

**MINUTES OF THE SPECIAL MEETING OF THE CITY OF STUART
COMMUNITY REDEVELOPMENT BOARD HELD IN CITY HALL, 121
SOUTHWEST FLAGLER AVENUE, STUART, FLORIDA ON TUESDAY,
OCTOBER 7, 2008**

Those present: Frank Wacha, Jr., Chairman
Patty Henderson
David Collier
Donald Komara
Gene Rifkin
Samia Ferraro
Pete Walson

Also present: Doug James, Development Director
Teresa Lamar-Sarno, CRA Coordinator

I. CALL TO ORDER: Chairman

Chairman Wacha called the meeting to order at 2:08PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: August 26 and September 2, 2008

MOTION: Pete Walson

SECOND: Gene Rifkin

Motion carried 7/0

Public Comments: None

Board Comments:

Gene Rifkin thought the potential opportunity for the City to acquire Dockside was an important step for the future of the City.

MOTION: Gene Rifkin moved that the CRB recommend to the Commission that every effort be made to acquire the Dockside property given the price is right and that funding mechanisms are found that will be prudent and this will be a number one priority for the future of the City.

SECOND: Pete Walson

Motion carried 7/0

Dave Collier asked for motions on the following items:

He said the Lyric Theatre couldn't safely paint an area of their building and eventually got a touch up of that area but said it needs to be completely re-painted and found the power lines would inhibit this. It was discussed with FPL and the power line could be changed to an alley arm which would cost \$9000.00 and the power would be cut for a time and he asked the City to provide generators for the shut down and provide for the expenditure of the alley arm.

MOTION: Dave Collier moved to recommend CRA expenditure of up to \$9000.00 to assist this effort plus use of the City generators

SECOND: Pete Walson

Motion carried 7/0

Samia Ferraro asked whether the City should provide the money or the Lyric should raise the money.

Chairman Wacha said he is a fan of matching monies.

Don Komara said he would be for that if it was a for-profit business.

Patty Henderson said they want to bring people to the downtown area and that is what the Lyric does.

David Collier said the second item was that there have been conversations over many years about how they could move Fellowship Hall. They had talked about building a structure on Kanner near Monterey, but Fellowship Hall wasn't interested. He thought maybe a land swap or something else with the Salvation Army might be a good idea.

Gene Rifkin said she thought the Dockside purchase was more important.

Dave Collier agreed that Dockside took priority.

MOTION: Dave Collier moved to have Staff look into the purchase of Dockside and to also get more information regarding moving Fellowship Hall.

SECOND: Pete Walson

Motion carried 7/0

1. MSCW Evaluation of the Stuart Community Redevelopment Plan Update

Presentation: Teresa Lamar-Sarno and Jim Karas, MSCW

Public Comments: None

Board Comments:

Dave Collier said he was worried about the City Hall property but saw how concerned Commission was when so many citizens showed up to object and thought that should be toned down and added that public access to the water would be maintained.

Gene Rifkin said she was involved and attended the meeting and thought the visceral reaction had as much to do with what was being proposed and not just moving City Hall.

Dave Collier said on Project 1A making a gateway into the west side of downtown the wording should reflect the gateway would be at Joan Jefferson.

Chairman Wacha said he didn't think planting trees was that important and thought they said at a prior meeting that wasn't such a good idea.

Jim Karas said it was an error on Table 14.

Dave Collier said Project 2B also said to relocate City Hall.

Pete Walson said there are a number of gateways downtown and when they deal with signage to incorporate West Ocean and First St.

Chairman Wacha thought this plan was unimaginative and would not create any redevelopment funds and they should talk about sustainability and adaptability. He said the CRA has more than just those areas and there needs to be connectivity and thought the report was a lot of fluff.

Dave Collier thought the preface missed an action plan and north of the bridge was not mentioned.

Patty Henderson thought there was something in the last meeting about commercial incentives north of the bridge and was looking for information in the report about that.

