MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
JULY 10, 2018 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS
Chair – Drew Pittman
Vice Chair – Chris Lewis
Board Member – Frank Wacha
Board Member – Mac Stout
Board Member – Pete Walson
Board Member – Michael Meier
Board Member – John Gonzalez

ADMINISTRATIVE
Development Director, Kev Freeman
Assistant to the City Manager, Pinal Gandhi-Savdas,
Board Secretary, Michelle Vicat

CALL TO ORDER **4:16 PM by John Gonzalez as Chair**

4:16 PM Roll Call. Present: John Gonzalez, Pete Walson, Frank Wacha, Michael Meier. Absent: Drew Pittman, Mac Stout, Chris Lewis.

APPROVAL OF MINUTES **4:17 PM Motion: Action: Approve, Moved by Pete Walson, Seconded by Frank Wacha. Motion passed unanimously.**

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

COMMENTS FROM THE BOARD MEMBERS

Pete Walson asked Pinal Gandhi-Savdas what was happening to the CRB/CRA TIF money.

Pinal Gandhi-Savdas said the with the current millage rate, they expect about $700,000 from the City and the County $1.2M

Pete Walson asked if it expires in 2028.

Pinal Gandhi-Savdas said that was correct but they were going to look into if there is an extension.

Mike Mortell said that a CRA started before 2002 can run for 30 years and then seek an extension of an additional 30 years. If a CRA started after 2002 it can seek an extension of 10 years. He said the City of Stuart started its CRA in 1989 but it did not include a trust fund for TIF and as a result it terminated its CRA in 1997 and reinstated a new CRA in 1998 with a TIF Trust Account and it lasted for 30 years so the last tax year will be 2028. In 2026/27 the city will be able to re-evaluate and will seek to amend and extend those portions of the CRA that haven't completed their mission.

Frank Wacha said he has filed a form 8B and gave everyone a copy of it.

OTHER MATTERS BEFORE THE BOARD

1. Resolution No. 49-2018: a resolution of the Community Redevelopment Board of the City of Stuart, Florida, granting a Minor Urban Code Conditional Use approval for public artwork (mural) to the Martin County Historical Mural on property located at 620 SW Colorado Avenue, as described within the attached legal description; granting approval to paint mural on the exterior north wall of the Prescription Shop building; providing an effective date; providing for conditions of approval; and for other purposes.

PRESENTATION: Stephen Mayer, Senior Planner

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

COMMENTS FROM THE BOARD MEMBERS:

John Gonzalez was concerned about Trapper Nelson with the bare chest.

Bryan Johnson from Martin County High School said you can't find a picture of him with a shirt on.

4:28 PM Motion: Action: Approve including the addition of Felix Williams, Moved by Frank Wacha, Seconded by Michael Meier. Motion passed unanimously.

2. Staff is proposing a CRA Real Estate Development Accelerator (REDA) Pilot Program. The Community Redevelopment Plan has a policy in place to assist large development projects with grants paid in annual installments, equal to a percentage of the tax increment revenue received by the Community Redevelopment Agency (CRA) due to the increased assessment to the property.

PRESENTATION: Pinal Gandhi-Savdas, Assistant to the City Manager

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

COMMENTS FROM THE BOARD MEMBERS

Pete Walson said later in the presentation they use the word "large" which seems vague and when threshold is discussed $500,000 which is too low in his opinion are addressed and thought the two words are at odds.

Michael Meier thought is should be how many of the eligibility requirements are met instead of rather than the size of the project.

Pete Walson thought it was the impact the project has that was important. He said projects are coming in asking for discounts on taxes for supplying affordable housing.

Mike Mortell said the city doesn't have any programs discounting taxes, but maybe HUD did. He said no matter what gets paid back to the developer is 50% of the new money so the city is insured to never pay money that the project didn't bring in.
John Gonzalez apologized for not being prepared for the meeting.

3. Resolution 01-2018 of the Community Redevelopment Agency authorizing the chairperson to execute an 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 parcels within the New Avonlea PUD; providing an effective date; and for other purposes.

PRESENTATION: Pinal Gandhi-Savdas, Assistant to the City Manager

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

COMMENTS FROM THE BOARD MEMBERS

MOTION: 4:57 PM Motion: Continue items 2 and 3 until Thursday, July 12, 2018, Action: Continue, Moved by Michael Meier, Seconded by Pete Walson. Motion passed unanimously.

