

**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, JUNE
2, 2009**

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

Also present: Dan Hudson, City Manager
Teresa Lama-Sarno, CRA Coordinator

I. CALL TO ORDER: Chairman

Chairman Wacha called the meeting to order at 4:03PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: May 6, 2009

MOTION: Pete Walson
SECOND: Dave Collier

Motion carried 6/0

Public Comments: None

Kim Delaney was not present so the board moved the Business Development Board to Item 1.

1. Business Development Board Contract and Presentation

Presentation: Ron Bunch Executive Director of the Business Development Board

Public Comments: None

Board Comments:

Chairman Wacha requested that the small business development presentation get emailed to them and he asked how the economic gardening works.

Ron Bunch said it was really a refinement of the existing business program that they had for the BDB but they are focusing on companies that are second stage.

Samia Ferraro asked what their relationship is going to be with the CRA.

Ron Bunch said part of it is working with the businesses within the CRA to provide awareness of training that would benefit their businesses and keeping a gauge through the CRA to see how the businesses are doing.

Dave Collier said he is glad to see they are moving in that direction but would like to see this happen for a year then revisit it. He thought it should say "subject to the availability of funds" and couldn't vote for it without that that provision.

Dan Hudson said that they could add that clause.

Gene Rifkin asked what the proportions were and asked if they were going to identify the types of businesses that were going to thrive in East Stuart.

Dan Hudson said the \$15,000 out of the City General Fund and \$10,000 from CRA. He complimented Ron in that the BDB has done a good job of depoliticizing business development on a community wide basis.

MOTION: Dave Collier recommended the CRA approve the document with the amendment that it is for a one year period.

SECOND: Gene Rifkin

Motion carried 6/0

2. Presentation by Treasure Coast Regional Planning Council

Presentation: Kim Delaney, Treasure Coast Regional Planning Council

Public Comments:

Board Comments:

Dave Collier said a lot of effort was put into Amtrak a few years ago but when he saw pictures of transit oriented development he thought they were looking at something much greater than what would be envisioned in their current CRA.

Kim Delaney said there is a big difference between a tri-rail station and an Amtrak station and tri-rail runs much more frequently than Amtrak. She said the demands for an Amtrak station would work easily within the CRA. A tri-rail station would be different because it would have larger parking and station requirements.

Gene Rifkin said this is a popular project with many communities but asked who is advocating the project and asked if there was a regional effort to coordinate it.

Kim Delaney said that Commissioner Koons from West Palm Beach is an advocate of it. She said this is a fairly fresh concept and there is a need for someone to take that first step and probably DOT should do that or maybe an MPO.

Dave said going back in history the city managers in those towns talked or met because elected officials were asking “what are we going to do” and thought maybe both the city managers and mayors should meet to discuss this and suggested this to Dan Hudson.

Pete Walson said he thought Kim Delaney does phenomenal work and he had to leave but said he made most of his comments on the budget at the last meeting but added that they could not continually give out more money than they bring in. They need to take a fresh look at some items like building demolition.

Gene Rifkin asked if Kim had any ideas for the Dockside purchase.

Kim said she didn’t want to comment off the cuff but it is a phenomenal opportunity for the City to do something great there. She said there are many successful public/private partnerships throughout the state and cities need to be much more entrepreneurial.

Chairman Wacha asked about the themes in the different areas.

Kim Delaney said Ft. Pierce has aggressively re-worked its downtown, has made significant public investment and has a great deal of waterfront land. Tradition is much more traditional with big box retail, a power center and national anchor, Port St. Lucie City Center is very heavy on public space, well designed and traditional. Jensen is a funky downtown that is very well organized but constrained. Rio plans would suggest there is a lot that could happen. Jupiter is negotiating Harborside which is an upscale project with hotel, retail and restaurant and said it is an upscale location.

The board skipped to the budget as they were going to lose their quorum.

