

**MINUTES
STUART COMMUNITY REDEVELOPMENT AGENCY
HELD February 28, 2022
AT 4:30 PM COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

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 (ABSENT)

ADMINISTRATIVE

City Manager, David Dyess

CRA Administrator, Pinal Gandhi-Savdas

City Attorney, Michael J. Mortell

City Clerk, Mary R. Kindel

Sergeant at Arms: Joseph Tumminelli, Police Chief



4:32 PM ROLL CALL

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

Absent: Board Member Walson

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA



4:34 PM MOTION: Move approval of the agenda as published.

MOVED BY: Board Member Clarke


SECONDED BY: Board Member Meier

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (3 min. max)

No Comments.

COMMENTS FROM THE BOARD MEMBERS


 4:35 PM


STAFF UPDATE

Chairperson Matheson updated the public on the number of applications for the tree program. Commented on a property who declined being a part of the tree program.

Pinal Gandhi-Savdas, CRA Administrator provided an update on the tree program and the next steps to be done with the landscape company. Ms. Gandhi-Savdas requested to plant additional trees in MLK Park with the budget that is left over from the tree program.

Board Members discussed that they are in favor of this project and spoke on other trees along the railroads.

 4:40 PM **Move for approval.**
MOVED BY: Board Member Campenni
MOVED BY: Board Member Meier
Motion approved unanimously.

 4:46 PM Board Member Clarke commented on the control the City currently has over the Stuart Housing Authority and would like to consider having more ability to have control of the Housing Authority.

David Dyess, City Manager spoke about the current arrangements with the Housing Authority and asked if they would like the Board members information so our Board members can express their concerns to them directly.

 4:49 PM

COMMUNITY REDEVELOPMENT AGENCY

1. AMENDMENT TO THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PROGRAM:

RESOLUTION No. 01-2022 CRA; A RESOLUTION TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIRPERSON TO APPROVE AMENDMENT TO THE REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PROGRAM TO PROMOTE THE REVITALIZATION OF TARGETED PROPERTIES WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Ms. Gandhi-Savdas gave a brief introduction to the REDA Program. Stated the 34 different properties that were targeted for this program, and requested that the capital be reduced to \$300,000.00.

Board Member Meier commented that he is all for those targeted properties but felt that the unattended consequence with targeting just East Stuart is Gentrification. Would like to tighten up language that gives a point to the developers for Market Rate housing and instead would like to tie it to AMI. Would like to be careful with that increasing market value and push out old-time businesses.

Mike Mortell, City Attorney, stated that this program is a response to East Stuart's workshop.

Board Members all shared what they're in favor for with REDA and their concerns.

 **5:08 PM**

Board Member Meier noted he felt staff should limit this program within the East Stuart neighborhood, with undeveloped parcels, and also to those that have structures on it but may have liens or code enforcement violations. Would also like to drop the capital to \$200,000. Also commented that he could not support this program anymore if there was a provision in it that ineligibility criteria that points to extra tiff sharing is market rate housing and would like to replace with 80% or less AMI.

Vice Chairperson McDonald agreed with Board Member Meier and asked if repurposing commercial properties could be a part of REDA program.

Board Members discussed the program throughout CRA and not just East Stuart.

Attorney Mortell commented that the REDA program is already in effect and whoever currently applies, will be approved under the old REDA program until the new one is altered.

Board members continued to discuss how the program works and closed the discussion with moving forward with the above instructions and to have the items brought back in front of CRA for the next meeting.

 **5:19 PM ADJOURNMENT**

Mary R. Kindel, Secretary

Merritt Matheson, Chair

**Minutes to be approved at the CRA Meeting
Meeting this 28th day March, 2022.**