

**MINUTES**  
**JOINT MEETING OF THE STUART CITY COMMISSION**  
**COMMUNITY REDEVELOPMENT AGENCY AND**  
**COMMUNITY REDEVELOPMENT BOARD**  
**JANUARY 26, 2026 AT 4:00 PM**  
**COMMISSION CHAMBERS**  
**121 SW FLAGLER AVE.**  
**STUART, FLORIDA 34994**

**CITY COMMISSION**

**Mayor Christopher Collins**  
**Vice Mayor Sean Reed**  
**Commissioner Eula R. Clarke**  
**Commissioner Laura Giobbi**  
**Commissioner Campbell Rich**

**COMMUNITY REDEVELOPMENT AGENCY**

**Chair - Christopher Collins**  
**Vice Chair - Sean Reed**  
**Board Member - Eula R. Clarke**  
**Board Member - Laura Giobbi**  
**Board Member - Campbell Rich**  
**Board Member - Frederick James**  
**Board Member - VACANT**

**COMMUNITY REDEVELOPMENT BOARD**

**Chair - Frank McChrystal**  
**Vice Chair - Bonnie Moser**  
**Board Member - Philip DeBerard**  
**Board Member - Frederick James**  
**Board Member - Will Laughlin**  
**Board Member - Jeff Manera**  
**Board Member - Scott Whalen**

**ADMINISTRATION**

**Interim City Manager, Louis J. Boglioli III**  
**City Attorney, Lee J. Baggett**  
**City Clerk, Mary R. Kindel**

**CALL TO ORDER**

4:12 PM

## **ROLL CALL**

CCM/CRA PRESENT: Chair Collins, Vice Chair Reed, Board Member Clarke, Board Member Giobbi, Board Member Rich, Board Member James

CRB PRESENT: Chair McChrystal, Vice Chair Moser, Board Member DeBerard, Board Member James, Board Member Laughlin,

ABSENT: Board Member Manera, Board Member Whalen

## **PLEDGE OF ALLEGIANCE**

## **PRESENTATIONS**

### **1. DISCUSS FORMULA BUSINESSES WITHIN THE DOWNTOWN AREA**

Jodi Krugler, Development Director, presented the City's Formula Business Code, its criteria, some comparisons with similar downtowns, and requested feedback.

The board discussion included locations such as Winter Park, Florida, a suggestion to review other city's codes, character preservation, defining language, formula business exceptions, compatibility, and distance requirements. The board wanted more measurable terms identified and find ways to be more accommodating, business types and current code pros and cons. Request for Development to bring back the item at a future meeting after researching.

## **APPROVAL OF AGENDA**

**4:48 PM MOTION: Approved.**

**MOVED BY: None**

**SECONDED BY: None**

**Motion approved unanimously.**

## **APPROVAL OF MINUTES**

### **2. APPROVAL OF 10/27/2025 JOINT CRA/CRB/CCM MINUTES**

**4:48 PM MOTION: Approve.**

**MOVED BY: Eula Clarke**

**SECONDED BY: Frederick James**

**Motion approved unanimously.**

### **3. APPROVAL OF 11/24/2025 CRA MINUTES**

**4:48 PM MOTION: Approve.**

**MOVED BY: Laura Giobbi**

**SECONDED BY: Frederick James**

**Motion approved unanimously.**

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

1. Mark Brechbill - Stuart; Commented on the formula businesses that come into downtown, will push out the local businesses.

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

Board Member Giobbi

- Commented on Community Redevelopment Agency (CRA) matching programs and to review the downtown businesses that may need a hand-up and promote good opportunities to improve their businesses.
- Commented that she would like to see improvements considered for confusion corner.

Board Member Moser

- Commented on crosswalk improvements.
- Reported on the Special Commission Meeting for Mayor's Goals, shared thoughts on parking spaces, family-friendly downtown, parking garages. Example, Orlando East End Market.

Board Member McChrystal

- Commented on the current City Hall location, suggested selling the Wells Fargo Building and making the current City Hall what the community needs.

Board Member Clarke

- Agreed with McChrystal regarding City Hall location and suggested the CRA Director review and provide it at a future CRA Meeting.
- Commented on past Confusion Corner plans and interested in reviewing the information Board Member Moser plans to provide.

Chair Collins stated that a future conversation about Confusion Corner may be needed.

Board Member Laughlin

- Commented on the duties of the government, tax dollar spending, and consider how much longer CRA and CRB is needed.

Chair Collins noted that a conversation pertaining to confusion corner needs to take place at a future Joint CRA/CRB/CCM meeting.

## **STAFF UPDATE**

None.

**ADJOURNMENT**

5:19 PM

**CCM**

\_\_\_\_\_  
Mary R. Kindel, City Clerk

\_\_\_\_\_  
Christopher Collins, Mayor

Minutes to be approved at the Joint CRA/CRB/CCM Meeting this 27th day of April, 2026.

**CRA**

\_\_\_\_\_  
Mary R. Kindel, City Clerk

\_\_\_\_\_  
Christopher Collins, Chair

Minutes to be approved at the Joint CRA/CRB/CCM Meeting this 27th day of April, 2026.

**CRB**

\_\_\_\_\_  
Mary R. Kindel, City Clerk

\_\_\_\_\_  
Frank McChrystal, Chair

Minutes to be approved at the Joint CRA/CRB/CCM Meeting this 27th day of April, 2026.