

**MINUTES**  
**SPECIAL MEETING OF THE CITY COMMISSION**  
**JOINT CRA/CRB/CCM**  
**JULY 24, 2023**  
**AT 4:30 PM**  
**COMMISSION CHAMBERS**  
**121 SW FLAGLER AVE.**  
**STUART, FLORIDA 34994**

**CITY COMMISSION**  
**Mayor Troy McDonald**  
**Vice Mayor Becky Bruner**  
**Commissioner Eula R. Clarke**  
**Commissioner Christopher Collins**  
**Commissioner Campbell Rich**

**COMMUNITY REDEVELOPMENT AGENCY**  
**Chair - Troy McDonald**  
**Vice Chair - Becky Bruner**  
**Board Member - Eula R. Clarke**  
**Board Member - Christopher Collins**  
**Board Member - Campbell Rich**  
**Board Member - Tom Campenni**  
**Board Member - Micah Hartowski**

**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**

**ADMINISTRATION**  
**Interim City Manager, Michael J. Mortell**  
**Interim City Attorney, Paul J. Nicoletti**  
**City Clerk, Mary R. Kindel**

**CALL TO ORDER**

4:55 PM

**ROLL CALL**

PRESENT: Mayor McDonald, Vice Mayor Bruner, Commissioner Clarke, Commissioner Collins, Commissioner Rich, Board Member Campenni, Board Member McChrystal

ABSENT: Board Member Lewis, Board Member Owens, and Board Member Schroth.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**4:57 PM MOTION: Approved.**

**MOVED BY: Christopher Collins**

**SECONDED BY: Eula Clarke**

**Motion approved unanimously.**

**APPROVAL OF MINUTES**

1. APPROVAL OF 06/26/2023 CRA MINUTES (CRA ONLY)

**4:57 PM MOTION: Approve**

**MOVED BY: Christopher Collins**

**SECONDED BY: Tom Campenni**

**Motion approved unanimously.**

2. APPROVAL OF 04/24/2023 JOINT CRA/CRB/CCM MINUTES

**4:57 PM MOTION: Approve**

**MOVED BY: Tom Campenni**

**SECONDED BY: Eula Clarke**

**Motion approved unanimously.**

**COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)**

None.

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

Board Member Rich

- Commented on two appointments made by him for the Community Redevelopment Board (CRB) and Local Planning Agency (LPA), hopeful for more attendance in the future.

Board Member Clarke

- Commented on the lack of attendance of the Advisory Boards during Joint Meetings.
- Commented that the Community Redevelopment Agency (CRA) offered a Paint Up Program and Mural Grant for MLK Boulevard and thanked the Fire Department and Ms. Preston for their participation in this project.

**ACTION ITEMS**

3. PRESENTATION OF STYPMANN NEIGHBORHOOD SIDEWALK AND DRAINAGE IMPROVEMENTS

Pinal Gandhi-Savdas, Community Redevelopment Agency Director, presented the sidewalk and improvements in the Stypmann Neighborhood. The estimated cost is 1.5 million and 3.3 million for drainage, totaling 4.8 million.

Board Member Campenni commented on the CRB meeting discussion and noted resident's general comments and insisted the board move forward with what the residents want. Feels it would be unfair to now change the alternatives. He commented that they

may not be able to do everything, but should be in the City Improvement Projects (CIP).

Board Member McChrystal agreed with Campenni's comments, noting the discussions held on traffic circles. Stated Step 1 should be to poll the residents of Cortez to find out what they want in relation to slowing down traffic and how they feel about traffic circles.

Commission Members', City Manager and Board Members' discussion ensued.

Joe Capra, President of Captec Engineering, came forward noting they have worked on this project since 2001. Numerous meetings were held and some wanted sidewalks while others did not. Noted the focused problem areas on the map, mainly on Cortez. Commented that there are several grants for stormwater and recommended not using CRA funds for stormwater drainage issues.

Board Member Campenni suggested the board does not take any action until a final plan is brought forward.

