



AGENDA

COMMUNITY REDEVELOPMENT BOARD

JANUARY 6, 2026

AT 4:00 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Vice Chair - Bonnie Moser

Board Member - Philip DeBerard

Board Member - Frederick James

Board Member - Will Laughlin

Board Member - Jeff Manera

Board Member - Frank McChrystal

Board Member - Scott Whalen

ADMINISTRATIVE

CRA Executive Director - Pinal Gandhi-Savdas

Board Secretary - Susej T. Meleqi

Agenda items are available on our website at <http://www.cityofstuart.us>
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: mkindel@ci.stuart.fl.us

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.

(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

- 1. ADVISORY BOARD MEMBER OATH
- 2. ANNUAL BOARD REORGANIZATION - SELECTION OF CHAIR AND VICE CHAIR

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- 3. APPROVAL OF 11/04/2025 CRB MINUTES

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

- 4. PRESENTATION OF STUART COMMUNITY REDEVELOPMENT AREA (CRA) HISTORY, TIF REVENUE, BUDGET, AND PROJECTS
- 5. NOMINATE BOARD MEMBER FOR COMMUNITY REDEVELOPMENT AGENCY (RC):

RESOLUTION No. 01-2026 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA TO NOMINATE TWO MEMBERS TO SERVE ON THE COMMUNITY REDEVELOPMENT AGENCY; FOR THE REMAINING CURRENT TERM FROM PRESENT TO DECEMBER 31, 2026; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

WHAT IS CIVILITY? Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

PUBLIC COMMENT: If a member of the public wishes to comment upon ANY subject matter, including quasi-judicial matters, please submit a Request to Speak form. These forms are available in the back of the Commission Chambers, and should be given to the City Clerk prior to introduction of the item number you would like to address.

CONSENT CALENDAR: Those matters included under the Consent Calendar are self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by one motion. If discussion on an item is desired by any City Commissioner that item may be removed by a City Commissioner from the Consent Calendar and considered separately. If an item is quasi-judicial it may be removed by a Commissioner or any member of the public from the Consent Calendar and considered separately.

QUASI-JUDICIAL HEARINGS: Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment without being sworn. Unsworn testimony will be given appropriate weight and credibility by the City Commission.

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Board**

Meeting Date: 1/6/2026

Prepared by: Susej Meleqi

Title of Item:

ADVISORY BOARD MEMBER OATH

Summary Explanation/Background Information on Agenda Request:

Advisory Board Members serving the City of Stuart will take an Oath before the City Clerk/City Attorney for public record.

Funding Source:

N/A

Recommended Action:

Board Member take an Oath.

ATTACHMENTS:

1. Board Member Oath_CRB



CITY OF STUART

Oath of Office

I, _____, am qualified under the Constitution, Laws of Florida, and the Code of Ordinances for the City of Stuart, Florida to serve as a member of the COMMUNITY REDEVELOPMENT BOARD; and that I will well and faithfully perform the duties of an advisory board member on which I am about to enter, so help me God.

Board Member Name

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence ____ or online notarization ____, this 6th day of January 2026, _____ who is personally known to me or who has produced Florida driver license as identification.

Deputy City Clerk

(Notary Seal)

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Board**

Meeting Date: 1/6/2026

Prepared by: Susej Meleqi

Title of Item:

ANNUAL BOARD REORGANIZATION - SELECTION OF CHAIR AND VICE CHAIR

Summary Explanation/Background Information on Agenda Request:

Per the City code Sec. 2-107. - Membership; officers and staff, A Chair and Vice Chair shall be appointed by the CRB at its annual reorganization meeting.

Funding Source:

N/A

Recommended Action:

Board Members to make two (2) motions to elect a Chair and Vice Chair.

ATTACHMENTS:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Board**

Meeting Date: 1/6/2026

Prepared by:

Title of Item:

APPROVAL OF 11/04/2025 CRB MINUTES

Summary Explanation/Background Information on Agenda Request:

APPROVAL OF 11/04/2025 CRB MINUTES

Funding Source:

N/A

Recommended Action:

Approve minutes.

