



AGENDA
JOINT MEETING OF THE STUART CITY COMMISSION and COMMUNITY
REDEVELOPMENT AGENCY
TO BE HELD June 12, 2017
AT 5:00 PM
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT AGENCY
CITY COMMISSION

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

ADMINISTRATIVE

City Manager, Paul J. Nicoletti
City Attorney, Michael J. Mortell
City Clerk, Cheryl White
Financial Services Director, Louis "Joly" Boglioli, III
Development Director, Terry O'Neil
Special Assistant to the City Manager, Teresa Lamar-Sarno

Agenda items are available on our website at <http://www.cityofstuart.us>

Phone: (772) 288-5306 .Fax: (772) 288-5305 .E-mail: cwhite@ci.stuart.fl.us

Special Needs: Participants with special needs can be accommodated by calling the City Clerk at least 5 working days prior to the Meeting excluding Saturday and Sunday. We can be reached by phone at (772)288-5306, by fax at (772)288-5305, or by email at cwhite@ci.stuart.fl.us. If you are hearing impaired, please contact us using the Florida Relay Service, Customer Service: Dial 711 or English: (V) 800-682-8706, (TTY) 800-682-8786 Spanish: (V, TTY) 1-800-855-2886 If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of

the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.

(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATIONS

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (5 min. max)

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

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

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

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

CONSENT CALENDAR

END OF CONSENT CALENDAR

COMMISSION ACTION

1. Consider appointment of an Interim City Manager during the active recruitment process by Colin Baenziger & Associates for a permanent City Manager. (RC)

CRA ACTION

2. RESOLUTION 03-2017 CRA ; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE BOARD CHAIR AND SECRETARY TO AUTHORIZE NEGOTIATIONS FOR THE SALE OF THE 2.65 ACRE NORTH POINT PROPERTY WITH GEISINGER REALTY, LLC FOR REAL ESTATE PROPERTY WITHIN THE CITY OF STUART COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.(RC)

ORDINANCE FIRST READING

ORDINANCE SECOND READING

DISCUSSION AND DELIBERATION

ADJOURNMENT:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
CITY COMMISSION**

Meeting Date: 6/12/2017

Prepared by: C White

Title of Item:

Consider appointment of an Interim City Manager during the active recruitment process by Colin Baenziger & Associates for a permanent City Manager. (RC)

Summary Explanation/Background Information on Agenda Request:

The City Manager is scheduled to retire on July 7, 2017, the City Commission is authorized to appoint an Interim City Manager during the recruitment process of a permanent City Manager. According to the current schedule, the new City Manager will be appointed by the City Commission on August 25, 2017.

Funding Source:

CM Operating Funds

Recommended Action:

Motion to appoint an Interim City Manager, effective upon the retirement of the City Manager

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CITY COMMISSION

Meeting Date: 6/12/2017

Prepared by: Lenora Darden

Title of Item:

RESOLUTION 03-2017 CRA ; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE BOARD CHAIR AND SECRETARY TO AUTHORIZE NEGOTIATIONS FOR THE SALE OF THE 2.65 ACRE NORTH POINT PROPERTY WITH GEISINGER REALTY, LLC FOR REAL ESTATE PROPERTY 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:

Request for Developers Qualifications #2017-171 was advertised in the Stuart News on April 20, 2017: Simultaneously released on-line by Onvia (www.DemandStar.com) who notified 672 potential proposers and issued 21 RFDQ packages. The Stuart Procurement & Contracting Services Office initially issued two (2) RFDQ packages to individuals and firms who had expressed interest in proposing on this project. Two (2) submittals were received by the closing time and date of 2:30 pm, Wednesday, May 24, 2017.

An initial selection committee meeting was scheduled on June 8, 2017 to review the procurement process and address any questions or concerns.

Four (4) of the seven (7) member committee attended then meeting. The Procurement and Contracting Services Manager deemed the submittal response from St Lucie Warehouse Complex Inc. as non-responsive.

The four committee members concluded unanimously that their review of the Geisinger Realty, LLC submittal response met the qualifications; thus scheduling an evaluation meeting was not essential.

The selection committee determined that Geisinger Realty, LLC met the requirements as specified in the RFDQ and requests authorization to negotiate for the sale of the North Point property for a period of up to 90 days with conditions pursuant to the referendum, substantial conformity to firm's proposition, and receipt of a real estate appraisal to assess fair market value.

Funding Source:

Not Applicable at this point

Recommended Action:

Adopt Resolution No. 3-2017 CRA

ATTACHMENTS:

	Description	Upload Date	Type
□	Resolution 03-2017 CRA Geisinger Realty LLC	6/8/2017	Resolution add to Y drive



**BEFORE THE COMMUNITY REDEVELOPMENT AGENCY
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 03-2017 CRA

**A RESOLUTION OF THE BOARD OF THE COMMUNITY
REDEVELOPMENT AGENCY AUTHORIZING THE CITY
MANAGER AND CITY ATTORNEY TO NEGOTIATE FOR
THE SALE OF THE 2.65 ACRE NORTH POINT PROPERTY
WITH GEISINGER REALTY, LLC FOR REAL ESTATE
PROPERTY 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 CRA Director (City Manager) and the Board Attorney (City Attorney) to negotiate with Geisinger Realty, LLC for the sale and purchase of the North Point property, for a period of up to 90 days, subject to the requirement of a referendum to approve the sale, subject to substantial conformity to the proposal of Geisinger Realty, LLC, and subject to a real estate appraisal to assess fair market value.

SECTION 2: This resolution shall take effect immediately upon its adoption.

Resolution No.03-2017 CRA
RFDQ# 2017-171 SALE & OR LEASE OF 2.65 ACRE, NORTH POINT PROPERTY

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, was as follows:

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

YES	NO	ABSENT

ADOPTED this 12th of June, 2017.

ATTEST:

CHERYL WHITE
SECRETARY

TROY MCDONALD
BOARD CHAIR

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL J. MORTELL
BOARD ATTORNEY



North Stuart RFDQ 2017-171

PRESENTED BY

Geisinger Realty, LLC

Richard C. Geisinger, Jr. *Licensed Real Estate Broker*

54 NW Dixie Hwy · Stuart, Florida 34994 · 772.215.1094 · richardgeisingerjr@gmail.com

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Transmittal Letter

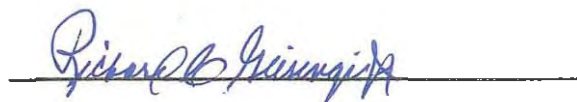
Thank you for the opportunity to present Geisinger Realty, LLC (Geisinger Realty) and the team of professionals working on the City of Stuart's North Point RFDQ 2017-171. We share the City's excitement for the expansion and continued revitalization of Stuart's downtown area. This site which includes commercial and retail elements would be a tremendous addition to the downtown experience. Creatively linked to downtown via the Riverwalk, with water taxis and surface transportation, a festive, vibrant waterfront experience would provide a focal point for social, cultural and economic activities.

Geisinger Realty has enjoyed a longtime relationship with the Stuart area over the last 40 plus years. The opportunity to bring the expertise and resources of Geisinger Realty to the City of Stuart on such an exciting and innovative project, is truly a privilege. Opportunities to make a visible and lasting impact on the future of one's community of this magnitude are rare; those that match exactly with the expertise and resource of an organization are truly unique.

It is with great pride, therefore, that Geisinger Realty presents their qualifications and commitment for this most timely and important project. We clearly understand the critical importance of this being successful from the onset. With quality standards second to none, we are anxious to work with the City of Stuart to provide a further catalyst for growth and revitalization, with the goal of creating a community focal point on this unique waterfront with linkage to downtown, both physically and visually. Our goals are aligned and we are committed to creating a publically accessible development that provides a mutual alliance between downtown and properties north of the Roosevelt Bridge.

In the balance of this document, we will provide you with extensive qualifications and experience that the "Team" has accumulated. (Geisinger Realty's most recent project "Riverside Stuart" is nearly permitted and ready to begin and can be seen @ riversidestuart.com. When completed, the project will accommodate mixed use office/residential).

In the end, we hope that you will agree that there is no better choice for this exciting project than Geisinger Realty. We bring commitment and the financial resources of a long standing real estate firm combined with development experience. And perhaps, most importantly, Geisinger Realty has a deep personal interest in the success of this critical redevelopment plan in their home town of Stuart.

A handwritten signature in blue ink, reading "Richard B. Geisinger", is written over a horizontal line.

Geisinger Realty, LLC / North Stuart Acquisitions & Development LLC

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Qualifications/Experience

Geisinger Realty, LLC

Richard C. Geisinger, Jr. *Licensed Real Estate Broker*

Geisinger Realty, LLC is a licensed Real Estate Broker that has been in the business of buying, selling and developing real estate in the Martin County area for over 40 years. Richard (Dick) Geisinger, Sr., began the firm in the late 50's and Richard Geisinger, Jr., joined the firm in 1973.

The Geisinger's are known for their acute business acumen as well as their community involvement. Over the years they have been involved promoting the vision of Martin County, starting with the partial ownership, planning and ultimate sale of Sailfish Point to the completion of Castle Hill in Sewall's point. They have always surrounded the business with professionals that have complemented their projects and have taken the long view of sustainable development.

Additionally, both Sr. and Jr. have been or are currently licensed contractors and have been involved in projects like the former "Jolly Sailor Pub". With the creative direction of Peter Jefferson the former bank building will live on as an iconic place to visit in downtown Stuart.

Richard, Jr. is currently working with the City of Stuart on his latest project known as Riverside, Stuart. Site plans have been established and architectural details are now finalized. Information on the project can be found at riversidestuart.com.

Resumes of each of the professionals asked to be on this team for the ultimate development of the City's property is provided in this presentation. Each of these individuals have extensive experience with the development process and most importantly share the vision for the property.

As stated earlier, Geisinger Realty has prided itself in using the best available resources. Assets such as Bob Raynes of Gunster Yoakley, Robert Britt of Robert Britt Architecture, Joe Capra of Captec Engineering and Gregg Boggs of Boggs Planning and Landscape Architecture are not only local professionals, they have been involved in many of the area's most significant projects. The development Team has been actively involved, since the 1980's, with the planning of the redevelopment of Downtown Stuart. Our professionals have been the catalyst in getting many of the public infrastructure improvements put in place and initiated by the CRA. Projects like the Courthouse restoration/the Duany Plan/the reconstruction of all the downtown streets and decorative lighting/the gateways from the south, east and now the north/ to the redevelopment of parks/to the award winning storm water program. Given the successful track record of these professionals on past projects, we can assure the successful outcome of this development.

We understand that financial resources are a key and critical consideration of the City in connection with this project. This is particularly the case with this site which could present some unexpected challenges. To that end, we are prepared to provide all the necessary funding to not only acquire the property but take it to completion. No outside financing will be required and the City can be assured that the project will not only be first class, it will not have any funding issues. As a demonstration of financial ability, we have included a definitive statement of financial capacity from Paulson Investment Group. Additionally, we have requested \$950,000.00 to be placed in an interest bearing Escrow account with Geisinger Realty LLC.

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Project Lists

Project Lists

Geisinger Realty has a history of purchasing, planning and developing real estate in Martin County. Richard, Jr. is known for his attention to detail when it involves real estate development and design. Although Richard Jr., been partially retired for the past 6 years he has recently decided to get back into the business of development.

As stated earlier, the history began with Sailfish Point. The principals in the company were not only a partial owner, they were the primary contributor to the planning and ultimate sale to Mobil Oil.

Ultimately Geisinger Realty was responsible for the development of their own offices on East Ocean Blvd. This was an undeveloped site that became their offices. It was planned and constructed by the firm. The completed structure was in excess of 7,000 sq. ft.

YMCA - Permitted and planned by the principals in the firm.

Park Square - Condominium Project acquired from the bank and completed by the principals in the firm. Approximately 60 units.

333 Tressler Dr. (Center for the Arts Building) was a 12,800 sq. ft. project that was developed specifically to house the Center for the Arts. Architectural Design by Gary Kelly

Jolly Sailor Pub (original location) was constructed by the Geisingers. Architectural Design by Peter Jefferson.

Castle Hill - a residential community on the North end of Sewall's Point. This property was especially unique with elevations ranging from 8' to 32". The firm acquired, planned and developed the site.

8 Castle Hill Way - 1925 residential structure completely renovated in 2007-2008, approximately \$950,000 in improvements.

Riverside Stuart - a mixed use project on the north end of Stuart that is in the planning stages. The development consists of 11 single family homes and approximately 10,000 sq. ft. of offices. Should begin construction sometime over the summer.

Community and Professional History - In addition to teaching Real Estate Law, Richard Jr. sat on many real estate related committees and has served two separate terms as the president of the Realtor Association of Martin County. He was also awarded "Realtor of the Year".

Richard has also been heavily involved in the community. He is a charter member and past President of the YMCA Treasure Coast, The Lyric Theater, and the Center for the Arts. Recently he has served as President of the Taxpayers Association of Martin County.

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Financial Capacity

Geisinger Realty, LLC

Richard C. Geisinger, Jr. *Licensed Real Estate Broker*

05.24.17

Mike Mortell
City Attorney
City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

RE: RFQ 2017-171

Dear Mr. Mortell,

North Stuart Acquisitions and Development, LLC (NSAD, LLC) was recently formed to acquire and develop properties north of the "Old Roosevelt Bridge". The investment firm responsible for managing the resources of this newly formed LLC is Paulson Investment Group. The individual with specific information about the financial capability of NSAD, LLC is Karen Garland, Licensed Sales Assistant to John Nole, Paulson Investment Company, LLC 4905 W. Laurel St. Suite 101 Tampa, FL 33607. Ph 813.336.6765 Fax 503.837.8859, e-mail kgarland@paulsoninvestment.com.

Please feel free to contact Ms. Garland to confirm the financial capability of the newly formed LLC.

Best,



Richard Geisinger, Jr.
Geisinger Realty, LLC

Geisinger Realty, LLC

Richard C. Geisinger, Jr. *Licensed Real Estate Broker*

05.24.17

Mike Mortell
City Attorney
City of Stuart
121 SW Flagler Ave.
Stuart, FL 34994

RE: RFQ 2017-171

Dear Mr. Mortell,

Please be advised that Geisinger Realty LLC has requested \$950,000 to be placed in an interest bearing escrow account for the purpose of acquiring the property in the above mentioned RFQ.

