

**SPECIAL MEETING OF THE STUART CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY
COMMUNITY REDEVELOPMENT BOARD
HELD ON November 16, 2009
AT 9:00 A.M. THE CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994**

Roll call was answered by:

Stuart City Commission

Mayor James A, Christie

Vice Mayor Michael J. Mortell

Commissioner Carol S. Waxler

Commissioner Jeffrey A. Krauskopf

Commissioner Mary L. Hutchinson

Community Redevelopment Agency

Chair James A. Christie

Vice Chair Michael Mortell

Board Member Mary Hutchinson

Board Member Carol S. Waxler

Board Member Jeffrey A. Krauskopf

Community Redevelopment Board

Chairman Frank Wacha (Absent)

Vice Chairman David Collier

Board Member Pete Walson

Board Member Patty Henderson

Board Member Johnnie Bell

Board Member Gene Rifkin (Absent)

Board Member Samia Ferraro

Also present were:

City Manager: Dan Hudson

City Attorney: Paul J. Nicoletti

City Clerk : Cherie White

Interim Development Director: Terry O'Neil

Board Secretary: Michelle Vicat

Staff Comments

Teresa Lamar-Sarno, CRA Coordinator gave a brief staff introduction to the Board Members and Commission. She presented a power point presentation as follows:

Powerpoint slides inserted here:

**CRA AND CRB JOINT WORKSHOP: CRA PROJECTS,
PROGRAMS AND BEYOND**

Teresa Lamar-Sarno, AICP CRA Coordinator

WHAT IS A COMMUNITY REDEVELOPMENT AREA?

- Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist.
- Examples of conditions
 - the presence of substandard or inadequate structures
 - shortage of affordable housing

- inadequate infrastructure
- insufficient roadways, and inadequate parking.

WHAT IS THE COMMUNITY REDEVELOPMENT AGENCY?

Developing and implementing the CRA plan projects and programs

CITY OF STUART COMMUNITY REDEVELOPMENT AGENCY ROLE

- Created in 1986
- Develop and prepare CRA plan
- Carry out article 6 of Code of Ord. Community Redevelopment
- Approve annual CRA TIF budget
- To execute contracts
- Borrow, apply for grants, and invest funds
- To provide for streets, roads, public utilities or other facilities
- To acquire, lease or option any real property to hold, improve or prepare for redevelopment;
- Planning efforts necessary to carry out the CRA Plan
- Affordable housing

CITY OF STUART COMMUNITY REDEVELOPMENT BOARD ROLE

- Hear and consider application for Urban Code Exceptions
- Interpretation of codes
- Review development applications of Historic Buildings
- Review all proposed amendments to Sec. 3.01.00 Urban Code
- Implement CRA plan
- Hearings and workshops as necessary
- Review draft CRA TIF Budget

CITY OF STUART CRA PLAN

- _ Final amended version adopted in 2002
- _ Contains objectives and goals from the charrette process Establishes certain programs and projects for implementation
- _ Evaluated by MSCW, Inc. in 2008-2009

CURRENT PROJECTS/PROGRAMS IN CRA WORK PLAN

- _ Grant Programs
- _ Property Improvement Grant (Façade)
- _ Paint Up Grant
- _ Special Events Grants
- _ Go Green Grant
- _ Woodlawn Park CDBG
- _ Riverwalk Bathroom Facilities
- _ Parking Master Plan
- _ IBI Selected Consultant
- _ Looking at feasibility of a parking garage
- _ Pedestrian Crosswalk Improvements
- _ Over \$300,000 of identified improvements

_ Awaiting MPO Enhancement Funds

CURRENT PROJECTS/PROGRAMS IN CRA WORK PLAN CONTINUED...

