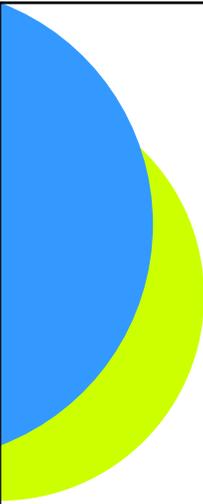




City of Stuart COMMUNITY REDEVELOPMENT AGENCY

2019 Annual Report





CRA VISION AND MISSION

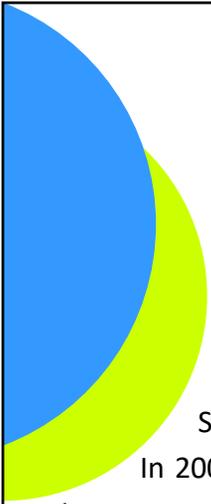
VISION

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

MISSION

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

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



CRA OPERATIONS

The City of Stuart Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission on May 12, 1986 in accordance with the Florida State Statutes. The CRA was re-established and created Redevelopment Trust Fund in 1998.

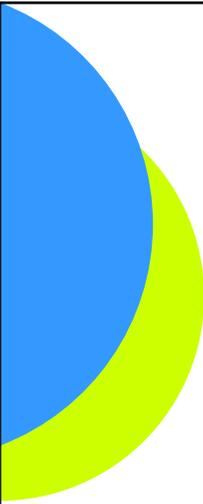
In 2002, the CRA boundary was expanded to include the East Stuart District. In 2015, the CRA plan was amended and the boundaries of the CRA were expanded to include additional 486 acres of contiguous property including property that meet Florida Statutes requirements for “blight” and “slum.”

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

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

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

The CRA Annual Report for the fiscal year ending September 30, 2019 was prepared in accordance with F.S. 163.356(3)(c) and 163.387(8). CRA financial statements are reported as a non-major governmental fund within the City of Stuart Comprehensive Annual Financial Report (CAFR).



