

**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,  
APRIL 1, 2008**

**Those present:** Frank Wacha, Jr., Chairman  
Patty Henderson  
David Collier  
Donald Komara  
Gene Rifkin  
Samia Ferraro

**Those absent:** Meg Whitmer, Vice Chairman

**Also present:** Kev Freeman, Development Director  
Sam Amerson, Public Works Director  
Dottie Zaharako, Finance Director  
Chuck Weser, CRA Coordinator

**I. CALL TO ORDER: Chairman**

Chairman Wacha called the meeting to order at 4:04PM.

**II. ROLL CALL: Secretary**

Those answering roll call and others present are referenced above.

**III. APPROVAL OF MINUTES: March 4th and 20th, 2008**

**MOTION:** Patty Henderson

**SECOND:** Gene Rifkin

**Motion carried**

**Public Comments:**

Bernie Malone said he read the County is giving projects three year extensions and the City is only giving one year.

David Collier said it was zero.

Chairman Wacha said he thought they had to request it and if received, it was a year.

Bernie Malone asked if the County was smarter than the City or ahead of the City and asked why the City is doing this. He said common sense would dictate that no one would be rushing any construction the way money is.

Chairman Wacha replied that there is no one here to comment on this and asked Kev Freeman to comment.

Kev Freeman said Staff took to the Commission an examination of the PUD requirements for timetable extensions and Commission took a policy decision not to grant blanket timetable extensions or amend otherwise PUD requirements and there have been a number of applications which are really determined on their own merits but the policy that seems to be taken by Commission is that without really good cause and with little regard for market conditions timetable extensions are not granted.

Bernie Malone asked if there was any dialog as to why the Commission felt that way.

Kev Freeman replied they were concerned with zoning futures.

Bernie Malone asked the position of the CRA.

Chairman Wacha said the board has not been asked that question.

Patty Henderson said she is not against extensions, just blanket extensions and thought that each one should be looked at individually as to whether it was a viable entity.

David Collier said the policy of the Commission is to not grant extensions, not change the policy and to basically kill most of the projects in the pipeline because they didn't like the looks of them for whatever reason because it doesn't match their view of the City's small village and this group is not in a position to set policy on that. He said if the facts are presented to them adequately, they may on their own take a position which they had been discussed during their joint workshop. He said that they thought not having projects in the pipeline or the hopeful upturn in the economy was not a smart move and asked why Bernie Malone was asking this.

Bernie Malone said it was a quandary of his, why if the projects were approved initially what changes so drastically that you don't approve an extension.

David Collier said that was something to ask the Commission.

Chairman Wacha felt that if the item came before the Board, they could discuss it and maybe they should, but they have no say in things that are already out of their hands.

Dave Collier read the minutes of the prior workshop where Don Komara asked what projects were in the works and Kev Freeman replied he was sure there were some, one of them a green building. Dave Collier asked what projects were targeted for elimination because they were not going ahead. Kev Freeman replied any project that is facing a timetable extension which is shorthand for basically anything that comes up for extension is not being granted unless there are extenuating circumstances and the only one he's seen is one that has some issues with the state board on underwater land leases. Dave Collier said he asked at a prior meeting for a list of projects that are moving toward this and it was provided to the CRB today at this meeting and he asked if it could be discussed toward the end of the meeting.

Bernie Malone said that Mr. Collier had a valid point and at the rate they're going there is going to be nothing in the pipeline and it will be a scramble.

Board Comments:

Dave Collier asked if they could discuss projects in Development within the CRA at the end of the meeting.

### **1. Woodlawn Park CRA Improvements - Agreement for Professional Services**

Presentation: Sam Amerson

Public Comments:

Gene Rifkin asked as far as sewers are concerned if the owners are ready to pay for the hookup.

Sam Amerson said that they have not contacted anyone yet.

David Collier said that this was not necessarily a project for the people living in these houses now and knowing the health department, they won't do a thing to force anyone to hook up but it will let the properties be available for denser development that could never take place with septic tanks.

Sam Amerson said that when they connect is when they apply to redevelop and that's generally when they connect to the water and sewer and also the two adjacent parcels by the lake (Bruner Pond Park), the intent is to generate some partnership of development with recurring revenue.

Chairman Wacha thinks it is a good idea to do these projects but to make sure they change the language in the Urban Code that says if they use the on street parking calculations that are provided then they should pay into the fund so parking can be built somewhere else and look at some type of special assessment that would allow people to pay off their hookup over a period of time.

Sam Amerson said with the lull in development, projects like these that are ready would encourage development in that area.

Chairman Wacha would like to see unlimited construction services for \$12,000 and asked what Sam was looking for from the Board.

Don Komara questioned Items 37 and 53 as to where Professional Services came from.

Sam Amerson replied that it was lumped into project value.

Dave Collier said this was a plug put in the budget based on linear feet cost of sidewalk and pipe construction with the understanding that things were changing rapidly even when they put it in and the CRA has more money than they know what to do with. He

said that in reality the reserves in the CRA are growing all of the time and the money being spent by the CRA is lessening all of the time which produces available cash.

Don Komara said he would like to see a breakdown of costs.

Joe Capra of Captec concurred with Don Komara.

