

MINUTES
JOINT MEETING OF THE STUART CRA/CRB/CCM
OCTOBER 23, 2023
AT 4:00 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 - Nikolaus Schroth

COMMUNITY REDEVELOPMENT BOARD
Chair - Tom Campenni
Vice Chair - Nikolaus Schroth
Board Member - Mark Brechbill
Board Member - Chris Lewis
Board Member - Frank McChrystal
Board Member - Bonnie Moser
Board Member - Seth Owens

ADMINISTRATION
City Manager, Michael J. Mortell
City Attorney, Lee J. Baggett
City Clerk, Mary R. Kindel

CALL TO ORDER

4:00 PM

ROLL CALL

CCM - PRESENT: Chair McDonald, Vice Chair Bruner, Board Member Clarke, Board Member Collins, Board Member Rich.

CRA - PRESENT: Chair McDonald, Vice Chair Bruner, Board Member Clarke, Board Member Collins, Board Member Rich, Board Member Campenni, Board Member Schroth (arrived 4:03 pm after roll call)

CRB - PRESENT: Chair Campenni, Vice Chair Schroth, Board Member Brechbill, Board Member Lewis, Board Member McChrystal, Board Member Moser

ABSENT: Board Member Seth Owens

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. PRESENTATION UPDATE ON THE EAST STUART HISTORIC PROPERTIES SURVEY REPORT AND NEIGHBORHOOD DESIGNATION AS A NATIONAL REGISTER OF HISTORIC PLACES DISTRICT.

Pinal Gandhi-Savdas, Community Redevelopment Agency (CRA) Director, briefly provided the background of the project and reported that the consultant, Paul Weaver, is not feeling well and will be presenting via Zoom Telecommunications.

Paul Weaver presented via Zoom with a PowerPoint presentation, reporting on the history of East Stuart with an aerial map and a map from early 1900's. Mr. Weaver also included documented East Stuart history including buildings and historic churches within the community. Mr. Weaver reported that once finished with the timeline, projected in November, the National Register nomination, a staff review, and the nomination will be sent to the Florida Historical Commission in February or May of 2024; hope to have fully completed by the summer of 2024.

Board Member Clarke commented that it is a good report and noted that members of the community have done East Stuart presentations and she is proud of what is being done. Ms. Clarke requested the CRA Director to reiterate what it means to the community to be designated as a Historic District. Mrs. Gandhi-Savdas responded, explaining the benefits, including East Stuart recognition and the ability to apply for various grants.

APPROVAL OF AGENDA

4:22 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Becky Bruner
Motion approved unanimously.

APPROVAL OF MINUTES

2. APPROVAL OF 09/25/2023 CRA MINUTES (CRA ONLY)

4:22 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Nikolaus Schroth
Motion approved unanimously.

3. APPROVAL OF 07/24/2023 JOINT CRA CRB CCM MINUTES

4:23 PM MOTION: Approve.

MOVED BY: Tom Campenni

SECONDED BY: Mark Brechbill

Motion approved unanimously.

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

1. Janine Alexander - Former resident; Provided handouts for the board; commented on a case with the City of Stuart from 2015, felony and battery charges, stated the police grabbed her and noted the 7 minute video is the only evidence that exists. She is here for all domestic victims.
2. Kim Coffey - Riviera Beach; Commented that he and Janine Alexander were partners and purchased a condo in Vista Pines, lost his retirement money due to the arrests of his friend.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Clarke

- Commented that she is wearing purple in recognition of domestic violence awareness and would like to also recognize Breast Cancer Awareness month.

ACTION ITEMS

4. US-1/FEDERAL HIGHWAY STREET TREE MASTER PLAN AND PROGRAM:

RESOLUTION No. 12-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING AND ADOPTING THE US-1/FEDERAL HIGHWAY STREET TREE MASTER PLAN AND PROGRAM; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Director, opened the presentation and stated the information on what the staff is seeking for the Resolution.

Jessica Seymore, Treasure Coast Regional Planning Council, presented the tree planting program in Stuart.

Board Members asked questions and discussions, including parking, saving trees for various City projects, tree affects on stormwater, 10% reduction in parking, incentives, a push on how grants are obtained, and businesses benefits.

Board Member Brechbill commented that his property would benefit from this project, and questioned if this would override the Urban Center Code for set backs. Ms. Seymore stated the City would do the planting and they would be in the City's right-of-way. City Manager Mortell commented that the City would grant to the property owner, equal

property rights.

Board Member Schroth asked for the timeframe, a six (6) month followup. Ms. Gandhi-Savdas noted she can include it in her annual update.

PUBLIC COMMENT:

1. Helen McBride - Flamingo Ave.; Commented on trees being most important, more trees provide shade.

4:52 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Eula Clarke
Motion approved unanimously.

5. 2023 HISTORIC PROPERTIES SURVEY UPDATE REPORT

RESOLUTION No. 95-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING THE 2023 HISTORIC PROPERTIES SURVEY UPDATE REPORT FOR DOWNTOWN STUART; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandha-Savdas, CRA Director, presented a brief update.

CCM Vote Only.

4:57 PM MOTION: Approve.
MOVED BY: Becky Bruner
SECONDED BY: Eula Clarke
Motion approved unanimously.

6. RESOLUTION AUTHORIZING THE CITY TO REIMBURSE WATERFRONT FOR REPAIRS TO CITY PROPERTY (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.

Michael Mortell, City Manager, commented with a brief history, noting that there are copies of the report by Stiles Pete with recommendations made for City expenses that amount to \$204,487.33. The report also includes pending repairs in progress that are in the amount of \$318,000. City Manager Mortell stated that with the report from an engineer he is looking for the board to give authorization to bring back the budget amendment item for the CRA in the amount of \$204,487.33.

Board Member Campenni commented that this was going to be split between the landlord and the tenant. He recommended moving forward with the \$204,487.33 with appropriate signed waivers so nothing will come back and haunt us later.

Vice Chair Bruner commented that she just wants the City to be fair.

Board Member Schroth commented that there is a line item listed by the engineer that is being ignored in the motion. City Manager Mortell commented that Engineer, Stiles Pete, was requested to identify those items related to the structural needs of the building.

Board Member Brechbill stated that whatever we decide on this number, outstanding leases are going to be affected; triple net, as is, whatever is done financially, it must be clear we are not obligated.

Board Member Campenni stated the City should not be in the landlord business, it needs to be settled; feels we do not owe even the \$204,000, but this is a good alternative to move forward.

Board Member Collins referred to Line 4 and recommended to add pending \$70,000.

Board Member Campenni stated there is nothing pending or concerning, written contracts stand for themselves. The discussion needs to end.

PUBLIC COMMENT:

1. Jim Corregan - Waterfront partner; Appreciates the work on this, commented on the engineer's recommendation. He would like to see the check cut for \$200,000 and would make sure the City is under no obligation.

5:16 PM MOTION: Approve \$204,487.33 and have the City Manager or City Attorney receive appropriate signed waivers so nothing will come back to the City.

MOTION: Approve.

MOVED BY: Tom Campenni

SECONDED BY: Campbell Rich

VOTE: 5/2

YES: Troy McDonald, Christopher Collins, Campbell Rich, Tom Campenni, Nikolaus Schroth

NO: Becky Bruner, Eula Clarke

STAFF UPDATE

ADJOURNMENT

5:16 PM

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

**Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 22nd day of January, 2024.**

Mary R. Kindel, City Clerk

Troy McDonald, Chair

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