ACKNOWLEDGEMENTS

CITY OF STUART

CITY MANAGER— DAVID DYESS

CITY ATTORNEY— MICHAEL MORTELL

CITY CLERK—MARY KINDEL

CITY COMMISSIONERS

MIKE MEIER - MAYOR

EULA R. CLARKE - VICE MAYOR

KELLI GLASS LEIGHTON

MERRITT MATHESON

REBECCA S. BRUNER

CRA BOARD MEMBERS

MIKE MEIER

EULA R. CLARKE

KELLI GLASS LEIGHTON

MERRITT MATHESON

REBECCA S. BRUNER

PETE WALSON

NATHAN RITCHEY

CRB BOARD MEMBERS

FRANK WACH - CHAIRMAN

NATHAN RITCHEY - VICE CHAIRMAN

FAYE JAMES

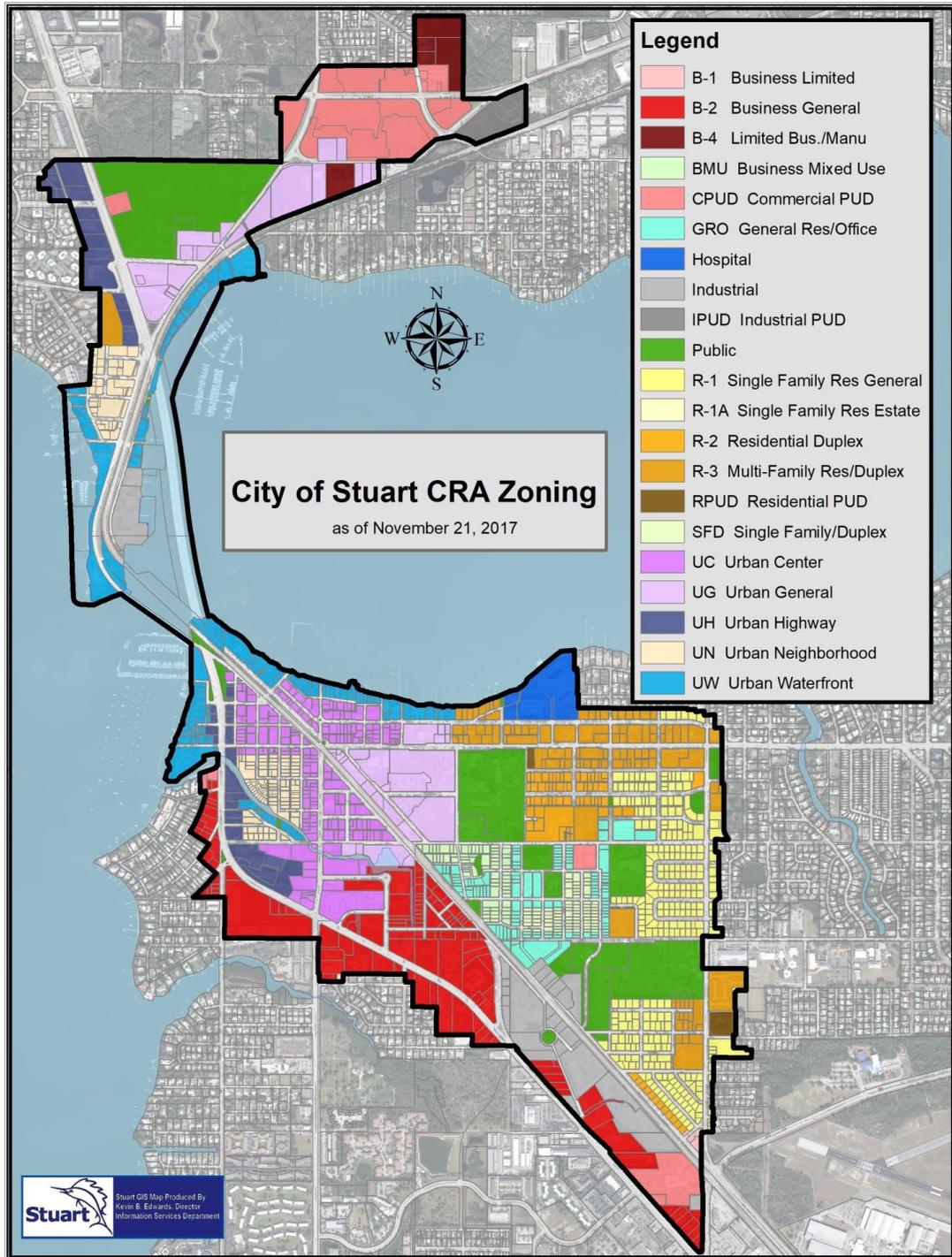
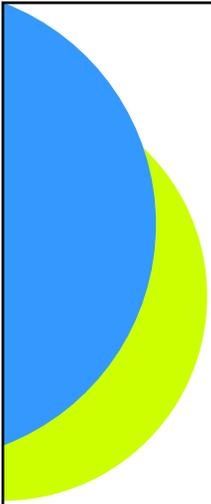
PETE WALSON

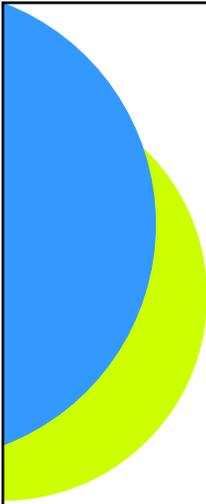
CHRIS LEWIS

THOMAS CAMPENNI

CHRISTINA MALDONADO

CRA BOUNDARY





CRA FINANCIALS

2019 CRA Summary

	<u>Deposits</u>	<u>Withdrawals</u>
Sources of deposits:		
Ad valorem taxes received from City of Stuart	\$ 796,337	
Ad valorem taxes received from Martin County	1,092,424	
Miscellaneous revenue	28,014	
Interest	53,236	
Purpose of withdrawals:		
Administrative expenses		171,359
Property lease		29,555
Memberships and training		1,534
Insurance		10,130
Repair & maintenance		1,500
Promotional items		9,071
Printing, office supplies and other operating		64,793
Sidewalk improvements		12,799
Micro transit operations		100,000
Riverwalk deck replacement		315,631
Dixie Highway sidewalk		32,630
US 1 beautification		33,456
Channel Sewer Basin		23,685
FEC Fern Street		13,573
Extended Code Enforcement		21,630
Bike lanes		29,894
Housing rehabilitation		100,000
Beautification		44,382
	<u>\$ 1,970,011</u>	<u>\$ 1,015,622</u>

Azul (aka Triangle Parcel) Residential Development

In 2013, the CRA borrowed a loan from lending institution in the amount of \$1,275,000 to purchase the 1.6 acres Triangle Property located in downtown Stuart. In 2018, the CRA paid off the loan and has no debt remaining.

