

MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
SEPTEMBER 5, 2023
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chair - Tom Campenni
Vice Chair - Nikolaus Schroth
Board Member - Mark Brechbill
Board Member - Chris Lewis
Board Member - Frank McChrystal
Board Member - Bonnie Moser
Board Member - Seth Owens

ADMINISTRATIVE

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

CALL TO ORDER

4:03 PM

PRESENT: Chair Campenni, Board Member Brechbill, Board Member Lewis, Board Member McChrystal, Board Member Moser
ABSENT: Vice Chair Schroth, Board Member Owens

ROLL CALL

PLEDGE OF ALLEGIANCE

1. OATH OF OFFICE FOR TWO (2) ADVISORY BOARD MEMBERS

Susej Meleqi, Deputy City Clerk, swore in Mark Brechbill and Bonnie Moser.

APPROVAL OF AGENDA

4:03 PM MOTION: Approve.

MOVED BY: Chris Lewis

SECONDED BY: Mark Brechbill

Motion approved unanimously.

APPROVAL OF MINUTES

2. APPROVAL OF 08/01/2023 CRB MINUTES

4:05 PM MOTION: Approve.

MOVED BY: Chris Lewis

SECONDED BY: Frank McChrystal

Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

3. NOMINATE BOARD MEMBER FOR COMMUNITY REDEVELOPMENT AGENCY (CRA)

4:08 PM MOTION: Nominate Nikolaus Schroth.

MOVED BY: Chris Lewis

SECONDED BY: Bonnie Moser

Motion approved unanimously.

4. CRA BUDGET AND CIP FOR FY 2024 (RC):

RESOLUTION No. 11-2023 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Executive Director, presented the CRA Budget Revenue for FY 2024, Downtown Undergrounding of Overhead Utilities, Seminole Street Alley Way Improvements, Riverside Park Neighborhood Improvements, Willie Gary Property, other capital improvement projects in FY 2024, Guy Davis Community Park, SE Dixie Hwy Improvements (Triangle District), Martin Luther King Jr. Blvd complete street project, and recommended the board to approve the CRA budget.

Board Members had several questions about the different projects, the meaning of "TIF", the different grants, the meaning of "TAP", the CRA finances and reserves, and contingency funds.

Chair Campenni stated he wanted to discuss two programs and stated his disagreeance with the Business Improvement Reimbursement Program (BIRP) program and asked the Board Members their thoughts.

Board Members discussed their thoughts on the BIRP program.

Chair Campenni commented on the budget for Stuart Main Street and stated the amount

that we budget for them is more than we should.

Board Member Brechbill stated his thoughts on Stuart Main Street's funding.

Ms. Gandhi-Savdas stated that Stuart Main Street has applied for two grants - Historic Property Survey Update and also designating Downtown as National Register Historic District on behalf of the City.

Chair Campenni requested that the Board vote separately on BIRP and Main Street.

4:39 PM MOTION: Approve the budget and not including Main Street Budget and BIRP program.

MOVED BY: Chris Lewis

SECONDED BY: Frank McChrystal

Motion approved unanimously.

4:40 PM MOTION: Approve the \$70,000.00 to Main Street.

MOVED BY: Chris Lewis

SECONDED BY: Mark Brechbill

VOTE: MOTION PASSES 3/2

YES: Bonnie Moser, Mark Brechbill, Chris Lewis

NO: Frank McChrystal, Tom Campenni

4:41 PM MOTION: Approve BIRP program.

MOVED BY: Mark Brechbill

SECONDED BY: Chris Lewis

VOTE: MOTION PASSES 3/2

YES: Bonnie Moser, Mark Brechbill, Chris Lewis

NO: Frank McChrystal, Tom Campenni

STAFF UPDATE

Ms. Gandhi-Savdas updated the Board with the new Community Redevelopment Agency meeting time, 4:00 PM and stated that the Joint Meetings would also change to 4:00 PM. She asked the Board if they wanted to continue being apart of the Joint meetings that happen on a quarterly basis.

Chair Campenni stated he believes that it is important that this Board continues to be involved at the Joint meeting so they have their time to express how they feel to the Commission.

ADJOURNMENT

4:43 PM

Susej T. Meleqi, Board Secretary

Tom Campenni, Chair

**Minutes to be approved at the CRB
Meeting this 3rd day of October, 2023.**