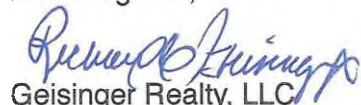
I requested the buyers initiate this financial transaction to show good faith and also confirm their financial capability.

This deposit does not reflect an indication of the ultimate purchase price, we assume this would be accomplished by mutual appraisals.

Additionally, Geisinger Realty LLC would expect a commission of 5% made payable to the LLC if this sale is consummated.

If you have any questions, please contact me.

Best Regards,



Geisinger Realty, LLC
Richard Geisinger, Jr.
Broker

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Respondent's Organizational Structure

Geisinger Realty, LLC

Richard C. Geisinger, Jr. *Licensed Real Estate Broker*

Our Professional Team

Legal

Robert S. Raynes, Jr. Attorney
Joshua I. Long, Certified Planner
Gunster, Yoakley & Stewart, P.A.
800 SE Monterey Commons Blvd
Stuart, FL 34996
772-288-1980
r-raynes@gunster.com

Landscape Architecture

Greg Boggs ASLA, RLA#901
100 Avenue A
Fort Pierce, FL 34950
772-577-6473
gboggs@gbplans.com

Architect

Robert Britt AIA
A R 0007014
PO Box 1969
Stuart, FL 34995
772-287-9401
brittarchitect@bellsouth.net

Economic Consultant

Paul Skyers
Chasser Associates, LLC
2001 Broadway
Riviera Beach, FL 33404
561-789-2132
p_skyers@pbcrc.org

Engineer

CAPTEC Engineering, Inc.
Joseph W. Capra P.E.
Gary Jones P.E.
301 NW Flagler Ave
Stuart, FL 34994
772-692-4344
jcapra@goCAPTEC.com

Creative Design

Mike Renfro
Madoli Marketing
2740 SW Martin Downs Blvd
Palm City, FL 34990
772-341-8526
Palmcity5@yahoo.com

LEGAL COUNSEL

Gunster is a full service commercial and real estate law firm with nearly a century of counseling Florida's leading businesses. Gunster has had offices in Stuart, Florida since January 1, 1980. Bob Raynes, and Joshua Long are the principals who will be working closely with Geisinger Realty, LLC providing the legal services and assistance necessary for the successful completion of the proposed RFDQ 2017-171 project.

Bob Raynes is a shareholder with Gunster and has been practicing real estate development and land use law in Stuart and Martin County for twenty (20) years. Mr. Raynes has provided strategic advice and legal counsel on significant and complex projects in Stuart and throughout Martin County. He was the legal consultant on the Sunset Bay Marina & Anchorage, Harborage Yacht Club & Condos and the WaWa's in the City of Stuart and for Oceanside Resort on Hutchinson Island, Floridian Golf Resort, Carmax and the Rio Town Center Mixed Use Project in Martin County.

Joshua Long is a certified Planner who has worked for Gunster for 11 years. He was previously a senior planner for the City of West Palm Beach. He works with the firm's attorneys to navigate the broad range of issues that arise with land use and development, including growth management, planned unit development, community redevelopment areas, local government approvals and permits, and urban development. He has participated in providing the planning assistance needed for multiple large, complex projects throughout Southeast Florida. Mr. Long is currently serving his 2nd term as President of the American Planning Association's Treasure Coast Section which covers Martin, St. Lucie, Palm Beach and Okeechobee Counties.

Both Mr. Raynes and Mr. Long are well versed in the City of Stuart's planning process and the City's vision for the future. Their well-established presence in Stuart offers instant accessibility and communication with the City of Stuart along with understanding of the community. We believe this team of legal and planning expertise will serve us well in our private/public partnership with the City of Stuart.

Robert S. Raynes Jr.

Shareholder



GUNSTER

FLORIDA'S LAW FIRM FOR BUSINESS



PRIMARY OFFICE

800 S.E. Monterey Commons
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F: (772) 288-0610

rraynesjr@gunster.com

PRACTICE AREAS

Environmental & Land Use

Bob Raynes is a shareholder who joined Gunster in 1997. Bob's practice is focused on real estate development and land use law. Bob has nearly two decades of experience in assisting clients with complex real estate, land use, zoning and development approval initiatives. Bob has provided strategic advice and legal counsel on significant projects throughout the state of Florida, particularly in Martin and St. Lucie Counties.

Bob is dedicated to guiding his clients through the land use regulatory maze associated with Florida development initiatives. Bob works with individuals and developers of large and small real estate related projects alike. His experience includes development entitlement and permit processing, and the negotiation of land use agreements.

Bob is personally committed to establishing and continuously cultivating productive and beneficial relationships throughout the jurisdictions he works and with his clients, consultants and local and state governmental agency staff. He remains focused on a common sense approach to the practice of law and to problem solving, which help him to keep client initiatives on track when distinguishing what is important and what is not in order to progress. Bob also strives to be responsive, and to employing a clear and direct communication style.

Prior to joining Gunster, Bob was a PGA Golf Professional for over 12 years and is still a member of the PGA of America.

Robert S. Raynes Jr.

Shareholder



EDUCATION

West Virginia University, J.D., law review, 1997

West Virginia University, B.A., 1983

BAR & COURT ADMISSIONS

Florida Bar, 1997

West Virginia Bar, 1999

Former board member

Jensen Beach Chamber of Commerce

Former board member

Palm City Chamber of Commerce

Past president

Former board member

PROFESSIONAL ASSOCIATIONS & MEMBERSHIPS

Martin County Bar Association

Professional Golfers' Association of America

HONORS

West Virginia University Law Review, 1996-97

The US Legal 500, Real Estate and Construction:

Florida: Land Use & Zoning

REPRESENTATIVE MATTERS

Representation of commercial developers, residential developers and property owners in transactional sales and purchases along with development approvals of hotels, commercial and industrial centers, residential communities and golf courses

PRESENTATIONS & PUBLICATIONS

"Planned Unit Developments: The Double Edged Sword" Florida Bar Journal, June 2008

"A Royalty Pain In The Gas: What Cost May Be Properly Deducted from a Gas Royalty Interest?" 98 W. Va. L. Rev. 1199, 1996

CIVIC & COMMUNITY SERVICE

Economic Council of Martin County

Former board member

Past president

Council on Aging of Martin County

Board member

Past chairman

Maritime & Classic Boat Museum

Former board member

Education Foundation of Martin County

Joshua I. Long

Certified Planner



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West Palm Beach, FL 33401

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F: (561) 671-2419
jlong@gunster.com

Josh Long, AICP is a real estate senior planner who joined the firm in 2005.

He was previously a senior planner for the City of West Palm Beach where he created a significant transferable development rights (TDR) program. Josh works with the firm's attorneys to navigate the broad range of issues that arise with land use and development, including growth management, planned unit development, community redevelopment areas, local government approvals and permits, urban development, variance, rezoning, special exceptions and transfer development rights.

He has earned the designation of certified planner by the American Institute of Certified Planners (AICP), the professional institute of the American Planning Association. This prestigious certification is the industry's highest level of accomplishment, demonstrating that he has passed the AICP's comprehensive planning exam, has met specific education and experience requirements and is a member of the American Planning Association.

Joshua I. Long

Certified Planner



GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

EDUCATION

Southern Illinois University Carbondale, M.P.A.,
2005

Southern Illinois University Carbondale, B.A., 1996

PROFESSIONAL ASSOCIATIONS & MEMBERSHIPS

American Planning Association, Treasure Coast
Section

Chair

Florida Chapter, American Planning Association

Palm Beach County Planning Congress

HONORS

Certified Planner designated by the American
Institute of Certified Planners

CIVIC & COMMUNITY SERVICE

American Heart Walk

Marathon of the Palm Beaches





16 May 2017

Resume for Robert Britt Architect AIA

Robert Britt was educated at the University of Virginia, School of Architecture in Charlottesville, Virginia, graduating with a Bachelors Degree of Architecture in 1972. He located in Stuart, Florida in the summer of 1972 and became a licensed professional Architect in 1975 – Florida License # AR0007014.

He practiced architecture in the Stuart area until 1984 when he moved to Sarasota, Florida to become a partner in the architectural firm Skinner, Walter & Britt. The firm worked on many projects in the Sarasota area for six years, largest being a planned residential community on a private island in Sarasota Bay.

Robert returned to Stuart in 1990 to begin work on the Pirates Cove Resort & Marina project in the Manatee Pocket, completed in 1991. Project includes a marina, a 50 room hotel, restaurant and a boat storage building with parking garage.

In 1992 he provided designs for the City of Stuart consisting of a proposed city marina and hotel located next to City Hall on the St. Lucie River.

In the early 1990s Robert became president of the Martin Section of the American Institute of Architects and has been a loyal member of that organization ever since.

He has been providing architectural services in the Stuart area since the 1990s including the following project types: Office buildings, banks, restaurants, a classroom building for a private school and many residential projects over the years.

Latest completed project for 2016 is a state of the art fish processing facility of 20,000 SF located in Stuart for the New England Fish Market & Restaurants.

Please see the Architect's Web Site – www.brittarchitect.com for photos of completed projects in the Stuart area.

Respectfully Submitted

Robert Britt Architect AIA



Professional Qualifications of CAPTEC ENGINEERING, INC.

CAPTEC Engineering Inc., located in Stuart, Martin County, Florida, is a full-service Civil Engineering Firm. Our office includes 17 professionals with expertise in Design, Permitting, Bid Assistance and Construction Services for disciplines to include; boardwalks/ seawalls, parks, sidewalks, land development, water/ sewer and utility extensions, stormwater management, roadway, signal and bridge projects. The 17 professionals include Professional Engineers / Project Managers that manage the staff and the projects, Design Technicians that model, design and draft the project plans for permitting and construction; and Project Coordinators that monitor the permitting, contracts, meeting minutes and project deadlines. Our CEI staff consists of 3 FDOT Certified Inspectors on all transportation / stormwater and utility disciplines.

CAPTEC recently celebrated its 20th Anniversary. Our firm was founded in Stuart in 1996; and opened a second office in Stuart in 2001, finally designing our own office building, which was completed in June 2006. Our office building was designed by our staff. We are located along the St. Lucie Estuary, maintaining a vinyl seawall, and our 4-story office is built on piles due to the proximity to the river and the FEC Rail Road Track. We are very familiar with Marine Permitting and Construction. Our staff members live on the Treasure Coast; therefore, we are personally and professionally aware of the current and future infrastructure and service needs of local communities.

CAPTEC has worked for all Municipalities on the Treasure Coast and for the City of Stuart and City of Fort Pierce as their City Engineer. CAPTEC reviewed, specifically for development projects, whereby reviewing for Municipal Code Compliance and Platting. CAPTEC is also the Town Engineer for the Town of Sewall's Point and provides all services from oversight of roadway maintenance / Stormwater permitting and retrofits/ CRS oversight/ LMS involvement / MPO involvement / FEMA House Raising oversight/ Stormwater Maintenance and Monitoring/ MS4 compliance/ FEMA Reviews/ Hurricane compliance and recovery assistance and involvement with all Town Meetings/ to Liaison with the other local Municipalities and the FDOT, SFWMD, ACOE and FDEP. Our staff has well over 30 years of experience in South Florida and is well versed in the latest Engineering / Utility, Regulatory (SFWMD / ACOE/ FDEP) and FDOT criteria. We Value Engineer all projects between the Conceptual design to the final construction.

The CAPTEC Team has completed most of the Riverwalks/ Boardwalks in the City of Stuart and therefore, is knowledgeable of the design requirements and the permitting process (FDEP/ACOE/ SFWMD) necessary to complete this type of work. Our team members completed Riverwalks/ Boardwalks, Fish walks, Day Docks, Boat Ramps and Seawalls within the St. Lucie Estuary. We have also placed Riverwalks within FEC and FDOT right-of-ways (ROW's).

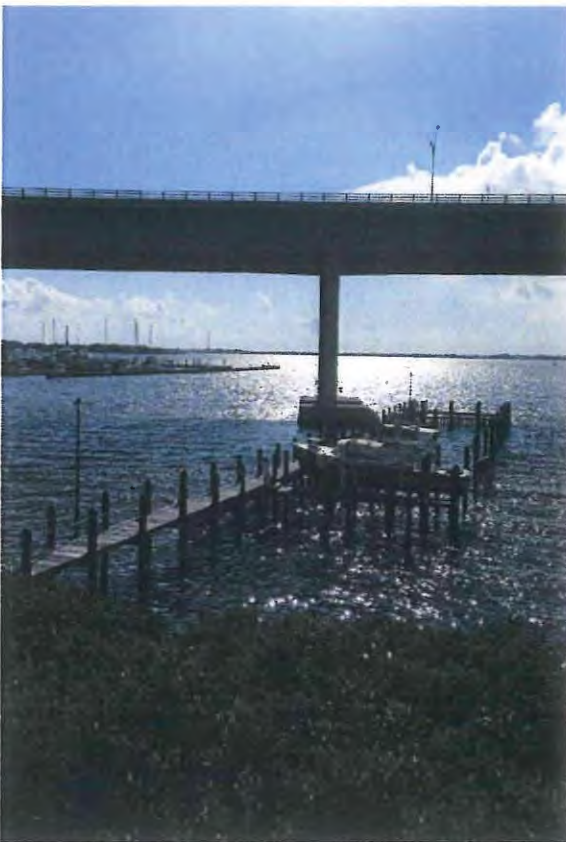
Our experience with permitting is current and recently we have completed the construction of a portion of the Riverwalk/ Boardwalk in the City Of Stuart, which utilized FIND grants and required many ADA and Safety requirements. We went through the FDEP and ACOE permit process in obtaining the permits; working on the environmental (mangrove), geotechnical and structural aspects of the project.

Our support staff provides Design, Calculations, CADD Assistance and EEOC/ Grant Procurement and Administrative services. In working for other Municipalities, we regularly attend commission/staff

meetings; assist in negotiations of all Engineering, Construction and Grant contracts. We have assisted in writing many land development regulations and assisted in reviewing new development projects. We attend Planning / Site Plans meetings. We are very comfortable presenting technical information to County Commissioners in meetings.