The City leased the property to New Urban Communities, LLC for the development of 49-unit market rate apartment complex. The construction was completed in Summer 2019. The redevelopment of the site has redefined the gateway into the downtown area. Additional housing in downtown will promote walkability and bikeability, reduce traffic and parking issues, and create more foot traffic to support existing businesses in downtown.



Mural Matching Grant Program

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

The Community Redevelopment Agency approved Resolution No. 07-2018 to adopt the Mural Matching Grant Program and provide financial assistance, in the form of a 50/50 funds match, not to exceed \$2,000, for new mural visible from public right-of-way.

During FY 2019, the following mural application was approved. The mural will be completed by Spring 2020.

Designed by: Bryan Johnson, Martin County High School

Artists: Martin County High School, Jensen Beach High School and Clark Advanced Learning Center

Location: The Gilt Complex at 608 S Colorado Avenue



Artistic Bike Racks

The 2018 Parking Study recommended installation of bike racks at key locations to encourage alternative modes of transportation to and from the downtown area. The CRA approved the artistic bike racks with a sailfish logo to create identity, heighten visibility and create a brand to promote alternative modes of transportation. In 2019, the CRA spent \$4,829 for 18 custom bike racks to be installed throughout the downtown area.

The CRA created a Bicycle Rack-on-Request Program which would allow private businesses to request a bike rack to be installed in the public right-of-way near their property to increase the amount of available bike parking. The CRA received numerous bike rack requests from businesses.

The Land Development Code was amended to provide specific guidelines for bicycle rack design and location, to create consistency and convey a theme throughout the City as a bike-friendly community by encouraging alternative modes of transportation.



Wayfinding Signage Program

The Downtown Wayfinding Signage Program was approved in FY 2018. The wayfinding signs will make it easier for visitor, primarily pedestrians, to find downtown businesses. Phase I was implemented in the Old Downtown District in June 2018. Phase II will be implemented along S Colorado Avenue in FY 2020.

The total cost for Phase I was \$5,000. The estimated cost for Phase II is \$5,000.



Green Bike Lanes

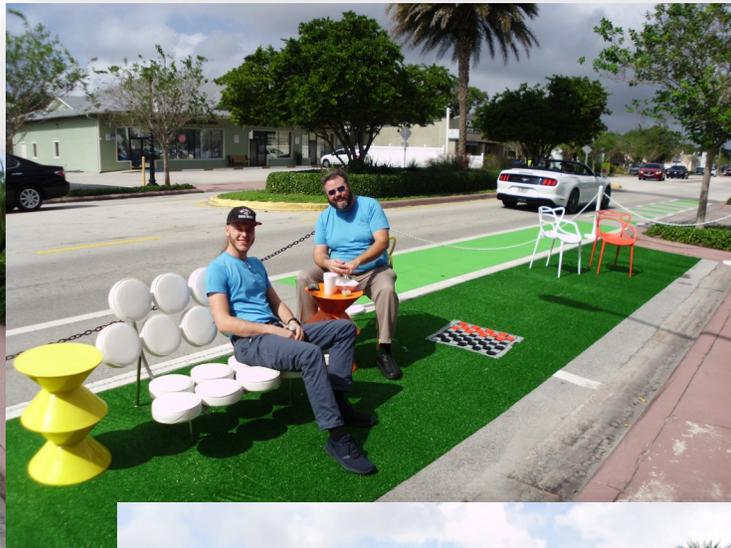
The Bike Walk Colorado Avenue Program includes upgrades to bikes lanes, crosswalks, shade structures, parklets and wayfinding signs. The City of Stuart installed its first green bike lanes on SW Colorado Avenue from SE Kindred Street to Confusion Corner to encourage alternate modes of transportation and increase the visibility of bike lanes. The goal is to make downtown more bike friendly and make bicycling safer.

