per home built.
- The total number of volunteer hours, both construction and non-construction, donated to our affiliate per year = 22,350 (average)
- Total annual volunteer hours (as labor expense) 22,350 x \$22.55 = **\$502,875.**

This number represents our affiliate's total volunteer investment in our community through November, 2016.

Tax Value

The total value of property taxes paid by Habitat homeowners to date	\$ 762,824.00
The total value of property taxes paid by Habitat real estate owned	\$ 421,284.00
Total of all taxes paid to date	<u>\$ 1,184,108.00** w/o Nov 2016</u>

Fees paid to BOCC during the course of building

The total accumulated fees paid to Martin County to date	\$ 451,404.11
- Total of Taxes and Fees	<u>\$1,635,512.11</u>

Savings value to Habitat homeowners

The average monthly rental cost for a market rate apartment in our community \$975.

Less the average monthly payment for a Habitat home in our community \$520.

Equals the average monthly savings in housing dollars for our families **\$455.**

This is money which can be used for savings, investment and purchase of consumer goods and services, including a better diet for their children, and the pursuit of higher education. All of these economic activities benefit the whole community. Our families strive to be independent, self-reliant citizens.

Habitat for Humanity of Martin County continues to serve our community and by doing so, we have a direct economic impact on:

Residents - homeowner's savings from Habitat's zero-percent loans and 2nd loan forgiveness process as well as money paid directly to employees in salary and benefits.

Local Governments - payroll taxes paid by HFHMC, increased property taxes of Habitat homes, sales taxes received from the HFHMC's Restore\ and land fill savings.

Local Economy – purchase of goods and services to support activities including construction and professional expenses.

Property Values –the average increase in the Habitat home property value as well as increased property values for the surrounding homes. (Note: Last home appraised 11/16 = \$168,000.)

Habitat sincerely appreciates our continued partnership with the Martin County Commission and value your support of our Mission.

Sincerely,

Your families and friends at Habitat for Humanity of Martin County

***Seeking to put God's love into action, Habitat for Humanity of Martin County
brings people together to build homes, communities and hope.***

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST Community Redevelopment Board

Meeting Date: 3/7/2017

Prepared by: Teresa Lamar-Sarno, AICP

Title of Item:

Habitat for Humanity Neighborhood Improvement Grant

Summary Explanation/Background Information on Agenda Request:

The Community Redevelopment Board recommended that staff create a program through Habitat for Humanity that would provide exterior improvement assistance to residential property within the Community Redevelopment Area. Through discussions with Habitat staff has drafted this agreement that would provide Habitat for Humanity of Martin County Inc. with \$40,000 to reinvest in the Community Redevelopment Area on residential properties that require exterior visible improvements.

Habitat excels and is prepared to accomplish the goals of the Neighborhood Improvement Program that strives to eliminate blight, revitalize neighborhoods, and bring about visible improvements to neighborhoods.

Funding Source:

Tax Increment Funds \$40,000 (Transfer from Infrastructure Budget Line Item)

Recommended Action:

Recommend approval of Habitat for Humanity Neighborhood Improvement Agreement.

ATTACHMENTS:

Description	Upload Date	Type
☐ CRA and Habitat Neighborhood Improvement	3/1/2017	Backup Material
☐ CRA Plan Documentation 1	3/1/2017	Backup Material
☐ CRA Plan Documentation 2	3/1/2017	Backup Material

**FUNDING AGREEMENT
BETWEEN THE CITY OF
STUART COMMUNITY
REDEVELOPMENT AGENCY
AND
HABITAT FOR
HUMANITY OF MARTIN
COUNTY, INC.**

THIS AGREEMENT is entered into this day of _____, 2017 by and between the **City of Stuart Community Redevelopment Agency**, a Florida municipal corporation, 121 SW Flagler Avenue, Stuart, Florida 34994 ("Agency"), and **Habitat for Humanity of Martin County, Inc.**, a Florida not for profit corporation, 2555 SE Bonita Street, Stuart, Florida 34994 ("Habitat").

WHEREAS, the City of Stuart Community Redevelopment Agency has entered into a Neighborhood Revitalization Program Agreement, which the Agency has agreed to reinvest a from the Agency Tax Increment Funds in the amount of \$40,000.00 into residences in the City of Stuart Community Redevelopment Area; and

WHEREAS, city staff has determined that Habitat is best suited to assess the needs of the individual owners and distribute the funds to tradespersons making said improvements.

