



CITY OF STUART

COMMUNITY REDEVLOPMENT AGENCY

2020 ANNUAL REPORT





City of Stuart
WWW.CITYOFSTUART.US

CRA VISION AND MISSION

VISION

To preserve, unify and enhance the historic character of the City of Stuart CRA while encouraging economic growth and development.

MISSION

To plan for a sustainable economic future while protecting and enhancing the unique character of the City.

Creating downtown areas that will attract a critical mass of residents is of utmost importance to accelerating business and visitor growth. We need to maintain the appeal of Downtown Stuart while ensuring local businesses are able to achieve and sustain economic vitality. Improving the infrastructure, the walkability, the access to amenities and marketing downtown as the place to live will induce a greater demand to live in Stuart. Offering quality housing within the City and County at varying levels of affordability and types will broaden the target market, optimize and accelerate downtown's residential growth and offer the benefits of urban living and downtown amenities to all walks of life.

CRA OPERATIONS

The City of Stuart Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission on May 12, 1986 in accordance with the Florida State Statutes. The CRA was re-established and created Redevelopment Trust Fund in 1998. In 2002, the CRA boundary was expanded to include the East Stuart District. In 2015, the CRA plan was amended and the boundaries of the CRA were expanded to included additional 486 acres of contiguous property including property that meets Florida Statutes requirements for "blight" and "slum."

The primary source of funding is provided through tax increment financing. Tax increment revenues are deposited into a redevelopment trust fund. The taxable value of all real property in the redevelopment area is determined at a particular year, also known as the "base year." Contributing tax authorities, such as the City and County, continue to receive ad valorem taxes. Any increase in ad valorem revenue above the base year is deposited into the redevelopment trust fund and used to carry out redevelopment activities.

The Stuart CRA is governed by a seven member volunteer Board appointed by the City Commission. The Board serves the area by implementing Redevelopment Plan objectives and promoting redevelopment activities. The Redevelopment Plan provides a workable program, consistent with community needs, to afford maximum opportunities for private participation in undertaking redevelopment activities in the district. The agency has many powers as its disposal to carry out redevelopment activities including the ability to borrow money, acquire property, provide incentives to attract and promote private development, to apply and utilize grant funding innovations and the construction of public capital improvements.

The CRA has undertaken substantial public infrastructure, housing and commercial redevelopment projects over the years. The CRA strives to improve the economic vitality of the districts and quality of life for the citizens of the City of Stuart.

The CRA Annual Report for the fiscal year ending September 30, 2020 was prepared in accordance with F.S. 163.356(3)(c) and 163.387(8). CRA financial statements are reported as a non-major governmental funds within the City of Stuart Comprehensive Annual Financial Report (CAFR).