The total cost for the green bike lanes was \$29,894.



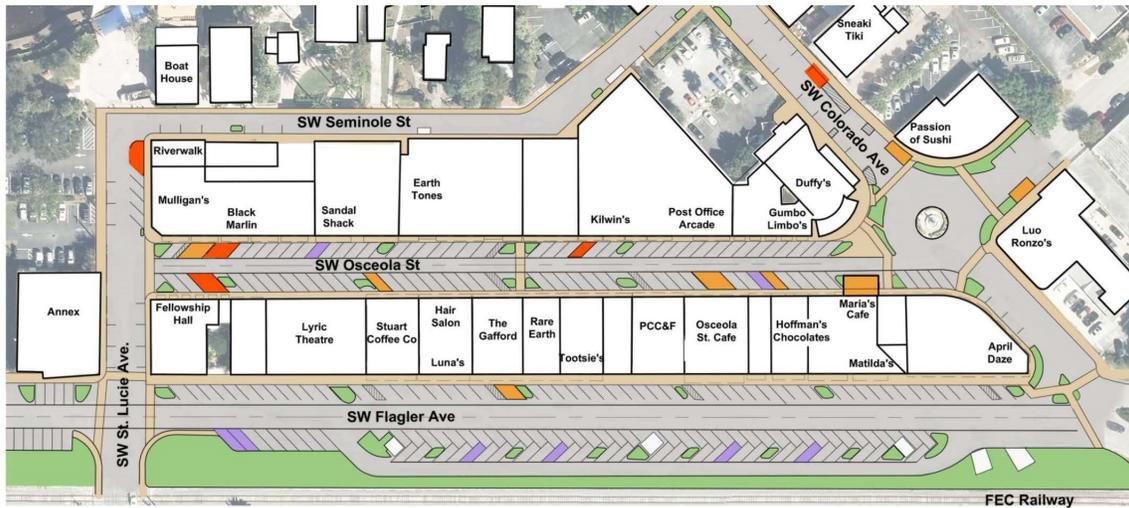
Parking Day Event

The CRA celebrated its first Park(ing) Day event to provide a glimpse of what's possible when you look at on-street parking as a public space instead of limiting it to vehicle storage. The CRA will create a Parking Day Pilot Program to provide opportunity for business owners within "The Creek" Arts and Entertainment District to participate in the Park(ing) Day event by temporarily turning on-street parking spaces in front of their business into public places. The goal is to identify locations for long term conversion of parking spaces into parklets for outdoor seating.



Outdoor Dining Program

The CRA adopted the “Downtown Stuart Outdoor Dining Master Plan in 2017. The Master Plan identified existing and approved outdoor dining area along SW Osceola Street and SW Flagler Ave. Both Luna’s and Vine & Barley applied to complete construction of outdoor dining area in front of their establishment. A license agreement was executed to use public right-of-way for outdoor dining and construction was completed in 2019.



Legend

Total parking = 233 spaces provided between SW Colorado Ave. and SW St. Lucie Ave.

- Existing / Approved Outdoor Dining Areas
- Proposed Outdoor Dining Areas
- Ex. Landscape Islands
- Proposed Parking Spaces (8 Total)

This concept shows all existing, approved and proposed dining areas. Additional parking spaces have been shown to make up for the 6 to 8 parking spaces that would be needed accommodate these new proposed dining areas. No parking has been lost. 6 existing landscape islands have been removed and 2 new parking spaces have been created. The landscape pattern / concept is based on these conditions.



Downtown Stuart Streetscape Plan

Phase 1 – Expanded Outdoor Dining



North



Downtown Parking Management Plan

In 2018, Walker Parking Consultants prepared the Parking Management Plan for Downtown Stuart. The plan included short-term, mid-term and long-term goals to address parking concerns in downtown. Based on the recommendations identified in the Parking Management Plan, the City Commission approved the first-year action plan which included:

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

The implementation is on track and the CRA will prioritize the next phase of implementation.



