CITY OF STUART

COMMUNITY REDEVELOPMENT AGENCY

2018 ANNUAL REPORT

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 meet 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, 2018 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).

ACKOWLEDGEMENTS

CITY OF STUART

CITY MANAGER— DAVID DYESS

CITY ATTORNEY— MICHAEL MORTELL

CITY CLERK—MARY KINDEL

CITY COMMISSIONERS

REBECCA S. BRUNER - MAYOR

EULA R. CLARKE - VICE MAYOR

KELLI GLASS LEIGHTON

MERRITT MATHESON

MIKE MEIER

CRA BOARD MEMBERS

REBECCA S. BRUNER

EULA R. CLARKE

KELLI GLASS LEIGHTON

MERRITT MATHESON

MIKE MEIER

PETE WALSON

NATHAN RITCHEY

CRB BOARD MEMBERS

DREW PITTMAN - CHAIRMAN

CHRIS LEWIS - VICE CHAIRMAN

FRANK WACHA

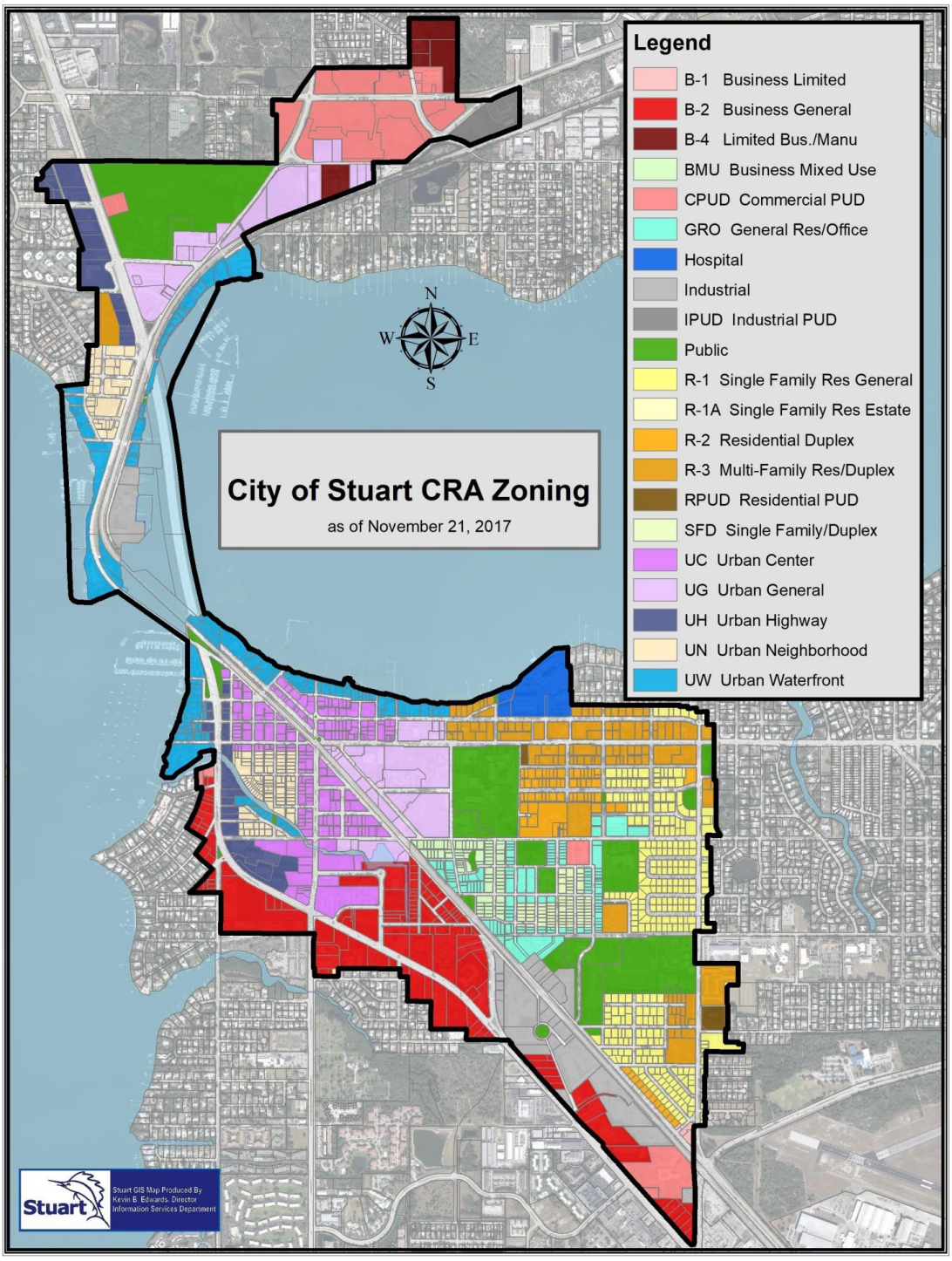
PETE WALSON

MAC STOUT

NATHAN RITCHEY

THOMAS CAMPENNI

CRA BOUNDARY



CRA FINANCIALS

2017 CRA Summary

	Deposits	Withdrawals
Sources of deposits:		
Ad valorem taxes received from City of Stuart	$ 707,799	
Ad valorem taxes received from Martin County	998,204	
Interest	92	
Purpose of withdrawals:		
Debt payment - principal		$ 1,100,731
Debt payment - interest		47,596
Administrative expenses		40,376
Property lease		28,147
Memberships and training		2,222
Insurance		9,251
Repair & maintenance		81,929
Promotional items		10,278
Printing, office supplies and other operating		4,960
Parking study		53,748
Playground equipment		28,423
Downtown Streetscape		614,764
Micro transit operations		100,000
Kindred Johnson improvements		8,000
Lyric improvements		119,171
Property improvement grants		69,907
Downtown beautification		
	$ 1,706,095	$ 2,319,503

Downtown Stuart Streetscape Improvements

The Downtown Streetscape plan includes the Historic Downtown along Osceola Street and Flagler Avenue. The area is characterized by relatively dense, walkable, mixed use development patterns within the established downtown area. The redevelopment strategy for this area is to promote easier access in pedestrian terms. Less emphasis is to be placed on the use of the motor vehicle through the provision of enhanced parking facilities and alternative modes of transport to accommodate access within the central retail, restaurant, and entertainment and business areas in the heart of downtown Stuart.

