

**MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
DECEMBER 5, 2023
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

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 - VACANT**

ADMINISTRATIVE

**CRA Executive Director - Pinal Gandhi-Savdas
Board Secretary - Susej T. Meleqi**

CALL TO ORDER

4:04 PM

ROLL CALL

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

**4:04 PM MOTION: Approve.
MOVED BY: Mark Brechbill
SECONDED BY: Bonnie Moser
Motion approved unanimously.**

APPROVAL OF MINUTES

1. APPROVAL OF 11/07/2023 CRB MINUTES

4:05 PM MOTION: Approve.

MOVED BY: Mark Brechbill

SECONDED BY: Frank McChrystal

Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member McChrystal

- Apologized for not being present for the last meeting and stated he received negative voicemails about the decisions made in the last meeting on the restaurant and hotel.

ACTION ITEMS

2. SAILFISH COVE PUBLIC ART MINOR URBAN CONDITIONAL USE APPROVAL (RC):

RESOLUTION No. 03-2023 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR URBAN CODE CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK REQUIRED AS A CONDITION OF DEVELOPMENT FOR THE SAILFISH COVE UPUD LOCATED AT 41 SEMINOLE STREET IN THE CITY OF STUART, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO INSTALL AN PUBLIC ART IN FRONT OF THE BUILDING ON SEMINOLE STREET AND DECORATIVE FENCE ALONG THE PUBLIC PEDESTRIAN BOARDWALK ON THE EAST PROPERTY LINE FACING THE ST. LUCIE RIVER; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND OTHER PURPOSES.

Marcela Cambor, Cambor and Associates, presented the location, renderings/designs, interior Zen garden, stated all of the art was done by a local artist, meets the 1% of the cost of vertical component, requested the CRB to approve the art.

Board Member Brechbill asked why the railing is considered art.

Ms. Cambor stated the arts council wrote a letter stating why they consider this art and stated that the fence is not your common buy.

Board Member McChrystal questioned what makes this art culturally diverse as stated in the application.

Board Members and applicant continued discussion on public art.

4:22 PM MOTION: Approve.
MOVED BY: Mark Brechbill
SECONDED BY: Bonnie Moser
Motion approved unanimously.

3. PRESENTATION OF STUART CRA HISTORY AND TAX INCREMENT FINANCING (TIF) REVENUE FOR REDEVELOPMENT ACTIVITIES WITHIN THE CRA.

Pinal Gandhi-Savdas, CRA Executive Director, presented what is CRA, how the CRA was formed, CRA boundaries, CRA plan goals and objectives, what is TIF (Tax Increment Financing), history of TIF, where the money has been invested, land purchases, infrastructure/capital improvements completed, programs, master plan and studies/reports, future of TIF with 5% increment, budget for FY 24 CRA, and future capital improvements priorities CIP 2025-2030.

4:40 PM

Board Member Brechbill questioned about a different fund prior to CRA.

Louis Boglioli (Joly), Finance Director, stated the CRA has always been its own fund and further explained how transfers work.

Board Member Brechbill stated he has a problem with the 330 SE Osceola parcel and would like to further discuss.

Chair Campenni stated that property is in an RFP and would suggest bringing it up as a separate item.

Ms. Gandhi-Savdas stated she would bring that item up at a future meeting.

Board Members continued discussion on TIF.

Mr. Boglioli further explained TIF.

4. AMENDMENT TO THE CRA PLAN TO UPDATE AND ADD NEW PROGRAMS AND PROJECTS (RC):

RESOLUTION No. 01-2024 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING AMENDMENTS TO THE CITY'S COMMUNITY REDEVELOPMENT PLAN TO UPDATE AND ADD NEW PROGRAMS AND PROJECTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

5:00 PM

Ms. Gandhi-Savdas presented the redevelopment plan, reviewed the Capital Improvements Projects, new programs, stated she would like feedback and recommendations.

Board Members questioned some of the projects shown.

5:06 PM MOTION: Approve.

MOVED BY: Nikolaus Schroth

SECONDED BY: Bonnie Moser

VOTE: Motion passes 4/1.

YES: Tom Campenni, Nikolaus Schroth, Mark Brechbill, Bonnie Moser

NO: Frank McChrystal

STAFF UPDATE

ADJOURNMENT

5:07 PM

Susej T. Meleqi, Board Secretary

, Chair

**Minutes to be approved at the CRB
Meeting this 9th day of January, 2023.**