Micro Transit System

The Community Redevelopment Agency provided \$100,000 for the operations of the Micro Transit system. The annual ridership between Jan — Dec 2019 totaled 41,225 passengers. The goal of the tram system is to reduce vehicular traffic by providing an alternative mode of transportation and enhance pedestrian activity.

The FDOT Public Transit Service Development Program grant for the tram expired in June 2019. The Martin Metropolitan Planning Organization assisted the City in evaluating the tram system and developing a 5-year business plan for the services as well as prepare for future funding.

The City implemented a pilot program in March 2019, in an effort to transition the tram from an on-call service to set route with regular stops and headways. The pilot was based on the recommendation from the parking study and a focus to improve the reliability of the tram.

Recently, the City installed an advertising panel with 8 display on top of one tram to generate revenue from business ads on the tram. The marketing program will begin early 2020.



Riverside Decking Replacement

The Riverside Decking Replacement project consisted of removal and replacement of the decking at Downtown Riverside Dock. Construction commenced in July 2019 and was completed in November 2019. The total cost for the construction was \$572,060.



Business Improvement Reimbursement Program

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

As of 2019, the program has awarded 25 businesses with a total investment of \$1.16 Million. In 2019, there were 6 applications totaling \$108,809 in private investment.

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



Before Improvements



Improvements included window replacement

Incentive Programs

Real Estate Development Accelerator Pilot Program

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

Paint-Up Program/Love Thy Neighborhood Program (Paint-Up program in East Stuart)

The Stuart CRA Paint-Up Program was created to encourage homeowners and residents to repaint their homes. The program provides a voucher of up to \$500 per home, for paint and supplies for painting the home. The funds are distributed on a first-come, first-serve basis. The purpose of this program is to encourage residents to improve the appearance of properties by repainting their homes. All property owners and residents in the Community Redevelopment Area are eligible to participate in the program. There was \$8,000 allocated for the Paint-Up Program and 4 homes participated in the program for FY 2019. There was \$5,000 allocated for the Love Thy Neighborhood Program and 14 homes in East Stuart participated in the program for FY 2019.



Before



After

Historic Preservation

Hull/Lane House

The Hull/Lane House located at 34 SE 5th Street was built in 1913. The structure was included in the City of Stuart "1991 historic property survey" and deemed eligible to receive local register designation. On November 2019, the Stuart Historic Preservation Board approved a Certificate of Designation for the Hull/Lane House to the local historic registry under the Stuart Historic Preservation Program. It is the second structure to be listed on the Stuart Historic Register and the historic marker dedication ceremony will be held during Historic Preservation Month in May 2020.