The CRA provided funding for the improvements to the streetscape along SW Flagler Ave and SW Osceola St. The improvements included replacement of oak trees, new pedestrian plaza area, improved crosswalks and additional parking. Construction completed in August 2018.



Florida Department of Economic Opportunity Grant

Recognizing the need to develop a long-term economic development strategy to maintain this thriving, vibrant character, in 2016-2017 the City of Stuart received a two-year grant from the Florida Department of Economic Opportunity (DEO) Competitive Florida Partnership program. The objective of participating in this partnership is to develop a unique com munity supported strategy that capitalizes on the city's assets and partnerships. Just as important, this plan included prioritized, actionable projects and a timeline for implementation.

The DEO believes the Competitive Florida Partnership "helps a community value those assets that make them special and challenges them to set realistic goals for advancing their economic development visions." The original grant funded the development of the "City of Stuart Economic Development Strategy Plan." The program included community outreach, created new partnerships, analyzed and prioritized community assets, and identified key projects and opportunities.

The second year of the grant cycle focused on creating an Economic Development website to include economic and business related data and developing Economic Development Insights Reports and Housing Action Plan by conducting focus groups with key industry leaders, small business owners, entrepreneurs and other business groups to assess their needs and solicit input through online survey about the quality of life in Stuart and priorities held by young professionals and business community. The actions plans recommends strategies that will further the goal of supporting economic growth and development while providing housing that is appropriate, affordable and sustainable for its workforce. The reports will serve as a guide for the City's economic development efforts going forward.



