



MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD

JULY 7, 2020 AT 4:00PM

CITY COMMISSION CHAMBERS

121 S.W. FLAGLER AVE.

STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS

Chair – Frank Wacha

Vice Chair – Nathan Ritchey

Board Member – Faye James

Board Member – Tom Campenni

Board Member – Pete Walson

Board Member – Katie Makemson

Board Member – Chris Lewis

ADMINISTRATIVE

Development Director, Kev Freeman

CRA Administrator, Pinal Gandhi-Savdas

Board Secretary, Jordan Pinkston

ROLL CALL 4:03 PM

Present (physically): Nathan Ritchey, Tom Campenni, Pete Walson, Katie Makemson

Present (remotely): Faye James

Absent: Chris Lewis

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES 4:05 PM

Action: Approve.

Moved by: Tom Campenni

Seconded by: Pete Walson

Motion passed unanimously.

CALL TO ORDER

Katie Makemson was read the Oath of Office and sworn in by the City Attorney.

Board Member Faye James arrived to the meeting remotely.

4:08 PM

APPROVAL OF AGENDA

Action: Approve.

Moved by: Tom Campenni

Seconded by: Pete Walson

Motion passed unanimously.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS (5 min. max): None.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS: None.

COMMUNITY REDEVELOPMENT BOARD

1. Discussion and Deliberation - CRA Incentive Programs

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Business Improvement Reimbursement Program

Nathan Ritchey asked about the current point system.

Mike Mortell explained how the current point system works and alternate options the board has.

Tom Campenni said that he does not agree with this program and increasing Tiff because of it. He suggested changing the application to pose the question what is the project's estimated return on investment and when will that occur. He would like to see this program giving CRA more bang for our buck and be more business oriented.

Discussion regarding Tiff funding and program restrictions to businesses versus homeowners occurred.

Pete Walson believes we are trying to reinvent the wheel and gave examples of what he believes are return on investments for the City.

The board discussed current CRA programs and their return on investment.

Mike Mortell commented on the board's mission and CRA's plan.

The board deliberated on eligible activities to be included in the program.

Pete Walson reiterated that the purpose of the CRA is to improve the look of the community. He said that it should be up to staff discretion how to spend the \$50,000 funding, it should not only be based on percentages.

Tom Campenni agreed and said that if there is extra money that has not been allocated then staff should be allowed to apply those funds to a larger project with a better chance of return on investment.

Pinal Gandhi-Savdas suggested placing each project in a range to better evaluate applications.

The board further discussed the point and range ranking system for the program.

Kev Freeman said that the categories we currently have are not clear enough and would like to clarify the approval process if we go with the point system.

Faye James commented on the point system and applicants meeting criteria.

Kev Freeman said that we will need to come back and look at this program in isolation to analyze the criteria being requested.

Nathan Ritchey said that he agreed.

Tom Campenni said that the CRA and City Commission need to allocate the same amount of funds and it needs to be agreed upon to make it fair.

Pete Walson made improvement suggestions.

Katie Makemson said she was concerned about discouraging business owners to apply.

Tom Campenni clarified that he was talking about a business plan for all businesses and compartmentalizing homeowners in each CRA area to apply.

The board discussed legalities to restricting grants to certain areas and the scoring system.

Design Assistance Program – No comments.

REDA – No comments.

Mural Matching Grant

Nathan Ritchey said that it seems to ruffle feathers sometimes.

The board discussed current murals in the City.

Paint Up Program

Katie Makemson suggested opening up the paint stores to more than Sherwin Williams.

Tom Campenni clarified why we use Sherwin Williams.

Brush with Kindness

Nathan Ritchey suggested cutting back the funding for this program due to lack of applicants.

Pinal Gandhi-Savdas suggested reducing the amount allocated for the program since it is not being used and clarified what the program will fund. She explained that it is a partnership with Habitat for Humanity and the City of Stuart contributes a portion to assist with the program.

Kev Freeman clarified what low income is currently.

Tom Campenni asked to combine the Paint Up Program and Brush with Kindness.

Faye James questioned the application and qualification process.

David Dyess confirmed the requirements that Habitat for Humanity has for the program. He addressed Faye James's concerns about East Stuart eligibility.

Pinal Gandhi-Savdas confirmed the details of the program and that CRA contributes some funding to Habitat for Humanity, but it is organized by Habitat for Humanity.

Pete Walson asked that staff do some community outreach to see if the funding can be used, if not then the funds may be used in a better way.

Pinal Gandhi-Savdas said this program is triggered by code violations.

Discussion continued about this program and others that are similar, such as the Facade Improvement Grant and funding them.

Certified Local Government – Historic Preservation Grants

Tom Campenni said that it would be easiest to piggyback on the County. He asked about Main Street eligibility.

Pinal Gandhi-Savdas said that Main Street could apply because there is no match required, but if the City applies then we would need a match.

Tom Campenni requested that the City of Stuart and Main Street work together and further discussion about the joint effort occurred.

Tom Campenni left the meeting. 5:38PM

Community Development Block Grant

Faye James asked about eligibility requirements.

Pinal Gandhi-Savdas explained how the program works and how funding is dispersed.

Request a Free Street Tree Program

Discussion occurred about the program details.

Pete Walson asked about the Watermark project and Springtree project and if shade trees could be included in each project.

Mike Mortell confirmed that both those projects are within the City.

The board discussed activities that occurred over the weekend.

COMMENTS FROM THE PUBLIC (5 min. max): None.

2. Presentation 315 E Ocoola ST

PRESENTATION: Kev Freeman, Development Director

COMMENTS FROM THE BOARD MEMBERS:

The board discussed other projects that are nearby and have recently come before the boards.

Mike Mortell discussed why this project is coming before the board.

COMMENTS FROM THE PUBLIC (5 min. max): None.

COMMENTS FROM THE BOARD MEMBERS:

Nathan Ritchey thanked Katie Makemson for joining the board and encouraged the public to sit on a board.

OTHER MATTERS BEFORE THE BOARD: None.

HISTORIC PRESERVATION BOARD MATTERS: None.

STAFF UPDATE: None.

ADJOURNMENT

5:59 PM

Frank Wacha, Chair

Jordan Pinkston, Board Secretary