ACKNOWLEDGEMENTS

CITY OF STUART

CITY MANAGER— DAVID DYESS

CITY ATTORNEY— MICHAEL MORTELL

CITY CLERK—MARY KINDEL

CITY COMMISSIONERS

EULA R. CLARKE - MAYOR

MERRITT MATHESON - VICE MAYOR

REBECCA S. BRUNER

TROY MCDONALD

MIKE MEIER

CRA BOARD MEMBERS

EULA R. CLARKE

MERRITT MATHESON

REBECCA S. BRUNER

TROY MCDONALD

MIKE MEIER

PETE WALSON

THOMAS CAMPENNI

CRB BOARD MEMBERS

FRANK WACHA - CHAIRMAN

PETE WALSON - VICE CHAIR

CHRIS LEWIS

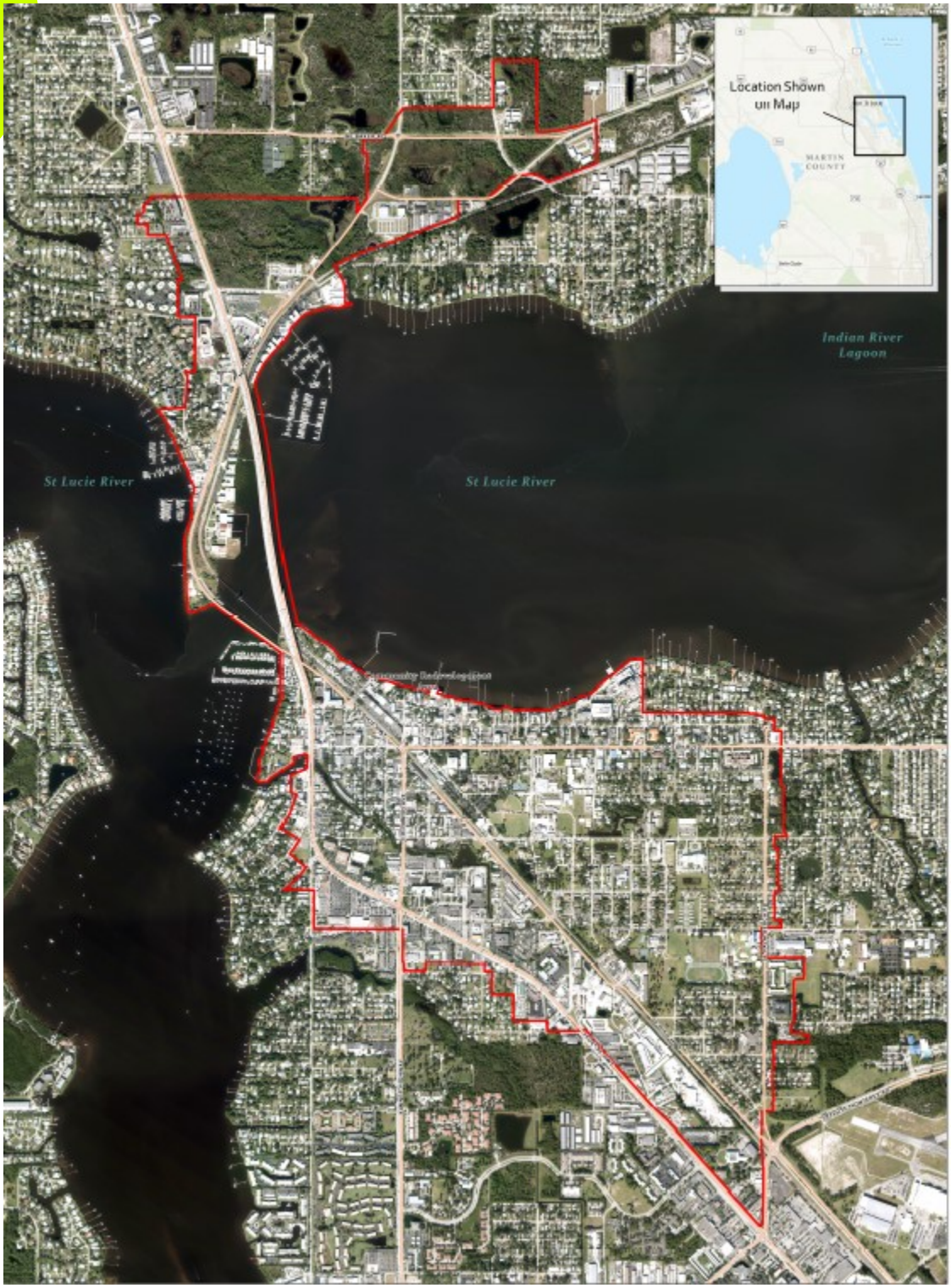
THOMAS CAMPENNI

KATHERINE MAKEMSON

NINA DOOLEY

NIKOLAUS SCHROTH

CRA BOUNDARY



CRA FINANCIALS

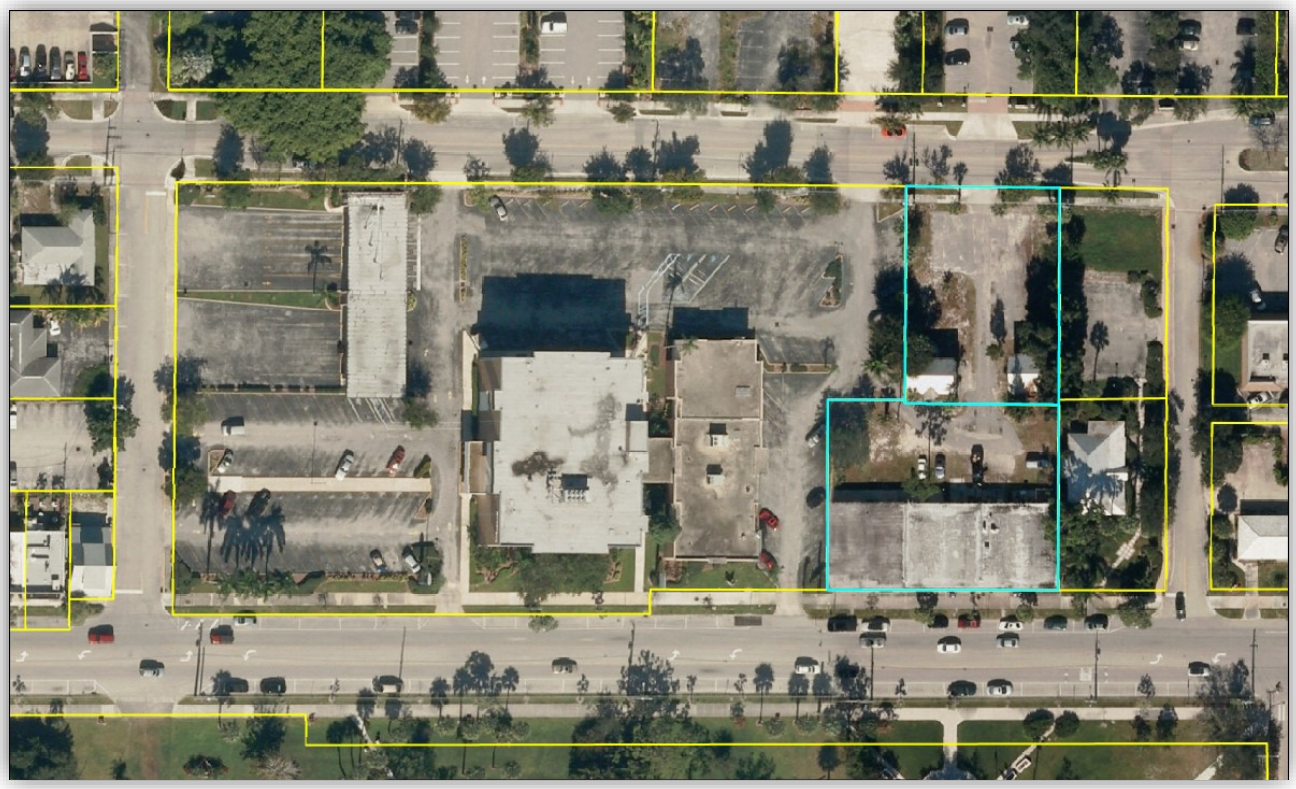
2020 CRA SUMMARY - UNAUDITED

	Deposits	Withdrawals
Sources of deposits:		
Ad valorem taxes received from City of Stuart	$ 992,681	
Ad valorem taxes received from Martin County	1,239,772	
Miscellaneous revenue	3,204	
Purpose of withdrawals:		
Administrative expenses		47,354
Property lease		31,032
Memberships and training		1,764
Insurance		10,589
Repair & maintenance		3,600
Printing, office supplies and other operating		27,115
Sidewalk improvements		12,669
Micro transit operations		99,015
Part-time CE Officer to 8pm		28,590
10th Street covered basketball court		100,000
CRA administrator		95,475
CRA sidewalk staining		2,000
Federal highway gateway beautification		150,000
Frazier Crescent streetscape improvements		300,000
Mainstreet service agreement		70,000
Seminole alleyway final design		75,000
Shepard park boat trailer parking		145,000
Beautification		44,855
	$ 2,235,657	$ 1,244,058

Property Acquisition

The City recently purchased the Wells Fargo Bank building located at 301 SE Ocean Blvd with anticipation to convert the building into a new City Hall. In June 2020, the CRA agreed to purchase the adjoining two parcels located at 325 SE Ocean Blvd. and 330 SE Osceola Street in the amount of $1,000,000 for the redevelopment of the properties to spur redevelopment activity and economic growth in the eastern part of the CRA. The CRA will evaluate the potential development opportunities on the site.

