

**MINUTES**  
**COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART**  
**MARCH 7, 2023**  
**AT 4:00 PM**  
**COMMISSION CHAMBERS**  
**121 SW FLAGLER AVE.**  
**STUART, FLORIDA 34994**

**COMMUNITY REDEVELOPMENT BOARD**

Chair - Tom Campenni  
Vice Chair - Jackie Vitale  
Board Member - Micah Hartowski  
Board Member - Chris Lewis  
Board Member - Frank McChrystal  
Board Member - Seth Owens  
Board Member - Nikolaus Schroth

**ADMINISTRATIVE**

Development Director, Jodi Nentwick-Kegler  
CRA Executive Director, Pinal Gandhi-Savdas  
Board Secretary, Susej T. Meleqi

**CALL TO ORDER**

4:00 PM

**ROLL CALL**

PRESENT: Chair Campenni, Vice Chair Vitale, Board Member Hartowski, Board Member Lewis, Board Member McChrystal, Board Member Owens, Board Member Schroth

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

Chair Campenni requested to swap item #3 and #4.

**4:00 PM MOTION: Approve.**

**MOVED BY: Jackie Vitale**

**SECONDED BY: Nikolaus Schroth**

**Motion approved unanimously.**

## **APPROVAL OF MINUTES**

### **1. APPROVAL OF 01/10/2023 CRB MINUTES**

**4:00 PM MOTION: Approve.**

**MOVED BY: Micah Hartowski**

**SECONDED BY: Jackie Vitale**

**Motion approved unanimously.**

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

None.

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

None.

## **ACTION ITEMS**

### **2. PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2023.**

Jordan Pinkston, CRA Program Manager, presented the program description, program goals, public outreach, evaluation matrix, and the improvements being made to each property/applicant.

Ms. Pinkston presented the improvements being made to the first applicant, Care Plus Associates Inc.

Mr. Alan Freidech, applicant, stated his previous improvements and would like to keep improving his property as it is exposed on US-1.

Board Member McChrystal asked for more information on what the program is, how the applicants find out about this program, and where the pool of money comes from.

Ms. Pinkston responded.

**4:10 PM MOTION: Approve.**

**MOVED BY: Chris Lewis**

**SECONDED BY: Micah Hartowski**

**Motion approved unanimously.**

Ms. Pinkston presented the improvements being made to the second applicant, Keys Properties.

Ms. Sherry Lee, applicant, provided her history with the building and the improvements she has made with this program previously.

Vice Chair Vitale stated she would like to see shade trees on this property rather than the palm trees.



Applicant stated she believes it will be difficult to put shade trees as the spacing is not that big.

Board Members, applicant, and Attorney continued discussion.

**4:26 PM MOTION: Approve with condition that all landscape stay out of ROW and sidewalk.**

**MOVED BY: Nikolaus Schroth**

**SECONDED BY: Jackie Vitale**

**Motion approved unanimously.**

Ms. Pinkston presented the improvements being made to the third applicant, Kinane Corporation.

Ms. Sue Kinane, applicant, advised that she was available for questions.

Board Member McChrystal questioned the tree that was removed and recommended a sable pine tree.

**4:32 PM MOTION: Approve.**

**MOVED BY: Chris Lewis**

**SECONDED BY: Micah Hartowski**

**Motion approved unanimously.**

Ms. Pinkston presented the improvements being made to the fourth applicant, Treasure Coast Auto Machine.

Staff and Board Members found the application was deemed incomplete and a discussion was had on what can be done with the remaining balance.

Board Members had a discussion to leave the process open for new applicants to apply.

**4:37 PM MOTION: Continue to keep the process open for new applicants from April 1 - June 30.**

**MOVED BY: Micah Hartowski**

**SECONDED BY: Seth Owens**

**VOTE:**

**YES: Tom Campenni, Chris Lewis, Nikolaus Schroth, Jackie Vitale, Micah Hartowski, Seth Owens**

**NO: Frank McChrystal**

**4. CRA BUDGET AMENDMENT #02 TO FY 2023**

RESOLUTION NUMBER 04-2023 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #02 TO THE FY 2023 CRA BUDGET FOR ACQUISITION OF A PARKING MANAGEMENT SYSTEM IN THE AMOUNT OF \$40,000 FOR IMPROVED PARKING ENFORCEMENT IN DOWNTOWN; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Executive Director, presented the parking management system.

Vice Chair Vitale asked why the CRA was covering the expense if it is a police department item.

Ms. Gandhi-Savdas and Chief Tumminelli provided clarity on why it is a CRA budget amendment.

Board Members continued discussion on parking, the parking committee, and the expenditure in the CRA Budget.

**PUBLIC COMMENT:**

- 1.) Cherie White - Jensen Beach; In support of the parking management system on behalf of Main Street.
- 2.) Joe Flannigan - Stuart; In support of the parking management system and stated the way the parking committee came to the conclusion of the management system.
- 3.) Helen McBride - SE Flamingo Ave; Believes that the management system is an investment in our City.

City Attorney provided a brief history on the parking issues in downtown

**5:01 PM MOTION: Approve.**

**MOVED BY: Jackie Vitale**

**SECONDED BY: Nikolaus Schroth**

**Motion approved unanimously.**

**3. COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2022**

Ms. Gandhi-Savdas presented the annual report, mural matching grant program, downtown outdoor dining program, micro transit system, business improvement reimbursement program, Riverside park neighborhood streetscape improvements, Seminole streetscape and downtown undergrounding, Martin Luther King Jr Blvd complete street project, Guy Davis community park improvements, Stypmann neighborhood drainage and sidewalk improvements, SE Dixie Highway streetscape improvements, gateway signage, form based code, CDBG rehabilitation program, CDBG Covid grant, residential street tree program, national register of historic places, alleyway improvements, Federal highway tree planting program implementation, Stuart Main Street partnership, and staff recommends approval for report to be submitted to the DEO.

Board Member McChrystal commented on the Guy Davis Park, Seminole Street project, MLK Blvd, Covid funding, and th walkability on US-1.

**5:17 PM MOTION: Approve**

**MOVED BY: Chris Lewis**

**SECONDED BY: Nikolaus Schroth**

**VOTE:**

**YES: Tom Campenni, Chris Lewis, Nikolaus Schroth, Jackie Vitale, Micah Hartowski, Seth Owens**

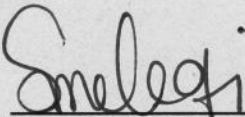
**NO: Frank McChrystal**

**STAFF UPDATE**


Ms. Gandhi-Savdas announced that the AT&T alleyway is being recommended to be named after Alice Luckhardt.

**ADJOURNMENT**

5:19 PM



Susej T. Meleqi, Deputy City Clerk



Tom Campenni, Chair

Minutes to be approved at the CRB  
Meeting this 6th day of June, 2023.