CAPTEC's careful attention to Client's needs, preferences and hands-on approach has contributed to CAPTEC's continued success. We believe that CAPTEC has earned a reputation of being service-oriented team players. We are flexible and accommodating when project scopes evolve in order to maintain project deadlines. CAPTEC is very familiar with all the regulatory agencies on the Treasure Coast such as SFWMD, ACOE, FEC Rail Road, Fish / Wildlife Agencies and the FDOT. We work closely with each agency in our involvement with projects but also we participate in many professional committees for these Agencies.

All work will be completed at the City of Stuart primary office of CAPTEC Engineering, Inc. Also, CAPTEC is a certified Small Business Enterprise in the State of Florida.



JOSEPH W. CAPRA, P.E. – Principal / Quality Control Manager
1996 to Present: CAPTEC Engineering, Inc.

Professional Qualifications

B.S., Civil Engineering, Rensselaer Polytechnic Institute, New York, 1979

Professional Civil Engineer (FL PE License No. 37638)

Introduction to Railroad Engineering, University of Wisconsin, Oct. 2009

Affiliations

2007 Engineer of the Year, Florida Engineering Society Treasure Coast Chapter

Martin County MPO/ TAC / SFWMD Water Resources Advisory

Committee; St. Lucie County Economic Council Member



Experience Summary: Mr. Capra has over 36 years of experience in civil engineering design/ permitting/construction services for storm water, drainage and utilities systems; water/ sanitary sewer distribution/collection systems; water/sewer retrofits; municipal water/ wastewater treatment plants; downtown/CRA re-development; land development; and municipal roadway projects. Mr. Capra has assisted local municipalities with grant acquisition/ public funding, scheduling, project management, and liaison efforts with government agencies. Mr. Capra serves as: Project Engineer for Sewall's Point, overseeing more than 30 storm water management/ roadway improvement projects; and Development Review Engineer for the City of Stuart. Mr. Capra is the Principal in Charge for the stormwater and general civil engineering continuing services contracts with Martin County; utility design continuing services contracts with the City of Stuart and Martin County; and general civil engineering continuing services contract with the City of Port St. Lucie. Relevant experience includes:

MARTIN HEALTH SYSTEMS NORTH HOSPITAL CAMPUS IMPROVEMENTS Phase I & II, Stuart, FL: Previously Prepared the design of Main St. /Amerigo Avenue Roadway/Design/Landscaping enhancement plan including review of the parking, drainage, surface treatments, pedestrian Brick-Paver sidewalk and vehicular circulation for the North Campus Hospital. Also, provided site improvements to the Cancer Center, 509 building, western parking garage and common areas. These Northern Campus improvements are adjacent to emergency room entrance, dining areas, and loading docks / oxygen tank area. Site improvements include review of the existing survey data, parking, drainage, surface treatments, and pedestrian and vehicular circulation patterns to provide the civil site plans, permitting and construction administration services. These improvements addressed a new lift station, ADA parking, sidewalk connections, replace pervious concrete with asphalt, a retaining wall to allow additional parking, and the redesign of Emergency and Nurse parking areas. The improvements consider safe circulation of vehicular/ service / pedestrian / Emergency traffic improvements to the Campus. All construction services were performed during 24/7 operation.

CITY OF STUART PUBLIC SAFETY ADMINISTRATION BUILDING, Stuart, FL: CAPTEC team worked with an Architect to provide design, permitting and provide construction services for the paving, grading, drainage, potable water and sewer utility improvements for a police and fire public safety complex constructed at the previous facility site located on Martin Luther King Blvd. Construction, demolition & site infrastructure were designed to provide continuance of vital public services during transition into new facilities. CAPTEC'S services included Building Department permitting assistance to the Contractor and Architect.

COUNCIL ON AGING, Martin County, FL: Provided design, permitting and construction inspection services for this site development. Site improvements included on-site grading, water, sewer, stormwater management / drainage facilities, and pavement design information as required by Martin County Land Development Regulations (LDRs) and SFWMD regulatory criteria. Sanitary sewer design included on-site gravity collection system and on-site lift station that tied-in to the existing Martin County Utilities (MCU) sanitary sewer system.



**GARY L. S. JONES – DIRECTOR OF CONSTRUCTION SERVICES
2004 to PRESENT: CAPTEC ENGINEERING, INC.**

PROFESSIONAL QUALIFICATIONS

Civil Engineering, James Madison University, Virginia
Civil Engineering, Broward Community College, Florida
Professional Civil Engineer (FL PE License No. 51985)

PROFESSIONAL CERTIFICATIONS / AFFILIATIONS

Florida Engineering Society Treasure Coast Chapter
FDOT Local Agency Program (LAP) Certification; FDOT Advanced MOT Certification



EXPERIENCE SUMMARY:

Mr. Jones manages all construction projects for CAPTEC Engineering, Inc. Mr. Jones has over 35 years of experience in construction management and administration, project engineering, and construction inspection, having extensive experience on highway, roadway and bridge projects as well as drainage, water, wastewater and parking facilities for municipal projects. Mr. Jones provides constructability reviews prior to completion of Approved for Construction Plans and also prepares bid quantities / cost estimates, shop drawing reviews, product approval reviews, and pay request recommendations. Additionally, Mr. Jones has vast experience in bacteriological test observations and roadway density testing. Certifications held by Mr. Jones include: #13843/ American Traffic Safety Services Association (ATSSA); Contract Administration/Federal Highway Administration (FHWA); Certification #Z20902/ International Municipal Signal Association (IMSA); Safety Inspection of In-Service Bridges/National Highway Institute (NHI); Engineering Concepts for Bridge Inspectors (NHI); Basic Micro Station; Construction Contract Interpretation; Consultant CEI Issues/Panel Discussion Consultant Series; Final Estimates; and Negotiating/Legal/Structures Consultant Series. Mr. Jones installs/ monitors CAPTEC's Stormwater Quality Monitoring program.

CITY OF STUART RIVERWALK/ BOARDWALK EXTENSION, Stuart, FL: Mr. Jones provided construction engineering inspection services, to include shop drawing review and final certification, of a 10-foot wide, 450 linear foot boardwalk extension, located approximately 15 feet off the adjacent seawall running along the shoreline, between St. Lucie Avenue and Colorado Avenue. FDEP and ACOE permits were required. CAPTEC assisted the City of Stuart in securing a "FIND" grant and then completed the design services for the pipe. CAPTEC has completed the majority of the boardwalk and seawalls for the City of Stuart along the Downtown Riverwalk. This work included FDEP / ACOE standard boardwalk permitting and also included FDOT and FEC railroad permits for the Riverwalk.

MARTIN HEALTH SYSTEMS NORTH HOSPITAL CAMPUS IMPROVEMENTS, Stuart, FL:

Mr. Jones provided construction administration services for the Martin Memorial Hospital North Campus entrance enhancement which included full construction administration services to oversee improvements for drainage, parking, sidewalk, cross-walks, ADA improvements, brick paver installation, roadways, railings, conflict manholes, utility adjustments, landscaping, hardscaping, lighting, irrigation, signing and pavement marking. Additionally, Mr. Jones reviewed contractor pay requests and change orders. Mr. Jones coordinated with multiple contractors and other professionals to complete this \$2 Million project within 102 days. CAPTEC also completed Phase 2 improvements for another \$2.5 million project, which considered safe circulation of vehicular/service/ pedestrian/Emergency traffic improvements to the campus. All work planned was completed within 24/7 operation.

COLORADO AVENUE IMPROVEMENTS, Stuart, FL: CAPTEC prepared the creation of final design walkable plans for the Colorado Avenue corridor (including portions of Martin Luther King, Jr. Blvd and Kindred St.). Provided the Main Street redesign of traffic calming to include removal of signals and the construction of roadway lane reductions with a roundabout. The existing roadway corridor was designed to facilitate on-street parking, sidewalks, landscaped curb extensions, bike lanes, 2-10' wide travel lanes and a large landscaped median and a roundabout at Martin Luther King Jr. Blvd. CAPTEC completed a traffic study to remove the existing traffic signal at the Kindred Street intersection and conducted multiple public meetings. Mr. Jones provided construction observation services including public meeting attendance, shop drawing review, pay requests, MOT set up, and final inspection verifying punch list items have been dealt with. This project was funded with CDBG funds.



Rhett Keene, PE, LEED AP – Director of Engineering Services
2001 to Present: CAPTEC Engineering, Inc.



Professional Qualifications

1997 Soil and Water Specialization, University of Florida, Gainesville, FL
Bachelor of Science in Agricultural Engineering
Professional Civil Engineer (FL PE License No. 65626)
LEED AP Certified GBCI#10251793

Affiliations

Florida Engineering Society Treasure Coast Chapter
American Society of Agricultural Engineers

Experience Summary: Mr. Keene has over 17 years of experience in providing expertise in utility coordination, stormwater management, drainage, hydrology, hydraulic modeling (ICPR version 4), soils, water transport, and design. Mr. Keene serves as Project Manager for CAPTEC's continuing services, utility and storm water contract with Martin County. He also served as Project Manager for various roadway / storm water improvements in Tradition: 12 miles of roadway, over 16 projects, with a value of +/- \$44,000,000. Additionally, Mr. Keene provided project management (including design, permitting and construction administration services) for site, roadway and utility services for several large developments in Tradition, as well as a residential equestrian subdivision in Port Mayaca. Mr. Keene also served as a Project Manager for the City of Port St. Lucie's Eastern Watershed Improvement Project (EWIP): a storm water improvement project encompassing the eastern portion of the City, and assisted the City of Port St. Lucie by cataloging all existing facilities and creating an Operations and Maintenance Stormwater Manual for the City. Mr. Keene manages CAPTEC's Stormwater Quality Monitoring Program. Relevant experience includes:

TRADITION MEDICAL CENTER, Port St. Lucie, FL: Completed the design, permitting and CEI services for site improvements at this 20-acre, 88-bed, 2-story hospital site on a vacant parcel located in Tradition/Southern Grove along Gatlin Boulevard and Interstate 95 in Port St. Lucie, Florida. This project received LEED Certification – **GOLD Level** on May 8, 2014.

TRADITION TOWN CENTER, Port St. Lucie, FL: Provided preliminary engineering and final design services for site paving, grading, drainage and utility plans for a 2-story office/retail space totaling 44,960 square feet. Other phases of this project included a community center and 2-story parking garage. The work included setting the finished floors and tying together all ADA sidewalks to access the office buildings, retail centers, Publix shopping center, Tradition Hall, Promenade and active fountain areas. The project included assisting the contractor and architect with the building permitting. Utility design included water main extension and service to the buildings and gravity sewer service in accordance with Port St. Lucie Utilities Systems Department, FDEP and drainage design met requirements for SFWMD and the City of Port St. Lucie. The project was on on-going from 2003-2012.

EASTERN WATERSHED IMPROVEMENT PROJECT (EWIP), Port St. Lucie, FL: This water quality and flood protection stormwater improvement for Drainage Basin is located in Eastern Port St. Lucie. The project included setting standards, developing a model for the 4,860 Acre-Basin, developing alternative improvements, acquiring land, preparing construction plans, obtaining permits and construction assistance. The land and construction costs were \$32 million. CAPTEC assisted the City in obtaining \$1.5 million in construction grants for this work. This project lies along eastern side of the Savanna's Preserve.

STORMWATER BASIN STUDY OF CENTRAL WATERSHEDS (CWIP), Port St. Lucie, FL: Provided a study and modeling to provide recommendations for the levels of service relative to the existing stormwater facilities for improving stormwater management and pollutant loads for multiple drainage basins. This project complies with the goals and objectives of the Florida Department of Environmental Protection Basin Management Action Plan for the St. Lucie River and Estuary Basin. The Study Area entails a model of 13,000 acres located within the City of Port St. Lucie to include St. Lucie West and portions of St. Lucie County. The projects were done in 3 phases with minor modifications for several years.



HAROLD L. TOURJEE, JR. - Project Design Manager
2002 to Present: CAPTEC Engineering, Inc.



Professional Qualifications:

Ph.D. studies, Plasma Physics, University of Texas, Austin, Texas

M.S., Physics, University of Texas, Austin, Texas, 1984

B.S., Physics, University of Texas, Austin, Texas, 1983

Experience Summary: Mr. Tourjee has over 29 years of experience in the analysis and design of civil engineering projects involving land development, riverwalks/ boardwalks, highways/ roadways, traffic control, stormwater management, water distribution and wastewater collection. Mr. Tourjee is experienced in computer programming and the use of software packages including the Santa Barbara/ SCS Hydrograph-Flood Routing Analysis Programs, the AdICPR Drainage Analysis Program and the KYPIPE Piping Network Analysis Program. Mr. Tourjee is also proficient in computer drafting, mapping and design using the latest versions of AutoCAD and Land Development Desktop. Relevant experience includes:

CITY OF STUART RIVERWALK/ BOARDWALK EXTENSION, Stuart, FL: Prepared the design, permitting, bidding assistance and construction engineering inspection services of a 10-foot wide, 450 linear foot boardwalk extension, located approximately 15 feet off the adjacent seawall running along the shoreline, between St. Lucie Avenue and Colorado Avenue. FDEP and ACOE permits were required. CAPTEC assisted the City of Stuart in securing a "FIND" grant and then completed the design services for the pipe. Mr. Capra and Mr. Tourjee – both former employees of Keith & Schnars and are currently employed at CAPTEC Engineering, have completed the majority of the boardwalk and seawalls for the City of Stuart along the Downtown Riverwalk. This work included FDEP / ACOE standard boardwalk permitting and also included FDOT and FEC railroad permits for the Riverwalk.

MARTIN COUNTY PUBLIC SAFETY COMPLEX/EMERGENCY MANAGEMENT FACILITY, Stuart, FL: Provided the civil engineering design, permitting and construction bidding process for paving, grading, drainage, potable water and sewer utilities improvements for the new Martin County Sheriff's Public Safety Complex which replaced the old facility located on SE Willoughby Boulevard. The project considered work at the existing jail site and preservation of trees, access and parking for the jail site. Project construction and limited site work demolition was designed to provide continuance of these vital public services while transitioning into the new facilities.

