



**A G E N D A**  
**STUART COMMUNITY REDEVELOPMENT AGENCY**  
**TO BE HELD March 27, 2017**  
**AT 5:00 PM City Commission Chambers**  
**121 S.W. FLAGLER AVE.**  
**STUART, FLORIDA 34994**

**COMMUNITY REDEVELOPMENT AGENCY**

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

**ADMINISTRATIVE**

**City Manager, Paul J. Nicoletti**  
**City Attorney, Michael J. Mortell**  
**City Clerk, Cheryl White**  
**Special Assistant to the City Manager, Teresa Lamar-Sarno**

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**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

**COMMENTS FROM THE PUBLIC (5 min. max)**

**COMMENTS FROM THE BOARD MEMBERS**

**PRESENTATION/DISCUSSION**

**PUBLIC HEARING**

**STAFF UPDATE**

**Consent Calendar**

**COMMUNITY REDEVELOPMENT AGENCY**

1. Minutes 02/27/2017 Joint CRA CRB CCM (RC)
2. RESOLUTION No. CRA 01-2017; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE BOARD CHAIR AND SECRETARY TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND HABITAT FOR HUMANITY OF MARTIN COUNTY, INC., FOR A GRANT IN THE AMOUNT OF \$100,000.00 FOR THE CONSTRUCTION OF THREE (3) HOMES TO BE CONSTRUCTED WITHIN THE CITY OF STUART COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (RC)
3. RESOLUTION No. 02-2017CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE BOARD CHAIR AND SECRETARY TO EXECUTE A FUNDING AGREEMENT BETWEEN THE CITY OF STUART COMMUNITY REDEVELOPMENT AGENCY AND HABITAT FOR HUMANITY. PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.(RC)
4. 2016 CITY OF STUART COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT

**ADJOURNMENT**

**UPCOMING MEETINGS and EVENTS**

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

**Meeting Date:** 3/27/2017

**Prepared by:** Cherie White, City Clerk

**Title of Item:**

Minutes 02/27/2017 Joint CRA CRB CCM (RC)

**Summary Explanation/Background Information on Agenda Request:**

**Funding Source:**

N/A

**Recommended Action:**

Approve Minutes

**ATTACHMENTS:**

Description	Upload Date	Type
02/27/2017 CRA CRB CCM	3/14/2017	Backup Material

**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(absent)**  
**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 Camblor gave a brief interactive slide show and presented all the residents and board members a clicker to pole 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. 14<sup>th</sup> 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**

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**Cheryl White, MMC, City Clerk**

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**Tom Campenni, Mayor**

**Minutes to be approved at the Regular Commission Meeting This 27<sup>th</sup> Day mARCH, 2017.**

## **CRA**

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**Cheryl White, MMC, Secretary**

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**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.**

# CITY OF STUART, FLORIDA

## AGENDA ITEM REQUEST

### Community Redevelopment Agency

**Meeting Date:** 3/27/2017

**Prepared by:** Teresa Lamar-Sarno, AICP

**Title of Item:**

RESOLUTION No. CRA 01-2017; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE BOARD CHAIR AND SECRETARY TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND HABITAT FOR HUMANITY OF MARTIN COUNTY, INC., FOR A GRANT IN THE AMOUNT OF \$100,000.00 FOR THE CONSTRUCTION OF THREE (3) HOMES TO BE CONSTRUCTED WITHIN THE CITY OF STUART COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (RC)

**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 successful 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.

On March 7, 2017 the Community Redevelopment Board recommended approval of this program.

**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
❑ RESOLUTION NO CRA 01-2017	3/22/2017	Resolution add to Y drive
❑ Agreement with Habitat for Humanity	3/1/2017	Attachment
❑ Economic Impact Report	3/2/2017	Cover Memo





BEFORE THE COMMUNITY REDEVELOPMENT AGENCY  
CITY OF STUART, FLORIDA  
RESOLUTION NUMBER 01-2017 CRA

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE BOARD CHAIR AND SECRETARY TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND HABITAT FOR HUMANITY OF MARTIN COUNTY, INC., FOR A GRANT IN THE AMOUNT OF \$100,000.00 FOR THE CONSTRUCTION OF THREE (3) HOMES TO BE CONSTRUCTED WITHIN THE CITY OF STUART COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

\* \* \* \* \*

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

SECTION 1: The Stuart Community Redevelopment Agency authorizes the Board Chairman and Secretary to execute an agreement between the Stuart Community Redevelopment Agency and Habitat for Humanity of Martin County, Inc., for a grant in the amount of \$100,000.00 for the construction of three (3) homes to be constructed in the Community Redevelopment Area. The original is on file in the office of the City Clerk.