ATTACHMENTS:

1. 11042025 CRB Minutes

**MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
NOVEMBER 4, 2025
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT BOARD

**Chair - Mark Brechbill
Vice Chair - Bonnie Moser
Board Member - Frederick James
Board Member - Will Laughlin
Board Member - Jeff Manera
Board Member - Clay Scherer
Board Member - Scott Whalen**

ADMINISTRATIVE

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

CALL TO ORDER

4:01 PM

ROLL CALL

PRESENT: Chair Brechbill, Vice Chair Moser, Board Member Laughlin, Board Member Manera,
Board Member Scherer
ABSENT: Board Member James, Board Member Whalen

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. APPROVAL OF 10/07/2025 CRB MINUTES

**4:02 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Jeff Manera
Motion approved unanimously.**

APPROVAL OF AGENDA

**4:02 PM MOTION: Approve.
MOVED BY: Clay Scherer
SECONDED BY: William Laughlin
Motion approved unanimously.**

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Laughlin

- Spoke about government programs and referenced several articles he reviewed while researching the Spice & Tea agenda item.
- Shared that he looked further into the CRA and its budget, questioning whether those funds are truly “ours” to distribute to private companies.

Board Member Manera

- Reported that he spoke with the landlord of the space where Spice & Tea will be located. Stated that if he had received that information before the presentation, he would have voted in favor of approving the business.

Board Member Scherer

- Reemphasized the purpose of the CRA and explained that the community has agreed for tax-increment revenues to be reinvested into the City to support redevelopment.

Chair Brechbill

- Suggested that the City Commission should reevaluate the formula business code.
- Discussed the CRA’s approximately \$23 million budget and clarified how the funds are structured and used.

Continued for Board Scherer

- Requested clarification on the voting structure for the joint CRB/CRA/City Commission meetings.

Pinal Gandhi-Savdas, CRA Executive Director, clarified that items are first brought to the CRB for recommendations and feedback; however, an item goes directly to a joint meeting, especially when consultants are present so that everyone can see the presentation but only the CRA members cast the vote.

Chair Brechbill suggested hosting an informal appreciation gathering in December since a previous appreciation event did not receive many sign-ups. He recommended a casual open-house style meet-up with light refreshments and possibly coordinating with Main Street. The event would be noticed properly, open to other city boards, and intended simply to encourage connection and conversation outside formal business. He noted that similar gatherings have been held in the past and were well-received.

ACTION ITEMS

2. MINOR URBAN CODE CONDITIONAL USE - MURAL ON MATILDA’S BUILDING LOCATED AT 15 SW FLAGLER AVENUE (RC):

RESOLUTION No. 02-2025 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK (MURAL) NAMED "WELCOME TO STUART: HAPPIEST SEASIDE TOWN" ON A PROPERTY LOCATED AT 15 SW FLAGLER AVENUE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO PAINT A MURAL ON THE EXTERIOR SOUTHERN WALL OF A BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Lee Baggett, City Attorney swore in 2 people — Jordan Pinkston, CRA Program manager and Kristen Bauer, representative for the applicant.

Ms. Pinkston presented the minor code conditional use, location, location background, proposed mural, about the artist, martin art recommendation, and staff's recommendation.

Ms. Baur read a statement from Ms. Dana Smalls (owner of Mattilda's), who thanked the board for their consideration.

Board Members spoke about the art and stated to ensure the fish is truly a sailfish and spoke about the plants that are painted on the mural.

Chair Brechbill asked what the maximum grant was and what the total budget is.

Ms. Gandhi-Savdas stated that \$3,000.00 is the max per building and stated the budget is \$20,000.00.

Vice Chair Moser stated this mural is a fresh breath of air and stated she truly enjoys the renovation they have done to their building.

Board Member Laughlin asked if we have Rosetta Spoon Bills in the area and questioned the scales on the fish in the mural.

Board Member Scherer stated he would like the artist to ensure that what is on the painting is native to Stuart.

Board Members continued discussion on the arts design and their support for the program.

Board Member Manera stated that he agrees and thinks the mural is beautiful. He would just like the part that says "happiest seaside town" be more prominent.

4:44 PM Vice Chair Moser made a motion to approve with adding item 3, the artist will adjust the "S" in Stuart to be more visible.

AMENDED by Board Member Manera wanted to add to the motion that it goes under further review to make sure that the Flora and Fauna is appropriate for Stuart, and that the "Happiest Seaside Town" is made more prominent in the mural. (Vice Chair Moser did not want to make the amendment)

[Motion at 4:44 PM - DIED FOR A LACK OF SECOND]

4:48 PM Board Member Manera made a motion to have further review by the artist and staff that the Flora and Fauna is appropriate for Stuart, and that the "Happiest Seaside Town" is made more prominent in the mural.

[Motion at 4:48 PM - DIED FOR A LACK OF SECOND]

4:55 PM MOTION: Motion to approve as published and add item number 3 for the "S".

