

**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,
SEPTEMBER 1, 2009**

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

Those absent: Patty Henderson

Also present: Teresa Lamar-Sarno, CRA Coordinator
Murriah Dekle, Project Planner II

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: August 4, 2009

MOTION: Samia Ferraro

SECOND: Gene Rifkin

Motion carried: 6/0

Public Comments:

Board Comments:

Gene Rifkin asked if the CRA contributed to the Lyric movies this summer and said she thought it was a great idea.

1. Green Building Project: Habitat for Humanity

Presentation: Teresa Lamar-Sarno, CRA Coordinator
Margo Graff, Executive Director for Habitat for Humanity

Public Comments:

Bernie Malone thanked the City for putting up thirty or more homes.

Board Comments:

Frank Wacha said that since there are a number of different certification processes and rather than making people spend their money on getting their certifications, if they show they meet the criteria they can put more money into building green instead of spending money on bureaucracy.

David Collier asked if that completely expended the money in the budget and asked if there was any money in the upcoming budget for green projects.

Teresa Lamar-Sarno replied that it did and there was \$30,000 for fiscal year 2010.

Dave Collier said it didn't look like any money was in irrigation systems.

Margo Graff replied that they don't put in irrigation systems because they use the tolerant plants and turf and it wouldn't be cost effective to maintain.

Frank Wacha asked for the worksheet that show allocated points.

Pete Walson said on the threshold award sheets at the bottom they refer to silver, gold and platinum and asked if those were sizes of houses.

Margo Graf replied that it was different levels of certification that they can obtain.

Samia Ferraro said she read somewhere that a partnership with the city may lead to additional matching grants from the state.

Margo Graff said they would use matching funds like the tax credit program, the cars for homes grant and other green grants.

MOTION: David Collier moved to approve the Green Building Project: Habitat for Humanity subject to CRA Staff working with the City Attorney to draft the actual contract between the CRA and Habitat for Humanity for the grant funds and included in the contract would be a quarterly report from Habitat for Humanity on their progress, typical spending requirements and a return of unused funds.

SECOND: Samia Ferraro

Motion carried: 6/0

1. Sunset Bay Marina: Request to consider public art proposal

Presentation: Murriah Dekle, Project Planner II
Mark Mathes, Lucido & Associates

Public Comments:

Board Comments:

David Collier asked if there is any definition of public art in the material that staff works with.

Murriah Dekle said that there are several definitions as the board may remember from crafting this ordinance a couple of years ago and one of them is enhanced landscape treatment which does define decorative pavers and enhanced landscaping that wasn't cited with the project. One of the items they are experiencing with this is that there are not any thresholds.

David Collier said instead of paving an area with concrete you put in brick and when you look at the cost are they starting with bare ground.

Murriah Dekle replied it is what is above and beyond normal requirements.

Gene Rifkin asked if they were counting the barbeque grill, waste container etc...as public art.

Murriah Dekle said that they do not count that as public art.

David Collier said the paving meets the public art requirements.

Gene Rifkin said she found this to be extremely minimal.

Pete Walson agreed with David Collier and said to call this public art is really stretching it and he would hate to set a precedent with this.

Gene Rifkin asked if they had ever had pavers as public art.

Frank Wacha said only as a portion of the project.

David Collier said ordinances are one thing but site plan approval is another.

Mark Mathes said on their side they have been consistent with moving forward and staying within the site plan and that these features would be part of the public art.

David Collier asked if cars were allowed to have flags on them and if not why are the boats at the marina allowed to have them, then asked that Code Enforcement look into it.

Gene Rifkin asked if the Huizenga Company would consider adding something to this to enhance it a little.

Mark Mathes said that they are adding a water feature and it is not in their plan because they would like the flexibility to let it evolve with the site as the site evolves over time.

Pete Walson asked if the wall had decorative tiles on it.

Mark Mathes replied that it had and the value of the water feature was approximately \$70,000.

MOTION: Pete Walson moved approval of Sunset Bay Marina's request to consider public art proposal

SECOND: David Collier

Motion carried: 6/0

Frank Wacha said he thought that it was a nice plan.

Gene Rifkin thought they should shoot for more than minimal in terms of public art in the future.

Staff Comments:

Teresa Lamar-Sarno updated the board on the RFP Land Acquisition which they will be taking a closer look at and bring back to the CRA, Amtrak, CRA monthly meetings, she said they selected the Grant Administrator for Woodmont Park Grant and they are finalizing crosswalk improvements and bathroom construction. She said October is Historic Preservation month and the CRA participates in that and the CRA Staff has been working with the Historic Preservation Board on an event Meet me at the USO.

Gene Rifkin said it was a great thing the CRA is meeting monthly but her frustration is the agenda of the CRB is not the agenda followed by the CRA.

Samia Ferraro suggested that since there were 2 to 3 members of the CRA who are hesitant to formally pass that study, perhaps Teresa could work with them individually to find out their concerns and remold it.

Pete Walson asked for copies of the minutes if the CRA had specific problems or questions.

Mary Hutchinson thought there was a disconnect between the CRB and the CRA and part of the reason was that the CRA only meets for 15 minutes before the commission meetings and they haven't really discussed things in any detail.

Gene Rifkin asked if the Commission had the minutes of the CRB meetings before the meeting.

Teresa Lamar-Sarno replied that they did not.

Pete Walson said he understood her hesitancy without having the minutes.

David Collier said on the financial side he thought they probably didn't spend enough time looking at that but he was hoping they would move forward when the economy improves they would be development ready. He said he didn't think there had been any joint meetings between the CRB and the CRA.

Frank Wacha thought that the CRB should get their minutes also.

Samia Ferraro wanted to recognize Kelly Dewint a teacher at JD Parker Elementary who has done an incredible job with the 10th Street Rec Center to make it much more presentable.

David Collier pointed out Bernie Malone and Larry Dane whose presence signifies a distinct action on their part and Stuart Mainstreets to be participants in the CRB meetings.

IV. NEXT CRB MEETING: October 6, 2009

V. ADJOURN:

MOTION: Pete Walson

SECOND: Gene Rifkin

Motion carried 6/0

Chairman Wacha, there being no further business before the Board the meeting is adjourned at 5:17PM.

APPROVED

RESPECTFULLY SUBMITTED

Frank Wacha, Jr., Chairman

Michelle Vicat, Board Secretary