VETERAN'S MEMORIAL PARK IMPROVEMENTS, Fort Pierce, FL: Provided design, permitting and construction services to upgrade the Indian River Veterans Memorial Park in Fort Pierce to better accommodate handicapped guests and address flooding issues. Project included designing Park improvements so as to deter flooding and improve ADA accessibility and usability by incorporating lighting, irrigation, drainage, paver walkways, concrete pavement, asphalt, concrete curbs and walls and grand entrances. Provided a stormwater treatment and nutrient load reduction plan for water quality benefits to the Indian River Lagoon including lakes, bioswales, fountains and flog logs. This project also entailed remodeling the County Center to include ADA restrooms accessibility.

SHEPARD PARK IMPROVEMENTS, Stuart, FL: Provided design, bid assistance and construction administration services for the seawall and walkway improvements replacing a 667-linear foot seawall within one-foot waterward of the existing seawall and installed a new seawall cap and replaced the existing boardwalk.

PORT SALERNO BOARDWALK, Stuart, FL: Provided design, permitting and construction administration services for an ± 800 ft. long boardwalk at the Port Salerno Civic Center area of Port Salerno, Martin County, Florida. Specific services encompassed preparation of construction drawings for the boardwalk improvements, including layout, permitting information & structural details. The boardwalk design was located within the upland immediately adjacent to & westward of the mean high water line.





PLANNING + LANDSCAPE ARCHITECTURE

GREGORY L. BOGGS ASLA

Gregory L. Boggs ASLA, Principal

Boggs Planning + Landscape Architecture 100 Avenue A, Fort Pierce, Fl.

Education: Bachelor of Science of Landscape Architecture, West Virginia University 1980

Professional Affiliation: American Society of Landscape Architects, registered Landscape Architect 1983 to present

Professional Experience:

Principal – Boggs Planning + Landscape Architecture April 2013 to present

Office Director and Partner – Lucido & Associates, St Lucie County Office
1992 – 2013

Project Manager – Urban Design Studio 1986-1988

Landscape Architect – Post, Buckley, Schuh & Jernigan – 1985 – 1986

Representative Projects and Experiences:

Greg Boggs has over 30 years of experience in landscape architecture and land planning. For over 20 years he directed Lucido & Associates St. Lucie County office. During his tenure there he planned and represented many successful projects including PGA of America Learning Center and Club, residential communities including The Reserve, PGA Village, Ocean Village, Diamond Sands and Claridge. His public sector projects include St Lucie County Administrative Complex, County Public Defender Office, City of Port St Lucie City Hall, and City of Port St Lucie Police headquarters. He has designed many other public projects including many Indian River State College classroom buildings, Council on Aging Intermodal Facility, Harbor Branch Marine Institute, St. Lucie County Fire District, and many parks and streetscapes in his years of practice in St Lucie County

Having a successful professional career as a landscape architect and land planner on a variety of private and public projects has provided a comprehensive background in the land development process. Mr. Boggs has developed relationships with staff of local governments and their elected officials, and with positive dialogue and his hand-on approach to the regulatory process has a track record of approved and successful projects.

As a Landscape Architect he has developed a thorough understanding of native and ornamental plant materials which allows for creative and functional landscape plans prepared under his registration as a Florida licensed Landscape Architect.

Paul Skyers

2001 Broadway, Suite 210, Riviera Beach, FL 33404 • (561) 789-2132 • p_skyers@pbccrc.org

Qualifications for Economic Development Consultant

Energetic and focused professional with over 20 years of business planning/management experience who has demonstrable expertise in Economic Development (Business Creation, Expansion & Recruitment), Industry Sector Analysis, Economic Development Grant writing, Financial Analysis, Alternative Energy Development, Business Financing, Strategic Analysis, and Business Plan Writing. Possessing an extraordinary breadth of practical experience and knowledge in the operations of a wide array of business types (across diverse industries: from Retail to Manufacturing to High Tech to Professional Service-based entities). A detail-oriented leader who excels at motivating peers and subordinates to function, with integrity, at the optimal level of their skill sets, ultimately delivering superior service. A highly skilled Economic Development Professional leveraging innate curiosity, analytical skills and powerful leadership skills to participate in a driving passion: Green Business Projects.

Business Financing Proficiencies – 94% success rate on business loan requests submitted to lenders, investors, and stakeholders; he excels at helping business clients enhance their profiles and articulate their value propositions thereby enhancing their eligibility for funding.

Areas of Expertise

Business Strategic Analysis & Planning • Rural & Urban Commercial Real Estate Development • Green Venture Development • Alternative Energy Development • New Markets Tax Credit Applications • Entrepreneurship Development • Startup Financing • Financial Analysis • Sales Management • Corporate Financial Management • Business Feasibility Studies • M/WBE Compliance • Goal Driven • Relationship Development

Selected Projects & Accomplishments

- ✓ Collaborated with Delray Beach CRA to support the expansion of the Business District along NW & SW 5th Avenue – compiled Business Plans & secured financing for 4 for-profit business and one non-profit organization in the District
- ✓ Secured over \$15 Million in financing for various business clients, and provided procurement assistance that netted business clients more than \$46 Million in both public and private contracts over an eleven-year period during tenure as the innovator and CEO of an Entrepreneurship Development Agency. The Agency provided early-stage, small and medium-sized businesses with financing, access to business opportunities, and management and marketing advice.
- ✓ Chaired the Alternative Energy Task Force that created a Comprehensive Alternative Energy Strategic Plan – plan implementation included the creation of a countywide Green Energy Cluster Council
- ✓ Provided critical direction on Palm Beach County's proposals to the Federal Government that resulted in a \$9.2 Million Energy Efficiency Community Development Block Grant award that created energy efficiency incentives and loans for businesses. Advisor on various "green groups" (Pollution Prevention Coalition, Green Business Task Force, Treasure Coast USGBC) on green development strategies.
- ✓ Business clients experienced 5% to 38% operating income growth over prior years during tenure as their Fractional CFO – provided oversight of their bookkeeping, budgeting, forecasting, job-cost analysis, and inventory and asset management functions. Client performance improvements included a 3 to 8% average reduction in inventory shrinkage, 6% improvement in revenues, and improvements in Return on Investment of at least 5%. Installed a wide variety of accounting software applications and enterprise systems for high-growth small & medium-sized enterprises. Implemented control processes such as job cost analyses, line-of-business profitability analyses, and price sensitivity analyses.

- ✓ Compiled Riviera Beach CRA's Economic Development Incentive Manual & monitored the 2011-12 Incentive Program execution which resulted in the recruitment of 9 businesses and the retention of 7 existing enterprises to the targeted business districts.
- ✓ Secured the financing and managed the development of two small-scale retail centers in the Redevelopment Districts of Delray Beach and Riviera Beach. Both centers have maintained 95% occupancy rates since being built, and have served as catalysts for commercial development on surrounding parcels.
- ✓ Spearheaded development of a groundbreaking Entrepreneurship Training program called SEEK that focuses on creating high levels of management and entrepreneurial competencies in the trainees.
- ✓ Increased profitability by 12% over previous year as a part of a turnaround management strategy for a failing restaurant. Turnaround impact also included the creation of five additional jobs and increased same-day sales by approximately 13% over the previous year.
- ✓ Restructured Financial Analysis templates for the company's Engineering & Manufacturing Business Unit to integrate Production Analysis with Financial Performance and drive higher levels of productivity & efficiency in the Unit's daily operations.

Career Track

Economic Development Consultant, PBC Housing Authority (West Palm Beach, FL) 2012 – present
Economic Development Consultant, Riviera Beach CRA (Riviera Beach, FL) 2010 – present
Executive Director, Palm Beach County Resource Center (Riviera Beach, FL) 1998 – 2010
Experience Rating Consultant, NCCI (Boca Raton, FL) 1997 – 1998
Business Development Analyst, Kendall Square Associates (Miami, FL) 1994 – 1997
Sales Manager, Circuit City (Miami, FL) 1992 – 1994
Restaurant General Manager, KFC (Miami, FL) 1991 – 1992
Financial Analyst, NCR (Lake Mary, FL) 1989 – 1991

Credentials

Master of Business Administration (concentration in Entrepreneurship), University of Central Florida
Bachelor of Science in Business Administration (Major: Finance), University of Central Florida
People, Process, & Systems Management Certification, *PepsiCo*. (1991) • Managing Through People, *Circuit City* (1992) • Professional Salesmanship, *Circuit City* (1992) • Real Estate Development Certification, *FL Housing Finance Corp.* (2008) • Certified Entrepreneurship Trainer *Babson College* (2000) • Commercial Project Finance Certification, *Urban Land Institute* (2003) • Green Development Practices, *US Green Builders Council* (2009) • Mixed Use Development *Urban Land Institute* (2003) • Financial Strategies for Practice, *Success Pride Institute* (2001) • Credit for Economic Development Certification, *Chase Manhattan Private Bank* (1997) • Credit for Commercial Credit Analysis, Credit Institute for Economic Development (1997) • SBA Lender Training (1994)

Skills: MS Office Suites, Adobe Professional Productivity Software, QuickBooks, Homestead SiteBuilder

Professional Service/Affiliations:

- City of Stuart Community Redevelopment Board
- Business Development Board of Palm Beach County
- Overall Economic Development Program Committee of Palm Beach County
- Treasure Coast Comprehensive Economic Development Strategy Committee (CEDS)
- Small Business Enterprise Advisory Committee (Palm Beach County)
- Palm Beach County Alternative Energy Task Force
- Palm Beach County Green Energy Cluster Council
- Pollution Prevention Coalition of Palm Beach County



Michael**Renfro**

Mr. Renfro is President and Creative Director of Madoli Marketing, Inc. He has defined his career through getting to know his clients, their competition, their challenges and their opportunities. He researches, observes, listens and learns. (and laughs) He communicates with them so he can communicate for them.

Mr. Renfro has 35 years experience in graphic arts and the advertising industry helping guide clients through new paths of marketing success.

He started his career as a publications Art Director and graduated from Indiana University with his BFA in Graphic Design. He has worked on National accounts such as Sunbeam Oster, Murray, Noma Outdoor Products and ANF Pet Foods. Some clients he has enjoyed working with include: The Nashville Symphony, The Lyric Theatre, Mariner Sands, Sailfish Point, Harmonic Environments, WTU:Public Television, South Florida Orthopaedics, Hurricane Boat Lifts and Indian River Publishing. Mr. Renfro moved to Florida from Nashville, Tennessee to work at Cotton & Company, a Real Estate Marketing Company, where he was employed as an Art Director for 15 years.

Mr. Renfro has five daughters, ages 9-26 that keep the left side of his brain busy. He enjoys any moment he can with his wife, Jennifer, and usually doesn't make it a week without getting to the beach.

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Respondent's Business Profile

Business Profile

Geisinger Realty has been an active organization since 1959. It was originally formed to broker real estate to specific clients as well as perform consulting services to commercial and development oriented customers.

The company gradually grew into a full service general Real Estate Company with over 45 agents. Additionally, the principals became Certified General Contractors and began building for their own purposes.

The company became inactive while Richard (Jr.) became broker for Sailfish Point. It has recently become reactivated with an office located at 54 NW Dixie Hwy. Stuart, FL 34994.

North Stuart Acquisition and Development, LLC has been recently formed to acquire and develop properties in the "North Stuart Area". It's managing members are Richard C. Geisinger, Jr., Lawrence Dutton. Lawrence represents the Private Equity Firm and the occupant of the office building. It was formed specifically to make proposals on properties of interest north of the "Old" Roosevelt Bridge. We currently have a signed LOI for the so-called Wright Property and will continue to work towards a formal agreement. This can be shared with the City's Legal Counsel on a confidential basis.

Detail by Entity Name

Florida Limited Liability Company

NORTH STUART ACQUISITIONS AND DEVELOPMENT LLC

Filing Information

Document Number L17000107147
FEI/EIN Number NONE
Date Filed 05/16/2017
Effective Date 05/16/2017
State FL
Status ACTIVE

Principal Address

54 NW DIXIE HWY
STUART 34994 FL

Mailing Address

54 NW DIXIE HWY
STUART 34994 FL

Registered Agent Name & Address

GEISINGER, RICHARD C, JR
54 NW DIXIE HWY
STUART, FL 34994

Authorized Person(s) Detail

Name & Address

Title MGR

DUTTON, LAWRENCE J
54 NW DIXIE HWY
STUART, FL 34994

Title MGR

GEISINGER, RICHARD C, JR.
54 NW DIXIE HWY
STUART, FL 34994

Annual Reports

No Annual Reports Filed

Document Images

[05/16/2017 -- Florida Limited Liability](#) [View image in PDF format](#)

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L17000107147
FILED 8:00 AM
May 16, 2017
Sec. Of State
ndmccleessam**

Article I

The name of the Limited Liability Company is:

NORTH STUART ACQUISITIONS AND DEVELOPMENT LLC

Article II

The street address of the principal office of the Limited Liability Company is:

54 NW DIXIE HWY
STUART, . FL 34994

The mailing address of the Limited Liability Company is:

54 NW DIXIE HWY
STUART, . FL 34994

Article III

The name and Florida street address of the registered agent is:

RICHARD C GEISINGER JR
54 NW DIXIE HWY
STUART, FL. 34994

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: RICHARD C. GEISINGER, JR

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
LAWRENCE J DUTTON
54 NW DIXIE HWY
STUART, FL. 34994

Title: MGR
RICHARD C GEISINGER JR.
54 NW DIXIE HWY
STUART, FL. 34994

L17000107147
FILED 8:00 AM
May 16, 2017
Sec. Of State
ndmccleessam

Article V

The effective date for this Limited Liability Company shall be:

05/16/2017

Signature of member or an authorized representative

Electronic Signature: RICHARD C. GEISINGER, JR.

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

Certificate of Status

I certify from the records of this office that NORTH STUART ACQUISITIONS AND DEVELOPMENT LLC, is a limited liability company organized under the laws of the State of Florida, filed electronically on May 16, 2017, effective May 16, 2017.

The document number of this company is L17000107147.

I further certify that said company has paid all fees due this office through December 31, 2017, and its status is active.