Lyric Theatre Façade Improvements

The Community Redevelopment Agency engaged in public private partnership with the Lyric Theatre to preserve the historic building. The CRA provided a grant in the amount of $119,171 for the improvements of the four exterior balconettes to preserve the historic character of the structure. The Lyric Theatre is considered the anchor to the downtown and a cultural center to the area. It's a valuable asset that attracts visitors and promotes the downtown as a destination.



Micro Transit System

The Community Redevelopment Agency provided $100,000 for the operations of the Micro Transit system. The annual ridership between Jan — Dec 2018 totaled 47,675 passengers. The goal of the tram system is to reduce vehicular traffic by providing an alternative mode of transportation and enhance pedestrian activity.

The Martin Metropolitan Planning Organization (MPO) is assisting the City in evaluating the current downtown tram system and building a 5-Year business plan for the service. Funding for the tram is limited as the Florida Department of Transportation (FDOT) grant that funds the tram system is expiring and cannot be renewed with the tram system's current operation. In order to be prepared for future funding, an in-depth look at the tram's operations and the development of a thorough business plan are important next steps. This business plan will provide the decision-makers with the information to move forward and meet the goals of improved mobility and accessibility for downtown Stuart and understanding of funding for the immediate short-term (5 years).



Downtown Parking Management Plan

In October 2017, the City executed an agreement with Walker Parking Consultants to prepare the Parking Management Plan to manage parking in the downtown. The parking management recommendations were developed based on the data, assumptions and methodologies identified in the plan. The parking study was presented to the City Commission in October 2018. The plan included quantification of existing parking conditions and characteristics, projections for anticipated future parking demand and final strategic recommendations to assist the City with an understanding of needs and a prioritization of items. Based on the recommendations identified in the Parking Management Plan, the City Commission approved the first-year action plan which includes:

- Redesign Downtown Stuart Tram Routes
- Repurpose parking spaces for ride-hailing services
- Valet Parking Improvements
- Bicycle Parking Initiative
- Extend the 3-hour parking hours to 8 PM
- Shared parking agreements
- Identify location for delivery trucks
- Premium paid parking in downtown



Business Improvement Reimbursement Program

The Stuart Community Redevelopment Agency Property Improvement Grant Program is an incentive program de- signed to encourage visible, exterior improvements to existing commercial property and to encourage private in- vestment 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 improve- ments such as; windows, doors, signage, decorative shut- ters and other items.

As of 2018, the program has awarded 19 businesses with a total investment of $1.05 Million. In 2018, there were 6 applications totaling $605,439 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 Improvements



Improvements included Repainted building, replaced awning, landscaping, re-striping of parking lot, door replacement

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 investment 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 $5,000 allocated for the program and 8 homes participated in the program for FY 2018.



Before



After

Historic Marker Dedication

Historic Marker Dedication Ceremony for the First Historic Home in the CRA

In October 2018, the City held a historic maker dedication ceremony for the first historic home in the East Stuart District. The 1938 home is a Dade County Pine frame vernacular "shotgun" type home that reflects typical characteristics: sturdy construction, crawlspace, front and rear porches, rooms are one behind the other, the front door aligns with the rear door, gable roof, living room at the front with the kitchen at the back, overall rectangular design with bay windows on two sides, fireplace, and horizontal wood exterior siding. Excellent cross-ventilation occurs via the doors and windows. "Shotgun" homes originated in West Africa, they were also constructed in the Caribbean, and later built in the Southern United States.



