

**MINUTES**  
**SPECIAL MEETING OF THE STUART CITY COMMISSION**  
**COMMUNITY REDEVELOPMENT AGENCY AND**  
**COMMUNITY REDEVELOPMENT BOARD**  
**HELD July 27, 2020**  
**AT 4:30 PM Commission Chambers & ZOOM Telecommunications**  
**121 SW FLAGLER AVE.**  
**STUART, FLORIDA 34994**

**CITY COMMISSION**

**Mayor Michael J. Meier**  
**Vice Mayor Eula R. Clarke**  
**Commissioner Becky Bruner (Via Zoom)**  
**Commissioner Merritt Matheson**  
**Commissioner - VACANT**

**COMMUNITY REDEVELOPMENT AGENCY**

**Chairperson - Michael J. Meier**  
**Vice Chairperson - Eula R. Clarke**  
**Board Member - Becky Bruner (Via Zoom)**  
**Board Member - Merritt Matheson**  
**Board Member - VACANT**  
**Ex Officio Board Member - Tom Campenni**  
**Ex Officio Board Member - Pete Walson (Via Zoom)**

**COMMUNITY REDEVELOPMENT BOARD**

**Chairman - Frank Wacha (Via Zoom)**  
**Vice Chairman - Nathan Ritchey**  
**Board Member - Faye James (Via Zoom)**  
**Board Member - Tom Campenni**  
**Board Member - Pete Walson (Via Zoom)**  
**Board Member - Katie Makemson**  
**Board Member - Chris Lewis**

**ADMINISTRATION**

**City Manager, David Dyess**  
**City Attorney, Michael Mortell**  
**City Clerk, Mary R. Kindel**  
**Development Director, Kevin Freeman**

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**4:35 PM ROLL CALL**

**THIS MEETING IS BE A HYBRID IN PERSON/REMOTE MEETING.**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**



**4:38 PM MOTION: to Approve the meeting minutes.**

**MOVED BY: Vice Mayor Clarke.**

**SECONDED BY: Commissioner Matheson**

**Motion carries unanimously**

**PUBLIC COMMENT**

- 1) Jessica Seymour and her daughter Alice wanted to bring attention to the need for a sidewalk on Osceola Street. She passed around a proposed drawing made by Alice demonstrating her request. She also expressed her concerns about the safety in the area.

**PRESENTATIONS**

**COMMUNITY REDEVELOPMENT AGENCY**

**2. DISCUSS AND DELIBERATE THE EXISTING INCENTIVE PROGRAMS AND MAKE RECOMMENDATIONS TO OFFER NEW PROGRAMS CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE CRA PLAN.**

**Pinal Gandhi-Savdas, CRA Administrator presented on the Business Improvement Reimbursement Program and Economic Development Plan, mapping out the priority areas with criteria and points.**

**Mayor Meier commented that he would like to include shade trees. Board Members, Matheson and Ritchey agreed. Consideration of replacement AC units and windows are at the discretion of the board. Board Member Campenni suggested to using these criteria for a 1-year trial. Board Member's Walson and Wacha agreed to a trial if it increased the taxable value, the purpose of the CRA. Board Member Walson added he is interested in us looking further into the shade tree proposal from Orlando.**

**Mayor Meier suggested moving forward to review the scoring criteria.**

**Attorney Mortell suggested formally addressing the CRA priority areas and criteria so they can be adopted.**



**4:57 PM MOTION: To adopt areas 2/3, 3a as priority areas**

**MOVED BY: Board Member Walson**

**SECONDED BY: Board Member Campenni**

**Motion passed unanimously.**



Unidentified ZOOM Public Comment; Board discussed and decided not to accept the comment as the commenter would not identify themselves.

 **5:00 PM MOTION:** To adopt a Zoom policy for public comment.  
All in Favor, None Apposed, Motion passed unanimously.

Discussion continued the details and point criteria of the Business Reimbursement Program.