CRA FUNDED PARCELS



Mural Matching Grant Program

The program is designed to provide grant funding to artists to beatify and revitalize the downtown area, develop a sense of place, and provide opportunities to enhance and enrich the existing cultural fabric of our community, thereby attracting more art-related activities, businesses and events.

The Community Redevelopment Agency approved Resolution No. 07-2018 to adopt the Mural Matching Grant Program and provide financial assistance, in the form of a 50/50 funds match, not to exceed $3,000, for a new mural visible from public right-of-way.

In 2020, we completed two downtown large-scale murals. The mural at The Gilt Complex, located at 608 S Colorado Avenue, was designed by Bryan Johnson, who is an art teacher at Martin County High School and painted by local high school students. It features an artist's manifesto in the center with two locals artists to the right and left. The mural at the Dehon Building, located at 11 SE Osceola Street, was designed and painted by young local artist, Christopher Vitali. It features a colorful sunrise beach scene at the historic Gilbert's Bar House of Refuge to recognize the rich history of Martin County in charming Old Downtown District.



Wayfinding Signage Program

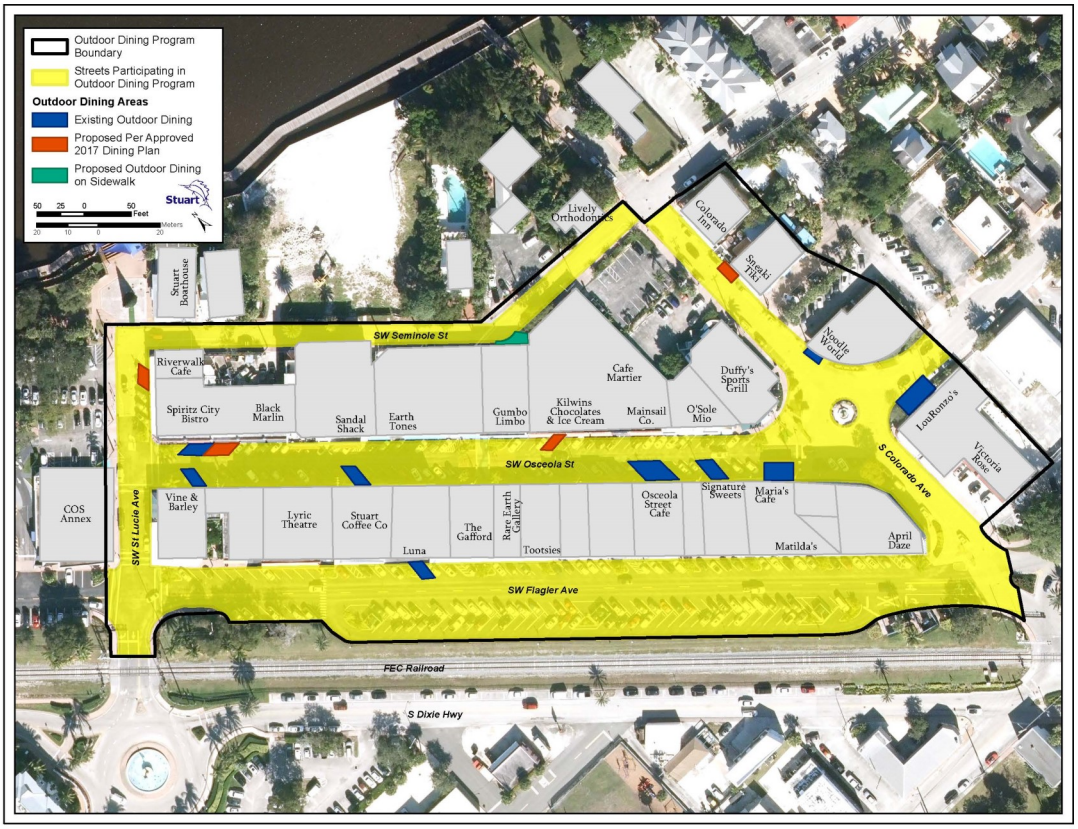
The Downtown Wayfinding Signage Program was approved in FY 2018. The wayfinding signage program helps to promote downtown businesses, encourage tourism and foot traffic, and create a sense of place. It has made it easier for visitors, primarily pedestrians, to find downtown businesses. Phase I was implemented in the Old Downtown District in June 2018. As part of Phase II, the program was expanded to S Colorado Avenue in 2020. The CRA purchased 3 additional wayfinding signage to install along S Colorado Avenue. The total cost for Phase II was $3,566.





Downtown Outdoor Dining Program Amendment

The CRA adopted the Downtown Outdoor Dining Master Plan in 2017. The Master Plan identified existing and approved outdoor dining area along SW Osceola Street and SW Flagler Ave. The program was amended to limit the outdoor dining area to 8% of the total public parking spaces within the Outdoor Dining Program boundary map. The available public parking spaces for the outdoor dining program will be assigned on a first-come-first-served basis. Since the program was amended, the CRA has approved two public parking spaces for the outdoor dining deck to be utilized by 'The Gafford' restaurant. A license agreement was executed to use public right-of-way for outdoor dining and construction was completed in December 2020. All the outdoor dining program agreements, site plan showing outdoor dining lay-outs with dimensions and Certificate of Liability Insurance will be updated to provide coverage for liability in the public right-of-way.



Valet Parking Program

In September 2019, the City Commission authorized to issue a Request for Proposal (RFP) for the Downtown Valet Parking Services Pilot Program. The City received one response from qualified operator. The RFP was awarded to The Parking Solution to operate the Downtown Valet Parking Program. The valet program was approved to operate during the peak season, Thursday thru Saturday in the evenings from December 2019—May 2020, utilizing the City's designated parking areas including the City Hall parking lot and parking spaces behind the annex building. The program was implemented until early March and the agreement was terminated due to pandemic. Based on the data collected, the program was most successful in January and February on Fridays and Saturdays. The revenue sharing during the three months of the program was $1,000.