Historic Home of Thomas J. Allen - Established 1938

Historic Preservation

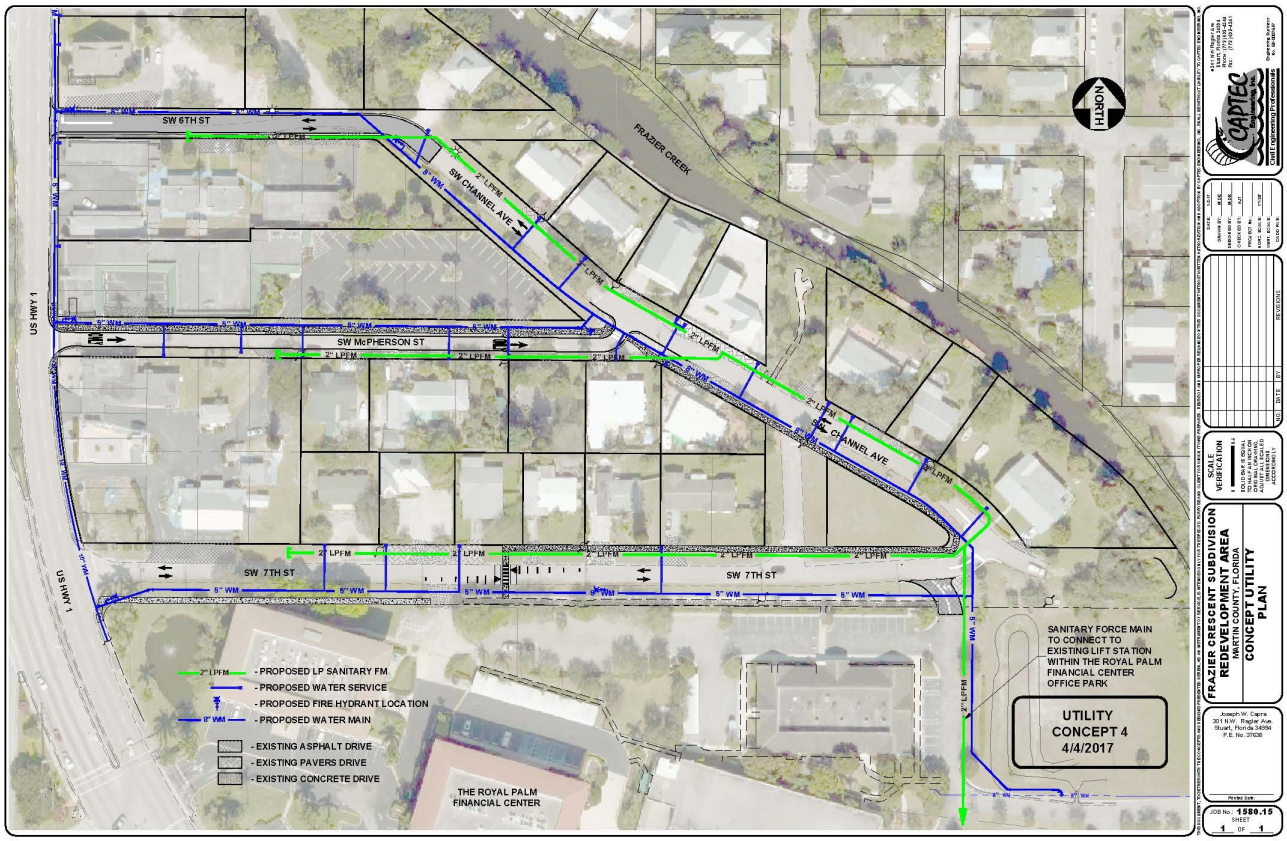
Geo W. Parks General Merchandise Structure aka/Stuart Feed & Supply Store & Stuart Heritage Museum

The Geo W. Parks General Merchandise Structure aka/ Stuart Feed Store was constructed in 1901 and is an example of Vernacular style structure popular from 1831 through 1930. The structure was included in the City of Stuart "1991 historic property survey" and deemed eligible to receive local register designation. On December 2018, the Stuart Historic Preservation Board approved a certificate of designation for the Geo W. Parks General Merchandise structure for the local historic registry under the Stuart Historic Preservation Program. It is the first structure to be listed on the Stuart Historic Register and the historic marker dedication ceremony will be held in 2019.



