

**MINUTES OF THE REGULAR MEETING OF THE CITY OF STUART
COMMUNITY REDEVELOPMENT BOARD/CITIZEN'S ADVISORY CDBG
TASK FORCE HELD IN CITY HALL, 121 SW FLAGLER AVENUE, STUART,
FL ON TUESDAY, AUGUST 5, 2008**

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

Those absent: Samia Ferraro
Donald Komara

Also present: Paul Nicoletti, City Attorney
Dottie Zaharako, Finance Director
Sam Amerson, Public Works Director
Teresa Lamar-Sarno, Consultant

I. CALL TO ORDER: Chairman

Chairman Wacha called the meeting to order at 4:00PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: July 1, 2008

Dave Collier requested on page 7 paragraph 4 take out the word "the" and add "that was a".

MOTION: Gene Rifkin
SECOND: Pete Walson

Motion carried 5/0

Public Comments: None

Board Comments: None

Chairman Wacha said since the public was in attendance for the Hampton Inn public art item, they would hear that item first.

1. Status report on CDBG Disaster Grant and CDBG Martin Luther King Boulevard Grant and Discussion on FY 2008 CDBG Application

Presentation: Nancy Phillips, Nancy Phillips & Associates

Public Comments: None

Board Comments: None

2. Presentation and discussion of Woodlawn Park Conceptual Redevelopment Plan, preliminary opinion of probable costs, Community Development Block Grant Opportunity and request for recommendation to complete final design documents

Presentation: Nancy Phillips, Nancy Phillips & Associates
Monica Graziani, Captec

Public Comments: None

Board Comments:

Dave Collier said in the past when there has been water/sewer work, any City share was paid by the utilities system with the understanding the remaining cost would be covered by the grant rather than dipping into CRA funds and asked if that is what is being proposed or if they are using CRA funds.

Sam Amerson said they did not have funds available so they proposed using the funds in the CRA CIP for Woodlawn as leverage which is \$350,000.

Dave Collier said he was for the project but did not want to see a precedent broken and said once again the cookie jar is being dipped into. He said after this project he would have a hard time supporting any utility work that isn't covered.

Pete Walson asked about the \$350,000 as opposed to \$250,000.

Nancy Phillips said they maximized the points in the application at \$250,000 leverage and Mr. Amerson said through the CRA CIP they've already set aside \$350,000 for the project.

MOTION: Dave Collier moved that Staff complete final design documents and make CDBG application for Woodlawn Park project

SECOND: Patty Henderson

Motion carried 5/0

3. Request to consider approval of a Minor Urban Code Exception for the public artwork associated with the Hampton Inn.

Presentation: Dennis Mrozek, Planner II
Michael Bou-Sliman, Owner
Jack Klahm, Klahm & Sons

Public Comments: None

Board Comments: None

MOTION: Dave Collier moved to approve the request to consider approval of a Minor Urban Code Exception for the public artwork associated with the Hampton Inn.

SECOND: Gene Rifkin

Motion carried 5/0

4. FY-2009 Proposed CRA Budget

Presentation: Dan Hudson, City Manager

Public Comments:

Board Comments:

Dave Collier said they did an excellent good job of responding to the comments that were made, but would like to make sure all of their requests were included and reviewed the items.

Dottie Zaharako reviewed each item with the board.

Pete Walson asked about the reduced proposed boundary.

Dottie Zaharako said it was 0.

Chairman Wacha asked about “available projects” and said the majority of the funds again are basically unallocated and with all of the projects that didn’t get done last year, again funds are now in it with no allocation.

Dan Hudson said in Account #563 Other Projects is a little less than \$1.7 million and that’s the money they would be looking at depending on their review of the CRA Plan.

Dave Collier asked if that would be reduced due to the work that has already been done. He thought last year a lot of time was lost but with additional staff, things should move very quickly and within the next three months they should be able to say how they are using the \$1,476,000.

Pete Walson said there were fourteen projects in the pipeline and thought they would be getting a copy of those projects to see what they were then asked if he could get a copy of that.

MOTION: Dave Collier moved to approve the Proposed CRA Budget for next year.

SECOND: Patty Henderson

Motion carried 5/0

5. Discussion and deliberation on Community Redevelopment Agency Grant Specification Recommendation for the CRA

Presentation: Teresa Lamar-Sarno, Consultant

Public Comments: None

Board Comments:

Dave Collier said this was another dip into the TIFF cookie jar to add to a building that is perfectly adequate and in this tight time you shouldn't be entering a green building program and doesn't see it as something that will bring redevelopment into the area.

Pete Walson agreed with Dave Collier, had no problem leaving it in the budget but said to look for more projects directly related.

Dave Collier said as long as it remains unallocated that is fine with him.