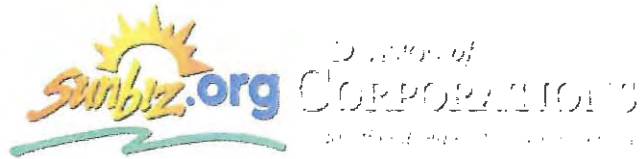
I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

Authentication Code: 170516161925-300299300023#1

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Sixteenth day of May, 2017



Ken Detzner
Ken Detzner
Secretary of State



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
GEISINGER REALTY, LLC

Filing Information

Document Number	L10000061729
FEI/EIN Number	27-3360238
Date Filed	06/09/2010
Effective Date	06/15/2010
State	FL
Status	ACTIVE

Principal Address

54 NW DIXIE HIGHWAY
STUART, FL 34994

Changed: 05/04/2017

Mailing Address

2336 S.E. Ocean Blvd.
#339
STUART, FL 34996

Changed: 04/23/2015

Registered Agent Name & Address

GEISINGER, RICHARD CJR.
2336 S.E. Ocean Blvd.
#339
STUART, FL 34996

Address Changed: 04/23/2015

Authorized Person(s) Detail

Name & Address

Title MGRM

GEISINGER, RICHARD CJR.
2336 S.E. Ocean Blvd.
#339
STUART, FL 34996

2017 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L10000061729

Entity Name: GEISINGER REALTY, LLC

Current Principal Place of Business:

2336 S.E. OCEAN BLVD.
#339
STUART, FL 34996

Current Mailing Address:

2336 S.E. OCEAN BLVD.
#339
STUART, FL 34996 US

FEI Number: 27-3360238

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

GEISINGER, RICHARD CJR.
2336 S.E. OCEAN BLVD.
#339
STUART, FL 34996 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGRM
Name GEISINGER, RICHARD CJR.
Address 2336 S.E. OCEAN BLVD.
#339
City-State-Zip: STUART FL 34996

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RICHARD C. GEISINGER, JR.

MGRM

04/24/2017

Electronic Signature of Signing Authorized Person(s) Detail

Date

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L10000061729
FILED 8:00 AM
June 09, 2010
Sec. Of State
Isellers

Article I

The name of the Limited Liability Company is:
GEISINGER REALTY, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
8 CASTLE HILL WAY
STUART, FL. 34996

The mailing address of the Limited Liability Company is:
8 CASTLE HILL WAY
STUART, FL. 34996

Article III

The purpose for which this Limited Liability Company is organized is:
ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:
RICHARD C GEISINGER JR.
8 CASTLE HILL WAY
STUART, FL. 34996

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: RICHARD C. GEISINGER, JR

Article V

The name and address of managing members/managers are:

Title: MGRM
RICHARD C GEISINGER JR.
8 CASTLE HILL WAY
STUART, FL. 34996

L10000061729
FILED 8:00 AM
June 09, 2010
Sec. Of State
Isellers

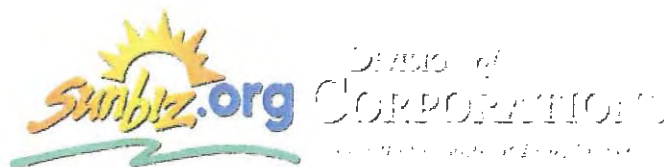
Article VI

The effective date for this Limited Liability Company shall be:

06/15/2010

Signature of member or an authorized representative of a member

Signature: RICHARD C. GEISINGER, JR.



[Department of State](#) / [Division of Corporations](#) / [Manage/Change with E-Filing](#) /

Certificate of Status Verification

Listed below is the current information for the entity for which you are requesting a certificate of status. If this information is what you require for certification, please press the "Continue" button. If you do not wish to continue with this certification, press your browser "Back" button or select to return to the Sunbiz home page.

Document Number	L10000061729
Corporate Name	GEISINGER REALTY, LLC
State of Inc	FL
Filing Date	06/09/2010
Document Type	Florida Limited Liability Company
Document Status	ACTIVE
Effective Date	06/15/2010
Last Annual Report Date	04/24/2017
Last Annual Report Year	2017

Please enter your e-mail address carefully and verify that it is correct. A copy of the requested Certificate of Status will be sent to this address.

Email Address 
r.geisinger@comcast.net

Re-enter Email Address
r.geisinger@comcast.net

If this is not the correct information, please hit your browsers' 'Back' button and enter another document number.

Continue:

6

Approach/Operational Plan

Approach/Operational Plan

The plan provided in the appendix is the first step to finalizing our overall view of the property. Once the City has agreed to the shared vision, we will develop the necessary tools to introduce our plan publicly. We are prepared to appear publicly and describe our vision and our plans.

If we are successful, and the public votes favorably for our acquisition, we immediately move forward with working drawings. Our intent is to get under way as quickly as possible. All of our team members have committed to a quick turn around so that we may submit building plans and subsequently get underway with construction.

Our intent is to build, own and manage the property. Ultimately we will be responsible for the quality of the project and it's continued success.

We have the user for the office building and have had many inquires to lease the restaurant. We will take time to properly plan the "Plaza" area. This element becomes the component of our plan that can differentiate us from any other waterfront site. Our goal is to create a waterfront experience that will attract visitors from outside of Stuart as well as our current residents.

We are all aware that this is not an easy site to develop. It appears that the bulkhead is encroaching on FEC property, the soil conditions will probably require pilings and of course there is always drainage and traffic considerations. We feel that with the team we put together, we can overcome these obstacles. We look forward to working with the City to explore ways to improve pedestrian and bicycle traffic from south of the bridge. We believe this is imperative to create the proper experience north of the bridge.

7

Prohibition Non-Conclusion/
Conflict of Interest Disclosure Statement

Prohibition Non-Collusion/Conflict of Interest Disclosure Statements

The respondent certifies, and in the case of a joint proposal, each party thereto certifies as to its own organization, that in connection with this solicitation the information provided has been arrived at independently, without consultation, communication, or agreement with any other respondent or with any competitor for the purpose of restricting competition, or in any other way influencing the competitive arena.

The respondent is not aware of any potential conflict of interest, real or apparent, that the Respondent, employee, officer, or agent of the firm may have due to ownership, other clients, contracts or interests associated with this project.

8

Optional Information

- Vision Statement

Vision

We included this section because we thought it was important to share our vision of this Caribbean Inspired Project.

This particular property has been in the City's inventory for over 14 years and has historically been under some sort of lease agreement for many of those years. Since the City has offered this property up for potential sale, our group is now interested. The property is expensive to develop and we believe private ownership insures proper investment.

Looking at the property from a use perspective, it is easy to visualize the bridge as the foundation for a restaurant. However, the balance of the property is much more difficult to understand. When considering the "Highest and Best Use" for the balance of the property, it became apparent that any use that would include a "residential component" probably would not pass any reasonable market analyses. Additionally, very few commercial uses seemed viable. So, not out of genius, but out of demand (we were asked to consider an office use), the idea of an office building quickly became our "Highest and Best Use". Offices could enjoy the river views and they are not nearly as affected by the constant train horns and noise. Our office user would be a Private Equity Firm which not only brings jobs to our downtown area, it will also require housing for relocating staff.

As indicated on the preliminary plans, the committed office use would be a three story building with underground parking.

When planning this project, we took into consideration the ancillary uses of the site. It was critical that the site have a boardwalk that stretches from under the Roosevelt Bridge to the FEC property line. This is in anticipation that the entire north peninsula will hopefully lean towards a connecting boardwalk. We have planned a private/public dock connected to the boardwalk. This dock would facilitate a drop off area for a future "Water Taxi". This idea of a "Water Taxi" is not new, however, we believe that it differentiates Stuart from other communities and allows visitors to actually experience our incredibly beautiful waterways and expose our city from a different perspective. Hopefully, this "Water Taxi" would commute from the City's docks and provide access to the Plaza and Restaurant on a regular basis. The dock would also provide water access to the restaurant for boaters.

As that idea unfolded, it also became clear that we should provide a retail experience for our visitors at the "Plaza". We have proposed a number of small retail spaces at "Plaza Level" to enhance the visitor's experience while waiting to be seated at the restaurant, or simply to have a coffee or gelato at "Caribbean Coffee and Gelato,Co". We realize that these retail spaces will take time to cultivate, however, we are committed from the onset to have them occupied with tenants that will contribute to the overall experience of "North Stuart".

We also designed a deck on the top of the office building that will be available for special events. This deck will primarily be for specific events of the Private Equity Firm. However, it will also be available for special occasions for the public to rent. We believe that this space is unique and, there is a need for this type of venue in Stuart. This upper deck is partially covered and could accommodate as many as 50-75 visitors.

Finally, we are very proud of our plan, however, as a note of caution, we only had a few weeks put together our thoughts and get them translated to renderings. We invested most of our time and energy developing the function of the buildings. We wanted to insure reasonable restaurant seating with an adequate sized kitchen on one level. Additionally, the office building requirements had to be met. As a result, we did not have time to prepare multiple elevation studies, as they are still being analyzed.

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Addenda

- Addenda 1 and 2 City of Stuart
 - Site Plan
 - Architectural Renderings
 - Floor Plans
 - Economic Impact Study



City of Stuart

121 SW Flagler Avenue • Stuart • Florida 34994
Department of Financial Services
Procurement & Contracting Services Division

Lenora Darden, CPPB
Procurement Manager
purchasing@ci.stuart.fl.us

Telephone (772) 288-5308
Fax: (772) 600-1202
www.cityofstuart.us

Date: April 29, 2017
To: All Prospective Proposers
Subj: Addendum #1 to RFDQ 2017-171, Sale or Lease and Development of the 2.65-Acre (+/-),
City-Owned North Point Property

ADDENDUM #1

The purpose of this addendum is to provide the attached land survey as requested. Copies will be available at the preproposal meeting scheduled on May 3, 2017 at 2:00 PM.

All other terms and conditions of this RFDQ remain unchanged.

This Addendum shall be considered an integral part of the RFDQ and Contract Documents and this Addendum must be acknowledged, signed and returned with your submittal **by 2:30 p.m. on May 24, 2017**. Failure to comply will result in disqualification of your submittal. All inquiries must be in accordance with the RFDQ.

Lenora Darden, CPPB
Procurement Manager
City of Stuart, Florida

Acknowledgement is hereby made of Addendum #1 to RFDQ# 2017-171, Sale or Lease and Development of City-Owned North Point Property.

Signature

*Giesinger Realty, LLC
Watermark Contractors
North Stuart Acquisitions & Development*
Firm

5.2.17
Date

r.giesinger@comcast.net
Email Address



City of Stuart

121 SW Flagler Avenue • Stuart • Florida 34994
Department of Financial Services
Procurement & Contracting Services Division

Lenora Darden, CPPB
Procurement Manager
purchasing@ci.stuart.fl.us

Telephone (772) 288-5308
Fax: (772) 600-1202
www.cityofstuart.us

Date: May 16, 2017
To: All Prospective Proposers
Subj: Addenda #2 to RFDQ 2017-171, Sale or Lease and Development of the 2.65-Acre (+/1), City-Owned, North Point Property

ADDENDA #2

This addendum is issued as a result of the pre-proposal conference held on May 3, 2017, and consists of the following:

- A. Clarification of Terms and Conditions
 - B. Questions and Answers
 - C. Attachments: Corrections, Survey, Appraisal, Geotechnical Report, Parking Analysis, Utilities Drawing, and Sign-in Sheet
-

A. Clarification of Terms and Conditions

Pages 1-2 and 9-12 of the solicitation have been replaced and are attached. Modifications are highlighted for easy detection. The RFDQ opening date and time is 2:30pm, Wednesday, May 24, 2017. All submittals must be in the possession of the Stuart Procurement Division no later than this date and time. All submittals received after the designated time and date will not be accepted or considered. Those late submittals received by means other than hand delivery (i.e. US Mail, Overnight Delivery, etc.) will be retained in the Stuart Procurement Office unopened.

This meeting is a non-mandatory pre-proposal conference. The significance of this is that proposals submitted by individuals or firms not represented at this meeting will be accepted and evaluated.

All questions or requests for information must be received by no later than May 17, 2017 by 5:00pm and must be routed through the Stuart Procurement & Contracting Services Office. Communication with any other City of Stuart Division or Department is not authoritative and discouraged.

B. Questions and Answers:

1. **Question:** Is the bridge part of the property? Is the water under the bridge on a lease?
Answer: The water under the property is currently sovereign land /sovereign waters. There was a submerged land lease by SDG Group which expired. It can be renewed. However, the City of Stuart looked into a butler act action, but never pursued. Where the extension of the bridge is located, the road was built prior to the late 1850's when the submerged land registration took place, so there may be a butler action submerged land lease.
2. **Question:** Are there doc permits?
Answer: No.
3. **Question:** Are there any outstanding permits of incomplete work, or would not clear a title search?
Answer: No, there are no liens recorded on the property. There is a construction permit for the seawall which is expired.
4. **Question:** Does the bulkhead that is next to the railroad have to be removed?
Answer: Yes, it has to be removed but it is not a portion of the land associated with this property. There is approximately 25-30 feet onto the FEC right of way that was done by a lease with SDG Group, which the lease is being terminated. FEC wants that portion of the bulk head to be removed and returned on the property line. There is no relevance to this, because it is not part of this property, where it's being removed.
5. **Question:** Does the successful proposer need to negotiate with FEC or remove the bulkhead?
Answer: The City will remove the bulkhead/seawall.
6. **Question:** Did the FEC request to single track?
Answer: No, FEC wants a single track on the bridge. There is a setback from the bridge where the bulkhead ends which is approximately 20 or 25 feet before you get to the track; and is more than 50 feet away from the bridge.
7. **Question:** Is there mandatory parking for the North Point?
Answer: FDOT deeded land on the northern part of the parcel to the City of Stuart with a reverter condition that the land be used for public use.
8. **Question:** Has Fiber optic cables been run to the edge of the property?
Answer: No, there are no utilities, no water or sewer. However, there is a lift station that is accessible.
9. **Question:** Are there any easements going over the property?
Answer: No.
10. **Question:** Is the lift station vented?
Answer: Yes, it is vented into the ground.

11. **Question:** Are there lines going through the property to the railroad?