SECTION 2: This resolution shall take effect upon adoption

Commissioner \_\_\_\_\_ offered the foregoing resolution and moved its adoption. The motion was seconded by \_\_\_\_\_ and upon

Resolution No.01-2017 CRA  
HABITAT FOR HUMANITY GRANT  
FOR CONSTRUCTION OF THREE HOMES

being put to a roll call vote, was as follows.

TOM CAMPENNI, CHAIR  
TROY A. MCDONALD, VICE CHAIR  
JEFFREY A. KRAUSKOPF, BOARD MEMBER  
EULA R. CLARKE, BOARD MEMBER  
KELLI GLASS LEIGHTON, BOARD MEMBER  
PETE WALSON, EX-OFFICIO BOARD MEMBER  
JOHN GONZALES, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT

ADOPTED this 27<sup>th</sup> of March, 2017.

ATTEST:

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CHERYL WHITE  
SECRETARY

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TOM CAMPENNI  
BOARD CHAIR

APPROVED AS TO FORM  
AND CORRECTNESS:

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MICHAEL J. MORTELL  
CITY ATTORNEY

**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.:

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Printed/Typed Name

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Printed/Typed Name & Title

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Printed/Typed Name

STUART COMMUNITY  
REDEVELOPMENT AGENCY:

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Thomas Campenni, Chairman

ATTEST:

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Cheryl White, Board Secretary

APPROVED AS TO FORM AND CORRECTNESS:

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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 30<sup>th</sup> 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](http://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	<b><u>\$ 1,184,108.00** w/o Nov 2016</u></b>

### **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	<b><u>\$1,635,512.11</u></b>

### **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 Agency

**Meeting Date:** 3/27/2017

**Prepared by:** Teresa Lamar-Sarno, AICP

**Title of Item:**

RESOLUTION No. 02-2017CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE BOARD CHAIR AND SECRETARY TO EXECUTE A FUNDING AGREEMENT BETWEEN THE CITY OF STUART COMMUNITY REDEVELOPMENT AGENCY AND HABITAT FOR HUMANITY. PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES. (RC)

**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
❑ RESOLUTION CRA 02-2017	3/22/2017	Resolution add to Y drive
❑ 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



**BEFORE THE CITY COMMISSION  
CITY OF STUART, FLORIDA**

**RESOLUTION NUMBER 02-2017 CRA**

**A RESOLUTION OF THE COMMUNITY  
REDEVELOPMENT AGENCY OF THE CITY OF STUART,  
FLORIDA AUTHORIZING THE BOARD CHAIR AND  
SECRETARY TO EXECUTE A FUNDING AGREEMENT  
BETWEEN THE CITY OF STUART COMMUNITY  
REDEVELOPMENT AGENCY AND HABITAT FOR  
HUMANITY. PROVIDING AN EFFECTIVE DATE, AND  
FOR OTHER PURPOSES.**

\* \* \* \* \*

**WHEREAS**, the City of Stuart has entered into a Neighborhood Revitalization Program Agreement, which the Community Redevelopment Agency “CRA” has agreed to reinvest from the Community Redevelopment 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; and

**WHEREAS**, the Community Redevelopment Agency of the City of Stuart have agreed to cooperation in the implementation of this project; and

**BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA** that:

SECTION 1: The CRA 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.

SECTION 2: Habitat shall use properly licensed individuals when necessary and shall provide the CRA with a status or progress report every 6 months.

SECTION 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

CRA02-2017

Funding Agreement Between the City of Stuart CRA and Habitat for Humanity  
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.

SECTION 4: Habitat shall have the ultimate authority for the improvements on a "first come-  
first serve" basis.

SECTION 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.

SECTION 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 CRA unless this  
agreement has been further extended in writing by the parties.

