

**MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
JUNE 7, 2022
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD

**Chairman - Tom Campenni
Vice Chairman - Nina Dooley
Board Member - Chris Lewis
Board Member - Katherine Makemson
Board Member - Nikolaus Schroth
Board Member - Frank Wacha
Board Member - Pete Walson**

ADMINISTRATIVE

**Development Director, Kev Freeman
CRA Administrator, Pinal Gandhi-Savdas
Board Secretary, Jordan Pinkston**

CALL TO ORDER

ROLL CALL

**PRESENT: Chairperson Campenni, Vice Chairperson Dooley, Board Member Makemson,
Board Member Schroth, Board Member Wacha
ABSENT: Board Member Lewis, Board Member Walson**

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**MOTION: Approve.
MOVED BY: Nina Dooley
SECONDED BY: Katie Makemson
Motion approved unanimously.**

APPROVAL OF MINUTES

1. APPROVAL OF MAY 3, 2022 MINUTES

APPROVAL OF MINUTES

**Action: Approval of May 3, 2022 CRB Minutes
Moved by: Nik Schroth
Seconded by: Frank Wacha**

Motion passed unanimously.

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

2. Amendment to the Business Improvement Reimbursement Program

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Frank Wacha explained why he wanted to bring this agenda item forward for board discussion. He believes that the match should be reflective of how many points the applicant receives and spoke about landscaping requirements.

The board asked for clarification on Frank Wacha's suggestions.

Nik Schroth asked about the current success of the program.

Pinal Gandhi-Savdas said there is \$7,000 remaining, but it is closed for this grant cycle. She explained the history of the program.

Mike Mortell said that the program has evolved over the years with different board member adjustments to the program.

Nik Schroth suggested placing the \$50,000 for the program into different enhancements of infrastructure for the city.

Pinal Gandhi-Savdas explained that businesses are investing more than what the city is giving them for business enhancements.

Frank Wacha shared his views on the program as a whole and if the city incentive given to the applicants is enough. He gave examples of properties that have applied in the past.

Katie Makemson said that she is in support of the program. She is concerned that if we make the program percentage based, then it will affect historical properties.

Tom Campenni suggested keeping the rating scale the same, but accepting Frank Wacha's recommendation for maintenance.

Frank Wacha suggested if there are remaining funds in the program for the fiscal year, then we allocate them to something else.

Mike Mortell explained that the board can expand or contract any part of the CRA funding for projects if it is part of the state-mandated CRA plan. He explained that remaining funds

will be reallocated for other projects in the next fiscal budget policy if adopted by the CRA. CRA cannot have a savings account, so all funds need to be allocated.

The board discussed options for continuing the program or what is a better use for it's funding.

Tom Campenni clarified they could make a recommendation for next year's allocation of funding.

Katie Makemson asked for clarification on how staff would monitor maintenance.

COMMENTS FROM THE PUBLIC (3 min. max):

MOTION

Action: Approve with the following conditions:

1. Add language regarding maintenance of all improvements for a minimum of three years.

Moved by: Frank Wacha

Seconded by: Katie Makemson

Motion passed unanimously.

STAFF UPDATE

3. Update on the Division of Historical Resources (DHR) Small Matching Grant Applications

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator
Paul Weaver, President/Historic Property Associates, Inc.
Jacqueline May, Grant Administrator

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni asked about historical designation regulations on properties.

Paul Weaver explained that this will not restrict homeowners from selling or making improvements to their homes. The program is voluntary, incentive based and at the local level.

Nina Dooley asked for clarification on the area within East Stuart that will be deemed historic.

Katie Makemson asked if there are regulations on removing historical homes.

Pinal Gandhi-Savdas clarified that this change will not affect the progress of changing East Stuart to a Form Based Code.

Jacqui May spoke about the benefits of the designation.

COMMENTS FROM THE PUBLIC (3 min. max): None.

Pinal Gandhi-Savdas gave an update on the Parking Study.

Nik Schroth asked for a brief update on past parking studies.

Pinal Gandhi-Savdas gave an update on the board's recommendations for past parking studies.

ADJOURNMENT

MOTION: Adjourn.

MOVED BY: Frank Wacha

SECONDED BY: Nik Schroth

Motion approved unanimously.