Frasier Crescent Sewer Improvements

The design for the Frasier Crescent sewer improvements (channel basin) is completed. The construction cost for the sanitary sewer improvements in the Frazier Crescent Subdivision is estimated at $162,500. The funding will be provided in partnership with the City's Public Works Department. The project will provide service to approximately 15 parcels. Staff intents to work with the neighborhood to identify additional needs and implement solutions. Construction is anticipated in 2019.



Kindred Street Streetscape Improvements

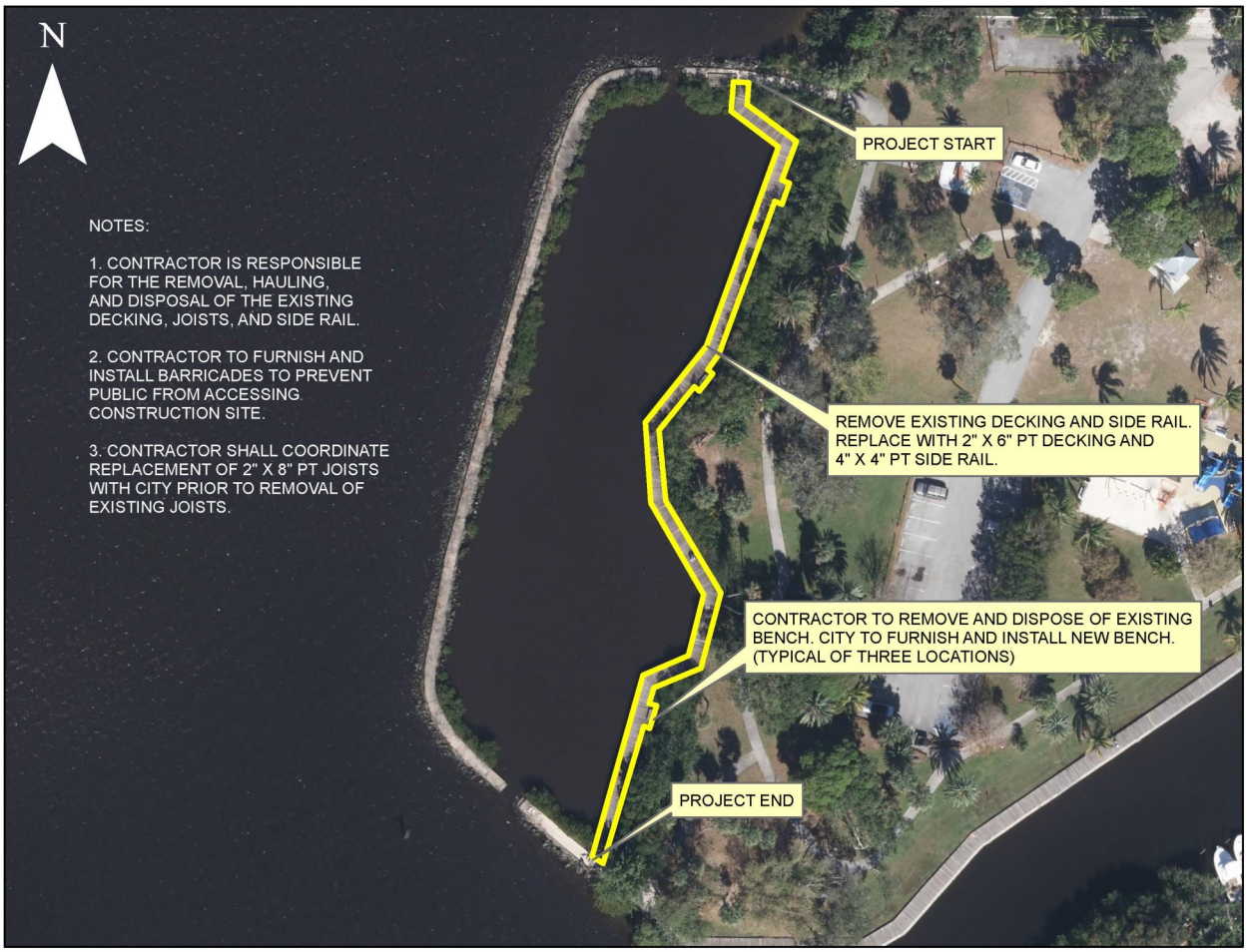
The City of Stuart partnered with the Martin Metropolitan Planning Organization (MPO) for a Transportation Alternative Program Grant. Currently Kindred Street features a 6’ wide sidewalk on the south side only and is absent of any crosswalks, bicycle lanes, on-street parking, or roadway lighting. The project lies within the City of Stuart Community Redevelopment Area. The improvements to Kindred Street would create a seamless pedestrian connection between the existing sidewalk along Bruner Pond and Colorado Avenue. The scope of work includes construction of approximately 3,200 linear feet of 8’ wide sidewalk, along with associated pedestrian lighting, crosswalks, bike lanes, on-street parking, streetscape improvements, medians, and a tram stop. These improvements will provide accessibility and pedestrian connectivity to the adjacent businesses along the corridor, as well as, promote alternative modes of transportation.