Don Komara said another idea was attracting industrial uses and Item 2A is designated on the map on a strip of land with many owners and it would be unlikely the City could amass all that land but right down the street there is property available.

Jim Karas said his challenge was not to do a design study and a lot of what was discussed was design. He said they brought their best professional judgment of what would work and they stuck consciously to south of the bridge.

Samia Ferraro asked for clarification from Chairman Wacha on sustainability as she found it very interesting.

Chairman Wacha said he was referring to where it showed in the report what was missing like an incentive to bring some type of food store downtown creating balance, thought they need to get people out of their cars so put money into that and fiscally if you want to be sustainable don't get bonds on projects that don't give you a return.

Dave Collier said in five years this plan won't be followed line by line so it was a good way to start but may not be the way they finish.

Pete Walson said he wasn't sure who began this but is looking at study of projects that are concrete but is hearing from the board more strategies are needed and thinks the plan has gone right to the specifics.

Samia Ferraro agreed and said this is not a strategic document and doesn't contain a vision of where they are going and asked if they could be added for more of a big picture.

Chairman Wacha said there was never a meeting when they didn't ask for a cost analysis for this which is the biggest item that is missing.

Dave Collier said Page 1 #16 table 7 got printed without any headings, regarding Page 19 do a windshield survey as they keep saying there are no destination restaurants etc., and suggested connecting MLK and East Ocean which wasn't on the report,

Patty Henderson asked if they should add in the preface language about flexibility and sustainability.

Dave Collier asked if the consultant can put together a report with flexibility,

Chairman Wacha said that the exhibits should not go into the CRA plan as they are in error.

Samia Ferraro said that there were concerns brought up that dealt with opportunities, flexibility, sustainability and economic public/private joint ventures and asked that they be added as an overall vision.

Pete Walson said to pull the strategic aspects that applied to their discussion out of there and add them with Samia's verbiage into the preface that would leave the flexibility for anyone reading the plan.

Chairman Wacha asked on Page 44 regarding "criteria for selection of planning area's in projects refined to include considerations" how they could do that now since the area's have already been picked?

Jim Karas said they could not do a cost benefit analysis and they could only give recommendations based on their experience.

Chairman Wacha said that should included as one of the items.

Don Komara asked if could be added as a goal.

Pete Walson asked if they could approve it subject to reworking of the preface with the Chairman's approval.

Teresa Lamar-Sarno clarified that once Staff receives the revised report they will email it to board members with the Chairman approving the wording.

MOTION: Pete Walson moved to approve the CRA Plan as stated subject to the changes instituted by the board at this meeting and subject to the Chairman's approval of the rewording of the preface and other minor corrections that were mentioned.

SECOND: Samia Ferraro

Motion carried 6/1 with Chairman Wacha dissenting

2. Public Restroom Design Update

Presentation: Teresa Lamar-Sarno and Don Komara

Public Comments: None

Board Comments:

Don Komara said he did not volunteer to design it; he volunteered to throw out some ideas/sketches to give to the architect.

MOTION: Patty Henderson moved to approve the public restroom design update.

SECOND: Samia Ferraro

Motion carried: 7/0

3. 2008 Florida Redevelopment Association State Conference

Presentation: Teresa Lamar-Sarno

Public Comments: None

Board Comments: None

The Board decided that Don Komara will be attending the conference with Teresa Lamar-Sarno and Robin Lemay.

4. The Arts Council, Women Supporting the Arts Grant and Mural Location

Presentation: Teresa Lamar-Sarno and Brenda Lee

Public Comments: None

Board Comments:

Dave Collier asked Brenda Lee what she thought of the recommended building.

Brenda Lee thought it was a great location.

Dave Collier suggested a theme of Stuart in Bloom/America in Bloom.

Gene Rifkin asked if Brenda Lee had any inspirations.

Brenda Lee replied that murals should be inspirational and the Stuart in Bloom idea was a good one.

Don Komara suggested more of an abstract theme.

