MINUTES
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART
SEPTEMBER 25, 2023
AT 4:00 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 – Nikolaus Schroth

ADMINISTRATIVE

City Manager, Michael J. Mortell
Interim City Attorney, Paul J. Nicoletti
CRA Executive Director, Pinal Gandhi-Savdas
City Clerk, Mary R. Kindel

CALL TO ORDER

4:00 PM

ROLL CALL

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:01 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Eula Clarke
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 08/28/2023 CRA MINUTES

4:01 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Eula Clarke
Motion approved unanimously.

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

1. Candace Callahan - Flagler Ave; Announced several upcoming events, such as Hobgoblin Parade on October 28, 2023 and Christmas on Main Street on November 24, 2023 stated she will follow up with emails and calendar invites.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Clarke

- Commented on the homes being restored on the corner of Church and Central in East Stuart. She stated it will help the area with blight.

Board Member Bruner

- Stated that she was north of the Roosevelt Bridge the other day and wondered when the gateway signage would be up.

Pinal Gandhi-Savdas, CRA Executive Director, responded that there was a delay but she would provide more information in her upcoming presentation.

ACTION ITEMS

2. TRAM PROGRAM ACTION PLAN (RC):

Ms. Gandhi-Savdas presented the Stuart tram services, the short term and long-term goals, plans for improving service, and information on seeking grants.

Board Member Clarke commented that she would like to see a tram service at night when the Stuart Boys & Girls Club opens up to assist the children get back home.

4:06 PM MOTION: Approve.
MOVED BY: Tom Campenni
SECONDED BY: Becky Bruner
Motion approved unanimously.

3. 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.

Ms. Gandhi-Savdas presented the CRA Budget Revenues for 2024, and reviewed the status and budget of various projects within the CRA.

Board Member Campenni commented on how the budgets and votes were discussed at the Community Redevelopment Board meeting. He requested that the CRA board follow in the CRB steps and vote on the budget as a whole and two (2) programs as a line item, separating the Stuart Main Street and Business Improvement Redevelopment program (BIRP), since he does not support those programs.

Board Member Clarke questioned if there were any funds for the tram tours, what budget would it be allocated to. Ms.Gandhi-Savdas stated it goes into the General fund.

4:19 PM MOTION: To put the Stuart Main Street money into the budget.
MOVED BY: Nikolaus Schroth
SECONDED BY: Eula Clarke
VOTE: MOTION PASSES 5/2
YES: Nikolaus Schroth, Troy McDonald, Becky Bruner, Campbell Rich, Eula Clarke
NO: Tom Campenni, Christopher Collins

4:21 PM MOTION: Keep BIRP in budget
MOVED BY: Eula Clarke
SECONDED BY: Nikolaus Schroth
VOTE: MOTION PASSES 6/1
YES: Nikolaus Schroth, Troy McDonald, Becky Bruner, Campbell Rich, Eula Clarke, Christopher Collins
NO: Tom Campenni

Board Member Campenni and Board Member Schroth stated how they felt about BIRP.

4:23 PM MOTION: Approve CRA budget.
MOVED BY:Tom Campenni
SECONDED BY: Eula Clarke
Motion approved unanimously.

4. CRA BUDGET AMENDMENT #04-2023 - BIRP (RC):

RESOLUTION NUMBER 14-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #04 TO THE FY 2023 CRA BUDGET TO REALLOCATE FUNDS TO BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

4:24 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Becky Bruner
VOTE: MOTION PASSES 6/1
YES: Nikolaus Schroth, Troy McDonald, Becky Bruner, Campbell Rich, Eula Clarke, Christopher Collins
NO: Tom Campenni

5. RESOLUTION AUTHORIZINGTHE CITY TO REIMBURSE WATERFRONT FOR REPAIRS TO CITY PROPERTY (RC):

RESOLUTION No. 10-2023 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA DIRECTING STAFF TO REIMBURSE THE WATERFRONT RESTAURANT LOCATED AT 131 SW FLAGLER AVENUE, STUART FOR REPAIRS MADE TO CITY PROPERTY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mike Mortell, City Manager, provided the Board with the history of this item, provided a copy of the lease to each Board Member, and stated why he recommended that the money come out of the CRA budget.

4:34 PM

Board Member Campenni clarified that the situation was not an emergency but indeed was serious. He questioned the reason for not following through with the procurement policy and stated that the lease is an "as is" but, because the former City Manager agreed to share that cost, the rest should have come to the board to get approval.

City Manager Mortell noted that what the former City Manager did was appropriate and continued explaining the reasoning.

Board Member Rich asked City Manager Mortell if Stiles Peet looked through the receipts to see if he could come up with the value of what structural work actually needed to be done. City Manager Mortell stated he had not done that.

Board Members continued their discussion and question with City Manager Mortell.

4:52 PM

Paul Nicoletti, Interim City Attorney commented that habitability is found in a landlord to tenant housing issue and not in a commercial "as is" lease. This was an assignment between former owner Mr. Hart and the current tenants.

Board Member Schroth asked City Manager Mortell for the cliff notes version of the lease.

City Manager Mortell provided the details of the lease and previous tenants on the property.

Jim Corrigan and Derik Shambaugh, owners of Waterfront restaurant, presented a communications timeline, the permits, investment summary, floor plan overview, building habitability throughout the restaurant, and safety findings.

Board Members had a discussion including questions and answers from the restaurant owners.

5:14 PM MOTION: Would like Pete to look at what they have in costs and receipts and provide the board with a summary and how much the work cost.
MOVED BY: Nikolaus Schroth
[DIED FOR A LACK OF SECOND]

Board Members continued their discussion that included the restaurant owners background, who hired Stiles Peet, the conditions of the building prior to renovation, being fair with the tax payer dollars and to the tenants of the building, safety of the building, and hiring a professional inspector.

City Manager Mortell stated he would like parameters on what the Board would like to see included in the amount for reimbursement.

5:35 PM MOTION: Allocate $302,000 as the City's contribution to this.
MOVED BY: Tom Campenni
SECONDED BY: Christopher Collins
VOTE: MOTION FAILED 4/3
YES: Troy McDonald, Tom Campenni, Christopher Collins
NO: Nikolaus Schroth, Becky Bruner, Campbell Rich, Eula Clarke

5:38 PM MOTION: Write a check for $435,000.
MOVED BY: Becky Bruner
SECONDED BY: Eula Clarke
VOTE: MOTION FAILED 5/2
YES: Becky Bruner, Eula Clarke
NO: Troy McDonald, Tom Campenni, Christopher Collins, Nikolaus Schroth, Campbell Rich

5:39 PM MOTION: Hire Peet to review all the applicant's photos, budgets, receipts, documentation, all the inspections performed by the City, all the permits issued by the City and to provide this board with an engineer's estimate of cost associated with the items identified in Peets letter dated December 14, 2022 based on all the actuals.
MOVED BY: Nikolaus Schroth
SECONDED BY: Tom Campenni
Motion approved unanimously.

PUBLIC COMMENT:

1. Helen McBride - Flamingo Ave; Wanted to confirm that we would only be paying for the structural portion and not miscellaneous items.

STAFF UPDATE

ADJOURNMENT

5:41 PM

Mary R. Kindel, City Clerk

Troy McDonald, Chair

Minutes to be approved at the CRA Meeting this 23rd day of October, 2023.