Micro Transit System

The Community Redevelopment Agency provided $168,000 for the operations of the Micro Transit system. The annual ridership between Jan — Dec 2020 totaled 18,609 passengers. The goal of the tram system is to reduce vehicular traffic by providing an alternative mode of transportation and enhance pedestrian activity. However, due to COVID-19, there was a decrease in ridership by almost half. In addition, the trams were shut down for 2 months and the ridership has been minimal since the operation began at the end of May.

In early 2020, the City planned to start advertising on panels installed on top of the tram to generate revenue from business ads but due to COVID, the program was put on hold and will be relaunched in 2021.

In February 2020, the City received FDOT grant in the amount of $12,000 for Year 2020 and $35,000 for Year 2021/2022 for historic tours and promote the historic tours and encourage ridership. The historic tours were successful prior to COVID and have been slowly phased in again as mini on route historic tours. The entire historic tours are scheduled as requested. Since June, the City has provided 198 mini historic tours to 786 passengers.



Business Improvement Reimbursement Program

The Stuart Community Redevelopment Agency Business Improvement Grant Program is an incentive program designed to encourage visible exterior improvements to existing commercial properties and to encourage private investment in the Stuart Community Redevelopment Area. The program provides a reimbursement grant of up to $10,000 of public funds per property to match private funds to pay for the design and completion of property improvements. Funds are appropriated annually by the CRA. The grant may be used for one or more improvements such as; windows, doors, signage, decorative shutters and other items.

As of 2020, the program has awarded 30 businesses with a total investment of $1.4 Million. In 2019/2020, there were 5 applications totaling $188,795 in private investment.

One of the many CRA goals is to provide these types of incentives to encourage private investment and redevelopment in the area.



Before Improvement



After Improvement

Incentive Programs

Real Estate Development Accelerator Pilot Program

In fulfillment of the goals of the Stuart CRA Redevelopment Plan, the CRA Board approved a Real Estate Development Accelerator (REDA) Pilot Program to encourage and accelerate the timing of development in the Community Redevelopment Area. The program will enable the CRA to enter into public-private partnerships for facilitation of desired real estate development projects. The CRA will utilize tax increment finance (TIF) to leverage private real estate investment opportunities. It is intended for attraction of large scale development projects valued at over $1 million to serve as a catalyst to attract additional private investments within the CRA. The project shall meet the eligibility criteria established for the program. Staff will work with developers to educate them of funding opportunities and solicit participation in the incentive program.

Paint-Up Program

The Stuart CRA Paint-Up Program was created to encourage homeowners and residents to repaint their homes. The program provides a voucher of up to $500 per home, for paint and supplies for painting the home. The funds are distributed on a first-come, first-serve basis. The purpose of this program is to encourage residents to improve the appearance of properties by repainting their homes. All property owners and residents in the Community Redevelopment Area are eligible to participate in the program. There was $3,000 allocated for the Paint-Up Program and 4 homes participated in the program for FY 2020.

Before



After



Historic Preservation

1913 Hull Home at Woodlawn park

The Hull Home located at 34 SE 5th Street was built in 1913. The structure is listed in the City of Stuart "1991 historic property survey" and deemed eligible to receive local register designation. On November 2019, the Stuart Historic Preservation Board issued a Certificate of Designation for Hull Home as a historic structure under the Stuart Historic Preservation Program. It is the second structure to be listed on the Stuart Historic Register. The historic marker for the structure was dedicated on November 9, 2020.

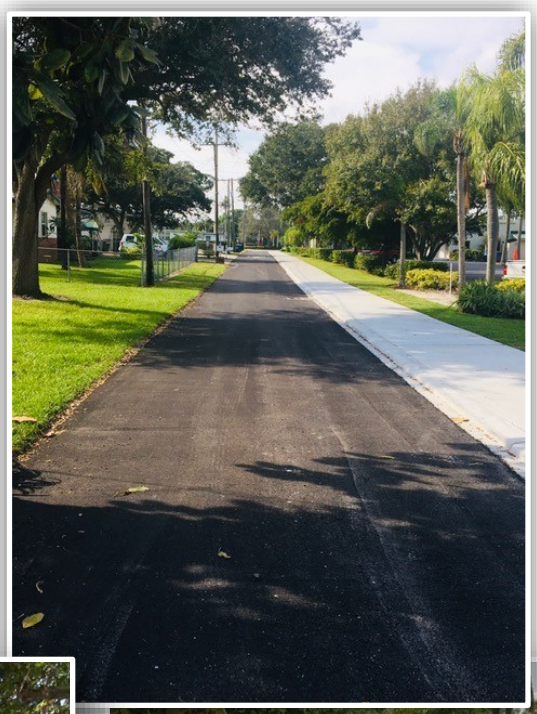


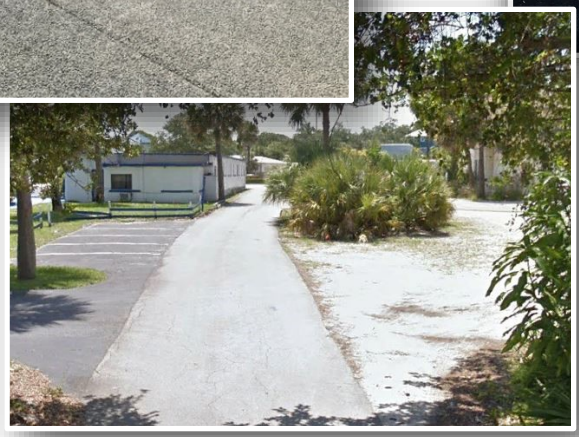


Frazier Crescent Streetscape Improvements

Frazier Crescent Streetscape Improvements entails pervious concrete design for two-way streets on SW 6th Street, redesign SW McPherson Street to convert to a one-way street with sidewalk, configure entrance of SW McPherson Street from NW Federal Highway, configure exit of SW McPherson Street with SW Channel Avenue to eliminate right turn, and reconfigure SW 7th Street and SW Channel Avenue intersection. The construction began in June 2020 and completed in December 2020. The total costs for the final engineering design was $24,250. The total construction cost with CEI services was $375,000.







