

**MINUTES OF THE REGULAR MEETING OF THE CITY OF STUART
COMMUNITY REDEVELOPMENT BOARD HELD IN CITY HALL, 121
SOUTHWEST FLAGLER AVENUE, STUART, FLORIDA ON TUESDAY,
NOVEMBER 2, 2010**

Those present: Frank Wacha, Jr., Chairman
David Collier, Vice Chairman
Patty Henderson
Gene Rifkin
Johnnie Bell
Samia Ferraro

Those absent: Pete Walson

Also present: Dan Hudson, City Manager
Deanna Freeman, Consultant

I. CALL TO ORDER: Chairman

Chairman Wacha called the meeting to order at 4:04PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: September 7, 2010

MOTION: David Collier

SECOND: Gene Rifkin

Motion carried 5/0

Public Comments: None

Board Comments: None

1. Impact Fee Waiver Application

Presentation: Deanna Freeman, Consultant

Public Comments: None

Board Comments:

David Collier said on the agenda it says waiver and it really isn't a waiver, it is a grant in lieu of the developer paying the impact fee and he asked if the program had an end because it should not go on indefinitely.

Deanna Freeman said it was approved under the budget annually but they can also add language that said it will go for the fiscal year and continue to review it.

Patty Henderson asked if it was a one-time thing for a developer.

Deanna Freeman said there are some criteria if they had applied before.

Gene Rifkin asked if on page two that is a minus five.

Deanna Freeman said it was.

Chairman Wacha thought it was very well thought out and well written.

Deanna Freeman added that if they left within one year it was a 75% reimbursement, within two years it was 50% of what the impact fee granted and they are working this out with legal.

MOTION: Gene Rifkin moved to approve the Impact Fee Waiver Application

SECOND: Patty Henderson

Motion carried: 5/0

DISCUSSION:

1. The "Little" Lyric Theatre at Flagler Park Partnership Agreement

Presentation: Dan Hudson, City Manager
John Loesser, Lyric Theatre

Public Comments: None

Board Comments:

David Collier said he won't be voting on the issue but he can participate in the discussion.

Gene Rifkin thought the concept is wonderful and asked about the revenue.

John Loesser said he really doesn't know but a portion of ticket prices and profits would go to the City. He guessed from ticket sales alone \$20,000.

Gene Rifkin asked how much they were hoping to get from the CRA and asked if Stuart could be in the name.

John Loesser said up to \$200,000 but it would be a loan.

David Collier said as a board member of the Lyric they have looked at many locations but haven't found anything and they have been looking for awhile. He thought with

John's imaginative style, they will have many interesting things going on. He said the Lyric is the lynchpin of downtown and usually he is very careful about TIF funds but thought this was a great idea.

Samia Ferraro agreed but was trying to figure out the business relationship they would have with the City and asked if they were renting the building.

John Loesser said they would be managing the building. They wouldn't be making any capital improvements.

Samia Ferraro asked if the \$200,000 would go to them as a loan.

Dan Hudson said it was more of a contract operation. He said the loan was being structured inside the contract management agreement.

Gene Rifkin asked the advantages to the City.

Dan Hudson said the main advantage was that it continues and keeps it as an active facility. He said there would be some savings in the general fund. He thought the income would be more than \$20,000.

Gene Rifkin asked what the City received now for a rental.

Dan Hudson said \$400 per day but they need to staff the events and it is a net negative to continue to operate it.

John Loesser said if they tented they could feed an additional three to five hundred. He sees law firms and renters that the restaurants can't handle when there are over 150 people using the Flagler. He said he's spoken with Digital Domain about doing films there and he believes they will really make substantial use of the building.

Patty Henderson said it was a beautiful plan but was concerned about taking it out of the hands of Stuart for the citizens of Stuart. She asked if they were planning to do anything with the kitchen and who would take care of that.

John Loesser said there was no use in renovating that kitchen.

Patty Henderson said she is part of a non-profit group that rents the Flagler out every year and asked if they worked with non-profits.

John Loesser said they would and it would probably be less to rent from them.

Patty Henderson asked if the park would still be maintained by the City.

Dan Hudson said they would and would have to coordinate events.

Patty Henderson asked about the parking for people who wanted to use the park when an event was going on.

John Loesser said they've been working with valet parking. He said his last event was sold out and he checked parking by the Flagler and there was still parking available.

Dan Hudson said they would reserve a certain number of days per year that would be dedicated to City uses.

John Loesser said he is talking with Burt Reynolds about using it for their teaching theatre.

Samia Ferraro asked if the CRA had \$200,000 for this.

Teresa Lamar-Sarno said they would have to do a budget reallocation.

Samia Ferraro asked what they would be giving up to do that.

Teresa Lamar-Sarno said they have items like the government center that had money allocated.

Patty Henderson said she would like the children of Stuart to be a priority.

Dan Hudson said that the City has accepted grants for the renovation of the rec center over time and typically when you receive state money they don't want you saying this city gets priority over that city so they have to be very cautious about it. He said John has other funding sources that he can tap into and use that to underwrite those efforts.

Gene Rifkin is concerned about the City's identification and access to the building.

Chairman Wacha said the overall concept is really good but the name didn't hit him well and most people don't remember the USO. He said if these are the funds that the CRA is lending to do this and will get a payback then it is a wonderful thing for the CRA to do. He said as a realtor, the City needs to get a decent return for their facility and if you're blending the rental with the payback of the money they are two different things. He said the City should get a fair rental for their facility that this organization is getting income from.

John Loesser said he can't risk the Lyric money but is willing to spend \$100,000 in operation cost and believes out of that they will be able to return a substantial amount of money after it develops but they can't go in on the basis of having to pay rent and make that work.

Gene Rifkin said if it is very successful it could drive their vision for that area.

John Loesser said art and history draw people downtown.

Chairman Wacha asked what the timeline is for the proposal.

Dan Hudson said they were looking for approval to allocate the money for the budget and they would like to be operational by the first of the year.

David Collier said perhaps USO is dated but they should get Flagler or Stuart in the name.

MOTION: Patty Henderson moved to approve a budget allocation of up to \$200,000.

SECOND: Samia Ferraro

Motion carried: 5/0 with David Collier abstaining

Staff Comments:

Teresa Lamar-Sarno gave an update on the Flagler Recreation Center, Woodlawn Park, Transit Depot, Crary House and pedestrian crosswalk.

Dan Hudson said the Transit Depot is now looking at approximately \$200,000 more than they originally thought plus Amtrak has now been put off for another year and asked the board for guidance.

Patty Henderson asked if the grant was specific to that transit depot.

Dan Hudson replied that it was and one of the things that they looked at was scaling it down but doesn't think that will meet all of the purposes.

Gene Rifkin said she didn't want to pull out all together.

David Collier said to continue the concept of the train station and if becomes a need hopefully they can obtain a grant but bail out of this for now.

The board all agreed with David Collier comments.

Samia Ferraro asked what was going on with Memorial Park.

Dan Hudson said they awarded a contract for \$1.75 million dollars and are able to do most of what was discussed.

IV. NEXT CRB MEETING: December 7, 2010

V. ADJOURN:

MOTION: David Collier

SECOND: Johnny Bell

Motion carried 6/0

Chairman Wacha, there being no further business before the Board the meeting is adjourned at 5:22PM.

APPROVED

RESPECTFULLY SUBMITTED

Frank Wacha, Jr., Chairman

Michelle Vicat, Board Secretary