SECTION 7: 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:

TOM CAMPENNI, CHAIR  
TROY A. MCDONALD, VICE CHAIR  
JEFFREY A. KRAUSKOPF, BOARD MEMBER  
EULA R. CLARKE, BOARD MEMBER  
KELLI GLASS LEIGHTON, BOARD MEMBER  
PETE WALSON, EX-OFFICIO BOARD MEMBER  
JOHN GONZALES, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT

ADOPTED this 27th day of March, 2017.

ATTEST:

\_\_\_\_\_  
CHERYL WHITE  
CITY CLERK

\_\_\_\_\_  
TOM CAMPENNI  
CHAIR

CRA02-2017

Funding Agreement Between the City of Stuart CRA and Habitat for Humanity

APPROVED AS TO FORM  
AND CORRECTNESS:

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MICHAEL MORTELL  
CITY ATTORNEY

**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.





**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





### 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.



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

**Meeting Date:** 3/27/2017

**Prepared by:** Teresa Lamar-Sarno, AICP

**Title of Item:**

2016 CITY OF STUART COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT

**Summary Explanation/Background Information on Agenda Request:**

The CRA is required to report its financials and activities to the State and taxing authorities on an annual basis. This report meets all the requirements of the Florida Statutes, Chapter 163, Special Districts, reporting requirements.

**Funding Source:**

N/A

**Recommended Action:**

Motion to approve the filing of the 2016 CRA Annual Report

**ATTACHMENTS:**

Description	Upload Date	Type
2016 CRA Annual Report	3/21/2017	Attachment

# 2016 City of Stuart Community Redevelopment Agency Annual Report

# Community Redevelopment Board

- \* John B. Gonzalez, Chair
- \* Pete Walson, Vice Chair
- \* Becky Bruner
- \* Frank Wacha, Jr.
- \* Drew Pittman
- \* Chris Lewis
- \* Mac Stout



# Community Redevelopment Agency

- \* Tom Campenni, Chair
- \* Troy McDonald, Vice Chair
- \* Kelli Glass Leighton
- \* Jeffrey A. Krauskopf
- \* Eula R. Clarke
- \* Pete Walson
- \* Drew Pittman

# Financials

	Deposits	Withdrawals
Sources of deposits:		
Ad valorem taxes received from City of Stuart	569,023	
Ad valorem taxes received from Martin County	765,107	
Transportation Grant	51,602	
Interest	13,639	
Contributions - City of Stuart	67,000	
Miscellaneous	4,160	
Purpose of withdrawals:		
Debt payment - principal		396,579
Debt payment - interest		79,592
Personal services		273,009
Administrative expenses		38,549
Audit		10,000
Property lease		25,530
Memberships and training		3,060
Copier lease/Phone/Utilities		6,094
Insurance		17,006
Repair & maintenance		12,699
Promotional items		4,987
Printing, office supplies and other operating		10,220
Professional planning services		21,370
Travel and per diem		4,864
Kindred Street		90,383
Stuart Main Street		3,900
Property improvement grants		38,135
(2) 11 Passenger trams		65,974
Downtown beautification		15,288
Tram shelter		4,755
	1,470,531	1,121,994

# Micro-transit

- \* 45k in Tram ridership
- \* Purchase of two additional trams
- \* New route to Hospital and E. Ocean
- \* FDOT Grant of \$220k
- \* July 2016 microtransit program reorganized under Public Works