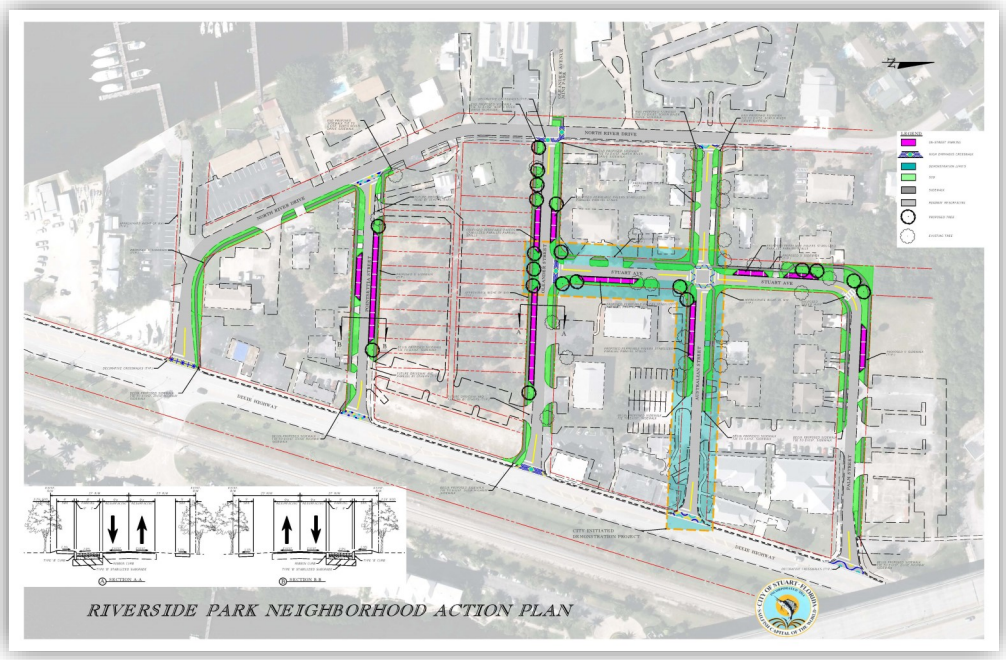


Riverside Park Neighborhood Improvements

The Riverside Park Neighborhood Improvements will encompass construction of concrete sidewalks, on-street parking, high-visibility decorative crosswalks, bike racks, street lights and landscaping. The project is bounded by NW Fern Street on the south, SE Dixie Highway on the east, North Fork of St Lucie River on the west and NW Palm Street on the north, and is in close proximity to Downtown Stuart.

The improvement will create a continuous, connected and pedestrian-friendly neighborhood. The area is identified as a mixed-use neighborhood. The goal is to preserve community character and encourage the continuation of mixed use neighborhood to allow diversity of uses in walking distance.

The conceptual design for the project was completed in October 2019. The CRA held a public meeting in September 2019 to get public input on the proposed conceptual plan. The project will be completed in two phases. The estimated design and construction costs for two phases is $1.2 million. The final engineering design costs is $100,000. The estimated construction cost for the City-initiated demonstration project (Phase I) is $250,000 and the estimated cost for the remaining project (Phase II) is $800,000. In January 2020, the CRA applied for the 2020 Transportation Alternatives Program (TAP) grant for the maximum TAP funding in the amount of $415,554 for FY 2023-2024 funding cycle. The design for the project is underway. Phase I construction costs in the amount of $250,000 is budgeted for FY 2021 and is expected to begin in fall/winter 2021.



Federal Highway Median Improvements

The beautification of NW Federal Highway entails median landscape and hardscape improvements to provide visual enhancements creating the perception of a narrower roadway and to encourage safe traffic flow. This project is important to set the stage for future initiatives and improve the image of the commercial corridor for retail, office, mixed-use and residential. Enhancements to the entryway will benefit the downtown district by helping visitors recognize the arrival into this special historic area.

The design cost for the project was $33,440. The City submitted the landscape plans for the improvements to FDOT for review and a permit was issued in June 2020. The construction was postponed until the Roosevelt Bridge repair was completed. The construction cost with CEI services is approximately $245,000. The construction is expected to begin in March/April 2021.



Downtown Undergrounding Utilities

The Downtown Undergrounding Utilities includes a conversion of aerial utilities to underground facilities. The improvements will increase reliability of utilities, reduce service loss, specifically following storm events, as well as added aesthetic benefits from the relocation of the utilities. The project will be completed in two phases. Phase I will include undergrounding overhead power and communications utilities on SW Seminole from SW St Lucie Avenue to S Colorado Avenue. Phase II will include SW Osceola Street from St Lucie Avenue to S Colorado Avenue; SW St Lucie Street from SW Seminole Street to SW Flagler Avenue; and S Colorado Avenue from SW Seminole Street to SW Flagler Avenue.

The undergrounding feasibility study for both phases was completed in May 2019. The estimated cost for Phase I is between $350,000 and $500,000 and Phase II is $1.3 M. The undergrounding design for Phase I is underway. Initial survey has been submitted to FP&L , AT&T and Comcast to determine binding cost estimate. The City received a binding cost estimate from FPL for the overhead utilities conversion. The estimated cost to install new underground facilities, if installed by the City of Stuart, is approximately $90,000. FPL is in the process of finalizing the design. The City is still waiting for the cost estimate from AT&T and Comcast to underground their existing overhead facilities. Construction is expected to be begin in April 2022.



