

MINUTES
STUART COMMUNITY REDEVELOPMENT AGENCY
HELD December 15, 2021
AT 4:00 PM 121 SW Flagler Avenue, Stuart FL 34994
Commission Chambers

COMMUNITY REDEVELOPMENT AGENCY

Chairperson - Merritt Matheson

Vice Chairperson -Troy McDonald

Board Member - Becky Bruner

Board Member - Eula R. Clarke

Board Member - Mike Meier

Ex Officio Board Member - Tom Campenni

Ex Officio Board Member - Pete Walson

ADMINISTRATIVE

City Manager, David Dyess

CRA Administrator, Pinal Gandhi-Savdas

City Attorney, Michael J. Mortell

City Clerk, Mary R. Kindel



4:00 PM ROLL CALL

Present: Chairperson Matheson, Vice Chairperson McDonald, Board Member Bruner, Board Member Clarke, Board Member Meier, Board Member Walson, Board Member Campenni

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA



4:02 PM MOTION: Move to approve.

MOVED BY: Board Member Campenni

SECONDED BY: Board Member McDonald

Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 11/22/2021 CRA MINUTES



4:02 PM MOTION: Approve.
MOVED BY: Board Member Clarke
SECONDED BY: Board Member Campenni
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 min. max)

COMMENTS FROM THE BOARD MEMBERS

No comments.

PRESENTATION/DISCUSSION

STAFF UPDATE

CONSENT CALENDAR



4:04 PM

COMMUNITY REDEVELOPMENT AGENCY

2. PRESENTATION BY TWO PROSPECTIVE PROPOSERS IN RESPONSE TO REQUEST FOR PROPOSAL (RFP) #2022-200, REDEVELOPMENT OF THREE ADJOINING PARCELS ON SE OCEAN BLVD.

Chairperson Matheson gave instructions on the presentation and what is expected from the Board Members.

Mr. David Dyess, City Manager gave a brief discussion on how the process will continue after the presentations.



4:07 PM

Casey Cummings, RAM Realty Acquisitions V LLC, gave a brief introduction and background of their company. Presented pictures of previous work and spoke on the proposal which includes 197 units 33,000 sq ft of commercial space, courtyards, artwork, and electrical vehicle charging.

Tom Lucido, Lucido & Associates Landscape Architect, spoke on different CRA projects he has been involved in and commented on the proposal and how it follows the CRA Mission.

Roger Fry, Architect commented on the main intent of the project and showed a site plan of the proposal and spoke to detail on the plan.

 **4:42 PM Recess**

 **4:50 PM Meeting Reconvened**

Mr. Dyess introduced Tim Hernandez.

Mr. Tim Hernandez, Principal at New Urban Communities introduced the team and gave a brief introduction and background of their company.

Ms. Marcela Cambolor, Principal of Marcela Cambolor & Associates spoke on why and what she wanted for this project. Spoke on the definition of Mews and showed the master plan design objectives.

Mr. Hernandez spoke on the varied building types and heights, parking, phasing, green network of 60%, amenities, and optional green roof. Gave details of the key financial terms, 109 units, economic benefits, flexibility, and comprehensive plan consistency.

 **5:20 PM**

Chairperson Matheson opened the floor for questions.

Each board member had a series of the same questions for both applicants in which the applicants responded to each question in detail.

 **5:52 PM**

Chairperson Matheson thanked the applicant and asked the board members to complete the forms and turn them into Mr. Dyess.

 **5:53 PM ADJOURNMENT**

Mary R. Kindel, Secretary

Merritt Matheson, Chair

**Minutes to be approved at the CRA Meeting
Meeting this 24th day January, 2022.**