- Wayfinding and Gateway Signage
 - Identified in Evaluation Report
 - Budget line item in FY 2010
 - Finalizing scope of services
- Marketing and Promotions Campaign
- Property Acquisition
 - Identified in Evaluation Report
 - RFP drafted and bids were accepted by staff
 - CRA requested more information and reduction in costs
- Amending the CRA Plan
- Supporting East Stuart Main Street

FUTURE PROJECTS AND PROGRAMS

- _ Colorado Redesign
 - _ Streetscaping improvements
 - _ Identified in Evaluation Report
 - _ MLK Jr., Blvd Extension
 - _ Identified in Evaluation Report
 - _ Streetscaping along Osceola, Flagler, Ocean and MLK Jr., Blvd
 - _ Identified in Evaluation Report

DISCUSSION ITEMS

- _ What is the consensus of the CRA and CRB in regards to current CRA projects and programs?
- _ General observations and comments
- _ What is the consensus of the future CRA projects and programs?
- _ General observations and comments
- _ How often should we have joint workshops like this one?

End of Powerpoint slides.

Commissioner Hutchinson asked what the plan was for the lump sum of money in the CRA Budget.

Teresa Lamar-Sarno stated she was looking at what comes back from the Parking Master Plan. As well developing cost for any other improvements we need, as well as the crosswalk. Last year a million dollars was used to acquire Dockside. Things come up through the year.

Commissioner Hutchinson stated she did not want that to be the golden pot to pull from and one day the money is completely gone.

Commissioner Krauskopf stated he understood the Commission adopts the CIE in December every year.

City Manager Hudson said we have a CIE but it may not necessarily address the CIE projects.

Mayor Christie announced that Vice Mayor Mortell and Board Member Ferraro had arrived.

City Manager Hudson explained that since the MSCW evaluation report is to update the CRA plan. He said those will be looked at in December and will come before the Commission.

Commissioner Hutchinson asked what was the intension of the MSCW report?

Teresa Lamar-Sarno stated it was to study the downtown core to see what the needs are for parking. She stated the ultimate outcome of the report was a potential parking structure somewhere in the core of the downtown. Staff wanted to follow up on this and see if this was warranted.

Commissioner Hutchinson asked if the study was based on current capacity and current business. She said that she has seen wait times in restaurants and did not know if you build a parking garage if the businesses downtown could handle the people.

CRB Vice Chair David Collier stated he wanted to clarify the MSCW study, he stated what they focused on is where can the historic downtown see new construction. The thought was in the direction of the hospital on Osceola Street. There is a possibility that you could continue the retail operation in that direction. The next component of that recommendation was what type of parking requirements would be needed for development in the area to the East of Haney Circle along with how a parking structure could assist the existing downtown, especially to the Eastern side of the one block area. That was what the consultant was to focus on.

Teresa Lamar-Sarno stated the study may need to incorporate the Constitutional Offices and Transit Center into the Parking Study at the direction of Commissioner Hutchinson.

CRB, David Collier, stated the County is currently out for RFP for the Constitutional Offices and felt they need to be back in the downtown.

Commissioner Hutchinson stated the RFP includes other areas besides the downtown.

Vice Mayor Mortell commented the County's RFP values will be taken to see what they can get for the Courthouse area and see if they can beat it on Willoughby.

City Manager Hudson said he could discuss with the parking consultant what would be needed if another 60,000 square feet of office was dropped into the mix.

Mayor Christie expressed his thoughts that even if we are funded for 2010 you look at 2011 and asked if those dollars shrink then I think with what we have on our plate right now we need to prioritize what that is, and move in the right direction rather than projects we may not be able to take on. He suggested the CRB/CRA and City Commission meet once a year.

Commissioner Hutchinson asked how the grants were advertised.

Teresa Lamar-Sarno stated various ways but word of mouth is the best way. She explained that all the properties within the CRA get a newsletter announcing the grant funding.

CRB David Collier suggested they include tenants and the DBA.

City Manager Hudson announced the upcoming Coffee with the Manager and would announce it at that event.

Vice Mayor Mortell suggested an electronic announcement as well.

CRB, Pete Walson, said there have been discussions by the CRB Board the possibility of a public private partnership. He said it maybe a time to look at land acquisition or goals that the City wanted be fostered by actually owning property, the way the school Board banks land. If the CRA and City Commission do not have an interest then part of the discussion today would be whether or not we pursue it.

Commissioner Krauskopf said that this is going to go on for awhile and expressed concern over holding the property. In looking at the real estate issue, if you don't have a paying tenant or user. He did not think that banking property was in the best interest of the City at this time. I suggested directing the funds from the real estate analysis and specifically targeting businesses from California who are paying higher taxes and felt the City could spend money and go to California and endorse the City of Stuart.

Vice Mayor stated that a Company from California did just that and moved into Tradition.

Commissioner Krauskopf suggested training a person then sends them to California and goes pick who we need to bring here. He said it may take 2-3 years to get a deal put together, but you will find out what they are looking for which gets to the heartbeat of the action. The other side of the equation is speculation on what we think somebody would want.

Vice Mayor Mortell stated he felt that would be a Martin County issue. He stated that unless the City is willing to allow 4 or more story buildings a parking garage and no setbacks. He stated we should not even waste the energy trying. The CRA already has a vision set and if you get companies to move from California can our CRA absorb a company without a vision change.

Commissioner Hutchinson said the companies we would attract would be small businesses. My questions is, what type of businesses do we want to attract? That is what the City and CRA needs to decide on is what is the vision, and set those goals.

CRB, Dave Collier stated he was concerned over the cost of the MSCW study but the consensus of the CRB Board was that there needed to be a parking structure that would benefit additional development on Osceola, not Colorado but maybe a block. This had nothing to do with the Courthouse. He stated that the purchase of lands in the City should have the opportunity to produce a viable office building a small shopping center and where the study comes up that that is a reasonable place to acquire property and land bank it until someone comes along. That is what a number of CRA's in the State of Florida have done. The other thing that was appealing would give a focus to the expenditure of money which frankly the CRA has not had with this long list. We are basically just polishing the crown jewel of the City. He said the CRB's main discussions have been what can we do without stepping on a land mine, and the land mine is buried right around here and in that direction (he pointed to the South of City Hall). There objective discussions have been how can the CRA in the next 5-6 years to redevelop to produce more value to produce more TIFF, and not get into WW III.

Commissioner Hutchinson stated the City Waterfront referendum is allowing more discussions among what can be done with the City Hall / Dockside site because the citizens know it has to be voted on.

Vice Mayor Mortell suggested speaking up regarding the County RFPs because the City is not including anything in the RFP.

Commissioner Krauskopf stated the City sent the County a letter stating that the City was actively involved this let us know and we are willing to participate.

City Manager Hudson stated the City has had conversations with properties within 1200 feet of the courthouse.

Vice Mayor Mortell stated the suggestions need to be more specific and they need to know to include City property as a creative solution. They are looking at private properties and have not seen what we have involved in it.

City Manager explained the City would be better off letting the County go through their RFP and let us advise them on the results after they have the results. In this economy I don't think they're going to come up with a multiple location swap of properties, and tie them up in another decision process. If they get tied process attached to City Hall it fails the counties test and they are going to act without us.

Commissioner Mortell asked if the City has taken the position that Dockside and City Hall are not part of the equation.

City Manager Hudson said it depends on what is proposed. If the Wachovia Building is proposed there may ultimately be space inside that building, and if another building gets proposed then there may be another way for the City to go in and say we can add value to the proposal.

Commissioner Hutchinson expressed concern that if this is discussed publicly then the price goes up because they learned the City is interested. "How do you get the best deal with City dollars?"

Commissioner Waxler stated she agreed with Commissioner Krauskopf and it would not be prudent for the City to get into the property purchasing business because of the cost of keeping it and maintaining it. I think we need to look at what we have. We need to take a serious look at Dockside and find out what we want to do. Time is marching on, and if we lose the tenant that is a huge expense to have that vacant. We need to concentrate on not land banking but figure out what we are going to do with what we have. She said we need to be very conservative for the residents. She also said she has a problem with the City getting into competition with existing businesses. She stated she got an ear full from Mariana owners that are not in competition with our marina. The dockage rates are very low and really hurting the local marinas. She feels we should take care of what we have.

CRB Dave Collier expressed concern over the Marina because when it was first proposed Marina owners at that time came to him as City Manager and said don't do it. The Commission at that time was aware that there was concern that there was competition, and they went ahead with the project.

