MINUTES
JOINT MEETING OF THE STUART JOINT CRA/CRB/CCM
OCTOBER 28, 2024
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION
Mayor Campbell Rich
Commissioner Eula R. Clarke
Commissioner Christopher Collins
Commissioner Laura Giobbi
Commissioner Sean Reed

COMMUNITY REDEVELOPMENT AGENCY
Chair - Campbell Rich
Board Member - Eula R. Clarke
Board Member - Christopher Collins
Board Member - Laura Giobbi
Board Member - Sean Reed
Board Member - Tom Campenni
Board Member - Mark Brechbill

COMMUNITY REDEVELOPMENT BOARD
Chair - Tom Campenni
Vice Chair - Mark Brechbill
Board Member - Aaron Hawkins
Board Member - Frank McChrystal
Board Member - Bonnie Moser
Board Member - Andy Noble
Board Member - VACANT

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

CALL TO ORDER

4:00 PM

ROLL CALL

PRESENT: CRA/CCM - Chair Campbell Rich,Christopher Collins, Sean Reed, Tom Campenni, Mark Brechbill, Eula Clarke (arrived at 4:04 p.m.)
CRB - Tom Campenni, Mark Brechbill, Frank McChrystal, Bonnie Moser, Andy Noble, Aaron Hawkins (arrived late 4:16 p.m.)

ABSENT: Laura Giobbi

PLEDGE OF ALLEGIANCE

PRESENTATIONS

APPROVAL OF AGENDA

4:02 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Mark Brechbill
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 07/22/2024 JOINT CRA/CRB/CCM MINUTES (RC)

4:02 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Mark Brechbill
Motion approved unanimously.

2. APPROVAL OF 09/23/2024 CRA MINUTES (RC)

4:02 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Mark Brechbill
Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member McChrystal

- Commented on using pavers on A1A and the discussion at the Community Redevelopment Board (CRB) concerning marijuana.

ACTION ITEMS

3. JOINT CRA/CRB/CCM MEETINGS DISCUSSION

City Manager, Michael Mortell provided a brief history of the Joint Meetings among the Commissioners, Community Redevelopment Agency (CRA), and Community Redevelopment Board (CRB).

Board members discussed the pros and cons of the quarterly joint meetings.

* Board Member Hawkins arrived late - 4:16 p.m.

The consensus among the Boards was that Joint Meetings will continue.

4. BUDGET AMENDMENT #01 TO THE FY 2025 CRA BUDGET - DOWNTOWN UNDERGROUNDING AND SEMINOLE STREETSCAPE (RC):

RESOLUTION No. 03-2024 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #01 TO THE FISCAL YEAR (FY) 2025 CRA BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR ADDITIONAL APPROPRIATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Executive Director, introduced present colleagues that the Community Redevelopment Agency (CRA) has worked with over the past five (5) to six (6) years and presented the Budget Amendment #1.

4:27 PM

Christopher (CJ) Rhody, Project Manager of Burkhardt, came forward and presented the Pre-GMP and Post-GMP plans, the progress meetings update, bid review, and provided the upcoming coordination and phases.

Board Member's discussion included questions and answers as to who was responsible for various aspects of the project.

Kevin Shannon, Kimley Horn, commented on the building codes. Mr. Rhody continued to respond to questions of the Board. Kaitlyn Townsend, Kimley Horn, came forward to comment on the parking impact of the project.

PUBLIC COMMENT:

1. Bill Moore - Stuart; Local small business owner and President of DBA; in favor of the project.
2. Nik Schroth - Stuart; Built his home in the area because of the various CRA plans; in favor of the project.
3. Max Duchorme - Stuart; Commented that this would be a missed opportunity to not move forward; in favor of the project.
4. Keyvan Bohlooli - Stuart; Resident on Seminole Street and strongly supports the undergrounding project.
5. Steven Vitale - Stuart; Commented that it would be money well spent, downtown is like the capital of the County; in favor of project.

Board Member Campenni commented on the cost and its escalation over the years; thanked Pinal for all her work on this project, but supports the project based on the return on investment.

Board Member McChrystal thanked Board Member Brechbill for his explanation of the numbers, commented on property values.

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Board Member Brechbill commented on it being a CRA funded project and is a true investment with a return in tax dollars.

Board Member Moser commented on trees and that more would visit downtown year-round if there were more trees and undergrounding would help that; investing in streetscape is important to the community.

Board Member Hawkins commented that in working with Stuart Main Street and other businesses, lack of lighting and safety is an issue and the streetscape will add lighting.

Chair Rich echoed Board Member Campenni's concerns and commented that Pinal did a great job working with contractors, this is a great opportunity for Seminole Street.

Board Member Clarke noted price has been a big issue, but we want Stuart to stand as a beacon.

5:25 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Eula Clarke
Motion approved unanimously. 5:48 PM

5. AMENDMENT TO RFQL #2024-400 CMAR TO AWARD CONSTRUCTION SERVICES TO BURKHARDT (RC):

RESOLUTION No. 114-2024; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING AN AMENDMENT TO THE CONSTRUCTION MANAGER-AT-RISK CONTRACT UNDER REQUEST FOR QUALIFICATIONS #2024-400, THE DOWNTOWN UNDERGROUNDING AND SEMINOLE STREETSCAPE PROJECT, IN ORDER TO AWARD THE CONSTRUCTION SERVICES PHASE TO BURKHARDT CONSTRUCTION, INC. FOR THE PRICE NOT TO EXCEED $8,756,347.76; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Approval of Option 1.

Board Member Collins commented he would like CRA to move in the direction of smaller projects and not projects this expensive on a regular basis.

5:49 PM MOTION: Approve - Option 1.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously. 5:52 PM

STAFF UPDATE

ADJOURNMENT

5:53 PM

CCM

Mary R. Kindel, City Clerk	**Campbell Rich, Mayor**

Minutes to be approved at the Joint CRA/CRB/CCM
Meeting this 27th day of January, 2025.

CRA

Mary R. Kindel, City Clerk	**Campbell Rich, Chair**

Minutes to be approved at the Joint CRA/CRB/CCM
Meeting this 27th day of January, 2025.

CRB

Mary R. Kindel, City Clerk	**Chair**

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