AGREEMENT BETWEEN CITY OF STUART
COMMUNITY REDEVELOPMENT AGENCY AND

NOW, THEREFORE, in consideration of the covenants herein contained and other good and valuable considerations, the parties agree to the above recitals and to the following terms and conditions:

1. The City agrees to provide the sum of \$40,000.00 directly to Habitat with the understanding that all funds will be expended on improvements to residential units within the City of Stuart Community Redevelopment Area within the constraints set forth herein.
2. Habitat shall use properly licensed individuals when necessary and shall provide the City with a status or progress report every 3 months.
3. Exterior and visible improvements should be high priority. Improvements cannot be done on a unit with an open code enforcement proceeding unless the improvement is for the purpose of resolving the code enforcement issue and the expense related to the improvement has been approved in writing by an authorized representative of the City.
4. Habitat shall have the ultimate authority for the improvements on a "first come- first serve" basis.
5. The parties further agree that Habitat shall be permitted to use its discretion in determining the feasibility of making improvements based on: (1) a unit's overall condition, (2) the increment of enhanced safety to be achieved, and (3) the program's overall objective of benefitting the greatest number of units given the funds available.

AGREEMENT BETWEEN CITY OF STUART
COMMUNITY REDEVELOPMENT AGENCY AND

6. The parties agree that any unspent portion of the \$40,000.00 held by Habitat (36) thirty-six months from the date of this agreement shall be returned to the City unless this agreement has been further extended in writing by the parties.

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

**Habitat for Humanity of Matlin
County, Inc.,**

**Signature/Printed Name and
Title**

CITY OF STUART:

Paul J. Nicoletti, City Manager

ATTEST:

Cheryl White, City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

Michael Mortell, City Attorney

CRA PROGRAMS

NEIGHBORHOOD IMPROVEMENT PROGRAM

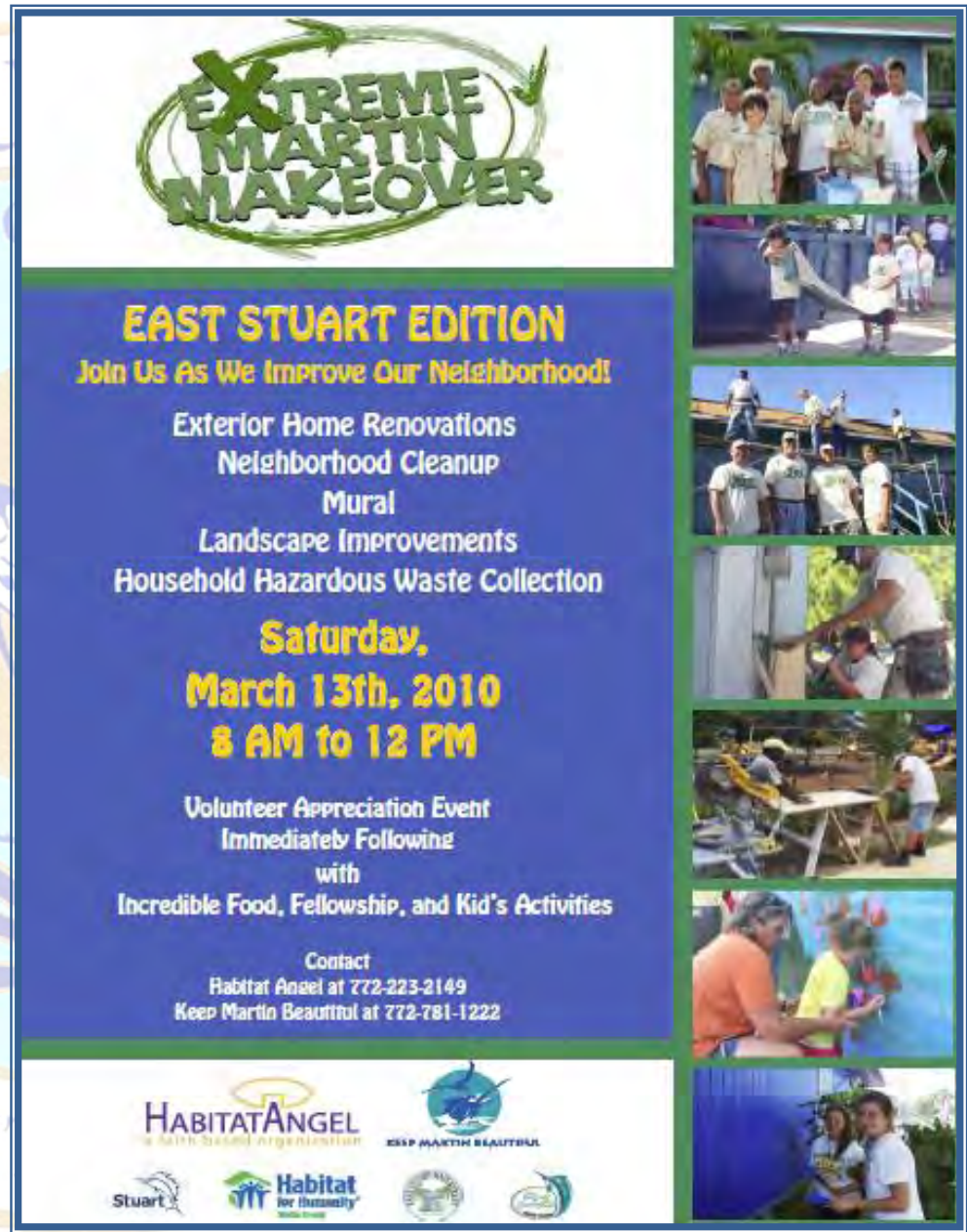
The well-being of the neighborhoods is critical to maintaining the character of the City. The City has therefore established the revitalization of neighborhoods as a primary goal with the Neighborhood Improvement Program being an important tool in aiding the revitalization process. To date this program has proved to be one of the most successful of the CRA's programs, contributing to revitalization of the downtown.

