

**MINUTES OF THE REGULAR MEETING OF THE CITY OF STUART  
COMMUNITY REDEVELOPMENT BOARD HELD IN CITY HALL, 123  
SOUTHWEST FLAGLER AVENUE, STUART, FLORIDA ON TUESDAY,  
MARCH 4, 2008**

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

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

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

**I. CALL TO ORDER: Chairman**

Chairman Wacha called the meeting to order at 4:03PM

**II. ROLL CALL: Secretary**

Those answering roll call and others present are referenced above.

**III. APPROVAL OF MINUTES: January 8, 2008**

**MOTION:** Don Komara

**SECOND:** Patty Henderson

**Public Comments:** None

**Board Comments:**

Chairman Wacha asked if anyone wanted to be Chairman.

Board agreed that Chairman Wacha should continue as Chairman.

**Motion carried**

1. To review and discuss MSCW's Planning Services and CRA Plan Evaluation Task Items I, II, and IV

**Introduction:** Chuck Weser

**Presentation:** Jim Karas, MSCW

**Public Comments:** None

**Board Comments:**

Dave Collier stated that when you looked at the 2002 plan it was mainly to list projects that already were either under way or being proposed by someone so there wasn't a lot of ideas in 2002, it was more cataloging projects and was considerably different from the original plan which was much more "how do we bring redevelopment to downtown". He said it was an attempt to take the momentum of this success of the CRA and build it into additional projects, most of which have been done. He said he would like any bright ideas that may work here and would like to see the CRA tackle the negatives which in his mind is a CRA or government that has too narrow a focus in historic downtown and can't seem to break away and do other parts of the CRA. He stated that there was recently an effort from the city government to put restrictions on projects that have been approved because certain members of the Commission have decided that the scope of the project approved was too large so they are going to clean the inventory of approved projects and we are going to come out of the recession and not have anything to do. He then asked what other jurisdictions are doing when the success of their CRA brings forward programs that are controversial, do they get lost somewhere politically and have to start all over again because that is what he sees happening here. He said they are in the third generation and at a point of "where do we go from here" and by looking at other jurisdictions wants to find one who is at the same stage, that has spent enough time in CRA's, has seen enough happen and has seen the anti-growth group develop within the community and how are they slugging along to do CRA type redevelopment and said he didn't know whether any of the cities on the list had any of these characteristics, but thought that there should be a few. He also asked for a copy of the project kick-off meeting

Samia Ferraro said that on the chart there is no indication of interesting parking solutions for Delray Beach and didn't know why as she thought they have done a good job.

Dave Collier said that they are not constrained like Stuart is; they have alleys and he said that there is a lot of interaction with developers there. He said the question is why did it work down there and said they did "we'll approve you to build something if you provide more parking than you need for your own business and we'll even throw in public land for you to build it on".

Chairman Wacha agreed with Dave Collier in finding out how they get their private/public partnerships to work. He said that many of the communities that do that seem to work. His four top choices were Winter Park, Lakeland, Sarasota and Delray. He thought it might be a good idea to find out why Melbourne isn't working.

Jim Karas agreed that those four are their top four also.

Dave Collier agreed with Frank's four choices and said if you took them and looked at them beyond this matrix and more into the other items that he brought up...the beginning of anti-growth, a CRA that has lost its direction after its initial success, those things may give you closure on limiting it to three and he thought the Bradenton and St. Augustine garage issues should be looked at.

Jim Karas said that they would be interviewing each of the board members on a one to one basis and will do the same with the City Commissioners and LPA members and that is apart from the real estate stakeholder forum.

Don Komara agreed that those four would be the best choices.

Dave Collier questioned Item A2: Memo form Commission Retreat asking what it was.

Keve Freeman replied that during the Commission Retreat they discussed a wide array of issues, some of which might relate to the CRA and said he thought that the memo was included in the CRB packet.

Dave Collier replied that they hadn't received it and would like to. He said he is on the economic committee of Main Street and one of the things that has come up are investment people who asked about the inventory of projects, how are they keeping that project inventory alive during the tight times so that when money is available again for development they'll have projects that they can move right into but said that we are doing the exact opposite of that. He said that the City is using the deadlines built in during good times to kill projects that don't go ahead as a way to clean out the inventory of what amounts to construction ready projects so we are guaranteeing that when the economy turns around the City of Stuart and especially the CRA isn't going to have any projects to build. He stated that was enough for the person to say that "he thinks that Main Street should take that on as an issue politically to start saying what are you doing"? He said they are tying this place in knots at a time when they are complaining about lack of revenue but they're doing things that are going to make it worse in the future rather than have a reasonably steady growth with a hiccup now and then. He asked about access to templates used for CRA, Financial Budget Analysis and said he didn't know what that was.

Keve Freeman replied that it is a template that Finance used to analyze projected revenues from the CRA as a whole.

Chairman Wacha thought it was going to be really interesting and said that when MSCW looked at these communities, they should look at some of the factors involved in their employment, economic factors and balances that they have in their communities to see how we compare...are we growing balanced or are we way over on retail and not enough of other things.

Dave Collier said that Main Street was rather embarrassed when Punta Gorda Main Street came over met with them and asked what the square foot cost is and vacancy rate in historic downtown and they didn't know. He said it pointed out that we were a lot more primitive than they thought they were. He mentioned task items 1, 2 and 3 and asked that they be reviewed.

Jim Karas replied 1. was the kickoff meeting, 2. was the form and 3. was the evaluation report itself.

Dave Collier asked if the survey questionnaire has been completed and that it be emailed to them when it is.

Don Komara asked if there were any projects in the works in the CRA.

Key Freeman replied that he was sure there were. They have a green building and two phases of the Civitas building. He said there is some preliminary discussion on projects in the downtown area and a few things north of the bridge.

Dave Collier asked how many projects were targeted for elimination because they are not going ahead.

Key Freeman replied any project that is facing a timetable extension.

Dave Collier asked for a list of those projects at the next meeting.

**IV: COMMENTS FROM THE PUBLIC:**

**V. NEXT CRB MEETING: April 1, 2008**

**VI. ADJOURN:**

**MOTION:** Don Komara

**SECOND:** Samia Ferraro

**Motion carried**

Chairman Wacha, there being no further business before the Board the meeting is adjourned at 4:55 PM.

**APPROVED**

**RESPECTFULLY SUBMITTED**

\_\_\_\_\_  
Frank Wacha, Jr., Chairman

\_\_\_\_\_  
Michelle Vicat, Board Secretary