

MINUTES
STUART COMMUNITY REDEVELOPMENT AGENCY
June 22, 2020
AT 4:30 PM Commission Chambers & ZOOM
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT AGENCY

Chairperson - Michael J. Meier

Vice Chairperson - Eula R. Clarke

Board Member - Rebecca S. Bruner

Board Member - Merritt Matheson

Board Member - VACANT

Ex Officio Board Member - Tom Campenni

Ex Officio Board Member - Pete Walson (Absent)

ADMINISTRATIVE

City Manager, David Dyess

CRA Administrator, Pinal Gandhi-Savdas

City Attorney, Michael J. Mortell

City Clerk, Mary R. Kindel



4:42 PM ROLL CALL

Present: Chairperson Meier, Vice Chairperson Clarke, Board Member Bruner, Board Member Matheson (all in person)

Absent: Ex Officio Board Member Walson (remotely via Zoom telecommunications)

***Clerks Note: Ex Officio Board Member Tom Campenni has been appointed by the Community Redevelopment Board (CRB) as a CRA Board Member but is not officially a voting board member during this meeting as his CRA appointment is on the 6/22/2020 Agenda of the Regular City Commission Meeting immediately following this meeting.**

THIS MEETING IS A HYBRID IN PERSON/REMOTE MEETING.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

2. APPROVAL OF 05/26/2020 CRA MINUTES



4:44 PM MOTION: So moved.

Motion by: Board Member Matheson

Seconded by: Board Member Clarke

Motion passed unanimously.

COMMENTS FROM THE PUBLIC (5 min. max)

No Comments.

COMMENTS FROM THE BOARD MEMBERS

No Comments.

PRESENTATION/DISCUSSION

3. SECOND GRANT CYCLE (FEB 2020 – APRIL 2020) – NEW APPLICANTS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FY 2019-20

Pinal Gandhi-Savdas, CRA Administrator, presented a brief review of the program including the criteria guidelines and on the three applicants and their proposed projects.

- Applicant #1 – Abyss Salon, Inc, Replacement of obsolete windows and doors with an award up to \$10,000.00. Proposed trees included.**
- Applicant #2 – The Sade Group, Balcony/deck/stairs/roof addition with an award up to \$10,000.00.**
- Applicant #3 - Stuart Plaza, Remove a pole sign and replace with a monument sign with an award up to \$4,882.00.**

Gandhi-Savdas requested the CRA board review the applications and provide final recommendations. The next grant cycle will open in October.

Applicant Charles Gary of the Abyss Salon came forward to respond to a question about the types of trees to be planted on his property. Mr. Gary stated he is open to suggestions but is in favor of Oak trees.



4:53 PM MOTION: Move approval of the Abyss Salon request for the \$10,000.00 with the condition of the three shade trees.

Motion by: Board Member Clarke

Seconded by: Board Member Bruner

Motion passed unanimously.

Brief discussion on the exterior improvements to The Sade Group property and the benefits of the improvements being made on the rear side of the building.

Mr. Scott Sade, property owner came forward and explained the improvements and the views from Illinois Street and the riverfront.



4:55 PM MOTION: Motion to approve this. [The Sade Group]

Motion by: Board Member Bruner

Seconded by: Board Member Clarke

Motion passed 3/1.

Bruner – YES

Clarke – YES

Matheson - YES

Meier - NO

In reference to Stuart Plaza:



4:59 PM MOTION: Motion to approve. [Stuart Plaza]

Motion by: Board Member Matheson

Seconded by: Board Member Clarke

Motion passed unanimously.

Chairperson Meier commented on organizing a joint workshop for a discussion instead of having these items go before several boards at separate meetings.

Board Member Bruner commented on some old homes taking advantage of this program and thanked the applicants for participating in the program.

STAFF UPDATE

COMMUNITY REDEVELOPMENT AGENCY



5:07 PM 4. PURCHASE OF WELLS FARGO PROPERTY:

RESOLUTION No. 06-2020 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #2 TO THE FY 2020 CRA BUDGET TO TRANSFER FUNDS FROM THE CRA FUND BALANCE FOR THE PURCHASE AND ACQUISITION OF 325 SE OCEAN BOULEVARD AND 330 SE OSCEOLA STREET IN THE AMOUNT OF \$1,000,000 FOR THE REDEVELOPMENT OF THE PROPERTIES; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

City Manager Dyess reviewed the purchase options, presenting the joint purchase project, displaying the property, noting the purchase of the two pieces which are 330 Osceola and 325 SE Ocean, to be purchased by a CRA fund balance or a future redevelopment project. There are some short-term lease holds in the strip plaza.

Public Comment:

- 1) Tom Campenni – Commented that this is why the City has a CRA and feels it will enhance the downtown, happy the CRA is voting to approve this.**



5:09 PM MOTION: Move to approve.
Motion by: Board Member Bruner
Seconded by: Board Member Matheson
Motion passed unanimously.



5:11 PM ADJOURNMENT

Mary R. Kindel, Secretary

Michael J. Meier, Chair

Minutes to be approved at the CRA Meeting
Meeting this 27th day July, 2020.