Chairman Wacha thinks the green building program should be something that should be more of a competition instead of a specific project.

Gene Rifkin agreed that it was the wrong place to start.

Pete Walson agreed and said they may find a capital project that would foster development or business downtown and they could link on to it and use green funds to help them do it.

Teresa Lamar-Sarno said these are just some options that they came up with and the role the CRA should play is as an incentive to redevelop a private site.

Dan Hudson said that they were looking for some direction on this and from what he is hearing, maybe they should come back with some specific projects before any direction is given.

Chairman Wacha said he would like to see a green program that is similar to the façade improvement program that is competitive and would like to see some thought put into it.

6. Discussion and deliberation on Preliminary Evaluation of Stuart Community Redevelopment Plan Workshop

Presentation: Teresa Lamar-Sarno, Consultant
Jim Karas, MSCW

Dave Collier said the report was very well put together, he doesn't agree with all of the findings but he said it can help build a CRA that functions and can perhaps create some redevelopment. He did not feel comfortable sitting there now giving specifics, but said take pages 37-50 and the map with proposed CIP projects and use that as the basis for a workshop as it is the meat of the whole document.

Jim Karas said he believes they have to drill deeper once they know from the board if they are in agreement with some of the planning areas that they focused on and would include an urban master plan, the costing and capital projects emphasis.

Dave Collier said it would be great to take some of the CIP money and instead of using it on bricks and mortar, start acquiring land during this period when land is a little cheaper in that same area so you have not only a comprehensive capital improvement program but the beginning of what is proposed which is buying land merging it with existing private land, resell it and see a project come out of the ground which is a lot more than they would have had with one vacant lot and one building.

Jim Karas replied that absent the assemblage, what they have tried to emphasize throughout is the public/private partnership.

Chairman Wacha said he was disappointed and that it rehashed the same old stuff and it was missing a lot of things. He said he loved a lot of the ideas but the cost to do a lot of those things would require the areas to change a lot and said what was missing was how to incorporate the community. He also said it didn't address sustainability.

Dave Collier asked if prior to the workshop they give him the items that are missing.

Chairman Wacha said they should bring that information to the workshop.

Dave Collier said if he goes through the recommendations and conclusions he has a lot of things he disagrees with and the rest has a lot of data and he wasn't sure how he can pull items out of that and make sure they aren't covered in the recommendations.

Chairman Wacha said they should set a date for the workshop.

Dan Hudson suggested three weeks and the board agreed on Tuesday the 26th at 2:00PM.

Pete Walson asked if there was any long term planning for the north section to see if the CRA could play a role in shaping the way US1 looks.

Dave Collier thought the Commission wanted to plant palm trees.

Dan Hudson said yes and they would be doing the first island north of the bridge.

Pete Walson said he was thinking more broadly than that. He thought that by requiring large parcels to interconnect and having some kind of vision of what they want the east side of US1 to look like would be a good start. He said growth is where the TIF funds will come from and they should be prepared to do things properly.

Dave Collier said the consultant is recommending pulling in to a more central core where work can be put into redevelopment rather than moving on to the outer part of the core.

Jim Karas said he would mostly agree with that. He said Recommendation 9 the Urban Master Planning Process is a tool that's transferrable to whether it's a redevelopment area or an undeveloped area and said it's a template for how to reach that vision in a particular area.

Pete Walson said he is talking more long term as in Urban Planning, not a specific project or a palm tree. He said more like how they want things to look down the road.

Public Comments: None

Board Comments:

7. Discussion and deliberation on status report for CRA Coordinator vacancy

Presentation: Dan Hudson, City Manager

Public Comments: None

Board Comments:

Dave Collier said he thought it was wrong to put the CRA into the Development Department and asked that the City Manager keep an eye on it.

8. Discussion and deliberation on 2008 CRA Tour Areas

Presentation: Teresa Lamar-Sarno, Consultant

Public Comments: None

Board Comments:

Dave Collier said he thought they should wait till they have a CRA Coordinator before they do this and also look at cities that Jim Karas has in his report.

Gene Rifkin said they need to be as specific as they can as far as what they want to learn about and the visit should address problems that this city has.

Teresa Lamar-Sarno said that Winter Springs has a lot of the same issues that Stuart has and perhaps they should go there and then to Delray Beach for a half day.

Dave Collier said that he interested in relationships with the City Commission and business community, how they deal with public/private partnerships, where do they make the decision to buy private land in order to merge etc...

Pete Walson agreed with Dave and said the bigger issues need to be addressed.

Patty Henderson said she would like to see completed projects.

Pete Walson said they should stick with the big issues that could be thought out and given to the coordinator.

9. Discussion and deliberation on CRA Monthly Project Report

Presentation: Dan Hudson, City Manager

Public Comments: None