Historic Marker Dedication

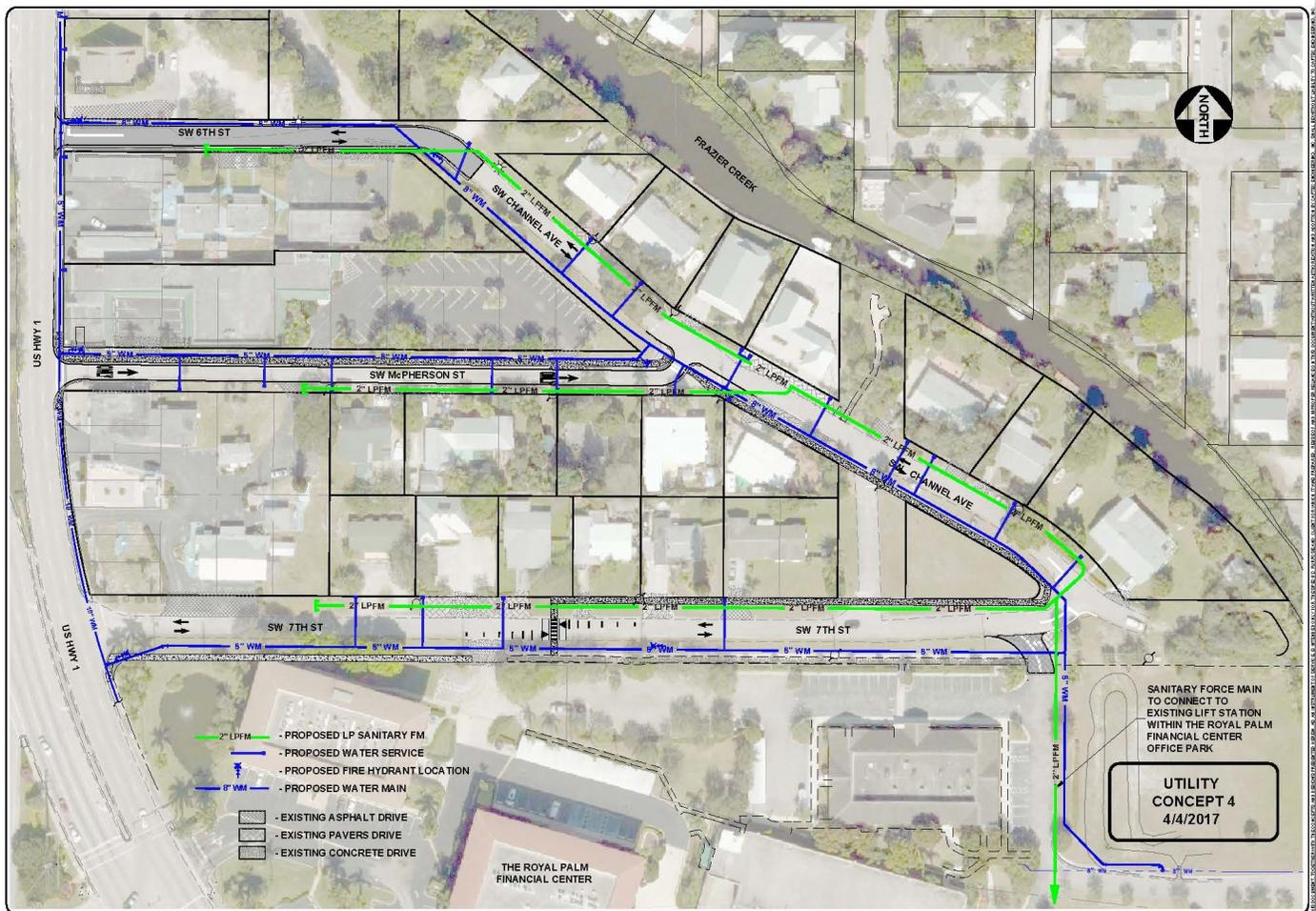
Geo W. Parks General Merchandise Structure aka/Stuart Feed & Supply Store & Stuart Heritage Museum