**MOTION:** Dave Collier recommended approval for professional services for Woodlawn Park improvements in the amount of \$38,500.00 with the caveat that before any improvements are made, the design engineer will bring back to the CRB and Commission a more accurate cost estimate at the time they are finished their conceptual design work.

**SECOND:** Don Komara

**Motion carried**

Board Comments:

**2. Discussion on cost of public restrooms as listed in Beautification Committee recommendations. Proposed location: Area between City Hall and Stuart Annex**

Presentation: Chuck Weser

Public Comments:

None

Board Comments:

Don Komara thought that there was no architecture involved and it was awful.

David Collier agreed and said the one in Haney Park is in the middle of nowhere so that is fine, but this one isn't. He thought they should provide the need but attach it to a building instead.

Patty Henderson asked what a built one would cost.

Chuck Weser said he didn't know but thought it would be more expensive.

Don Komara said that this one at the cost provided is \$250.00 a square foot and said that was excessive and he also questioned the cost page.

Chuck Weser said there were different costs for different options and he would like the concept approved before they went further.

David Collier asked Sam Amerson if this has a grinder pump or something built into the space between the two facilities because there is a lot of electrical power going into that building just to provide lights and said the genesis of this has come from the beautification committees review of the area and the surrounding businesses and that was the reason for putting this in but he doesn't like this building but did like the idea.

**MOTION:** David Collier motioned that Staff continue to pursue the idea of constructing a public restroom in the area of City Hall hopefully as an addition to an existing building.

**SECOND:** Patty Henderson

**Motion carried**

Amy Burlstein with Stuart Mainstreet asked if maybe they should add the restroom on the south end of the park since the electric etc... is right there

Board all replied it was too close to the other restroom.

**3. Discussion on project's within the CRA boundaries development status**

David Collier has been concerned and has heard it expressed by others that most of the projects coming up for time extensions have been killed and is piecing together the fact that the "No Growth County" is automatically extending projects and doesn't think automatically is the way to go, but thought a policy that says unless there is some strong reason not to, extensions will be granted. When you put together the list given to the Board and hear what Kev Freeman said at the last meeting about how many projects are actually under way or under review that aren't on this list because development approval hasn't been granted, it doesn't paint a picture of a great deal in the pipeline and he said before he takes a strong position, he would like to know the financial ramifications of the projects being killed off and the ones that have been killed earlier and what this will mean to the City in terms of revenue.

Kev Freeman replied that he had one compiled and would get that to the Board.

David Collier said that they should look at this and maybe comment to the CRA and take a position.

Don Komara would like to see a map of where all of these projects are located.

Kev Freeman offered to email the list or he could print it out then for the Board.

David Collier said he would rather see it now because time is of the essence.

Don Komara wanted to discuss the CIP list and said he was concerned with parking structures and asked if locations had ever been identified.

David Collier thought that there had been locations discussed, nothing firmed up and when they saw the cost two years ago, were unsure whether there was any need for additional parking downtown given what had been done over the previous two years which was 650 additional spaces and said he thought that the CRA and CRA plan were going to be looked at to see where and when those expenses should be put in. He said when they were looking at the CRA and CIP plans, they realized that they were looking at things which ideas had germinated eight to ten years prior and times had changed which was why they are looking at the CRA plan now.

Chairman Wachu thought that the lawsuit regarding bonding would have something to do with it.

Dottie Zaharko said that was correct.

Dave Collier said he was in Tallahassee and there was a discussion of this and the CRA types that work at the state level are reasonably optimistic that something will be worked out and the chokehold on TIFF funds being used for debt service is probably going to be worked out.

Don Komara suggested moving the money in the budget up to now.

Chairman Wachu said there is a piece of property right over here with Sterling.

Patty Henderson asked if this wasn't what the consultants are doing.

David Collier said over time he got tired of every discussion about downtown locking onto parking requirements and the CRA is the Community Redevelopment Agency and there a lot of areas of the City that need redevelopment not a multi-million dollar parking garage to get from where they are now to a better stage.

Kev Freeman returned with a handout for board members of what the Development Department looked at from it's own point of view as to where they projected the amount of building permit fees coming into the department in order to work out what revenue the department is going to have which he said would obviously have an affect later to the ad valium, occupational licenses and other internal building construction permit costs. He said they looked at major projects throughout the City that they were expecting to be coming in up until September 2008. He said these are the main projects or phases thereof that are unlikely to come in and what that affect means to building permit fee revenue that is not likely to come into the department and also in the future (which is not shown on there) the impact on the City's revenue from ad valium with these projects being in place and paying tax. Already this year they saw that over half a million dollars in potential building permit fees have been lost through applications going to Commission and being denied, timetables being refused etc.. and he said it is a substantial number.

David Collier asked if it could be interpreted that with the total construction cost of \$220 million, over half of that would be what has been lost as far as the assessable base by not going ahead with those projects.

Kev Freeman said yes, easily, and these are just the major projects.

David Collier said that is \$100 million dollars in assessable base that has been lost by the decisions already made to kill projects and when you couple that with changes in the Urban Code that are going to require transitional construction types and other things, there is going to be a graveyard of development here.

Frank Wachu asked if they should put this on their next agenda.

