

MINUTES
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART
MARCH 27, 2023
AT 4:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT AGENCY

Chair - Troy McDonald
Vice Chair - Becky Bruner
Board Member - Eula R. Clarke
Board Member - Christopher Collins
Board Member - Campbell Rich
Board Member - Tom Campenni
Board Member - Micah Hartowski

ADMINISTRATIVE

City Manager, David Dyess
City Attorney, Michael J. Mortell
CRA Executive Director, Pinal Gandhi-Savdas
City Clerk, Mary R. Kindel

CALL TO ORDER

4:30 PM

ROLL CALL

PRESENT: Chairperson McDonald, Vice Chair Bruner, Board Member Clarke, Board Member Collins, Board Member Rich, Board Member Campenni, Board Member Hartowski

PLEDGE OF ALLEGIANCE

4:32 PM

APPROVAL OF AGENDA

4:32 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Eula Clarke
Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

1. PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2023.

Jordan Pinkston, CRA Project Manager, presented the proposed Business Improvement Grant Program applications, reporting that four (4) applications were received. Jordan Pinkston reviewed all applications for the Board.

1. Care Plus Associates, Inc.; proposed rear parking lot fence, exterior paint, front facade replacement.
2. Keys Properties; proposed landscaping/fencing with gates, planters and a bench.
3. Kinane Corporation; proposed exterior paint/awning/landscaping/lighting improvements.
4. Treasure Coast Auto Machine; parking lot/landscaping/painting/lighting improvements, incomplete application.

The staff is requesting the board accept all recommendations for grant disbursement to all the applicants and guidance on Treasure Coast Auto Machine. The CRB also recommends keeping the application process open for new applications from April 1 through June 30, since there will be remaining funds.

Board Member Clarke requested clarification on the Kinane landscaping material choices.

Board Member Rich asked what funding was available, Jordan responded with this fiscal year being \$50,000.

Board member Campenni and Chair McDonald recommended applicant #4, Treasure Coast Auto Machine, complete application and return when completed.

4:45 PM MOTION: Approve applications 1, 2 and 3.

MOVED BY: Tom Campenni

SECONDED BY: Becky Bruner

Motion approved unanimously.

2. CRA BUDGET AMENDMENT #02 TO FY 2023; PARKING MANAGEMENT SYSTEM (RC):

RESOLUTION No. 04-2023 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #02 TO THE FY 2023 CRA BUDGET FOR ACQUISITION OF A PARKING MANAGEMENT SYSTEM IN THE AMOUNT OF \$40,000 FOR IMPROVED PARKING ENFORCEMENT IN DOWNTOWN; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING

FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Executive Director, presented a budget request to purchase a parking management system, for parking enforcement to officially track the hourly parking in our downtown area. The cost of the system is about \$40,000. She relayed this was supported by the parking committee that was organized by Stuart Main Street. On March 7, the Community Redevelopment Board did recommend approval of the budget amendment and staff is requesting approval of Resolution #04-2023 CRA for budget amendment.

Commissioner Clarke asked that we make an agreement. If someone gets a ticket, they get more information about our community. Ms. Gandhi-Savdas agreed and stated they are working on improving our brochure and marketing materials.

Board Member Campenni stated that he was one of the no votes and shared his opposition.

Board Members continued discussion on the parking management system.

City Manager David Dyess discussed the previous parking committee that evaluated future parking issues and the mechanism of the proposed technology.

Board Members continued the below discussion:

- Tram to run more frequently.
- Licensing fee and contract with proposed parking management system.
- Efficiency

City Attorney Michael Mortell stated the Board is not implementing punitive punishment to anyone by issuing a parking ticket.

Chairman Troy McDonald, agreed with Board Member Campenni on building a parking garage but is still in support of proposed parking management system.

PUBLIC COMMENT:

- 1.) Helen McBride - Flamingo Ave.; Commented on a past parking meter trial and feels this is progress.
- 2.) William King - Flagler Ave.; Not in favor of the upgrade, commented that he comes to downtown all the time and always finds a space.

4:51 PM MOTION: Approve.

MOVED BY: Becky Bruner

SECONDED BY: Eula Clarke

VOTE: Passed 5/7

YES: Troy McDonald, Becky Bruner, Eula Clarke, Campbell Rich, Micah Hartowski

NO: Christopher Collins, Tom Campenni

3. PRESENTATION OF THE COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2022

Pinal Gandhi-Savdas, CRA Director, presented the Annual Report.

Board Member Clarke commented, thanked Ms. Gandhi-Savdas and commended the

department on their efforts with the designation of the funds provided.

Board Member Collins inquired about various projects, the rough estimates, and the schedules.

5:24 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Tom Campenni
Motion approved unanimously.

STAFF UPDATE

ADJOURNMENT

5:28 PM

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 24th day of April, 2023.**