

**MINUTES**  
**SPECIAL MEETING OF THE STUART CITY COMMISSION**  
**COMMUNITY REDEVELOPMENT AGENCY AND**  
**COMMUNITY REDEVELOPMENT BOARD**  
**HELD October 26, 2020**  
**AT 4:30 PM Commission Chambers**  
**121 SW FLAGLER AVE.**  
**STUART, FLORIDA 34994**

**CITY COMMISSION**

**Mayor Michael J. Meier**  
**Vice Mayor Eula R. Clarke**  
**Commissioner Becky Bruner**  
**Commissioner Merritt Matheson**  
**Commissioner Troy McDonald**

**COMMUNITY REDEVELOPMENT AGENCY**

**Chairperson - Michael J. Meier**  
**Vice Chairperson - Eula R. Clarke**  
**Board Member - Becky Bruner**  
**Board Member - Merritt Matheson**  
**Board Member Troy McDonald**  
**Ex Officio Board Member - Tom Campenni**  
**Ex Officio Board Member - Pete Walson (Absent)**

**COMMUNITY REDEVELOPMENT BOARD**

**Chairman - Frank Wacha - Zoom**  
**Vice Chairman - Nathan Ritchey (Absent)**  
**Board Member - Faye James - Zoom**  
**Board Member - Tom Campenni**  
**Board Member - Pete Walson (Absent)**  
**Board Member - Katie Makemson**  
**Board Member - Chris Lewis (Absent)**

**ADMINISTRATION**

**City Manager, David Dyess**  
**City Attorney, Michael Mortell**  
**City Clerk, Mary R. Kindel**  
**Development Director, Kevin Freeman**



**4:30 PM ROLL CALL**

**Present: Michael Meier, Eula Clarke, Becky Bruner, Merritt Matheson, Troy McDonald, Tom Campenni, Frank Wacha, Faye James, Katie Makemson,**  
**Absent: Nathan Ritchey, Pete Walson, Chris Lewis**

**THIS MEETING IS A HYBRID IN PERSON/REMOTE MEETING.**

## **PLEDGE OF ALLEGIANCE**

**\*Clerk's Note: A brief discussion took place to include the meeting Minutes from the last Joint CRA / CRB / CCM Meeting that took place on July 27, 2020. The Board agreed to include it into the motion to approve the agenda to include the Minutes. A motion to approve the Minutes took place at the end of the meeting.**

## **APPROVAL OF AGENDA**



**4:31 PM MOTION: Move to approve the agenda with minutes.**

**MOVED BY: Commissioner McDonald**

**SECONDED BY: Vice Mayor Clarke**

**Motion carries unanimously.**

## **PRESENTATIONS**

### **2. MEETING DECORUM PRESENTATION**

**Mary Kindel, City Clerk, provided a presentation on meeting decorum and how to handle meeting disruptions.**

## **COMMUNITY REDEVELOPMENT AGENCY**

### **3. AMENDMENT TO DOWNTOWN STUART OUTDOOR DINING PROGRAM:**

**RESOLUTION No. 09-2020 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AMENDING THE DOWNTOWN OUTDOOR DINING PROGRAM MASTER PLAN, DEFINING OUTDOOR DINING (SEATING), ESTABLISHING SATURATION LEVEL OF PARKING SPACES DEDICATED TO OUTDOOR DINING; AND PROVIDING GUIDELINES AND REGULATIONS FOR OUTDOOR DINING PROGRAM; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

**Pinal Gandhi-Savdas, CRA Administrator, provided a presentation of the program overview to include the boundaries and parking.**

**A brief discussion took place on the parking spaces, designated business with license agreements, and planters.**



**4:52 PM MOTION: Move approval.**

**MOVED BY: Board Member Campenni**

**SECONDED BY: Commissioner McDonald**

**Motion carries unanimously.**

**4. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND THE DEHON BUILDING INVESTORS, LLC:**

RESOLUTION No. 11-2020 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND DEHON BUILDING INVESTORS, LLC., FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL MURAL ON THE EXTERIOR EASTERN WALL OF THE DEHON BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

**Pinal Gandhi-Savdas, CRA Administrator, presented and an overview of the grant, cost, and mural location.**

**Christopher Vitali, Artist, answered questions about the building features and the mural.**

**Mayor Meier recognized South Florida Water Management District Governing Board Member Jacqui Thurlow-Lippisch in the audience and thanked her for joining the meeting.**



**5:00 PM MOTION: Move approval.**

**MOVED BY: Commissioner McDonald**

**SECONDED BY: Vice Mayor Clarke**

**Motion carries unanimously.**

**5. INTER-LOCAL AGREEMENT WITH TREASURE COAST REGIONAL PLANNING COUNCIL:**

RESOLUTION No. 12-2020 CRA; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN COMMUNITY REDEVELOPMENT AGENCY AND THE TREASURE COAST REGIONAL PLANNING COUNCIL FOR THE PROVISION OF CONDUCTING ANALYSIS OF EXISTING INFRASTRUCTURE AND DEVELOPING A MASTER PLAN FOR POTENTIAL REDEVELOPMENT IN THE PROPOSED GATEWAY TRIANGLE DISTRICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Pinal Gandhi-Savdas, CRA Administrator, provided a presentation and overview of the Gateway Triangle District to include master plan development, plan location, and study areas.**

**A brief discussion took place on plans and implementation.**

**Jessica Seymore, Treasure Coast Regional Planning Council, answered questions pertaining to the roadway, recommendations, and scope of the project.**

Vice Mayor Clarke mentioned a plan from 2002 that needed to be resurrected by the CRA and budgeted for economic planning and housing.

 **5:07 PM MOTION: Move approval.**  
**MOVED BY: Board Member Campenni**  
**SECONDED BY: Vice Mayor Clarke**  
**Motion carries unanimously.**

 **5:16 PM MOTION: Move approval of the unreviewed minutes.**  
**MOVED BY: Commissioner McDonald**  
**SECONDED BY: Board Member Campenni**  
**Motion carries unanimously.**

**CITY COMMISSION**

**CONSENT CALENDAR**

**ORDINANCES**

**COMMUNITY REDEVELOPMENT BOARD**

 **5:17 PM ADJOURNMENT**

**CCM**

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**Mary R. Kindel, City Clerk**

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**Eula R. Clarke, Mayor**

**Minutes to be approved at the Joint CCM/CRA/CRB**  
**Meeting this 25<sup>th</sup> day January, 2020.**

**CRA**

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**Mary R. Kindel, City Clerk**

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**Eula R. Clarke, Chairperson**

**Minutes to be approved at the Joint CCM/CRA/CRB**  
**Meeting this 25<sup>th</sup> day January, 2020.**

**CRB**

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**Mary R. Kindel, City Clerk**

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**Chairperson**

**Minutes to be approved at the Joint CCM/CRA/CRB  
Meeting this 25<sup>th</sup> day January, 2020.**

KJL