Seminole Street Alley Improvements

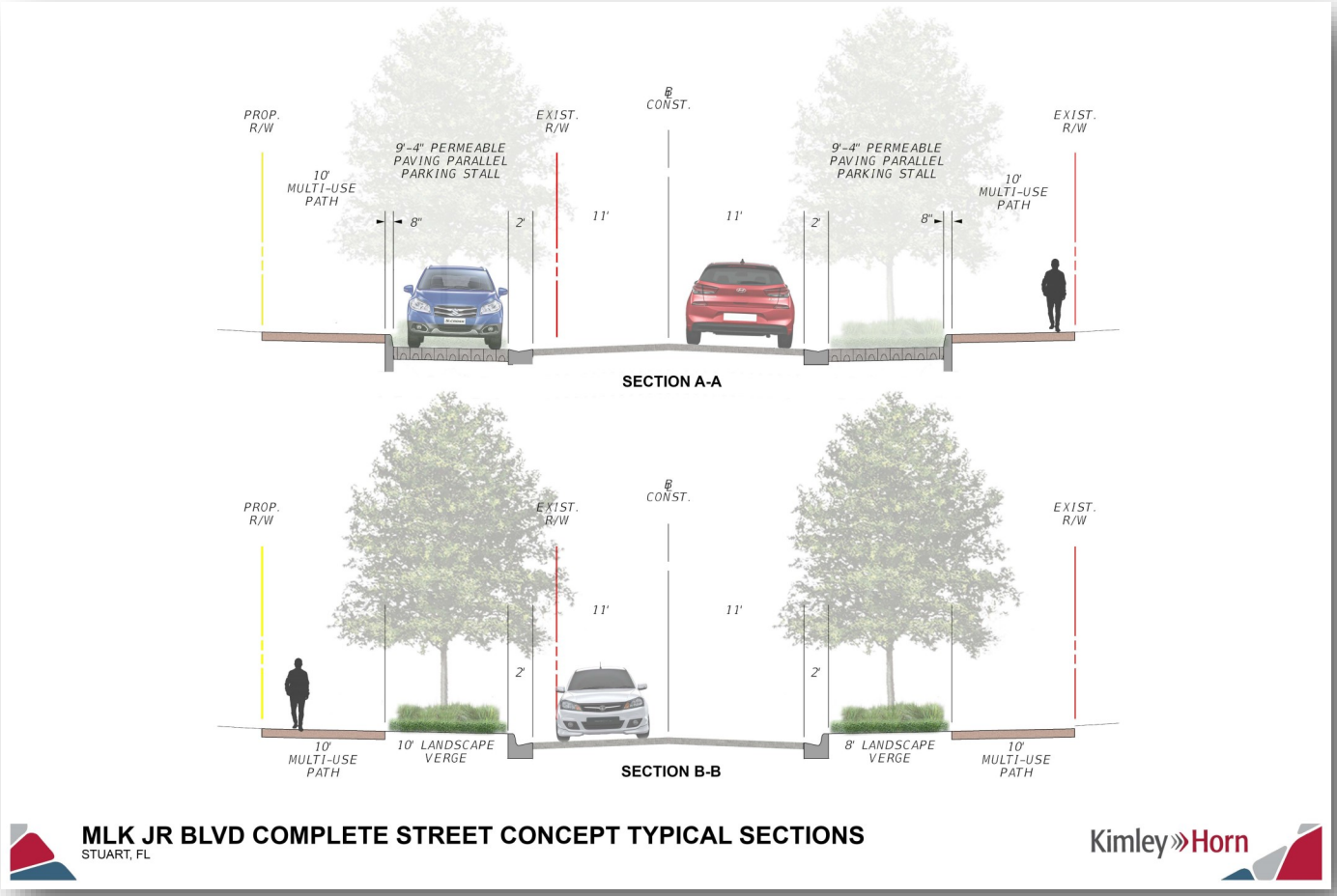
In conjunction with underground of overhead utilities on Seminole Street, the CRA will be revitalizing and transforming Seminole Street into an attractive, inviting space with a clearly defined pedestrian area where people can stroll, shop and dine. Improvements to the alley include undergrounding utilities, drainage improvements, removal of dumpsters, improved parking, designated loading zone, golf-cart parking, pedestrian-scale lighting, benches and landscaping.

The streetscape design is 90% completed. The CRA held an open house public meeting in September 2020 to get feedback from property owners and businesses directly impacted by the project. The plans were presented to MainStreet in December 2020. The second open house public meeting was held in January 2021. The estimated construction costs is $1.2 M. The CRA applied for the FDEO Water Quality Grants in the amount of $274,007 for the project. The Sailfish Cove development project contribution towards the streetscape project is approximately $74,000. The construction is expected to begin in the summer to early fall of 2022.



Martin Luther King Jr Blvd Conceptual Plan

The Martin Luther King Jr. Blvd Complete Street Project limit is from SE Dixie Hwy to SE Tarpon Avenue. The project will include elements that will create shared-use paths for use by both pedestrians and bicyclists, on-street parking, bike racks, high-visibility crosswalks, mid-block plaza area, streetlights, and landscaping. The CRA budgeted $20,000 for the conceptual design. The conceptual design is almost complete and will be presented to the community for input in early 2021.



10th Street Guy Davis Park Improvements

The 10th Street Community Park is a well-used facility and the centerpiece of the East Stuart community. It currently contains a small recreation center, soccer field, baseball field, foot ball field, basketball court, tennis courts, running track, and a children's playground. Future plans will expand and improve community center and park to create a vibrant and thriving public place for people of all ages to gather. The improvements will include a new multipurpose field, new double-sided stage, additional to existing playground equipment with interactive aquatic play, restroom, walkway path/ trail, active event lawn area, parking areas, lighting, landscaping and entry monument. The project is expected to be completed in phases.