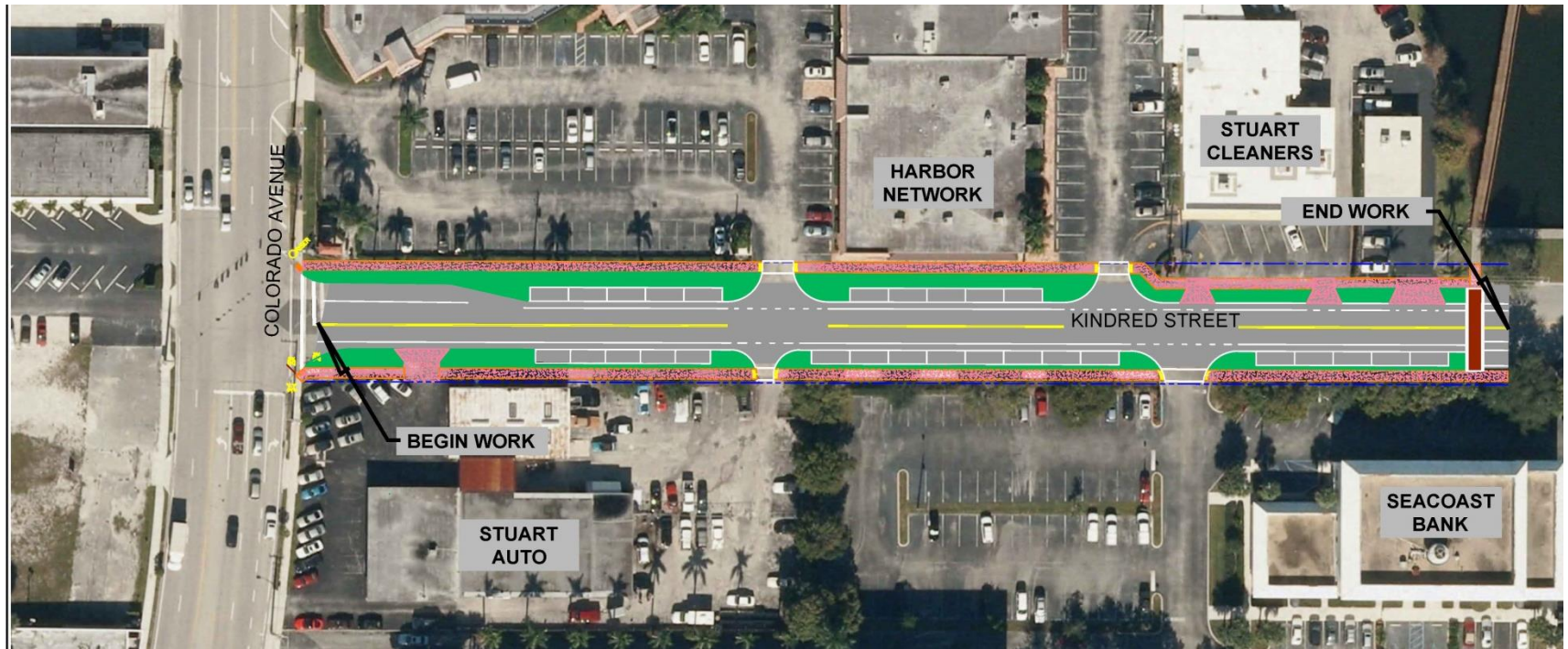


# Competitive Florida Partnership

- \* \$40k grant for development of Economic Strategy
- \* DEO technical assistance
- \* March 28<sup>th</sup> Community Asset Map Exercise at 8am
- \* Final Economic Strategy report due in July 2017
- \* Id project for 2<sup>nd</sup> year of grant (40K)

# Kindred/Johnson Street Improvements

- \* Final Engineering drawings complete
- \* Construction to begin Fall 2017
- \* MPO TAP funds recipient



# Neighborhood Revitalization

- \* Paint up program assisted 57 homes
- \* Façade Improvement Program
- \* Continued support of Main Street program
- \* Continue support of the Shop Local Program
- \* Coffee with the City Manager

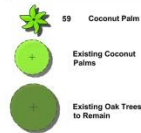




# Downtown Streetscape Master Plan



## Landscape Legend



Coconut Palm - Streetscape Example



Christmas Palm



SW Osceola St. - Section A-A

## Legend

Total parking = 233 spaces provided between SW Colorado Ave. and SW St. Lucie Ave.  
 - No parking spaces were lost.  
 - 3 new landscaped seating areas created.  
 - Landscape islands added and pattern established

13 total outdoor dining sites



## Downtown Stuart Streetscape Plan

Phase 2 - Expanded Seating & Landscape Areas

Date: 2.22.17



- \* HJA Design hired to prepared streetscape plan
- \* 2017 CRA approved NEA of \$177k for implementation

# Frazier Crescent (AKA Channel Basin) Neighborhood Improvements

- \* CRA funded hiring CAPTEC to develop neighborhood improvement plans
- \* Neighborhoods meetings have been completed
- \* Proposed plan will be presented to the CRA in upcoming meetings

# CRA Expansion

- \* Finalization of the CRA Expansion
- \* Community Workshops Complete early 2017
- \* Identifying projects for the expansion area underway