Construction completed in April 2018.



Shepard Park Decking Replacement

The Shepard Park Decking Replacement project consisted of removal and replacement of the decking and side rail material at Shepard Park. Construction commenced in July 2018 and was completed in August 2018. The total cost for the construction was $50,144.



Other CRA Projects and Programs

East Stuart Neighborhood Workshops

Staff held two community workshops to discuss programs and actions aimed to encourage the redevelopment in the East Stuart neighborhood. Staff is working on items which include housing provisions, zoning code amendments and community involvement.

Land Development Code Revisions

Staff amended the "Public Art" requirements in the Land Development Code to provide options to developers of project in the Urban Code District to either contribute 100% of the public art fee to the City's Public Art Trust Fund or provide on-site public artwork or pay a portion of the public art fees amount to provide on-site public artwork and the remainder to the City's Public Art Trust Fund. With the amendment, it is anticipated that additional money will accumulate in the Public Art Trust Funds to commission artworks for public right-of-way or public places.

Triangle Property Loan

In 2013, the CRA borrowed a loan from lending institution in the amount of $1,275,000 to purchase the 1.6 acres Triangle Property located in downtown Stuart. In 2018, there was a remaining balance of $677,695. To avoid accruing further costs to debt service, the CRA paid off the loan and has no debt service remaining.

The property is currently under construction for the development of a three-story apartment complex consisting of 49 dwelling units. The construction is expected to be completed in 2019.



Habitat for Humanity Partnership

In March 2017, the CRA approved to execute an agreement with Habitat for Humanity in the amount of $100,000 to construct 3 homes in the Community Redevelopment Area. Habitat applied for building permit for 3 homes in 2018 and the construction is expected to be completed in 2019.

In addition, the Brush of Kindness program in the amount of $40,000 was created to assist homeowners in correcting code violations. Through the Brush of Kindness program, Habitat for Humanity works directly with homeowners, matching CRA funds with homeowner 'sweat equity'.

The City completed a land swap with Habitat for Humanity and received a parcel to move the community garden to the new site in East Stuart. House of Hope has agreed to maintain the garden and work with the East Stuart Community to provide a vibrant garden to the community. The community garden was completed in October 2018.



East Stuart Community Garden

Stuart Main Street Partnership

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. As part of its 30th anniversary, Stuart Main Street facilitated a series of workshops, surveys, and market data collection, resulting in a renewed focus on Stuart's waterfront as a catalyst for continued Downtown revitalization. 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. In addition, through a partnership with Stuart Main Street, the CRA is also working more closely with the Downtown Business Association finding creative, effective solutions to issues from downtown parking to sanitation.

STUART MAIN STREET

CONTACT INFORMATION

CITY OF STUART COMMUNITY REDEVELOPMENT AGENCY

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