

MINUTES
REGULAR MEETING OF THE STUART JOINT CRA/CRB/CCM
APRIL 24, 2023
AT 4:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION
Mayor Troy McDonald
Vice Mayor Becky Bruner
Commissioner Eula R. Clarke
Commissioner Christopher Collins
Commissioner Campbell Rich

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

COMMUNITY REDEVELOPMENT BOARD
Chair - Tom Campenni
Vice Chair - Jackie Vitale
Board Member - Micah Hartowski
Board Member - Chris Lewis
Board Member - Frank McChrystal
Board Member - Seth Owens
Board Member - Nikolaus Schroth

ADMINISTRATION
Interim City Manager, Michael J. Mortell
Interim City Attorney, Paul J. Nicoletti
City Clerk, Mary R. Kindel

CALL TO ORDER

4:30 PM

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

ABSENT: Board Member Hartowski, Board Member Lewis, Board Member McChrystal, Board Member Owens, Board Member Schroth, Board Member Vitale

ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. SURVEY UPDATE OF HISTORIC PROPERTIES IN DOWNTOWN STUART

Pinal Gandhi-Savdas, CRA Director, presented the update on the survey, provided information on the grant and introduced Mr. Paul Weaver.

Paul Weaver III, President, Historic Property Associates, Inc., presented Downtown Stuart Update on historic properties in Stuart, identified sites to survey, historical plans, would like to see a district in downtown, the National Register is the Gold Standard for a historic district. This will not affect property rights, it brings money to community, property owners can apply for tax credits, non-ad Valorem tax breaks. A map depicted the area that would be the National Historic District. Looking for feedback from the Commission, boards, and Stuart Main Street.

No action required.

Commissioner Clarke asked if there is another grant or contract to fund the sources for the projects. Mr. Weaver stated the next step is a grant cycle that ends May 31 and the plan is to submit for it to obtain the National Register District for downtown.

City Manager Mortell asked if there is any restrictions once we adopt that district to a homeowner/businessowner within that registry. Mr. Weaver stated that the only thing that would be different is if they use the state grant. It is an incentive program.

APPROVAL OF AGENDA

4:54 PM MOTION: Approve.

MOVED BY: Tom Campenni

SECONDED BY: Eula Clarke

Motion approved unanimously.

APPROVAL OF MINUTES

2. APPROVAL OF 01/23/23 JOINT CRA/CRB/CCM MINUTES

4:55 PM MOTION: Approve.

MOVED BY: Tom Campenni

SECONDED BY: Eula Clarke

Motion approved unanimously.

3. APPROVAL OF 03/27/2023 CRA MINUTES (CRA APPROVAL ONLY)

4:55 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Eula Clarke
Motion approved unanimously.

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Chair Campenni suggested a CRB meeting should be held each month to keep consistency and interest.

ACTION ITEMS

4. APPOINTMENT OF EAST STUART HISTORICAL ADVISORY COMMITTEE MEMBERS (CRA)

4:56 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Eula Clarke
Motion approved unanimously.

5. PURCHASE CONTRACT FOR THE "WILLIE GARY PROPERTY" (CCM) (RC):

RESOLUTION No. 27-2023; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZE THE EXECUTION OF A REAL ESTATE CONTRACT BETWEEN THE CITY OF STUART, THE CITY OF STUART CRA AND OUT OF CONTROL IN STUART, LLC FOR PROPERTY KNOWN AS THE "WILLIE GARY PROPERTY" LOCATED AT 710 SE MARTIN LUTHER KING JR BOULEVARD, STUART; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Interim City Manager Mike Mortell updated the Commission on the contract. Closing date changed to the 1st week in January instead of February.

5:00 PM MOTION: Approve to change the date to January instead of February.
MOVED BY: Tom Campenni
SECONDED BY: Eula Clarke
Motion approved unanimously.

5:00 PM MOTION: Approve Resolution No. 27-2023.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

6. AUTHORIZATION TO EXPEND FUNDING APPROPRIATED FOR THE CDBG COVID PROGRAM (CRA) (RC):

RESOLUTION No. 05-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING TO EXPEND FUNDING APPROPRIATED FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT COVID (CDBG-CV) PROGRAM IN THE AMOUNT OF \$50,000 FOR THE DUE DELIGENCE OF PROPERTY KNOWN AS THE "WILLIE GARY PROPERTY" LOCATED AT 710 SE MARTIN LUTHER KING JR BOULEVARD, STUART; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

5:01 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Tom Campenni
Motion approved unanimously.

STAFF UPDATE

ADJOURNMENT

5:02 PM

CCM

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

**Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 24th day of July, 2023.**

CRA

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

**Minutes to be approved at the Joint CCM/CRA/CRB
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CRB

Mary R. Kindel, City Clerk

Tom Campenni, Chair

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