Board Member Walson commented the original conditions contributed to the CRA goals and the return on investment is important. He mentioned he did not see this in the new criteria. Board Member James questioned eligibility requirements and was told any project within the CRA would be eligible for the program.


Attorney Mortell clarified that programs outside of priority areas were still eligible for grants.

 **5:03 PM MOTION:** Change the first criteria to 15- and first-time applicants to 10.  
**MOVED BY:** Board Member Campenni  
**SECONDED BY:** Board Member Ritchey  
Motion passed unanimously.  **5:09 PM**


 **5:10 PM MOTION:** Accept the score ranking and financial caps 3, 6, and 10.  
**MOVED BY:** Board Member Campenni  
**SECONDED BY:** Board Member Walson  
Motion passed unanimously.

Pinal Gandhi-Savdas, CRA Administrator presented on the Design Assistance Program. She provided an overview on the program and mentioned it was part of the CRA goals at the staff level.


Mayor Meier asked for a brief presentation whenever this program is issued. Vice-Mayor Clarke wanted to know if there was a flyer or handout that outlined the programs. Pinal Gandhi-Savdas mentioned the department would put one together.

 **5:16 MOTION:** Revised: Change the first criteria to 15- and first-time applicants to 10.  
**MOVED BY:** Board Member Campenni  
**SECONDED BY:** Board Member Matheson  
Motion passed unanimously.

Gandhi-Savdas, went on to present the Tax Incentive Program, Mural Matching Program and a program overview and new changes.

 **5:35 PM MOTION:** Applicant could receive two matching grants, one for paint and one for façade improvements  
**MOVED BY:** Board Member Campenni  
**SECONDED BY:** Vice-Mayor Clarke  
Motion passed unanimously.

Gandhi-Savdas mentioned the CBDG Program Application and the Housing Assistance Plan would be on the August 10, 2020 Agenda and reviewed the idea from Board Member Walson regarding the Orlando Free Street Program. He would like to implement this program in Stuart. She provided an overview of the program.

 **5:40 PM MOTION:** To continue the discussion of the Orlando Free Street Program to the next meeting.  
**MOVED BY:** Board Member Campenni  
**SECONDED BY:** Vice-Mayor Clarke  
Motion passed unanimously.

Gandhi-Savdas, CRA Administrator said she will bring the Public Historic Preservation Grant back to the Board and briefly presented the Budget Summary for the Fiscal year of 2020 and the proposed fiscal year of 2021.

## **CITY COMMISSION**

### **CONSENT CALENDAR**

#### **3. APPROVAL OF 01/27/2020 JOINT CRA/CRB/CCM MINUTES**

 **5:42 PM MOTION:** Approve Minutes  
**MOVED BY:** Board Member Campenni  
**SECONDED BY:** Commissioner Matheson  
Motion passed unanimously.

#### **4. APPROVAL OF 06/22/2020 CRA MINUTES**

 **5:43 PM MOTION:** Approve Minutes  
**MOVED BY:** Board Member Walson  
**SECONDED BY:** Vice-Mayor Clarke  
Motion passed unanimously.

## **ORDINANCES**

### **COMMUNITY REDEVELOPMENT BOARD**

 **5:43 PM ADJOURNMENT**

**CCM**

\_\_\_\_\_  
Mary R. Kindel, City Clerk

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Michael J. Meier, Mayor

Minutes to be approved at the Joint CCM/CRA/CRB  
Meeting this 26<sup>th</sup> day October, 2020.

**CRA**

\_\_\_\_\_  
Mary R. Kindel, City Clerk

\_\_\_\_\_  
Michael J. Meier, Chairperson

Minutes to be approved at the Joint CCM/CRA/CRB  
Meeting this 26<sup>th</sup> day October, 2020.

**CRB**

\_\_\_\_\_  
Mary R. Kindel, City Clerk

\_\_\_\_\_  
Frank Wacha, Chairperson

Minutes to be approved at the Joint CCM/CRA/CRB  
Meeting this 26<sup>th</sup> day October, 2020.