At this point, John Gonzalez left the meeting and Michael Meier took over as Chair.

4. Ordinance No. 2375-2018; an ordinance of the City of Stuart, Florida amending Chapter 3, Section 3.01.08 "Public Art" of the City's Land Development Code thereby creating a greater financial incentive for developers to pay into the City's Public Art Trust Fund rather than providing on-site art features; providing for an effective date; codification; and for other purposes.

PRESENTATION: Pinal Gandhi-Savdas, Assistant to the City Manager

COMMENTS FROM THE PUBLIC (5 min. max):

Tom Campenni thought that if the city bought the art it would have to go through procurement which would make the price 3x what it would have been. He said if they said no to an art project, the developer could sue. He liked the idea of equalizing it.

Nik Schroth said they are building a retail center in Port St. Lucie and they have an art group that was put together to approve the art. He said they had proposed a shade sail and a mural and the art board shot it down because it wasn't permanent and they ended up buying a statue that just sits there so they need to be careful. He said if he's spending the $100,000 he wants to see something done with it because he could have spent it on his property.

Merritt Matheson said he grew up with art and there are tons of ideas of what was art, but he agreed with Tom Campenni that government wasn't going to be the best to determine what art was and thought the developer should have that option.

COMMENTS FROM THE BOARD MEMBERS

Frank Wacha said he thought it should be equalized but didn't think they should just flip the incentive. He thought they should be equal so it would be easier to just pay in if a developer didn't want to have any art.

Pete Walson said he disagreed with Frank and thought that many of the enhancements that he has seen were not up to what he called art and it was to encourage them to use the incentive. He brought up the fountain at the Hampton that is not visible to the public.

Frank Wacha said that was an absolute reverse incentive. He said the art should be on the street where people can see it.

Michael Meier said they obviously have different issues and they clearly don't have rigorous enough standards of what would qualify as public art and this doesn't necessarily address that. It allows the developer to pay into the art fund and not put it into art but they need to make sure developers make beautiful buildings.

Pinal Gandhi-Savdas said they still have to meet the architectural requirements and this is just in addition to the architectural requirements.

Pete Walson said he couldn't think of any of the art projects that he's seen in years that have qualified as public art and thought maybe that's where the standards are coming in. He thought they should encourage it to go into a trust so art could be added throughout the city.

Frank Wacha thinks they approved some things that they shouldn't have and that is part of the problem and said the fence at the Dunn building is beautiful and wouldn't be there if not for the art requirements.

Michael Meier said they have the authority to decide what can be art on a property and rather than revisiting the code they should double down on trying to do better at approving art projects because the guidelines are there.

Pete Walson said he didn't think the city operates on a bureaucratic policy, he thought we have standards. He asked what would happen when they don't approve an art project.

Mike Mortell said they've never had a situation where they've turned a developer down.

Michael Meier said he thought they needed to look at the art a little harder and asked Pinal if the CRB would be looking at proposals which would then go to the CRA.

Pinal Gandhi-Savdas said the CRB would make a recommendation which would go to the CRA, who could either approve

Michael Meier thought this is a good first step.

 5:47 PM **Motion**, **Action:** Approve with the edit that they have the 1% on both sides, that if they have a developer that wants to do a public art project on their property that doesn't take up the 1% then the remainder would go into the art fund and that in Section F they include a standard that the art must be readily visible to the public in perpetuity **Moved by** Michael Meier, **Seconded by** Pete Walson. Motion passed unanimously.

Tom Campenni said they just changed it to 1% from 1.5% and thought they should change it back to 1.5%.

Nik Schroth said he will spend 1% but not 1.5% because that .5% can be a lot.

Pete Walson said with the possible sun setting of the TIF he suggested this would be a vehicle for the commission to look at the ballfields.

Mike Mortell said the commission voted last night to do an RFP for the ballfields including the public works department.

Michael Meier apologized to Nik for having to continue the item and admonished their fellow board members that are not here today.

Mike Mortell suggested changing the by-laws to three absences in a year instead of a row

Michael Meier said perhaps they need to revisit the absence policy or general commitment level of board members.

STAFF UPDATE: None

ADJOURNMENT 6:08 PM Motion: Action: Adjourn, Moved by Pete Walson, Seconded by Michael Meier. Motion passed unanimously.

APPROVED **RESPECTFULLY SUBMITTED**

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Michael Meier, Chair Michelle Vicat, Board Secretary