Program Objectives

- Elimination of blighting influences;
- Physical and economic revitalization of the neighborhoods;
- Redevelopment of the historic commercial areas;
- Promote historic preservation and maintain the historic character of the neighborhoods;
- Provide sites for historic buildings displaced by redevelopment;
- Improve the safety and appearance of the area;
- Improve the livability of the neighborhoods;
- Encourage neighborhood identity or themes; and
- Improve public space, including streets, parks and other improvements, to encourage private investments.

Program Description

- Acquire problem properties, rehabilitate and resell.
- Establish a maintenance and clean-up program to eliminate trash, unsightly structures and other blighting influences.



EXTREME MARTIN MAKEOVER

EAST STUART EDITION
Join Us As We Improve Our Neighborhood!

Exterior Home Renovations
Neighborhood Cleanup
Mural
Landscape Improvements
Household Hazardous Waste Collection

**Saturday,
March 13th, 2010
8 AM to 12 PM**

Volunteer Appreciation Event
Immediately Following
with
Incredible Food, Fellowship, and Kid's Activities

Contact
Habitat Angel at 772-223-2149
Keep Martin Beautiful at 772-781-1222

HABITAT ANGEL
a faith-based organization

KEEP MARTIN BEAUTIFUL

Stuart
Habitat for Humanity
Florida Green



Funding Sources

The CRA and the City will provide funding of the program elements for which the CRA and/or the City are responsible for. Other potential funding sources include, but are not limited to, the County, State and Federal Governments, businesses, banks, builders, homebuyers, private contributions and Matching Funds, where available.

The funding may be subject to changes by the CRA are subject to appropriations during the fiscal year.

- Establish added security for the neighborhoods with the police department and neighborhood associations.
- Provide grants and loans for correcting code issues in existing buildings.
- Acquire single-family and multi-family structures for conversion to single-family home ownership.
- Provide grants and loans to homebuyers for rehabilitating blighted and/or historic residential structures for home ownership.
- Provide architectural assistance for new construction and rehabilitation of existing structures.
- Establish a program for developing and installing themed signs, landscaping and other.
- Provide architectural and engineering design technical assistance for residential and commercial structures.
- Provide matching funds with the private sector for public improvements.

Program Participants and Administration

The program will be administered and coordinated by the City and the CRA jointly. Other participants may include, but are not limited to, Martin County, the property owners association, developers and builders, residents, homebuyers, lending institutions, and property owners.

