MINUTES
STUART COMMUNITY REDEVELOPMENT AGENCY
HELD May 26, 2020
AT 4:30 PM Commission Chambers & ZOOM Telecommunications
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT AGENCY
Chairperson - Michael J. Meier
Vice Chairperson - Eula R. Clarke
Board Member - Rebecca S. Bruner
Board Member - Kelli Glass Leighton
Board Member - Merritt Matheson
Ex Officio Board Member - Nathan Ritchey (Absent)
Ex Officio Board Member - Pete Walson

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

4:30 PM ROLL CALL

Present: Chairperson Meier, Vice Chairperson Clarke, Board Member Bruner, Board Member Glass Leighton, Board Member Matheson (all in person) Ex Officio Board Member Walson (remotely via Zoom telecommunications)

THIS MEETING WAS A HYBRID IN PERSON/REMOTE MEETING.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

2. APPROVAL OF 02/24/2020 CRA MINUTES

4:32 PM MOTION: Move approval of the Minutes as published.
Motion by: Board Member Clarke
Seconded by: Board Member Glass Leighton
Motion passed unanimously.

COMMENTS FROM THE PUBLIC (5 min. max)

- **No comments**

COMMENTS FROM THE BOARD MEMBERS

- **Board Member Clarke commented that it was nice to see Board Member Walson.**

STAFF UPDATE

COMMUNITY REDEVELOPMENT AGENCY

3. FIRST PRESENTATION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM BY CORBETT ALDAY FROM GUARDIAN CRM, INC.

CRA Administrator, Pinal Gandhi-Savdas introduced Mr. Corbett Alday, Vice President/CEO of Guardian CRM, Inc., whom presented on the CDBG Grant. A brief second presentation on the Fair Housing Act was provided in order to earn the City automatic points for the grant. Noted that comments were open to the public.

4:51 PM 4. BUDGET APPROPRIATION FOR A MATCHING CONTRIBUTION FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM APPLICATION:

RESOLUTION No. 03-2020 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #1 TO THE FY 2020 CRA BUDGET TO TRANSFER FUNDS FROM THE CRA FUND BALANCE TO ALLOCATE FOR A MATCHING CONTRIBUTION IN THE AMOUNT OF $50,000 FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM APPLICATION TO BENEFIT LOW-TO MODERATE- INCOME PERSONS FOR HOUSING, NEIGHBORHOOD REVITALIZATION, COMMERCIAL REVITALIZATION AND/OR ECONOMIC DEVELOPMENT; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Public Comment:

1) **Helen McBride – Flamingo Ave.; Inquired on how the ranking criteria is done.**

Mr. Alday came forward to explain the ranking process.

4:52 PM MOTION: Move approval of Resolution No. 03-2020 CRA.
Motion by: Board Member Clarke
Seconded by: Board Member Walson
Motion passed unanimously.

5. FIRST AMENDMENT TO NEW AVONLEA REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) AGREEMENT:

RESOLUTION No. 04-2020 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA AUTHORIZING THE CHAIR PERSON TO EXECUTE THE FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND AVONLEA IMPROVEMENT COMPANY, LLC, PROVIDING FOR THE ALLOCATION OF TAX INCREMENT FUNDS GENERATED FROM THE INCREASE IN PROPERTY VALUE TO THE TAX PARCELS WITHIN THE NEW AVONLEA PUD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas reviewed the eligibility requirements and threshold, the approved offsite improvement phasing plan, and proposed offsite improvement plan.

Stephen Mayer, City Senior Planner commented that a related item will be on the City Commission Meeting Agenda, the New Avonlea PUD, and reviewed it's focus, comparisons and revisions.

Nik Schroth spoke on the revenue sharing and outside improvements including parking spaced and sidewalks.

Tim Hernandez, via Zoom, reported on the offsite improvements such as sewer, drainage relocations, sidewalks, and landscaping.

Board Member Matheson stated he is abstaining from the vote and submitting Form 8B stating a conflict.

5:09 PM MOTION: Move approval.
Motion by: Board Member Glass Leighton
Seconded by: Board Member Clarke
Motion passed 5/1; Matheson Abstaining.

Walson – YES
Glass Leighton – YES
Bruner – YES
Matheson – ABSTAIN
Clarke – YES
Meier - YES

5:10 PM ADJOURNMENT

Mary R. Kindel, Secretary **Michael J. Meier, Chair**

Minutes to be approved at the CRA Meeting
Meeting this 22nd day June, 2020.