

MINUTES
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART
AUGUST 28, 2023
AT 4:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

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 - Vacant

ADMINISTRATIVE

City Manager, Michael J. Mortell
Interim City Attorney, Paul J. Nicoletti
CRA Executive Director, Pinal Gandhi-Savdas
City Clerk, Mary R. Kindel

CALL TO ORDER

4:30 PM

PRESENT: Chair McDonald, Vice Chair Bruner, Board Member Clarke, Board Member Collins,
Board Member Rich
ABSENT: Board Member Campenni

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:32 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

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

1) Candace Callahan, Executive Director of Stuart Main Street; Commented on a request from Stuart Main Street to improve the public restrooms by partnering with a local artist for a mural

on the exterior of the restroom building. They will bring back a proposal in the near future.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Rich

- Commented on consideration for Guy Davis Park and fixing the backstop, would like the topic to be forwarded to the Community Redevelopment Board (CRB) as funding could come from the Community Redevelopment Agency (CRA). Feels that it is a danger to the children and to the people viewing it. The Martin County North Little League uses the field and one team in each division is primarily City of Stuart children. It is difficult for these children to travel and it is their primary ball field. Scott Proctor has committed to these children and he would like the CRB to consider the \$71,000.00 project with a \$50,000.00 contribution from the CRA.

The board reached consensus to have the request go before the CRB.

Chair McDonald

- Commented that he would like more time for future CRA Meetings, change either the day to Tuesday so they are not up against the City Commission Meetings or schedule them earlier with more time allotted.
- Requested the agenda items be heard in a different order, to hear Item #1 first, Item #4 second, and Items #1 and #3 could be brought back.

4:37 PM MOTION: Take Business Improvement Reimbursement Program first, then the Waterfront Restaurant, and the other two items after that.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

ACTION ITEMS

1. TRAM PROGRAM ACTION PLAN

Agenda item Order Change, moved to Item #4.

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

Jordan Pinkston, CRA Program Manager, presented the seven (7) Business Improvement Reimbursement Program (BIRP) applications:

1. American Sprinkler & Pump - Landscaping and Lighting; staff recommended.
2. Edward Jones Office - Landscaping, Benches, Parking Improvements, Exterior Painting; staff recommended.
3. OxyPros Inc. - Landscaping and entryway repaving; staff recommended.
4. Prescription Shop - Landscaping, parking lot resurfacing, and mural preservation with cleaning and clear coat; staff recommended.
5. Avonlea Commerce Center Association, Inc. - Resetting paved entry-way, Plants, Pressure Washing, Awning Replacement, Benches and Bike Racks; staff

recommended the following: Resetting entry-way pavers, benches, and bike racks.

6. Nancy Albert Design & Consulting Group - Awning installation, Impact Glass; not eligible.
7. Oasis Pamper Nail & Spa - Wall Sign; not eligible.

On August 1, 2023, the Community Redevelopment Board (CRB) voted in favor of approval with conditions; irrigation for landscaping, total grant match for eligible improvements reduced by 33%, and upon CRA approval, applicants will have one year to complete, grant expires after one (1) year.

Board Member Bruner commented that she feels that the applicants deserve the amount of money the City offered. Mayor McDonald agreed, adding that the Budget Amendment should be done and the full amount for those eligible should be awarded, amount totaling \$29,831.

Applicant, Gayle Goldie, representative of The Prescription Shop came forward and commented that when the application was submitted, there was no requirement about the sprinkler system being a requirement of landscaping, felt it is not fair to require that after the fact.

Pinal Gandhi-Savdas clarified that irrigation is not required as part of the program, it was recommended by the CRB. It is not required by the City's rules, but a condition of the CRB.

Gayle Goldie continued with a statement by CRB Board Member Campenni during the last CRB Meeting in which he stated that the program is a waste of money. She requested he step down as a board member or be removed.

Robert Whittrach, President of Avonlea Commerce Center, commented that as the area develops further they consider awnings in the future.

Interim City Attorney recommended the Board keep the two (2) items separate, a motion for the sprinklers, and another motion to approve the applications, subject to a Budget Amendment.

5:04 PM MOTION: Motion to approve that no sprinkler system is necessary and include the approval for eligible applicants.

MOVED BY: Becky Bruner

SECONDED BY: Eula Clarke

Motion WITHDRAWN 5:08 PM

5:08 PM MOTION: Motion to remove the requirement of an irrigation system and they maintain their landscaping.