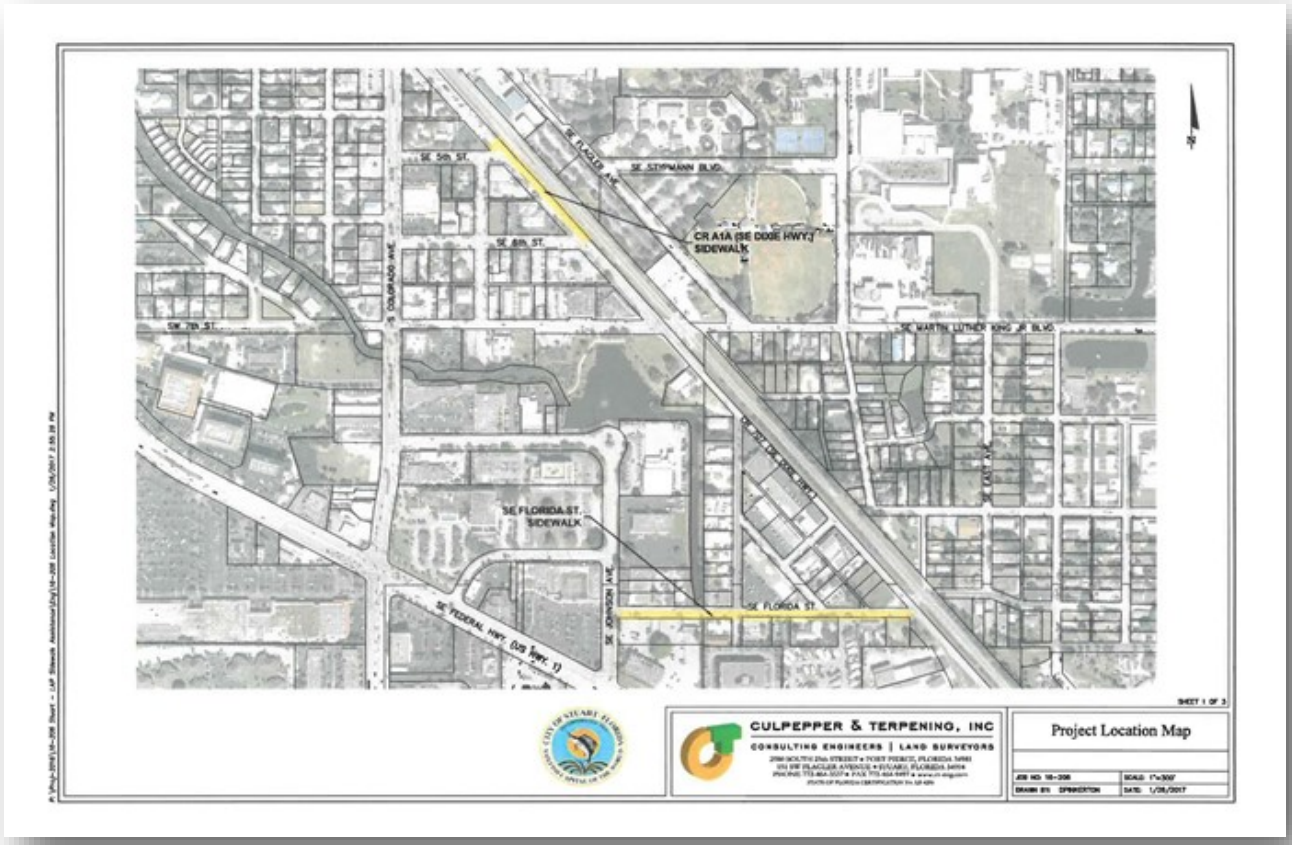
The RFP was advertised on September 2020. The City received 10 proposals in response to the City's RFP. The final design is expected to be completed in FY 2021-2022. The estimated design and construction cost is $6 M.



Dixie Highway/Florida Street Sidewalk

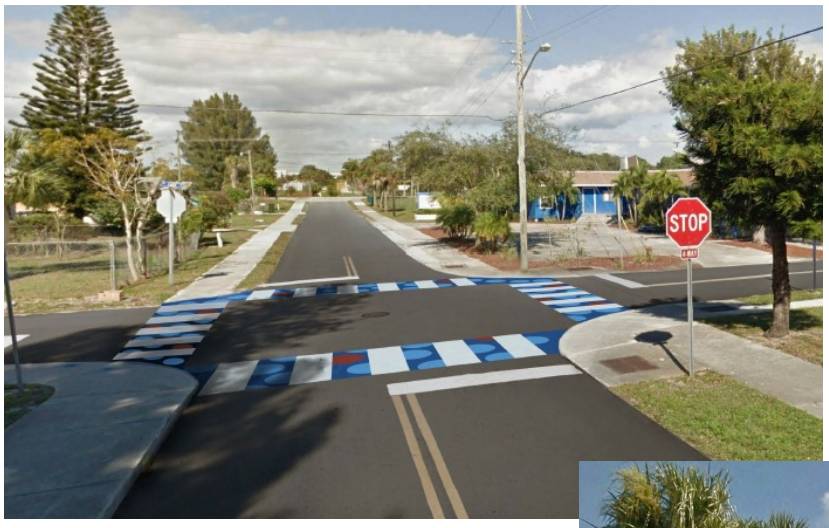
The Dixie Highway and SE Florida Street Sidewalk Extensions Project will provide pedestrian connectivity with the SE Kindred Street/SE Johnson Avenue improvement project as well as the recently completed Dixie Highway Beautification and Sidewalk project.

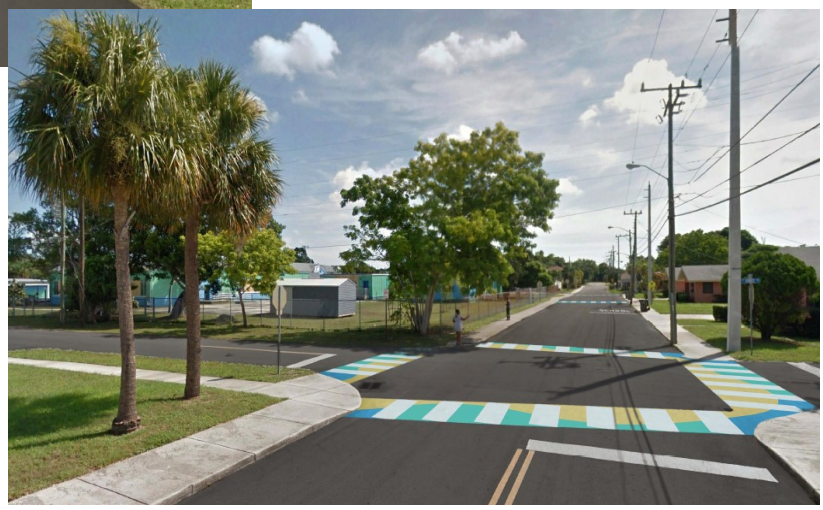
The City received FDOT Transportation Alternatives Program (TAP) grant in the amount of $359,594 for the project. The construction cost with CEI services is $279,000. The CRA allocated $40,000 for the final design. The CRA budgeted $202,500 in FY 2021 for the construction of the project. The CRA will pay 50% for the construction cost that will not be covered through the grant and the remaining 50% will be paid through the Transportation Impact Fees. The final design is complete and construction is expected to begin early 2021.



