

**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, MAY
6, 2009**

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

Also present: Dan Hudson, City Manager
Dave Dyess, Assistant Police Chief
Doug James, Development Director
Teresa Lamar-Sarno, CRA Coordinator

I. CALL TO ORDER: Chairman

Chairman Wacha called the meeting to order at 4:05PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: April 7, 2009

MOTION: David Collier

SECOND: Pete Walson

Motion carried 6/0

Public Comments:

Lucille Rights a member of Martin County Historic Preservation Board said she is pleased with the fact that Teresa Lamar-Sarno has attended their meetings and hopes to work closely with the city. She said she was asked to write a letter to add the Owl House to the National Register and her letter was sent back because they are not interested in doing that then asked if there is any possibility of the CRA having land that the house could be moved onto?

Chairman Wacha said they could advise the CRA and said it was an ongoing discussion and they will take it under advisement.

Gene Rifkin agreed with Lucille and said it was one of the most unique houses in the City of Stuart and would be in favor of recommending it.

Dave Collier said he didn't think they had the funds and thought the location behind the feed store was one of the dumbest suggested because if a hurricane comes through it would be gone. He suggested using muscle from their US rep.

Teresa Lamar-Sarno added that they had a letter from the Historic Preservation Board that was sent to the CRB and in the next month or two they would get an agenda item from the CRA regarding prioritizing the historic preservation list that Kim Delaney had worked on several years back and get them back on track and would bring back the recommendations and observations to the CRB to see what they wanted to work on first.

Patty Henderson said the Owl House would one of the more important buildings to preserve.

Pete Walson asked if someone could contact the developer and find out what his time frame is.

Teresa Lamar-Sarno said that she would follow up with that.

Board Comments:

Gene Rifkin asked if Dan Hudson could give an update on the DBA and Mainstreet.

Dan Hudson said a couple of things had happened. Stuart Mainstreet submitted their application for the upcoming craft show and the city staff conducted a survey with the downtown shop owners and the outcome was approximately 46 in favor and 25 opposed and they decided to approve the permit on that basis. He said there was a DBA meeting and they expressed concern about events occurring downtown with no profit sharing between the two agencies which the City believes is a dispute between two private organizations that they need to work out independently.

Patty Henderson asked about the signage at the base of the bridge.

Teresa Lamar-Sarno said most of the wayfinding can be done in-house and they are working on that. She said they need to get started on the gateway signage and if the board requests it they could look at something next month.

Patty Henderson said she thought that they were already far along on some of that.

Teresa Lamar-Sarno said on the wayfinding signs, some has been done in-house and the gateway hasn't really been worked on but they do have a few renderings. She said she would bring something to them next month.

Samia Ferraro mentioned that at the last meeting she thought it was mentioned that some of the signs are not in compliance with the new FDOT standards.

Frank Wacha said he gave everyone what was in the CRA Plan and wanted everyone to be aware of it because it never seems to get brought to their attention.

1. Community Redevelopment Policing Update

Presentation: David Dyess, Assistant Chief of Police

Public Comments: None

Board Comments:

Patty Henderson said she was impressed with Office Graff on the segway and thought the report was very informative. She said she couldn't figure out what area the zones referred to.

Dave Dyess explained the zones and also mentioned something that wasn't in the report was that there is a piece of property near Bahama and Church Street that they've served several search warrants on and the property is currently under forfeiture proceedings and said hopefully it will become property of the Law Enforcement Trust Fund of the Police Department and then they will get with Teresa and the board to find out what they can do with that property.

Samia Ferraro asked what kind of calls they received per day because it showed 392 calls.

Dave Dyess replied that they it was for the entire time period since the inception.

Gene Rifkin asked what type of calls they were which Assistant Chief Dyess reviewed with them.

Dave Collier said he thought that the officer would spend 70-80% of their time in East Stuart which gives justification if anyone comes from the state and asked why they are putting this money into police services.

Samia Ferraro asked if they would see a change in the next year or so.

Dave Dyess said he believed so.

All board members said that it was a great report.

2. Presentation by Treasure Coast Regional Planning Council

Presentation: Kim Delaney

Public Comments:

Board Comments:

Kim Delaney was unable to attend the meeting and was rescheduled for the June meeting.

3. Work Authorization to hire IBI, Inc.

Presentation: Teresa Lamar-Sarno, CRA Coordinator

Public Comments: None

Board Comments:

Samia Ferraro asked if they were looking for justification for building a parking garage or a transportation plan and said she thought they were two different things.

Teresa Lamar-Sarno said it was a little of both and offered to phone the consultant to clarify.

Dave Collier said a transportation plan in this circumstance is mostly a circulation plan.

Samia Ferraro asked if they were looking for a circulation plan. She said that there was reference made that there may be additional work done on Haney Circle and Confusion Corner and asked if there were plans for that.

Teresa Lamar-Sarno said this was in there from the MSCW evaluation plan.

Gene Rifkin asked who the responses were from for the bid and why they were chosen.

Teresa Lamar-Sarno replied IBI and MSCW and felt that IBI's responses were better.

Gene Rifkin asked if since MSCW had prior experience with this why they weren't chosen.

Teresa Lamar-Sarno said that IBI's response met their needs.

Chairman Wacha asked about the general impact and the benefits because he thought they were missing from the last analysis.

Teresa Lamar-Sarno said that when formulate their recommendations an alternative part of that should be how in the long run the CRA is going to benefit as a whole and said she would add that to the task list.

Samia Ferraro asked when it would take place.

Teresa Lamar-Sarno replied as soon as they get the sign off and said that they want to address the parking issue today.

Dave Collier asked if they were only talking about a parking solution for the east side of the CRA or both sides.

Teresa Lamar-Sarno said that was correct.

Chairman Wacha said they need to see the whole thing.

Patty Henderson asked what if the decision was to put it at the west end

Dave Collier said the parking garage location is specifically between Osceola and East Ocean to the east of Haney Circle or Colorado. He said this study came out of the findings initiated a few months ago and it was focused on the eastern end because there was enough information to make a clear decision to acquire the land.

Chairman Wacha said he thought they initiated this because they needed information.

Dave Collier said the traffic study done two years ago would be more accurate than one done today.

Teresa Lamar-Sarno said she understood that they want to assess the whole area and focus any opportunities and locations of parking garages to the east.

Pete Walson asked if they assigned a cost to this.

Teresa Lamar-Sarno said they did not.

Dan Hudson said to leave it up to the professionals as they have statistical extrapolations techniques they can use based on historic data.

MOTION: Dave Collier made a motion to recommend that they proceed with the work authorization on this project

SECOND: Pete Walson seconded contingent upon Chairman Wacha's comment regarding the general impact and benefit missing from the last analysis.

Motion carried 6/0

4. FY 2010 Draft CRA Budget

Presentation: Teresa Lamar-Sarno, CRA Coordinator

Public Comments: None

Board Comments:

Dave Collier said he was glad to see professional services drop and \$10,000 for Business Development Board helps throughout the city and thought it should be 50/50.

Dan Hudson said they were recommending total funding for the BDB and were looking at increasing the fee from \$5000.00 per year to \$25,000 a year with \$10,000.00 coming from the CRA and \$15,000.00 coming from citywide taxes and their specific focus within the CRA as part of the scope of services that they are developing. He said they are using that additional contribution coming from the city total to fund the small business development center and once they get it organized they will have them come in and give a presentation.

Dave Collier said he would like to see the money coming out of the CRA come back to this group before the contract is finalized. He said he was surprised to see a reduction in the demolition of unsafe buildings and asked why.

Teresa Lamar-Sarno said they have \$50,000 in there for 2009 and it hasn't been used as yet and said she encouraged the Development Department to use those dollars where they can as the demolition process is very lengthy.

Dave Collier said when you drive though East Stuart if you can't see buildings that should be scheduled for demolition you're blind and someone needs to start working in this area because that's the specific reason it was funded last year.

Pete Carlson said if you don't have the business, you don't spend the money. He said at some point they need to know why it isn't spent. He asked if Code Enforcement Officers are out there, are they doing something, are they taking care of the problem?

Teresa Lamar-Sarno said that the Code Enforcement officers have worked in this area of demolition in the past and they do have a property identified but it is outside of the CRA. She said she believes they are working on it and will follow up with that.