Answer: There is a force main along Flagler Avenue on the east side of the railroad, down and then across the railroad to that lift station. See attached utilities drawing: round green symbol is the existing lift station within the chain link fence; green lines are sewer, and blue lines are water.

12. **Question:** From an economic development standpoint, what kinds of entitlements will the City offer to the awarded proposer?

Answer: None, no grants or entitlements.

All other terms and conditions of this RFDQ remain unchanged.

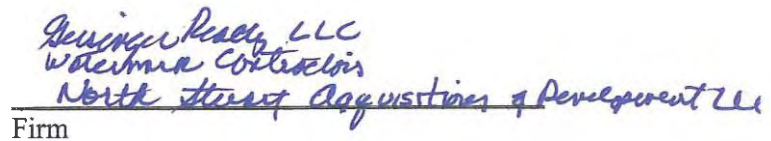
This Addendum shall be considered an integral part of the RFDQ and Contract Documents and this Addendum must be acknowledged, signed and returned with your submittal **by 2:30 p.m. on May 24, 2017**. Failure to comply will result in disqualification of your submittal. All inquiries must be in accordance with the RFDQ.



Lenora Darden, CPPB
Procurement Manager
City of Stuart, Florida

Acknowledgement is hereby made of Addenda #2 to RFDQ# 2017-171, Sale or Lease and Development of City-Owned North Point Property.


Signature


Firm

5.22.17
Date

r.geringer@comcast.net
Email Address









BOARD WALK
UNDER OLD
ROOSEVELT BRIDGE

ARBOR
ROOF &
EXTERIOR
DINING
DECK

STANDING
SEAM
METAL ROOF

CANTILEVERED
BAR B

RAMP TO
LOWER PLAZA
DECK

OPENING FROM
PLAZA DECK TO PLAZA

ARBOR ROOF BEAMS
@ OBSERVATION DECK

STANDING SEAM
METAL ROOFING
24" PILES

S/S CABLE
RAILING
3" DIA @
6" O.C.
VERTICALLY

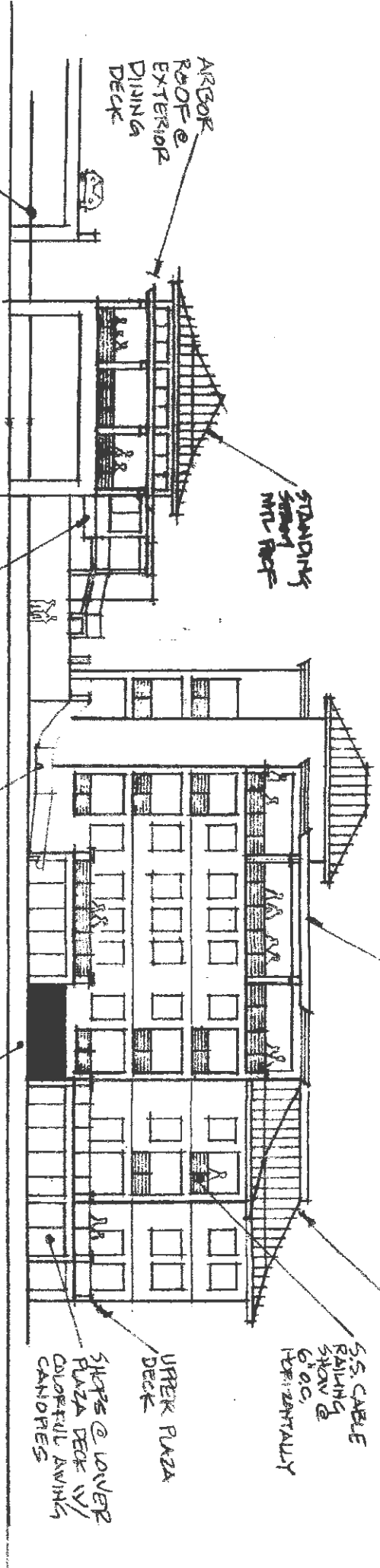
UPPER PLAZA
DECK

SHOPS @ LOWER
PLAZA DECK w/
COLORFUL AWNINGS
CANDORES

NORTH POINT DEVELOPMENT

1"=30'

SOUTHEAST ELEVATION FROM ST LUKE RIVER



ROBERT BRITT ARCHITECT, INC.

P.O. Box 1969
STUART, FLORIDA 34995
(772) 287-9401

Email: brittarchitect@bellsouth.net

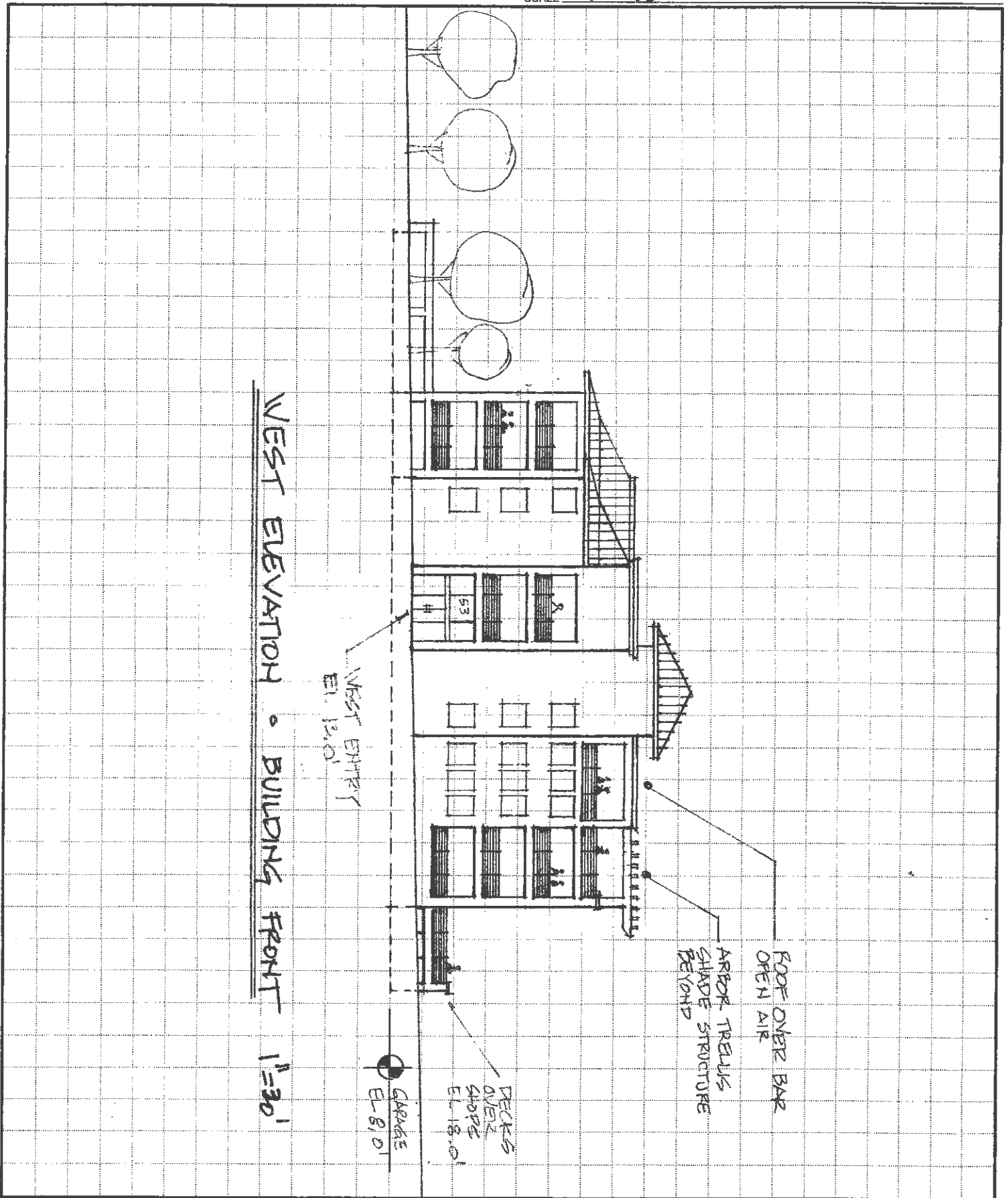
JOB NORTH POINT - OFFICE BUILDING

SHEET NO. _____ OF _____

CALCULATED BY RLB DATE 06 MAY 2017

CHECKED BY REVISED DATE 08 MAY 2017

SCALE 1" = 30' 13 MAY 2017



ROBERT BRITT ARCHITECT, INC.

P.O. Box 1969
STUART, FLORIDA 34995
(772) 287-9401

Email: brittarchitect@bellsouth.net

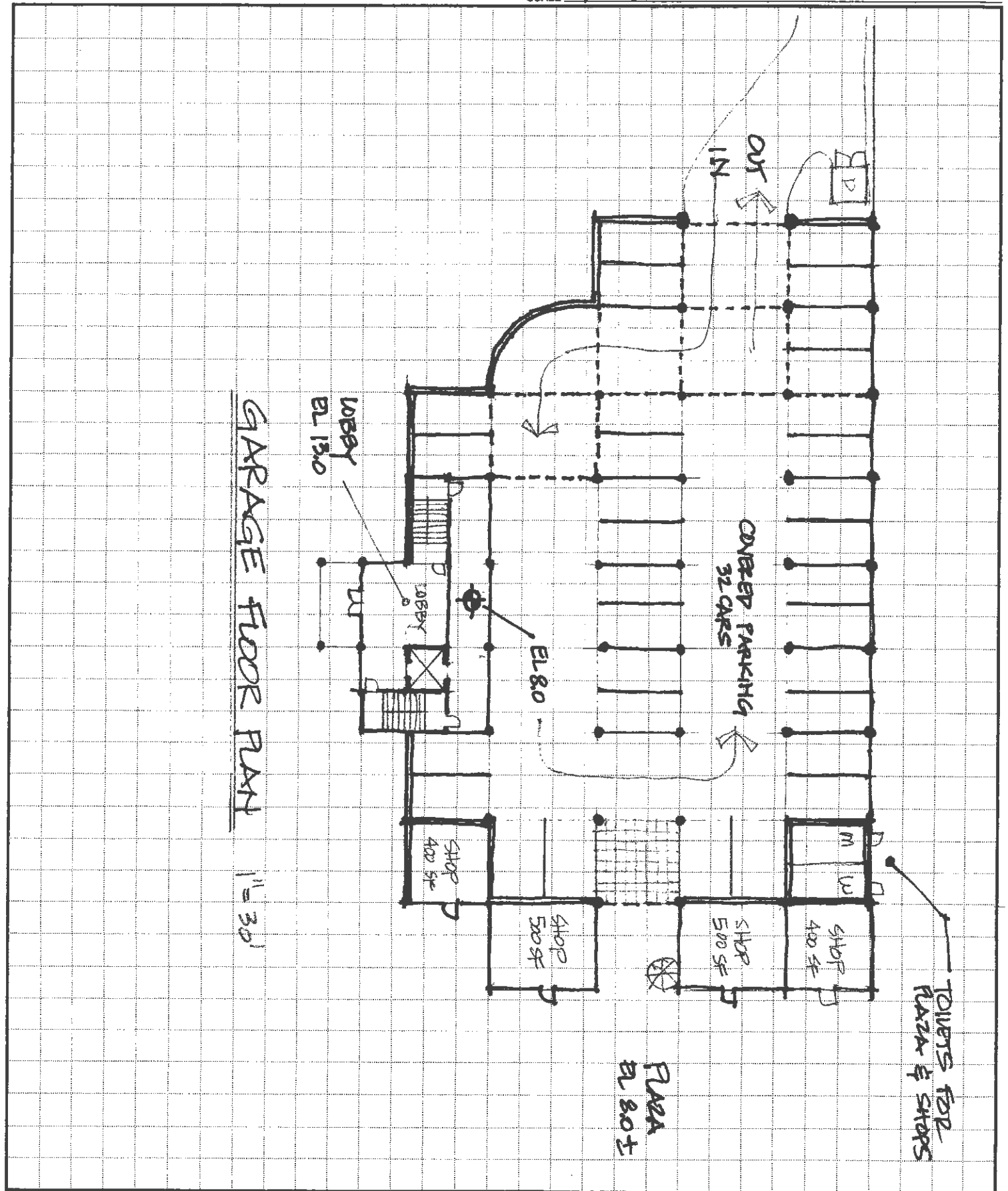
JOB NORTH POINT - OFFICE BUILDING

SHEET NO. _____ OF _____

CALCULATED BY RLB DATE 05 MAY 2017

CHECKED BY REVISED DATE 08 MAY 2017

SCALE 1" = 30'



