

**MINUTES**  
**COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART**  
**JULY 2, 2024**  
**AT 4:00 PM**  
**COMMISSION CHAMBERS**  
**121 SW FLAGLER AVE.**  
**STUART, FLORIDA 34994**

**COMMUNITY REDEVELOPMENT BOARD**

**Chair - Tom Campenni**  
**Vice Chair - Mark Brechbill**  
**Board Member - Anita Cocoves**  
**Board Member - Aaron Hawkins**  
**Board Member - Frank McChrystal**  
**Board Member - Bonnie Moser**  
**Board Member - Andy Noble**

**ADMINISTRATIVE**

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

**CALL TO ORDER**

4:07 PM

**ROLL CALL**

PRESENT: Chair Campenni, Vice Chair Brechbill, Board Member Hawkins, Board Member Moser  
ABSENT: Board Member Cocoves, Board Member McChrystal, Board Member Noble

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

1. APPROVAL OF 06/04/2024 CRB MINUTES

**4:09 PM MOTION: Approve.**  
**MOVED BY: Mark Brechbill**  
**SECONDED BY: Aaron Hawkins**  
**Motion approved unanimously.**

**APPROVAL OF AGENDA**

**4:09 PM MOTION: Approve.**  
**MOVED BY: Mark Brechbill**  
**SECONDED BY: Bonnie Moser**  
**Motion approved unanimously.**

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

None.

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

Board Member Brechbill would like to review Urban Zoning status and what has been done. Pinal Gandhi Savdas, CRA Executive Director, agreed to bring it forward in a future meeting.

### **ACTION ITEMS**

#### **2. HEIRS' PROPERTY ASSISTANCE PROGRAM**

RESOLUTION No. 09-2024 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, APPROVING IMPLEMENTATION AND ADMINISTERING OF THE HEIRS' PROPERTY ASSISTANCE PROGRAM FOR PROPERTIES LOCATED WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Ms. Gandhi-Savdas, presented the Heir's Property Assistance Program, the importance of the program, data, and budget.

Board Member Hawkins shared a personal story and stated this is a great program.

Board member Brechbill stated he believes this is one of the best programs the City has done and states this is a good way to balance wealth. He believes that title insurance policy must be in place for this program.

Board Member Moser asked if other cities have done this program and, if so, have they seen gentrification happen in these locations.

Ms. Gandhi-Savdas stated the City of Gainesville has done this and has had great success. She stated this helps the owners keep their properties so it does not allow for gentrification.

Chair Campenni questioned if there is an income limit on who can use this program. Ms. Gandhi-Savdas stated there is not an income limit, any landowner in the CRA can use this program.

Board members continued their discussion on other questions that should be implemented in the program application, the capping of the program, title insurance policy, and what type of properties could use this program.

Chair Campenni stated the conditions for this program of \$3,000 per applicant and the value of the property.

**4:33 PM MOTION: Approve.**

**MOVED BY: Mark Brechbill**

**SECONDED BY: Aaron Hawkins**

**Motion approved unanimously.**

**3. PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2024**

Jordan Pinkston, CRA Program Manager, presented the program description, public goals, program outreach, and the applications received - Dehon Building, Kiddie Academy, Thorne Mortuary, and Wholesale Mulch & More LLC, staff seeking recommendation and approval.

Board Member Brechbill stated he does not agree with some of these buildings getting the match, and questioned if making these improvements truly increases the value of the property.

Board Members continued discussions.

**PUBLIC COMMENT:**

1. Helen McBride - Flamingo Ave; Stated she has seen the improvement, and it is well worth the investment.

**4:43 PM MOTION: Approve all four applicants.**

**MOVED BY: Aaron Hawkins**

**SECONDED BY: Mark Brechbill**

**Motion approved unanimously.**

**STAFF UPDATE**

**ADJOURNMENT**

4:50 PM

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**Susej T. Meleqi, Board Secretary**

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**Tom Campenni, Chair**

**Minutes to be approved at the CRB  
Meeting this 6th day of August, 2024.**