**PUBLIC COMMENT:**

1. Robert Wolfe - Cortez Avenue; Commented on the drainage at his home. Speeding is a problem on Cortez need to slow the traffic down. Supports the sidewalk project.
2. Jordan Bromberg MD, Volunteers in Medicine Clinic; Commented on their issues, including the water that has come within inches of their electrical boxes.
3. Don Cuzzo - 5th Street; Planner for 45 years, this is his neighborhood. He noted that funds are available in the CRA and that stop signs and drainage are what is being requested most. He recommended CRA come back with a plan for drainage and traffic.
4. Cullen Caston - 5th Street; Commented that he is not opposed to sidewalks but the placement of this plan. His home is over 100 years old and the sidewalk would interfere with his property, suggested it be placed on the north side. Take the specific properties into consideration. This will drastically impact the quality of their living.

Board Member Campenni commented on this item coming back with a real plan.

Mayor McDonald suggested that staff take the item back to the next CRA meeting with phasing and a more precise budget.

Interim City Manager Mortell requested clarification on the stormwater design. Address design for corner of 5th and Balboa, stop signs on 5th and Cortez, and Stypmann and Cortez.

Ms. Ghandi-Savdas requested clarification on their direction for stormwater.

**4. UPDATE TO EAST STUART MASTER PLAN (RC):**

RESOLUTION No. 09-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING AN UPDATE TO THE EAST STUART MASTER PLAN; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Jessica Cortor Seymour, Principal Program Coordinator of Treasure Coast Regional Planning Council, presented the East Stuart Master Plan.

Board Member Clarke commented that she would like to see more vision in addition to the code, and to have a Charrette in East Stuart.

**5:54 PM MOTION: Approve.**

**MOVED BY: Eula Clarke**

**SECONDED BY: Tom Campenni**

**Motion approved unanimously.**

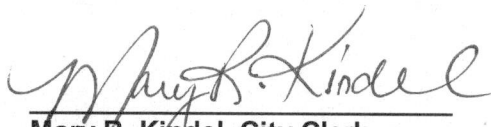
5. DISCUSSION AND DELIBERATION INCLUDING POSSIBLE AUTHORIZATION TO PROCEED WITH FUNDING THE REIMBURSEMENT OF TENANT IMPROVEMENTS (WATERFRONT RESTAURANT) FOR EXPENSES RELATED TO STRUCTURAL RENOVATION OF PROPERTY OWNED BY THE CITY OF STUART.

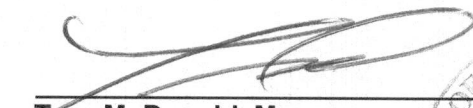
**\*\*Interim City Manager Michael Mortell stated that the applicant requested to move item to the August 28, 2023 CRA Meeting\*\***

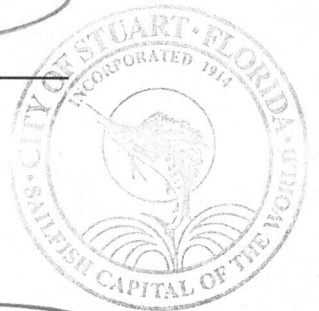
**STAFF UPDATE**

**ADJOURNMENT**

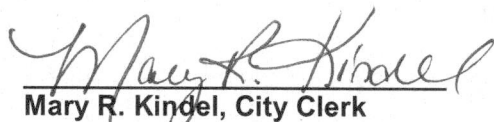
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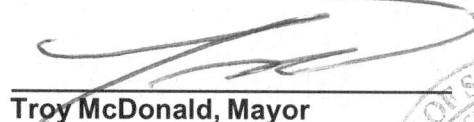
  
Mary R. Kindel, City Clerk

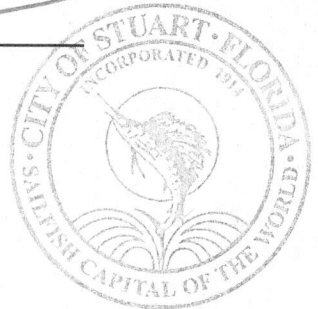
  
Troy McDonald, Mayor



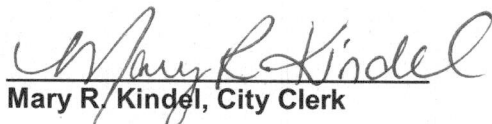
Minutes to be approved at the Joint CCM/CRA/CRB  
Meeting this 23rd day of October, 2023.

  
Mary R. Kindel, City Clerk

  
Troy McDonald, Mayor



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Mary R. Kindel, City Clerk

  
Thomas Campenni, Chair

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