East Stuart Crosswalks

The CRA will be installing high-visibility crosswalks in the East Stuart neighborhood to improve the appearance of the road and visibility of pedestrian crosswalks. There are 38 crosswalks identified within the East Stuart neighborhood. The design consists of various crosswalk marking patterns to emphasize pedestrians' presence and improve roadway aesthetics. The estimated costs to install the crosswalks is $75,000. It will be installed in March/April 2021.





Development and Redevelopment Projects

River House Condominiums

This project is substantially completed and expected to receive a CO in February/March 2021 and is a 20 residential unit condominium in the CRA's Waterfront Zoning District. The project was approved in 2018 and the vacant property had an assessed value of $539,880. The assessed value was increased to $2.5 M in 2020 when the project was under construction. We can expect the assessed value to increase to $10M - $15M upon CO of the three buildings and the units are fully occupied in 2021/2022.



West Ocean Townhomes

The construction of two multi-family buildings with a total of 8 residential units was completed in December 2020. The site had three older structures that were demolished in 2019 for redevelopment of 8 townhomes. The assessed value of the three older homes ranged from $89,000—$199,000. The property appraiser's office website doesn't reflect the new value since they were not substantially competed. One building with 4 residential units received CO in December 2020 and the second building with additional 4 residential units is pending final inspection.





Development and Redevelopment Projects

Harbor Chase Assisted Living Facility

This project delivered in late 2020 and is a 152 bed Adult Living Facility with memory care. The 4.2 +/- acre property was vacant and undeveloped and the 1.0 +/- acres parcel operating as an auto and tire repair garage was demolished for redevelopment. The assessed value of combined parcels (5.2 +/- acres) was $615,130 and the assessed value increased to $1.6 M during construction in 2020. The project has received a Temporary Certificate of Occupancy and is expected to receive a Certificate of Occupancy in early 2021 when the entire work is completed.



Roasted Record—600 S Colorado Avenue

The Roasted Record Coffee Shop moved to a building at 600 S Colorado Avenue that is a street-facing former floral shop near Confusion Corner and in an Arts & Entertainment District. The presence of a coffee shop with an outdoor seating area on the Colorado corridor has created an urban culture and vibrant streetscape to produce pedestrian activity. The building was renovated in early 2020. The assessed value before improvements was $162,000. The new assessed value is $318,000.





Development and Redevelopment Projects

Southwind Motel Conversion to Residential Apartments—603 SW Federal Highway

The 19 room hotel/motel was recently approved to change its use to 19 residential apartments. Converting an existing motel into new housing allowed to provide appealing affordable housing option within the city limits. The underutilized and rundown motel was converted into affordable studio and one-bedroom apartments to accommodate longer-term living. This project is a great example of adaptive reuse of the motel without having to construct new apartments to meet the housing demand in the city.



Other CRA Projects and Programs

CDBG Application

The CRA applied for the FY 2019 Community Development Block Grant for the Housing Rehabilitation category activities in the amount of $750,000 to assist low to moderate income households within the City of Stuart. The TIF funds in the amount of $50,000 was approved as a matching contribution for the CDBG application. The CDBG application was submitted to the FDEO in November 2020. The notice of grant award is estimated in February/March 2021.

Downtown Kiosk

The CRA installed a three-sided informational kiosk near the Riverwalk Stage in downtown. The kiosk will help promote downtown businesses, events and activities. The kiosk will be managed and information will be updated by the Downtown Business Association.



Other CRA Projects and Programs

Dixie Hwy High-Visibility Crosswalk

The CRA installed a high-visibility crosswalk at N Dixie Highway in January 2020. The cost to install the crosswalk was $3,000. This crosswalk marking pattern is more cost effective and requires minimal maintenance compared to brick pavers.



Gateway Triangle Master Plan

In October 2020, the CRA entered into an Inter-local agreement with the Treasure Coast Regional Planning Council to develop a Master Plan for the proposed district . The Master Plan will assist the CRA in identifying capital improvement projects, redevelopment of properties, potential public/private partnership, and changes to the City's Land Development Code to further the goals, objectives and policies of the master plan.

Gateway/District Signage

The CRA undertook the project of improving the existing gateway sign on North Federal Highway with more iconic gateway signage for the City of Stuart, including Downtown Stuart, Historic District and The Creek Arts & Entertainment District. The CRA budgeted $29,600 for the design.

Stuart Main Street Partnership and Award

Established in 1987, Stuart Main Street has been the community revitalization organization of Downtown Stuart for over 30 years. Working within the framework of the National Main Street Center's Four Point Approach of Organization, Design, Economic Vitality, and Promotion, Stuart Main Street focuses on community vision, unique assets, and market realities to build a thriving Downtown for all. Recent efforts have focused on improving connectivity between the Downtown retail district and waterfront recreation areas, activating Seminole Street, and focusing on the waterfront in promotional efforts. In partnership with the Downtown Business Association, Stuart Main Street hosts over a dozen highly visible and beloved community events and promotions including the weekly Rock'n Riverwalk concert series, Christmas on Main Street community tree lighting, and the annual Downtown Stuart Art Festival, bringing over 80,000 people downtown every year. However, the yearly community events and downtown businesses were impacted due to COVID-19 restrictions. The City created the temporary outdoor dining program for restaurants in response to COVID-19. The CRA waived the monthly fees for the downtown permanent outdoor dining program for five months. The CRA also waived the annual rental fees for the Downtown Wayfinding Sign Program. The CRA continues to work together with MainStreet and Downtown Business Association to promote economic growth and future vision of Downtown Stuart.

In October 2020, Historic Downtown Stuart was announced winner of the Great Places in Florida People's Choice Award by the Florida chapter of the 2020 American Planning Association (APA).



STUART MAIN STREET

CONTACT INFORMATION

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