MOVED BY: Clay Scherer

SECONDED BY: Bonnie Moser

Motion approved unanimously.

3. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND PROPERTY OWNER OF 15 SW FLAGLER AVENUE (RC):

RESOLUTION No. 07-2025 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND FIFTEEN FLAGLER LLC., WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF \$3,000 TO INSTALL A MURAL ON THE EXTERIOR SOUTHERN WALL OF A BUILDING LOCATED AT 15 SW FLAGLER AVENUE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Ms. Pinkston presented the program description, past murals, location, proposed mural, and staff recommendation.

4:59 PM MOTION: Approve.

MOVED BY: Jeff Manera

SECONDED BY: Clay Scherer

[5:04PM - ROLL CALL] Motion approved unanimously.

STAFF UPDATE

None.

ADJOURNMENT

5:04 PM

Susej T. Meleqi, Board Secretary

, Chair

**Minutes to be approved at the CRB
Meeting this 6th day of January, 2026.**

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Board**

Meeting Date: 1/6/2026

Prepared by: Pinal Gandhi-Savdas

Title of Item:

PRESENTATION OF STUART COMMUNITY REDEVELOPMENT AREA (CRA) HISTORY, TIF REVENUE, BUDGET, AND PROJECTS

Summary Explanation/Background Information on Agenda Request:

Presentation of Stuart Community Redevelopment Area (CRA) History, TIF Revenue, Budget, and Projects.

Funding Source:

N/A

Recommended Action:

No action required.

ATTACHMENTS:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Board**

Meeting Date: 1/6/2026

Prepared by: Susej Meleqi

Title of Item:

NOMINATE BOARD MEMBER FOR COMMUNITY REDEVELOPMENT AGENCY (RC):

RESOLUTION No. 01-2026 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA TO NOMINATE TWO MEMBERS TO SERVE ON THE COMMUNITY REDEVELOPMENT AGENCY; FOR THE REMAINING CURRENT TERM FROM PRESENT TO DECEMBER 31, 2026; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The CRA shall be made up of the currently elected City Commissioners and two current members of the City's CRB. On an annual basis, the CRB shall recommend two of its board members to serve on the CRA for the City Commission's approval. For the year of 2025, Board Members Mark Brechbill and Frederick James served on the CRA. On December 8th at the Regular City Commission Meeting, there was a reorganization of the board by the Commission with Mr. Brechbill not being reappointed, leaving one vacancy on the CRA Board. The CRB will nominate those Board Members who are interested in serving on the CRA Board. The City Commission will then vote on the appointment to the CRA Board at the January 26, 2026, Regular City Commission Meeting.

Funding Source:

N/A

Recommended Action:

Make a recommendation for a Board Member to serve as a CRA Board member.

ATTACHMENTS:

1. R01-2026; Nominate CRB Board Member for CRA



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 01-2026 CRB

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA TO NOMINATE TWO MEMBERS TO SERVE ON THE COMMUNITY REDEVELOPMENT AGENCY; FOR THE REMAINING CURRENT TERM FROM PRESENT TO DECEMBER 31, 2026; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, The Community Redevelopment Agency (CRA) shall be made up of the currently elected City Commissioners and two current members of the City's Community Redevelopment Board (CRB); and

WHEREAS, On an annual basis, the CRB shall recommend two current CRB board members to serve on the CRA for the city commission's approval. The City Commission shall appoint the two members of the CRB to serve as members of the CRA; and

WHEREAS, the CRB met on January 6, 2026, and nominated Board Members _____ and _____ to serve on the CRA.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The CRB hereby nominates _____ and _____ to the Community Redevelopment Agency for the term of present to December 31, 2026.

SECTION 2: The City Clerk shall notify and provide the appointee information regarding the current provisions of the Florida Government-in-the-Sunshine and Code of Ethics for Public Officers and employees statute laws.

SECTION 3: This Resolution shall take effect upon its adoption.

Board Member _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Board Member _____ and upon being put to a roll call vote, the vote was as follows:

BONNIE MOSER, VICE CHAIR
PHILLIP DEBERARD, BOARD MEMBER
FREDERICK JAMES, BOARD MEMBER
WILL LAUGHLIN, BOARD MEMBER
JEFF MANERA, BOARD MEMBER
FRANK MCCHRYSTAL, BOARD MEMBER
SCOTT WHALEN, BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED this 6th day of January, 2026.

ATTEST:

SUSEJ T. MELEQI, CMC
BOARD SECRETARY

CHAIR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY