

**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 3, 2009**

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

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

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

I. CALL TO ORDER: Chairman

Vice Chairman Collier called the meeting to order at 4:07PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: October 6, 2009

Gene Rifkin said on page 4 she would like her statement rephrased to code criteria for these exceptions.

MOTION: Pete Walson

SECOND: Gene Rifkin

Motion carried 5/0

Public Comments:

Board Comments:

Gene Rifkin complimented the committee that put together the USO party and suggested the CRB send a letter of thanks to the committee.

Dave Collier said he attended the Florida Redevelopment Conference in Orlando and said it was an interesting conference that was a mixture of CRA board members, staff, commissioners and a few attorneys. He said the exhibits covered a great deal and on the issue of FEC and high speed rail the legislature must get their act together as the money is there and something will happen, in the redevelopment area overall it will be at least

six years before an uptake, look for grant money, help existing businesses weather the storm, and get infrastructure projects into designated areas. He said the Florida program where everything has to go to referendum was viewed as going to pass but it will freeze redevelopment and if you are going to do anything you better do it within the next 18 months to 2 years. He also said there was a discussion of parking which was interesting and when you think of sewer, water and sidewalks then think of parking at the same time. He said the overall view was don't expect much to happen in the near future, help your merchants stay in business and work on infrastructure.

1. Real Estate Consulting Services RFP Update

Presentation: Teresa Lamar-Sarno, CRA Coordinator

Public Comments:

Board Comments:

David Collier said having served on the board of Ron's organization for 10 years, he understands what they do and the proposal they had was more specific and especially targeted to continue bringing in businesses that match already has been done in the way of redevelopment so he has very serious doubts that they can be successful as they don't recruit. He thought at some point whoever is doing the work should look at what should go on the properties and what fits into that particular area. He said they are looking for developers to build something on the land that meets their criteria of what should go on the land. He then said he read the material and understands that some of the Commissioners feel the BDB is now the solution to all problems but he doesn't think it fits.

Teresa Lamar-Sarno said she agreed with David but Ron's general message was that he was open to assisting the City in any way they foresee him to be of assistance.

Dan Hudson said he agreed with David's comments also and they are starting to take the viewpoint that how they can best assist us is to help develop the expertise in-house on staff because they are the people who really know the City, the merchants and the needs.

Gene Rifkin asked if it was realistic that they could find someone who could work part-time doing this.

Dan Hudson said they believed they could.

David Collier said he thought that the City's Economic Development Program was the economic driver for the CRA and didn't need to piggyback the second economic development program in the CRA. He thought it was a layering of bad bureaucracy and he didn't think adding to the CRA staff was necessary. He said he left this discussion with the Commission saying they weren't going to pay \$50,000 and they needed to work on something that was different and the discussion was how they could narrow the consultant's responsibilities down and reduce the cost. The cost reductions were to come from what could be picked up by staff, the Main Street board and volunteers and he would not support this and was very unhappy with what was being recommended.

Pete Walson said he agreed in general with what David was saying and asked if this wasn't the BDB's business and that they were supposed to be doing this and asked why we would be paying somebody to do it. He said he thought this came about from a sense of public/private partnership and a vision/goal of where they would be going after the recession and in reading the CRA minutes he didn't sense they were looking for business development and he didn't see where this accomplishes what they want.

Gene Rifkin agreed and said she attended that meeting and they all thought \$50,000 was too much. She asked if there had been any time spent educating the Commission as to the idea of proactively determining their future instead of having it happen haphazardly.

Teresa Lamar-Sarno said they have not gone back to the CRA but will at the meeting on the 16th of November with more extensive information.

Gene Rifkin said then this was premature and asked if someone had gone back to the selected consultant to communicate that \$50,000 was too much.

Teresa Lamar-Sarno said they did and they could possibly remove one of the tasks which would save \$8000.

Gene Rifkin said they should have some good information for the next CRA meeting on what they could scale back and how much.

Samia Ferraro said she heard more than cost at the last meeting. She heard a hesitation to approve something that they really didn't understand. She understood that the Commissioners would meet with Teresa individually to understand what this was all about. She said their big argument at the meeting was that this was a long term visionary process that followed the last study. She said the cons for the part-time employee are why you hire a consultant.

Pete Walson said the CRA meeting on the 23rd would be the perfect time for this.

David Collier said everything that has been said about the CRA reaction to the consultant's contract has been valid and the way to get something done is to have the CRA staff, Mainstreet Board, the CRB and possibly the consultant come up with a proposal and go into a joint meeting and tell them they think they should scale back the cost of the consultant study, maintain the concept of a consultant from out of town who would work with the existing CRA staff and Mainstreet to piece together something that costs less than the original proposal and validates the reason for making the proposal in the beginning.

Gene Rifkin was confused by Attachment C and asked if it was included in the original.

Teresa Lamar-Sarno said that was a typo.

Terry Iverson said he used the Memorial Park template and it was left in there by mistake.

David Collier suggested the people that worked on the package are ready to go to the CRA on the 16th to discuss it or set up a separate meeting to discuss the topic.

Dan Hudson said if you put it on the agenda then they will have to discuss it and maybe they can discuss it at the next CRB meeting.

Pete Walson said they need a conceptual understanding at the meeting of what they are trying to do and if the Commission buys into it then they should go ahead.

Samia Ferraro suggested expanding the purpose section to give them the background/vision of why this was there.

2. Go Green Grant Application Final

Presentation: Teresa Lamar-Sarno, CRA Coordinator

Public Comments:

Board Comments:

David Collier said this was fine but thought they should add solar water heaters. He said they had a discussion about them at the conference and when you look at the older business areas with flat roof buildings it is an ideal place especially for restaurants to go for grant money to install these systems.

MOTION: Pete Walson moved approval of the Go Green Grant Application

SECOND: Gene Rifkin

Motion carried: 5/0

Staff Comments: Teresa Lamar-Sarno gave updates on the CRB and CRA Joint Workshop, Parking Study Update, Special Event Grants List and Woodlawn Park.

David Collier asked for an update on the art mural and asked if Teresa could update them on what East Stuart is doing.

IV. NEXT CRB MEETING:

December 1, 2009

V. ADJOURN:

MOTION: Samia Ferraro

SECOND: Pete Walson

Motion carried 5/0

Vice Chairman Collier, there being no further business before the Board the meeting is adjourned at 5:26PM.

APPROVED

RESPECTFULLY SUBMITTED

Frank Wacha, Jr., Chairman

Michelle Vicat, Board Secretary