Dave Collier said he has always been a proponent of trips, education etc... but at this particular time he did not think the amount should increase to send the message that they are serious about saving the funds.

Chairman Wacha asked why it was raised.

Teresa Lamar-Sarnos said that last year was the first time they Teresa, Robin and a CRB member attended the FRA Conference and there is also certification maintenance that is needed.

Dave Collier questioned the jump in printing and binding and said that last year there was \$33,000 for underground electric and said he hasn't seen any work come through for underground electric this year and thought it might be overlooked and it should get put back in there. He said that Historic Preservation is on there but there is no explanation of what they are planning to spend that on.

Teresa Lamar-Sarno said that when they looked at the beautification list they decided part of the money should be used for the Lyric Theatre issue and since they didn't have enough information about the underground lighting it was for the up-lighting of the trees but they could get rid of it and put the money elsewhere. She said on the Historic Preservation, next month when they look at the prioritization list they do have \$15,000.00 allocated this year which hopefully they can use to proceed from the prioritization of the Historic Preservation List to a strategic plan and go from there.

Dave Collier said the fireworks should not be dropped.

Pete Walson agreed.

Pete Walson asked about the change in salaries and wages and asked why there is an increase and why 513 was increased. He asked on 544 if they reduced the number of rentals and leases.

Teresa Lamar-Sarno said it was hiring of the CRA Code Enforcement Officer at a higher rate and Robin Lemay was re-classified into a new category.

Chairman Wacha asked about matching grants.

5. Re-elect Chair and Vice Chair

Board Comments:

MOTION: Dave Collier recommended that Frank Wacha be re-elected for another term.

SECOND: Samia Ferraro

Motion carried 6/0

MOTION: Gene Rifkin nominated Dave Collier as Vice Chairperson

SECOND: Samia Ferraro

Motion carried 6/0

6. Tree Survey

Presentation: Teresa Lamar-Sarno, CRA Coordinator

Public Comments: None

Board Comments:

Chairman Wacha asked if it was reflected in the budget.

Teresa Lamar-Sarno said it was not in the 2010 budget.

Dave Collier asked what they were talking about dollar wise.

Teresa Lamar-Sarno replied \$5,510.00

Chairman Wacha said that hollies don't get that big and was concerned because Flagler needs shade.

MOTION: Dave Collier moved to approve the plan to utilize the funds that are available to begin the process of replacing the trees in the historic downtown that require replacement

SECOND: Pete Walson

Motion carried 6/0

Staff Comments:

Teresa Lamar-Sarno said next month East Stuart Main Street Staff will provide an update for them as to where they are and they will have the final budget with her responses. She said Kim Delaney will be there, they will try to review the Historic Preservation Prioritization List and the RFP for the land acquisition study was put out to bid Sunday.

Dave Collier said he is concerned with some of the Code Enforcement activities as to why some things move ahead and some don't and the answer given was that the magistrate that handles Code Enforcement has been taking a position on many cases that due to the tough economic times no fines will be given out or some other effort to reduce the enforcement of the City Code in these areas. He said he didn't know if that was correct or if it was an excuse and would like between now and the next meeting to give them some explanation on this. He said for example on the drugstore on the northwest corner of Indian and US1 on every lamppost there are two banners which he complained about almost a year ago.

Frank Wacha handed out something in the CRA plan for the northern portion to create a beacon of environmental knowledge or showcase for the city based on the environmental possibilities and none of the plans that have come through have taken it to heart. He said given the current trends of funding and tax credits he thought that they should look at how they could create that type of a place and he's spoken with the City Commissioners about this and they think it has merit. He wanted them to know he is working on a plan to create that particular vision.

Samia Ferraro thought it was a great idea.

Dave Collier asked that Teresa mention it to Kim Delaney.

IV. NEXT CRB MEETING:**June 2, 2009****V. ADJOURN:****MOTION:** Gene Rifkin**SECOND:** Samia Ferraro**Motion carried**

Chairman Wacha, there being no further business before the Board the meeting is adjourned at 5:45PM.

APPROVED**RESPECTFULLY SUBMITTED**

Frank Wacha, Jr., Chairman

Michelle Vicat, Board Secretary