

**SPECIAL SESSION BUDGET WORKSHOP  
OF THE STUART COMMUNITY REDEVELOPMENT AGENCY  
HELD ON JUNE 16, 2010  
AT 1:30 P.M. IN THE CITY COMMISSION CHAMBERS  
121 S.W. FLAGLER AVE.  
STUART, FLORIDA 34994**

**Chairperson Michael Mortell  
Vice Chairperson Carol S. Waxler (absent)  
Board Member James Christie Jr.  
Board Member Mary L. Hutchinson  
Board Member Jeffrey Krauskopf  
Board Member Gene C. Rifkin  
Board Member Samia Ferraro (absent)**

**Also in attendance were:**

**City Manager Dan Hudson  
City Attorney Paul J. Nicoletti  
City Clerk Cheryl White**

**Chairperson Mortell delivered the Invocation, followed by the Pledge of Allegiance led by the CRA Board.**

**1. CRA Proposed Budget for Fiscal Year 2011**

Dan Hudson gave a brief presentation to the CRA Board regarding the proposed 2011 CRA Budget. He explained the City staffing levels are what they were or below (10) ten years ago, at 231 positions. He also gave a brief overview regarding the 2011 proposed City Budget.  
Highlights of the CRA Budget:

\*Property Values and the CRA area were impacted greater than the City wide General Fund.

\*The recurring Tif revenues in 2010, were \$1,330,000,00, and in 2011 are predicted to be \$1,058,000,00.

He stated that the CRB reviewed and recommended the proposed budget.

\*The CRA Code Enforcement Officer has been moved budgetary into the Development Department but is paid for by the CRA.

\*New impact fee incentive program has been added.

\*Proposed contract with Stuart Main Street for \$35,000.00. The City have been working together with business terms as a contract.

\*Small Managers Contingency.

\*Several line items identified within the Infrastructure Account.

After the PowerPoint Presentation City Manager Hudson asked for motion to allow the Commission to adopt the CRA Budget.

Commissioner Hutchinson commended the Stuart Main Street Board for their and felt that bringing Thondra Lanese in as the Stuart Main Street Director was a good thing and she supports the funding within the budget to support the Stuart Main Street Program.

Chairperson Mortell asked about the funding for Crary House.

City Manager Hudson said the City would do the renovations under City staff, and then the City would take it out for lease concurrently or later. He said there were two other City's who have done similar projects both in different RFP's.

Gene Rifkin stated the CRB was not very happy approving the expense of \$180,000.00 on one historic house, but felt there needed to be a plan for the future that involves the CRA budget.

**MOTION: JEFFREY KRAUSKOPF : MOTION TO APPROVE TO FORMULATE A GLOBAL REQUEST FOR PROPSAL AS IT RELATES TO THE THREE POTENTIAL REMIDIES FOR THE CRARY HOUSE, IN HOUSE FOR THE CITY OF STUART/A THIRD PARTY FOR CRA FUNDS TO DIRECT AND PREPARE IT FOR TENANCY.**

**SECOND: MARY HUTCHINSON**

Board Member Krauskopf clarified that the motion would include an \*example "That a third 3rd party could walk through the structure, look at it, and submit a proposal that said I will take over whatever it takes to get a CO, I expect four years of free rent out of a 9 ½ year lease."

City Manager Hudson said, correct or they could say (example)" No City, I want you to build it out, and I will pay you \$10.00 a foot for it."

City Attorney clarified that this property is in the CRA but owned y the City. The intent of the CRA is to fund, if need be, up to the tune of \$180,000.00 out of the CRA.

Mark Breckbill came forward and asked if the property could be a land lease with Possible purchase.

Chairperson Mortell indicated that any proposals are welcome.

**ROLL CALL:**

<b>CHAIRPERSON MORTELL</b>	<b>YES</b>	<b>MARY HUTCHINSON</b>	<b>YES</b>
<b>JEFFREY KRAUSKOPF</b>	<b>YES</b>	<b>JAMES CHRISTIE</b>	<b>YES</b>
<b>GENE RIFKIN</b>	<b>YES</b>		

Board Member Krauskopf asked if this was the last budget year for the Community Policing program to be in the budget.

City Manager Hudson said he understood that was in the plan and was included in the five year forecast.

Board Member Hutchinson said she supports the CRA funding for the added police support in the downtown.

**PUBLIC COMMENT**

**MOTION: MARY HUTCHINSON : MOTION TO RECOMMEND THE CRA BUDGET PRESENTED.**

**SECOND: JAMES CHRISTIE**

**ROLL CALL:**

<b>CHAIRPERSON MORTELL</b>	<b>YES</b>	<b>MARY HUTCHINSON</b>	<b>YES</b>
<b>JEFFREY KRAUSKOPF</b>	<b>YES</b>	<b>JAMES CHRISTIE</b>	<b>YES</b>
<b>GENE RIFKIN</b>	<b>YES</b>		

**MOTION: MARY HUTCHINSON : MOTION TO HAVE A LETTER SENT FROM THE CRA**

**SECOND: JEFFREY KRAUSKOPF**

**MOTION APPROVED UNANIMOUSLY**

**ROLL CALL:**

**ADJOURNMENT 2:07 PM**

**ATTEST:**

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**Cheryl White, Board Secretary**

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**Michael Mortell, Chairperson**

**Minutes approved at the Regular CRA Meeting This 28<sup>th</sup> Day of June 2010**