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



Frasier Crescent Sewer Improvements

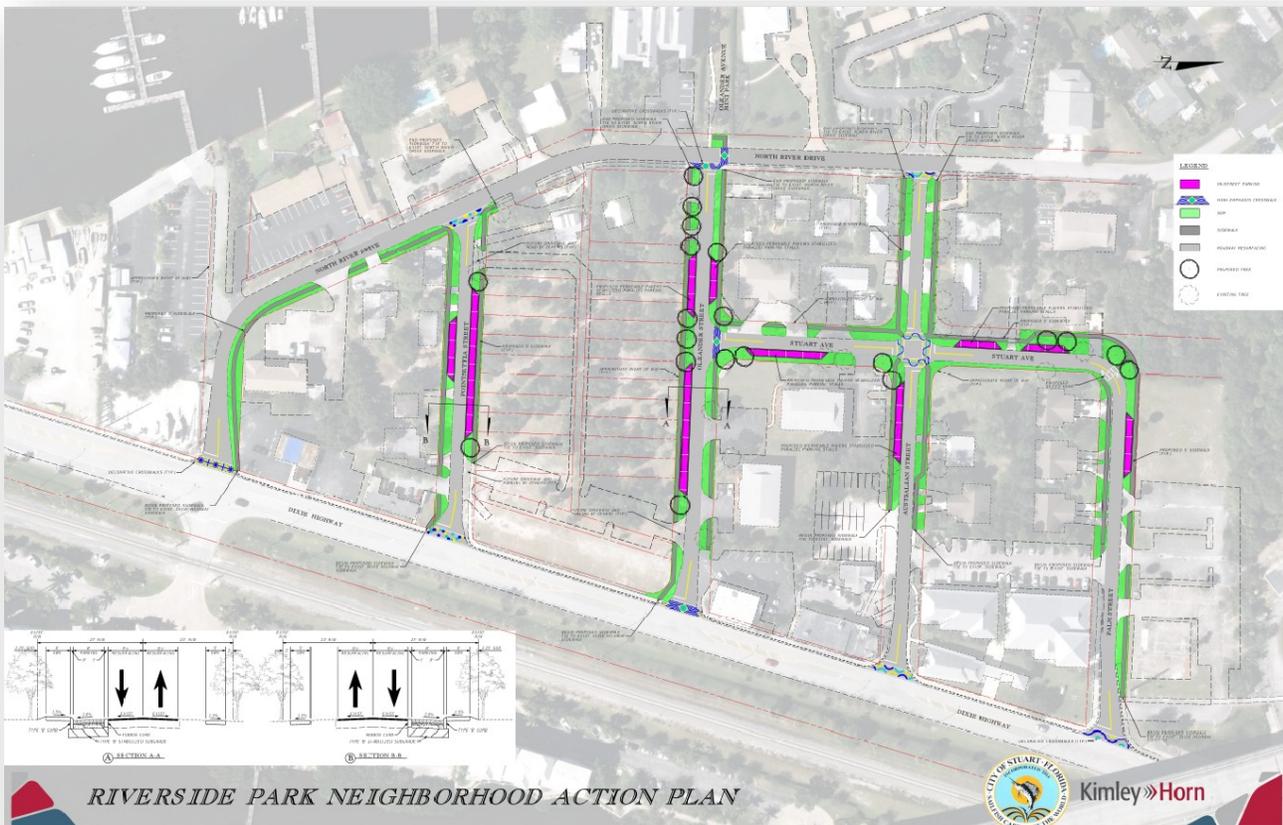
The design for the Frasier Crescent sewer improvements (channel basin) was completed in 2018. The project will provide service to approximately 15 parcels in the Frasier Crescent Subdivision. The construction cost for the sanitary sewer improvements was \$260,262. The funding was provided in partnership with the City's Public Works Department. Construction was completed in October 2019. The CRA funded \$117,885 of the total project cost.



Riverside Park Neighborhood Improvements

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

The conceptual design for the project was completed in October 2019. The CRA held a public meeting on September 24, 2019 to get public input on the proposed plan. The estimated design and construction cost is \$1.2 million. In January, the CRA applied for the 2020 Transportation Alternatives Program (TAP) grant for the maximum TAP funding in the amount of \$375,563.



Federal Highway Median Improvements

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

The City submitted the landscape plans for the improvements to FDOT for review and a permit was issued by the FDOT in December. The estimated construction cost is \$243,739.



Downtown Undergrounding Utilities

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

The undergrounding feasibility study for both phases was completed in May 2019. The estimated cost for Phase I is \$500,000 and Phase II is \$1.3 M. The undergrounding design for Phase I is underway. Initial survey has been submitted to FP&L , AT&T and Comcast to determine binding cost estimate and location of transformers. Construction is expected to be completed in FY 2021.



Seminole Street Alley Improvements

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

The conceptual design was completed in April 2019. The estimated construction cost is \$500,000—\$700,000. The final engineering design is underway. Kimley-Horn recently completed topographic survey. Construction will be completed in FY 2021.



10th Street Guy Davis Park Improvements

The 10th Street Community Park is a well-used facility and the centerpiece of the East Stuart community. It currently contains a small recreation center, soccer field, baseball field, football field, basketball court, tennis courts, running track, and a children’s playground. Future plans will expand and improve community center and park to create a vibrant and thriving public place for people of all ages to gather. The improvements will include a covered basketball court, baseball fields, concession stand, pavilions, stage, playground feature, addition of multi-purpose recreation center, parking areas and landscaping. The project will be completed in phases.

The CRA presented the conceptual plan to the East Stuart community in September 2019. The RFP was advertised on October 2019. The City received 8 proposals in response to the City’s RFP. The final design is expected to be completed in FY 2020-2021. The estimated construction cost is \$6 M.



