

**MINUTES**  
**REGULAR MEETING OF THE STUART JOINT CRA/CRB/CCM**  
**JUNE 27, 2022**  
**AT 4:00 PM**  
**COMMISSION CHAMBERS**  
**121 SW FLAGLER AVE.**  
**STUART, FLORIDA 34994**

**CITY COMMISSION**  
**Mayor Merritt Matheson**  
**Vice Mayor Troy McDonald**  
**Commissioner Becky Bruner**  
**Commissioner Eula R. Clarke**  
**Commissioner Mike Meier**

**COMMUNITY REDEVELOPMENT AGENCY**  
**Chairperson - Merritt Matheson**  
**Vice Chairperson -Troy McDonald**  
**Board Member - Becky Bruner**  
**Board Member - Eula R. Clarke**  
**Board Member - Mike Meier**  
**Board Member - Tom Campenni**  
**Board Member - Pete Walson**

**COMMUNITY REDEVELOPMENT BOARD**  
**Chairman - Tom Campenni**  
**Vice Chairman - Nina Dooley**  
**Board Member - Chris Lewis**  
**Board Member - Katie Makemson**  
**Board Member - Nikolaus Schroth**  
**Board Member - Frank Wacha**  
**Board Member - Pete Walson**

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

**ROLL CALL**

**PRESENT:** Chairperson Matheson, Board Member Bruner, Board Member Clarke, Board Member Meier, Board Member Campenni, Vice Chairperson Dooley, Board Member Schroth.

**ABSENT:** Vice Chairperson McDonald, Board Member Walson, Board Member Makemson, Board Member Wacha, Board Member Lewis.

## **PLEDGE OF ALLEGIANCE**

## **APPROVAL OF AGENDA**

**4:03 PM MOTION: Approve.**

**MOVED BY: Eula Clarke**

**SECONDED BY: Tom Campenni**

**Motion approved unanimously.**

## **APPROVAL OF MINUTES**

1. APPROVAL OF 05/23/2022 CRA MINUTES

**4:04 PM MOTION: Approve**

**MOVED BY: Tom Campenni**

**SECONDED BY: Mike Meier**

**Motion approved unanimously.**

## **COMMENTS FROM THE PUBLIC (3 Minutes Max.)**

## **COMMENTS BY BOARD MEMBERS (Non-Agenda Items)**

## **ACTION ITEMS**

2. REDA AGREEMENT WITH MIDDLE ISLAND MANAGEMENT & DEVELOPMENT, LLC (RC):

RESOLUTION No. 04-2022 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIRPERSON TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND MIDDLE ISLAND MANAGEMENT & DEVELOPMENT, LLC, PROVIDING FOR THE ALLOCATION OF TAX INCREMENT FUNDS GENERATED FROM THE INCREASE IN PROPERTY VALUE TO THE TAX PARCEL OF THE ATLANTIC POINT MARINA MIXED-USE DEVELOPMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Administrator, presented the REDA agreement with Middle Island Management & Development. Mrs. Gandhi-Savdas stated that this application was submitted prior to amendments to the REDA program and they are still eligible under the prior guidelines. She also gave a brief overview of the development and recommended the REDA agreement be moved for approval.

Board Member Clarke commented that she wanted to commend our board for changing the guidelines and seeing that we now have 2 applicants using the program.

Board Member Meier questioned how it would have been assessed within the new scoring rubric.

Ms. Gandhi-Savdas stated it would not have been eligible due to

**Board Member Schroth arrived at 4:11 PM.**

**4:08 PM MOTION: Approve.  
MOVED BY: Tom Campenni  
SECONDED BY: Eula Clarke  
Motion approved unanimously.**

**3. REDA AGREEMENT WITH NEW URBAN COMMUNITIES (RC):**

RESOLUTION No. 05-2022 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CHAIRPERSON TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND NEW URBAN COMMUNITIES AND STUART COURTHOUSE, LLC., PROVIDING FOR THE ALLOCATION OF TAX INCREMENT FUNDS GENERATED FROM THE INCREASE IN PROPERTY VALUE TO THE TAX PARCEL OF THE STUART COURTHOUSE URBAN PLANNED UNIT DEVELOPMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mrs. Gandhi-Savdas presented on the REDA agreement with the Stuart Courthouse (Elizabeth) UPUD and stated that this application was submitted prior to amendments to the REDA program and they are still eligible under the prior guidelines. She gave a brief overview of the development and recommended the REDA agreement be moved for approval.

**PUBLIC COMMENT**

1.) Mark Brechbill - SE Osceola St; Questioned the numbers and the assessment of this property.

Attorney Mortell clarified the assessment would be done by the property appraiser and would be the final numbers.

Chairperson Matheson spoke about reducing the TIFF rate from 50% to 45% and putting a cap and creating a sinking fund for parking infrastructure.

Board members and Attorney Mortell continued discussion about the TIFF revenue and parking infrastructure.

David Dyess, City Manager, mentioned that parking studies will be brought up in the upcoming Joint Meeting and stated that discussions about parking constraints could be had and stated the 5% TIFF revenue is minimal.

Mrs. Gandhi-Savdas stated she could bring a boundary map of the REDA program as part of the parking study discussion.

Board members continued their discussion.

**4:14 PM MOTION: Approve.  
MOVED BY: Tom Campenni  
SECONDED BY: Mike Meier  
Motion approved unanimously.**

#### **4. D&D DOWNTOWN VALET PARKING PROGRAM**

##### **4:30 PM**

Mrs. Gandhi-Savdas presented the Valet Parking Program in Downtown and gave recommendations for changes from the previous agreement that was in place and stated that staff is looking for direction.

Chairperson Matheson stated he spoke to different business owners and said he was interested in using the Wells Fargo parking lot.

Board Member Campenni stated he liked the idea but gave a different proposal for different parking lot ideas.

Board members gave their ideas on what location would work best for valet service and what the demand is for valet.

Chairperson Matheson stated that the intent of this is to increase parking downtown for business patrons.

Board Members direction to staff were the following:

- The days would be Friday and Saturday.
- Parking lots would be City Hall and Stuart Feed pit.
- The month of December will be included.
- Adjustments to be made by staff and not require them to come back to the board.

##### **PUBLIC COMMENT**

1.) Helen McBride - SE Flamingo Ave; Agrees with the valet and said she is willing to pay the valet to be closer.

##### **STAFF UPDATE**

##### **ADJOURNMENT**

**5:00 PM**

**CCM**

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**Mary R. Kindel, City Clerk**

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**Merritt Matheson, Mayor**

**Minutes to be approved at the Joint CCM/CRA/CRB  
Meeting this 24th day October, 2022.**

**CRA**

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**Mary R. Kindel, City Clerk**

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**Merritt Matheson, Chairperson**

**Minutes to be approved at the Joint CCM/CRA/CRB  
Meeting this 24th day October, 2022.**

**CRB**

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**Mary R. Kindel, City Clerk**

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**Tom Campenni, Chairperson**

**Minutes to be approved at the Joint CCM/CRA/CRB  
Meeting this 24th day October, 2022.**