

**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 2, 2008**

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

Those absent:

Also present: Dan Hudson, City Manager
Teresa Lamar-Sarno

I. CALL TO ORDER: Chairman

Chairman Wacha called the meeting to order at 4:09PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: N/A

MOTION:

SECOND:

Motion carried

Public Comments: None

Board Comments: None

1. Continuance of the Evaluation of Stuart Community Redevelopment Plan

Presentation: Jim Karas, MSCW

Public Comments:

None

Board Comments:

Don Komara asked whether City Hall was going to be moved and if so, where and thought they should determine if the projects are all viable before going in-depth with them.

Dave Collier said he looked at about \$60 million dollars in projects and said acquiring land was very important but was not included in the \$60 million. He then reviewed a handout that he brought. His bottom line was that by 2028 operating expenses were going to be more than the TIFF revenue. He also said \$300,000 in salaries alone is a pretty big number.

Jim Karas said that when they came up with these projects they didn't do it with a budget in mind.

Samia Ferraro agreed with Dave and said they were putting the cart before the horse and they should perhaps look at the fourteen projects with a budget in mind.

Chairman Wacha said that moving City Hall is a political decision and should not be decided by them or perhaps they can just make a recommendation.

Gene Rifkin thought that the decision would rest heavily on what the property would be used for which would make or break the referendum.

Don Komara agreed and asked how they could do a master plan before a number of decisions like City Hall had been made.

Dave Collier said there are too many things in there that are controversial and they should come up with a doable list and stay away from the controversial projects.

Pete Walson agreed and said a discussion of City Hall is premature and they should hold off until they have a self sustaining deal and they should not base the plan on moving City Hall. He said it is worthwhile evaluating some of the projects and that TIFF funds should have a policy that non-CIP projects should not assume more than half of the TIFF funds.

Chairman Wacha thought that Dave Collier addressing the end game was a good idea.

Don Komara asked how the City went from \$14 million to \$0 from TIFF.

Dave Collier said that was a reason to wean the general fund from overdependence on the CRA. He said given the constraints they have had and the successes that they have had, they should keep the goal being not pretty but creating additional property value in the area because there are too many pretty things, too much emphasis on downtown and no thought to some other areas. He said that picking up pieces of property that could be acquired affordably and producing something meaningful, like picking up the Seacoast property would be a good idea. More emphasis should be put on how to assemble land and produce for the future.

Chairman Wacha said he thought the study was about where they can spend the money.

Patty Henderson suggested buying land in Area 12 and eventually redevelop it and stop trying to figure out traffic.

Board proceeded to go through projects 1-14.

Signage/gateway was important on US1, Joan Jefferson and Colorado.

Extend MLK and High School Avenue

Questioned whether the County would be interested in a government center partnership with the City.

Chairman Wacha thought that \$8.4 was too much for streetscape.

A possible joint School Board/City Hall project at 11th or somewhere in that area was suggested.

Board thought number 12 is good.

Number 2 is a good location for a parking garage but they thought spending \$18-\$20 million is outrageous and that some type of joint venture was a good idea.

Jim Karas said he thought it was a bond issue with a possible revenue scheme of retail on the first floor and parking above.

Dave Collier said that he figured that Dockside's parking area without the building would provide an additional 45 spaces.

Number 3 they decided not to even address at this point.

Dave Collier gave a handout to the Board and went over his points which the Board agreed with.

Number 4 had been discussed previously with 5A, 10 and 11.

Number 5B the Board thought the wording had to be very specific in that moving City Hall would be advantageous to the City and said to word it starting with "Explore the relocation of City Hall" then add all of the bullet points" plus include "investigate acquiring the Dockside property".

Number 6 had been discussed previously.

Numbers 7, 8 and 9 they said to work on all bullet points except market demand for hotel.

David Horowitz from the public said that he owns a business in downtown Stuart. He praised the Board and said the gateway is a great idea and suggested a landmark on the north side of US1 addressing historic downtown.

Number 13 the Board said to take off. Dave Collier said the wording has to be extremely general and they thought it should be extended to Johnson St.

Pete Walson said that the corner by Seacoast would be a great gateway location.

Chairman Wacha said that concentrating all interest in these areas is not the way to go, that they should also include the north side of the bridge.

Pete Walson agreed that would be great for generating TIF funds.

Dave Collier suggested the marina section should have a master plan.

Don Komara thought they should pick a project and put money into that.

Pete Walson asked who would administrate the CRA budget.

Dave Collier said that there was not someone in-house that could deal with developers.

Frank Wacha thought that incentives should be offered to developers.

Teresa Lamar-Sarno asked the Board what they foresee to be the next step.

Chairman Wacha said they would like a modified proposal for final review.

Dan Hudson said he would be looking at what the priorities would be.

Dave Collier said it should be approached as what would be the greatest effect as far as TIF revenue.

IV. NEXT CRB MEETING: October 7, 2008

V. ADJOURN:

MOTION: Don Komara

SECOND: Patty Henderson

Motion carried

Chairman Wacha, there being no further business before the Board the meeting is adjourned at 6:34PM.

APPROVED

RESPECTFULLY SUBMITTED

Frank Wacha, Jr., Chairman

Michelle Vicat, Board Secretary