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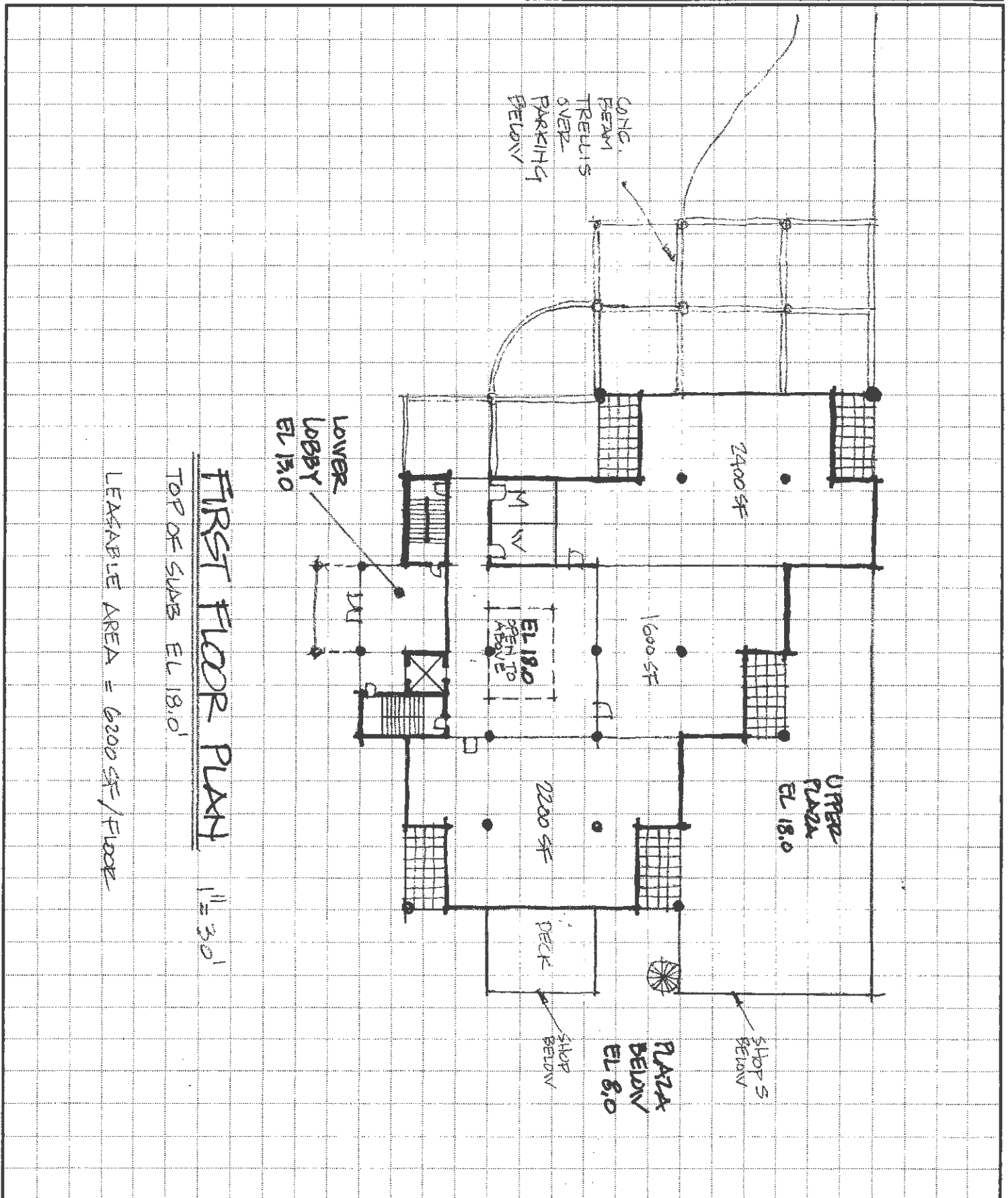
JOB NORTH POINT - OFFICE BUILDING

SHEET NO. _____ OF _____

CALCULATED BY RLB DATE 05 MAY 2017

CHECKED BY REVISED DATE 08 MAY 2017

SCALE 1" = 30'



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JOB NORTH POINT-OFFICE BUILDING

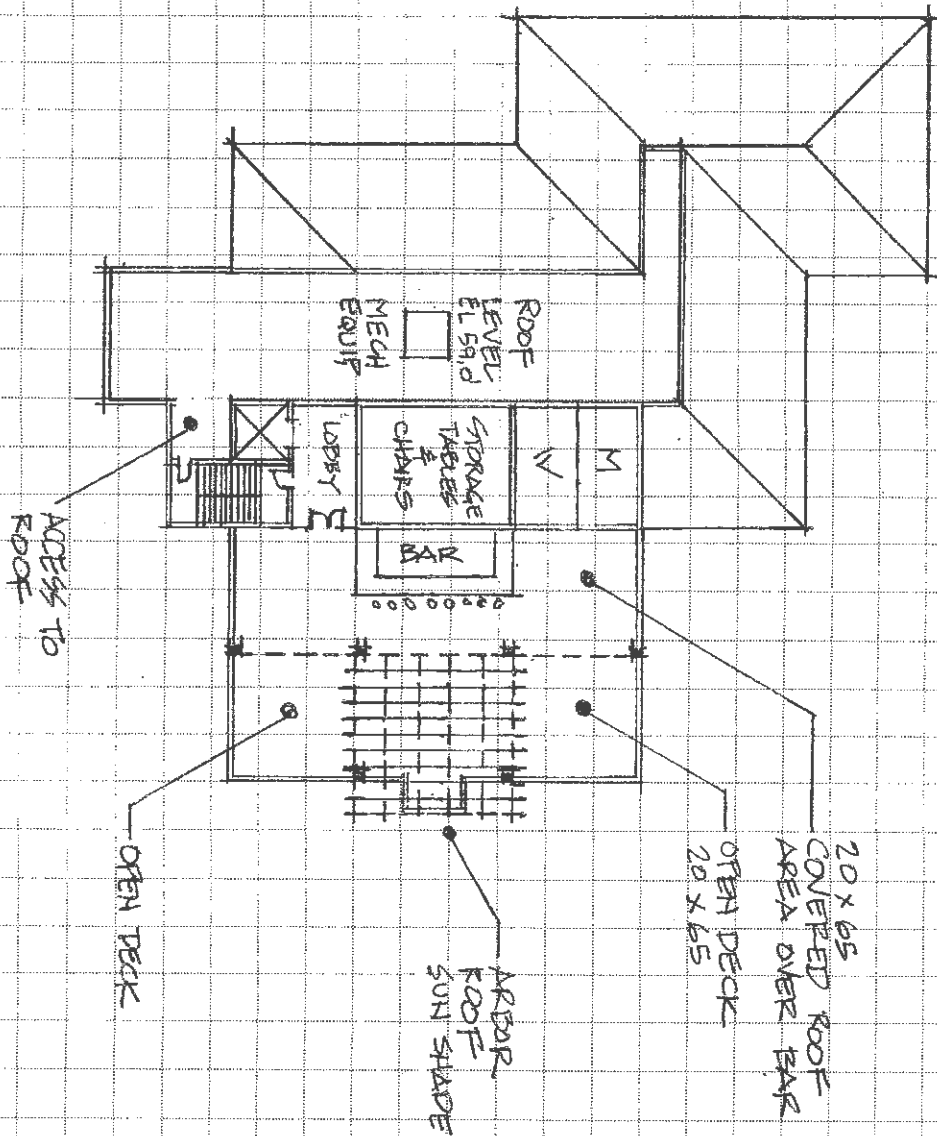
SHEET NO. _____ OF _____

CALCULATED BY RLB DATE 08 MAY 2017

CHECKED BY _____ DATE _____

SCALE 1" = 30'

PLAN @ ROOF DECK
1" = 30'
TOP OF SLAB EL 54.0'



ROBERT BRITT ARCHITECT, INC.

P.O. Box 1969
STUART, FLORIDA 34995
(772) 287-9401

Email: brittarchitect@bellsouth.net

JOB NORTH POINT - OFFICE BUILDING

SHEET NO. _____ OF _____

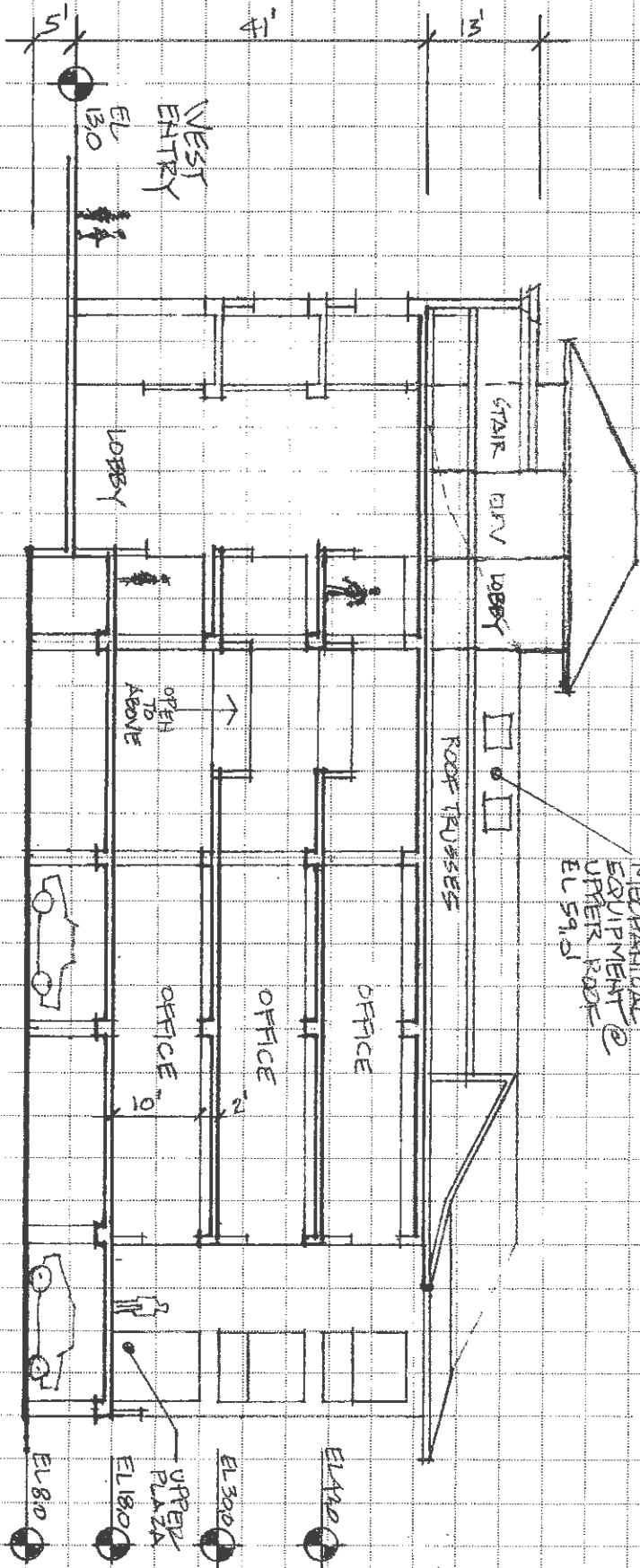
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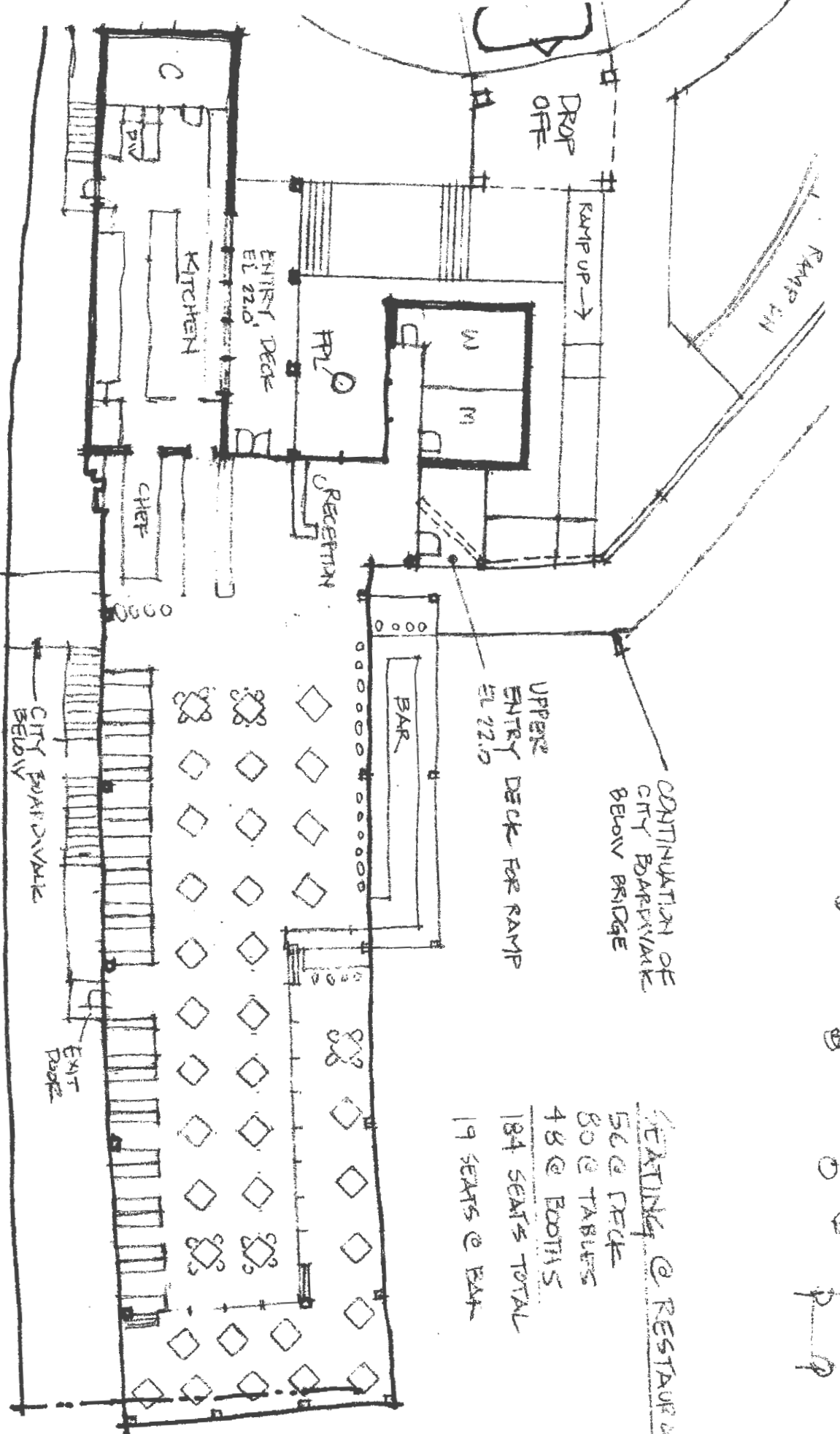
CHECKED BY REVISED DATE 08 MAY 2017

SCALE 1" = 20'

BUILDING SECTION

1" = 20'