MOVED BY: Becky Bruner

SECONDED BY: Eula Clarke

Motion approved unanimously.

5:10 PM MOTION: To approve the applicants subject to the Budget Amendment of \$9,831.00.

MOVED BY: Becky Bruner
SECONDED BY: Eula Clarke
Motion approved unanimously.

3. AUTHORIZATION TO APPLY FOR FDEP GRANT FOR STYPMANN NEIGHBORHOOD DRAINAGE IMPROVEMENTS (RC):

RESOLUTION No. 13-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CITY MANAGER TO APPLY FOR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) WATER QUALITY IMPROVEMENTS GRANTS AND STATE WATER QUALITY ASSISTANCE GRANTS (SWAG) FOR STORMWATER IMPROVEMENTS IN THE STYPMANN NEIGHBORHOOD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Ghandi-Savdas, CRA Director, requested authorization to apply for the Federal Department of Environmental Protection (FDEP) Grant due August 30, 2023.

MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

4. DIRECTION TO DRAFT BUDGET AMENDMENT FOR EXPENSES FOR REPAIR TO WATERFRONT RESTAURANT (RC):

RESOLUTION No. 10-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA DIRECTING STAFF TO PREPARE A BUDGET AMENDMENT TO ADDRESS THE REPAIRS TO THE WATERFRONT RESTAURANT LOCATED AT 131 SW FLAGLER AVENUE, STUART; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Waterfont Restaurant owners, James Corrigan and Derik Shambaugh presented with a power point on funding invested. The amounts invested exceeded 4 Million, the break down is \$944,000 on the corrected items simply for inhabitability.

Mr. Corrigan stated a lease was signed in May of 2021. An architect and engineer was hired in 2022 and notified them of safety issues. Had informed the City along the way of the seventy percent of structural issues, damage and missing soil to seawall. Addressed the timeline and commented that they feel the building will now last for another forty (40) years. Asking for reimbursement of half.

Vice Chair Bruner commented on assistance the City has given in the past and that their rent is \$22,000 a month and feels the City owes them 700k. City receives 5% of all that exceeds that amount at the end of the year. Commented they will not be coming to the City for any reimbursement pertaining to the second floor.

Board Member Rich commented that on Dec 28th Mr. Corrigan confirmed the reimbursement with the past City Manager for 698k and change. Chair McDonald asked

did the City Manager ever confirm this reimbursement amount? Mr. Corrigan confirmed it was requested by the City Manager for the amount and more clarification. Board Member Rich noted the timeframe.

Mr. Shambaugh commented that it has grown throughout the process.

Board Member Rich asked City Manager Mortell if he recalled specifics. City Manager Mortell stated he did not remember a specific dollar amount, recalls the documentation request, and before former City Manager Dyess left, he made the recommendation. City Manager Mortell noted the inspection and findings.

Board Member Collins asked what structural costs were, separate from renovations. City Manager Mortell read off the total that was noted in the original agenda item. Board Member Collins requested this be postponed and details be provided, requesting structure vs. renovations and have it specifically identified in a presentation.

Board Member Clarke commented that the City made a mistake, leasing the building. We need to have City Manager Mortell get more information or policies that need to be developed, but it's after the fact and the owners were working in good faith with the previous City Manager.

5:46 PM MOTION: Agree to at least give them \$700,000 or at least give them up to two (2) years rent free.

MOVED BY: Eula Clarke

SECONDED BY: Becky Bruner

WITHDRAWN 5:50 PM.

Chair McDonald prefers to table to another meeting to be sure the number is accurate.

City Manager Mortell commented on the agenda item, if the Commission were to grant some funding, a line item could be brought back as a Budget Amendment.

5:51 PM MOTION: Bring Item #4 back to next CRA meeting.

MOVED BY: Campbell Rich

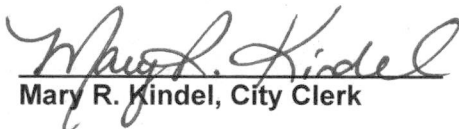
SECONDED BY: Eula Clarke

Motion approved unanimously.

STAFF UPDATE

ADJOURNMENT

6:02 PM


Mary R. Kindel, City Clerk


Troy McDonald, Chair

**Minutes to be approved at the CRA
Meeting this 25th day of September, 2023.**