Other CRA Projects and Programs

CRA Plan Update

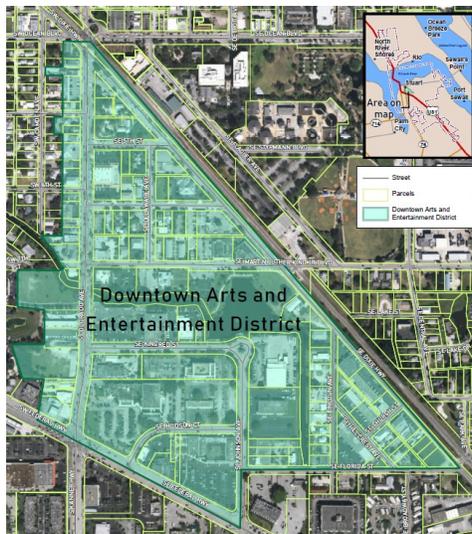
The CRA plan was amended in 2019 to add new programs and projects to reflect the changing market conditions, community needs and current priorities. The amendments create a workable development program that identifies certain projects, programs and initiatives that could be implemented within the 30– year lifespan of the CRA. This workable program identifies various community redevelopment programs and strategies that form the basis for the redevelopment efforts in the Stuart CRA in accordance with the Florida Statutes.

CRA Term Extension

On September 2019, the City Commission approved Resolution No. 68-2019 amending the Plan and extending the life of the CRA for 30 years beyond the July 2028 sunset provision of the CRA. The CRA is responsible for developing and implementing the Community Redevelopment Plan that addresses the unique needs of the targeted area. The plan include the overall goals for redevelopment in the area, as well as identifying the type of projects planned for the area. The maximum life of CRA will allow for projects in the area to be funded and completed.

“The Creek” Arts and Entertainment District

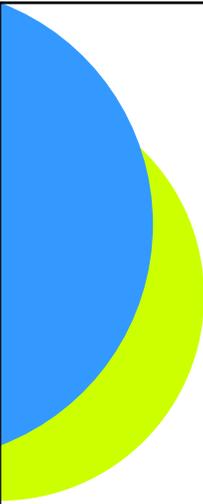
In 2019, the City established its first arts and entertainment district in downtown Stuart. The designation will create high concentration of arts and cultural uses and activities within the district. The goal is for the arts and entertainment district to develop over a period of time through redevelopment and encourage walkable, connected area which contains entertainment venues, retail, restaurants, festivals, museums, public art, murals, and cultural and historic landmarks, as well as incentives to attract new cultural businesses, events and assets. A signature event of the Arts and Entertainment District will be monthly “Creek Walk” held on first Fridays.



Habitat for Humanity Partnership

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





Stuart Main Street Partnership

Established in 1987, Stuart Main Street has been the community revitalization organization of Downtown Stuart for over 30 years. Working within the framework of the National Main Street Center's Four Point Approach of Organization, Design, Economic Vitality, and Promotion, Stuart Main Street focuses on community vision, unique assets, and market realities to build a thriving Downtown for all. As part of its 30th anniversary, Stuart Main Street facilitated a series of workshops, surveys, and market data collection, resulting in a renewed focus on Stuart's waterfront as a catalyst for continued Downtown revitalization. Recent efforts have focused on improving connectivity between the Downtown retail district and waterfront recreation areas, activating Seminole Street, and focusing on the waterfront in promotional efforts. In partnership with the Downtown Business Association, Stuart Main Street hosts over a dozen highly visible and beloved community events and promotions including the weekly Rock'n Riverwalk concert series, Christmas on Main Street community tree lighting, and the annual Downtown Stuart Art Festival, bringing over 80,000 people downtown every year. In addition, through a partnership with Stuart Main Street, the CRA is also working more closely with the Downtown Business Association finding creative, effective solutions to issues from downtown parking to sanitation.



CONTACT INFORMATION

CITY OF STUART COMMUNITY REDEVELOPMENT AGENCY

121 SW Flagler Avenue

Stuart, FL 34994

(772) 283-2532

www.cityofstuart.us

STAFF:

Pinal Gandhi-Savdas, CRA Administrator

Kev Freeman, Development Director

Jordan Pinkston, Executive Asst. to Dev Dpt./CRA Program Specialist