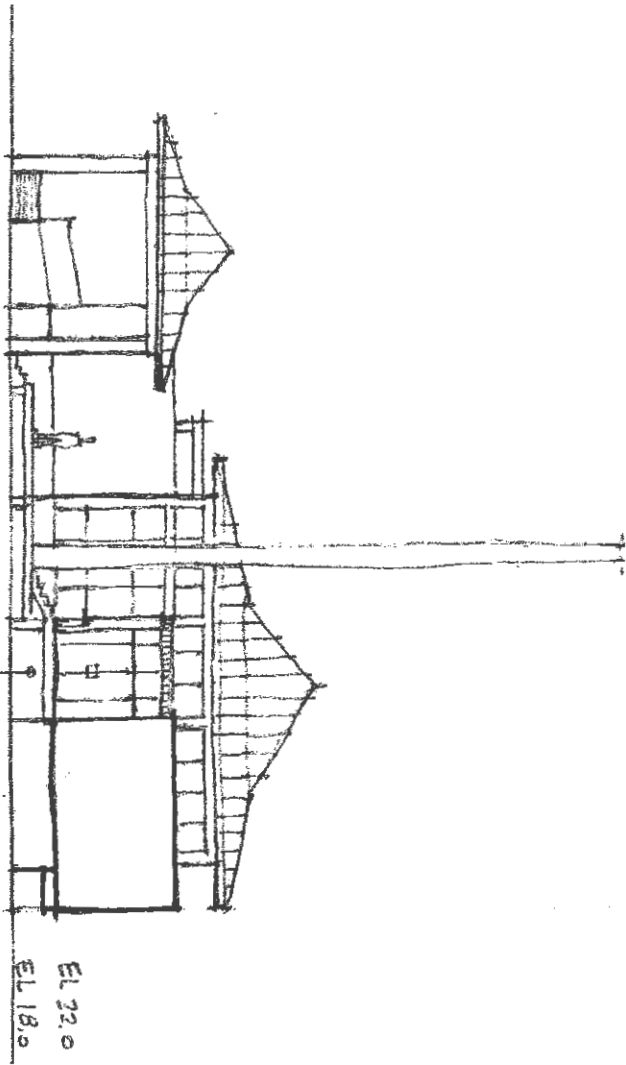


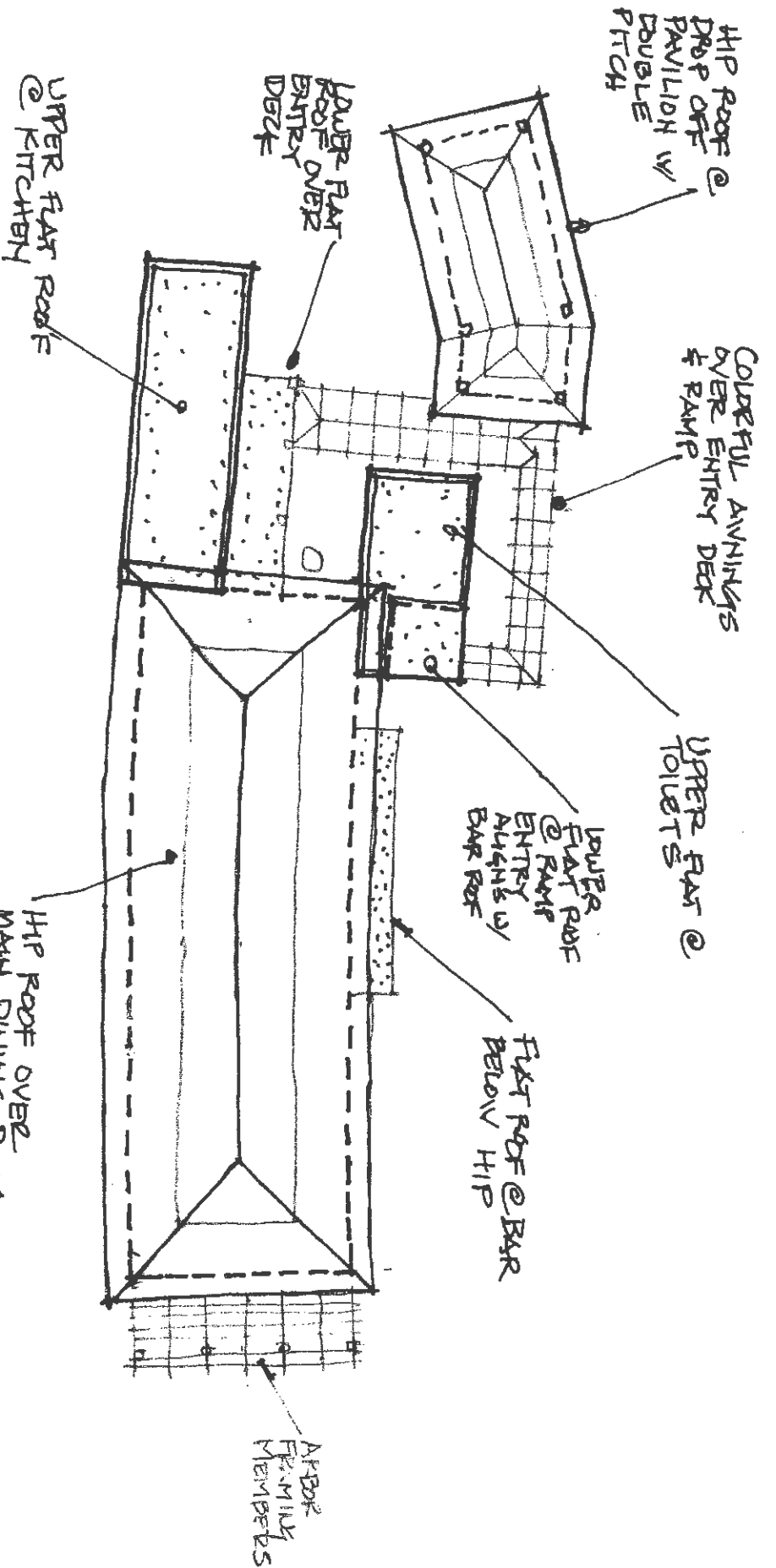
SEATING @ RESTAURANT

56 @ DECK
80 @ TABLES
48 @ BOOTHS
184 SEATS TOTAL
19 SEATS @ BAR

NORTH POINT
FLOOR PLAN @ RESTAURANT
 SCALE: 1" = 20'

FRONT ELEVATION @
RESTAURANT 1"=20'





HIP ROOF OVER
 MAIN DINING ROOM
 w/ 4 OVERHANGS
 DOUBLE PITCH LOWER
 SECTION @ O.H. 3/12 PITCH
 UPPER SECTION 6/12 PITCH
 SEE RESTAURANT ELEVATIONS

NORTH BENT
 ROOF PLAN @ RESTAURANT
 5/12/17
 REVISED

Proposed North Stuart Property Development

Economic Impact Analysis



FOR THE PROPOSED PROPERTY DEVELOPER:

Geisinger Realty, LLC

Richard C. Geisinger, Jr. *Licensed Real Estate Broker*

54 NW Dixie Hwy · Stuart, Florida 34994 772.215.1094 · richardgeisingerjr@gmail.com

Project Consultant: Paul Skyers
May 2017

TABLE OF CONTENTS

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INTRODUCTION

In furtherance of its redevelopment objectives, the City of Stuart, Florida is seeking statements of qualifications from highly experienced developers interested in a long term land lease or purchase and development of a vacant 2.65 acre (+/-) waterfront, city-owned parcel in the heart of Stuart's Community Redevelopment Area (CRA).

Located on the north side of downtown Stuart, the subject 2.65-acre vacant waterfront property, known as the "North Point Property," was acquired (and assembled) by the City of Stuart in the early 2000's through land transfers from the Florida Department of Transportation (FDOT), and through direct purchase of land by the City's CRA. Fronting Dixie Highway, the property on offer includes a 5,200 square foot concrete platform over the St. Lucie River – an abandoned remnant of the Old Roosevelt Bridge. A 22,540 sq. ft. active FDEP submerged land lease is also attached to the site. A portion of the site's north end is leased from the FDOT by the City at no cost, providing the land is used for no-cost public parking. City water and sewer services are immediately available to the site. A part of the City's Transportation Concurrency Exemption Area (TCEA), the site is zoned "*Urban Waterfront*" (UW) under the City's award-winning Urban Code and has a Comprehensive Plan land use designation of "Downtown Redevelopment". The site allows for a wide range of uses, including multi-family residential (up to 30 units per acre under Conditional Use Approval), office, retail, hotels and restaurants, all of which may be horizontally or vertically integrated within a maximum building height of 45 feet and four stories.

Geisinger Realty, LLC. proposes to develop:

- ✓ an 18,000 sq. ft. office building
- ✓ a 6,000 sq. ft. waterfront restaurant building, and
- ✓ an 800 sq. ft. Tahitian Palm tiki hut
- ✓ a waterfront boardwalk
- ✓ over 3,000 sq. ft. of public space adjacent to the river
- ✓ 12 boat slips, and
- ✓ docking space for water drop-offs from transient boats or a for a future water taxi service.

on the subject site. The developer intends to use sustainable building technologies and materials to construct the buildings on the site, and it will ensure that the structures are aesthetically pleasing while being optimally functional for their intended occupants. The development promises to offer amenities that will be publicly engaging while creating a venue that will also be economically vibrant (see the following analysis).

THE ANALYSIS

Economic impacts are effects on the level of economic activity in a given area. They may be viewed in terms of:

- (1) business output (or sales volume),
- (2) value added (or gross regional product),
- (3) wealth (including property values),
- (4) personal income (including wages), or
- (5) jobs.

Any of these measures can be an indicator of improvement in the economic well-being of area residents, which is usually the major goal of economic development efforts. Ultimately, the *net* economic impact is usually viewed as the expansion or contraction of an area's economy, resulting from changes in (i.e., opening, closing, expansion or contraction of) a facility, project or program. Sometimes there is also interest in assessing the economic impact of an already existing facility or project. This is usually viewed in terms of the jobs, income and/or business sales that are directly or indirectly supported by the facility or project. Such measures actually represent the *gross* effect -- i.e., the facility's or project's role in (or contribution to) the area economy. That is not necessarily the same as the net impact, particularly if other activities would be expected to enter or expand in the absence of this facility or project. A true impact as defined by Watson et al.** is

“the net change to the economic base of a region that would not otherwise be there without the industry or firm under analysis.”

The project developer intends to construct the proposed office building and lease it to a private equity firm which will employ fifty (50) high level professionals. The private equity firm's jobs will have an average annual wage of \$80,000. Furthermore, the proposed riverfront restaurant will hire approximately 12 employees who will earn an average annual wage of \$26,000.

The Economic Impact for the proposed development, as measured by the impact metrics listed above, is conservatively estimated to exceed \$52 Million per year (see the Export Base Effect table below). Other business impacts (Indirect, Induced, and Dynamic) are not measurable at this point in time, but are easily identifiable and promise to be quite significant. Such multiplier effects can be evaluated after the development is occupied. Additionally, the proposed development is expected to generate approximately \$136,762 in annual fees for the City of Stuart (a revenue stream which will be quite reliable given the appropriateness of the location for the intended tenants).

**** Philip Watson, Joshua Wilson, Dawn Thilmany, and Susan Winter** NOAA Fisheries, USDA Forest Service, and Colorado State University – USA

Export Base Effect

(the moneys brought into the region by the company's operations)

Measures ↓	Office Building Tenant	Restaurant
Business Output (Sales Volume)	\$33,000,000	\$3,250,000
Value Added (GRP – Corp. Profit & Wage Income))	\$7,000,000	\$600,000
Wealth (Property Value)	\$5,400,000	\$1,268,000
Personal Income (Aggregate)	\$1,320,000	\$103,000
Personal Income (construction)	\$540,000	\$127,000
Jobs (permanent)	50	12
Jobs (temporary - construction)	18	10

More broadly analyzed, the business impacts (both indirect & induced) generated by the proposed tenants of the development are conservatively projected to exceed \$4 Million annually.

Indirect Business Impacts

Refers to business growth/decline resulting from changes in sales for suppliers to the directly-affected businesses (including trade and services at the retail, wholesale and producer levels)

The addition of the proposed private equity fund to the City of Stuart will increase the local demand for office supplies, office furniture & equipment, off-the-shelf business software, high speed internet, satellite services, etc. A similar effect will be evidenced by the addition of the riverfront restaurant in terms of the increase in the local demand of restaurant equipment & furniture, food & beverage supplies, entertainers, etc.

Induced Business Impacts

Refers to further shifts (beyond those identified as Indirect) in spending on food, clothing, shelter and other consumer goods and services, as a consequence of the change in workers and payroll of directly and indirectly affected businesses. This leads to further business growth/decline throughout the local economy.

Because of the level of affluence of the employees that the private equity fund will attract, there will be an increased demand for luxury goods and services (automobiles, boats, housing and residential furnishings, personal services, and security services). Also expect a marked increase in the consumption of recreation equipment and services (water sport equipment, unmanned vehicles, etc.)

Dynamic Economic Effects

Refers to the consequences of broader shifts over time in Stuart's population and in its business location patterns, land use and resulting land value patterns, which will also affect government costs and revenues. These changes will ultimately affect income and wealth - both overall and for the residents in and around the downtown area.

The impact of this development will definitely open up the possibility of similar types of hospitality and office-related developments on the other side of Dixie Highway. Downtown Stuart remains under-served with business class hospitality accommodations, accordingly, with the presence of a private equity firm on the North Pointe Property, it can be expected that the development of a business class hotel (in close proximity) will follow.

ANNUAL ECONOMIC IMPACT TO THE GOVERNMENT

The proposed project is conservatively projected to generate the following annual fee revenues for the City of Stuart:

Fees	Total
Ad Valorem Taxes	\$133,361
Utility Taxes (FPL)	1,440
Business License Revenue	350
Business Compliance Fees	95
Alarm Permits	110
Water & Sewer	1,258
Wastewater Mgmt. Fees	148
Total	\$136,762

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Geisinger Realty LLC Letter

Geisinger Realty, LLC

Richard C. Geisinger, Jr. *Licensed Real Estate Broker*

05.24.17

Review Committee
City of Stuart
121 SW Flagler Ave
Stuart, FL 34994

RE: RFDQ 2017-171

Dear Review Committee,

Geisinger Realty would like to thank the committee for considering our attached proposal. We are dedicated to promoting sustainable development north of the "Old Roosevelt Bridge".

We believe that the City's next logical growth direction is north. There appear to be many opportunities to enhance the public experience and continue the quality of the downtown, Main Street feel.

Thanks again, we look forward to working with you.

Best,



Geisinger Realty, LLC
Richard Geisinger, Jr.