

**MINUTES OF THE REGULAR MEETING OF THE CITY OF STUART
COMMUNITY REDEVELOPMENT BOARD HELD IN CITY HALL, 121
SOUTHWEST FLAGLER AVENUE, STUART, FLORIDA ON WEDNESDAY,
JUNE 3, 2010**

Those present: David Collier, Vice Chairman
Gene Rifkin
Pete Walson
Samia Ferraro
Johnnie Bell

Those absent: Frank Wacha, Jr., Chairman
Patty Henderson

Also present: Dan Hudson, City Manager
Teresa Lamar-Sarno, CRA Coordinator
Deanna Freeman, Consultant

I. CALL TO ORDER: Chairman

Vice Chairman Collier called the meeting to order at 4:06PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: April 6, 2010

MOTION: Samia Ferraro

SECOND: Gene Rifkin

Motion carried 5/0

Terry O'Neil, Interim Development Director gave the board the final draft of the alcoholic beverage ordinance.

Public Comments: None

Board Comments: None

1. Amended CRA Plan

Presentation: Deanna Freeman, Consultant

Public Comments: None

Board Comments:

David Collier commended Deanna Freeman on her work on the CRA Plan.

MOTION: Pete Walson moved approval of the amended CRA Plan

SECOND: Gene Rifkin

Motion carried 5/0

2. FY2011 CRA TIF Budget

Presentation: Teresa Lamar-Sarno, CRA Coordinator

Public Comments: None

Board Comments:

David Collier asked if they have any utilization figures on the Ramey Rug parking lot.

Teresa Lamar-Sarno said they didn't but she thought it was important to maintain that parking as it was in the heart of special events.

David Collier thought because of the economy, they should review it in a few months.

Gene Rifkin asked if the "promotional activities" item was new and asked for a breakdown.

Teresa Lamar-Sarno supplied the breakdown.

Samia Ferraro asked where the rollover money is.

Teresa Lamar-Sarno replied that it was in infrastructure.

David Collier said that when you look at the overall you see several projects that weren't there a year ago and are partially reflected in the revised CRA Plan. He said he is comfortable leaving the money there, but if something else comes along, he could see money being transferred.

Gene Rifkin said she is concerned about the Crary house project and said in these economic times \$280,000 on one house with no plan in place is questionable. She asked if there was any hope of getting grants.

Dan Hudson said the CRB asked them to put the money in the budget for the Crary house and that Stuart Heritage is not definitely out. He said they are seeking other RFP proposals and have private parties interested. He said TIF is one possible funding source and wouldn't rule anything out at this time.

Gene Rifkin asked about the future of the historic town center.

Dan Hudson replied that they were reassessing the plan.

Pete Walson asked if they were going to look at the plan and possible changes before they spend the money on the house.

Dan Hudson said they going ahead with the house.

Pete Walson said the plan was to have a whole series of homes. He said if they choose some other place for historical homes, why don't they wait on the Crary house.

Dan Hudson said they need to move forward and close the house up.

David Collier said Mainstreet has been trying to figure out ways to do things for the City in return for support and was happy to see that there were funds allocated in the budget. He said they are asking what they can do for the business community. He wasn't sure that the \$35,000 was adequate and thought if they got into social networking they may bring in an outside consultant and need additional funds.

Dan Hudson said they were looking for specific reports and financial statements so they could have a better understanding of their financial operations.

MOTION: Pete Walson moved approval of the FY2011 CRA TIF Budget

SECOND: Samia Ferraro

Motion carried 5/0

3. Wayfinding Update

Presentation: Teresa Lamar-Sarno, CRA Coordinator

Public Comments: None

Board Comments:

David Collier said they had talked about a standard wayfinding sign and asked if they were still looking into that.

Pete Walson said he was driving, saw one of the signs and looked at the back end which was blank and thought they should have directions on both sides.

Teresa Lamar-Sarno deferred to the engineering firm Captec.

Etienne Bourgeois from Captec said there was not a defined reason that they couldn't but he wouldn't recommend it because a driver's perception pulling them to the other side of the road could be a distraction and suggested the City's logo.

Pete Walson said it could possibly say Hospital and an arrow.

Teresa Lamar-Sarno said Captec would be working with Lucido & Associates office on the wayfinding signs. She also said they invited Habitat for Humanity to give an update.

Margo Graff with Habitat for Humanity gave an update on the three green homes they are constructing. She said that Habitat intends to use the green standards from these homes on their future homes and they will be certified "Build Smart" from Florida Power & Light.

Pete Walson thanked Habitat for doing everything that they've done for Stuart.

David Collier said the board is honored to have Mary Hutchinson, one of the Commissioners in the audience and asked her if she wanted to speak.

Mary Hutchinson said at the last commission meeting the shade structure was not approved and wanted to give her reasons why. She didn't want the view to be obstructed and thought that it was and will ask that they look at alternative structures.

Pete Walson said he agreed with her and asked what would happen if they had a hurricane.

Mary Hutchinson replied that the cover can be removed before a hurricane.

IV. NEXT CRB MEETING: July 6, 2010

V. ADJOURN:

MOTION: Pete Walson

SECOND: Gene Rifkin

Motion carried 5/0

Vice Chairman Collier, there being no further business before the Board the meeting is adjourned at 4:58 PM.

APPROVED

RESPECTFULLY SUBMITTED

Frank Wacha, Jr., Chairman

Michelle Vicat, Board Secretary