3. Historic Preservation Presentation and Prioritization

Public Comments:

Chris Sawicki from the Stuart Feed Store Museum thanked the CRA for Historic Preservation and said her concern was the Ernie Lyons house on Seminole Street and then the Owl House and asked if there would be more historic signage and said they would like to promote more historic tours. She said she was surprised to find out if you build a green building there would not be payback for thirty to fifty years but rehabbing historic buildings would provide payback in eight to ten years.

Gene Rifkin asked the board recommend to the Commission that they push for Amtrak and asked that it be on the agenda for the next meeting.

Gene Rifkin thought that Kim Delaney should speak to the Commission.

Teresa Lamar-Sarno said the Commission did adopt a resolution supporting the Amtrak station connector.

Chairman Wacha asked about the last MPO meeting and the grant.

Dan Hudson said that there was an MPO initiative and it identified some grant funding to construct a transit center and the City saw it as getting their foot in the door as far as transit. He said when it went to the County it became obvious that they would probably turn it down so the City Commission said they'll run with the project.

Board Comments:

4. Way finding and Gateways Signage Program was continued to the next meeting

Public Comments:**Board Comments:**

5. FY 2010 CRA Budget

Presentation: Teresa Lamar-Sarno

Public Comments: None

Board Comments:

Dave Collier said all of his comments have been addressed. He said the regular salary and wages are skimpy when it comes to information and asked for more information and said when he looked at the Part-time Program Manager for East Stuart at \$31,200 then add the \$6000 donation to East Stuart Main Street plus the \$80,000 bathroom he wondered if anyone had their priorities in order and thought that was a lot of money. He said he could definitely not understand the \$80,000 for the bathroom and couldn't support it and asked if there was a grant for it.

Teresa Lamar-Sarno said the base pay of the East Stuart Main Street Program Manager is \$25,000 but the CRA has added 10 hours to her week with CRA projects. She said the bathroom request came from East Stuart Main Street and Commissioner Christie and that there are two parks in East Stuart that have no restrooms and there is no grant, it would be all CRA monies.

Dan Hudson said they may be able to reduce that amount depending upon demand.

Samia Ferraro said Commissioner Christie brought up the matter at the last CRA meeting and it was well received.

Patty Henderson asked if they could get an alternative idea for the bathroom with a smaller structure and asked for more information.

Chairman Wacha questioned the "aids to private organizations" and would like to see some money put in there for a green grant program and suggested \$30,000.00.

Samia Ferraro asked about the \$50,000 for signage and if that is what they were going to discuss at this meeting. She then asked if they had an actual plan or if this was another placeholder.

Teresa Lamar-Sarno said it was to do what was in the Powerpoint presentation and the gateway sign is going to be dependent on how elaborate or non-elaborate they get so it was a placeholder for the gateway feature.

Dave Collier said the CRA is to bring redevelopment to the area and doesn't see adding a restroom in a park as bringing redevelopment. He said it's a neighborhood improvement and should be removed and the City should look at grants to fund this project and thought the green grant program was a good idea and maybe they should put some of that \$80,000 into that.

Dan Hudson said they are estimating the property tax revenue to drop 12% and that is about \$1.5 to \$1.7. The property appraiser came in at 11.88% so they are in line.

Chairman Wacha asked the time frame on the budget.

Dan Hudson said they are looking for a recommendation today.

Chairman Wacha asked why they are recommending no funding.

Dan Hudson said they would fill that in next.

Patty Henderson said Dave's point is very well taken and didn't think the bathroom was the best use of CRA funds.

MOTION: Dave moved to approve the FY 2010 CRA Budget as submitted with the reduction of \$80,000 for the East Stuart bathroom because it does not fit within the goals of the CRA and that they recommend the budget to be increased by \$30,000 as a placeholder to provide funding for green projects.

SECOND: Patty Henderson

Motion carried: 5/0

IV. NEXT CRB MEETING: July 7, 2009

V. ADJOURN:

MOTION: Gene Rifkin

SECOND: Samia Ferraro

Motion carried 5/0

Chairman Wacha, there being no further business before the Board the meeting is adjourned at 6:22PM.

APPROVED

RESPECTFULLY SUBMITTED

Frank Wacha, Jr., Chairman

Michelle Vicat, Board Secretary