CRB Pete Walson stated the marina was built for the benefit of the City. The Marina was built to make Stuart a waterfront destination with minimal places. I think it serves that purpose. I think it has been a good thing.

Mayor Christie stated the City had a vision and we are getting to the point where we are seeing empty stores. He said the citizens control the waterfront property. He said we need to capture the vision and find out where we are going and what we want to do.

Commissioner Waxler suggested these Boards need to meet quarterly.

CRB Samia Ferraro, agreed. She said the two boards need to discuss matters relating to the CRA and come to a mutual agreement as to the vision.

Commissioner Krauskopf said the City has an asset and need to look at it.

Commissioner Hutchinson agreed the City should be actively involved in getting the constitutional offices back in the downtown.

CRB Dave Collier, asked if the CRA approved the MSCW study.

Commissioner Waxler stated the CRA approved it.

CRB Dave Collier, stated that the CRB has been working off the recommendations from the MSCW study.

It was agreed that the Boards will meet quarterly.

Commissioner Waxler stated the City has been actively involved in moving the Constitutional office down here and we have offered Memorial Park but she said

Commissioner Hutchinson stated there were different players in the mix now then from 3 years ago.

Commissioner Waxler stated whatever we need to do it, and there is nothing sacred on the table to try to get the constitutional offices back. This is the energy and synergy that drives the downtown.

CRB Samia Ferraro, stated it would also be convenient for the citizens.

Mayor Christie stated that what he is hearing is the consensus is that we all keeping the government center in the downtown.

The Boards all agreed.

CRB Samia Ferraro asked about if everyone was in agreement with a transportation center in the downtown.

The City Commission took action on it already as well as the County Commission.

CRB, Dave Collier stated he was unaware the Commission took official action on the transit Center.

Commissioner Hutchinson and Commissioner Waxler stated that at the time the Commission took action time was of the essence.

CRB, Dave Collier stated he felt the need for cross communication and staff has the role of providing a quick digest of what you all have done that effect the CRA.

Vice Mayor Mortell requested the City Manager add the CRB members email addresses to Betty Smith's reports.

CRB Samia Ferraro requested someone facilitate a visioning meeting for all so we can define who we are or what we want.

CRB Dave Collier requested including this discussion at the next joint workshop.

Public Comment:

Mike Braid came forward and felt the idea to send someone to California is a great idea. He also thanked Mike Mortell and Jeff Krauskopf, and that getting the Constitutional offices back into the downtown should be priority. He also felt the City should consider building a parking garage.

City Manager Hudson said he would discuss that at the next CRA meeting and share it with all the Boards present.

Paul Daly came forward and asked who was the point person, the one person in charge, where they will stay on it, until the job is accomplished.

City Manager Hudson stated he was in charge.

Teresa Lamar Sarno: Clarified everything with the three boards.
CRA will discuss the Constitutional offices review the RFP.
Need for a visioning meeting with the CRA and CRB.
CRB and CRA quarterly meetings.

CRB Samia Ferraro requested a meeting calendar.

2. Alcoholic Beverage Regulations in the old downtown.

City Manager Hudson gave a brief overview regarding the proposed options presented in the agenda item.

1. Continue the current system
2. Add specific criteria to licensing
3. Fix a specific number of venues.
4. Add specific criteria and fix a specific number of venues.

Commissioner Krauskopf and Commissioner Hutchinson noted the downtown map incorrectly reflects the actual licenses held by the business owner and requested the map be updated.

Vice Mayor Mortell suggested reviewing the parking exempt area and downtown area. He suggested looking at the total square footage of the downtown. He said to make it black and white so the business owners know what they are entitled too and how to measure it.

Commissioner Hutchinson stated the Commission needs to have a concrete standard and can't be subjected to the whim of the Commission. It is not fair to the applicants to spend the money and time. As far as the other businesses downtown they are going to know the rules.

Vice Mayor Mortell expressed concern over the rule being a number.

City Manager Hudson stated that is what happened with Mulligan's in Jensen Beach where they have expanded their original footprint.

Vice Mayor Mortell suggested looking at the tax collectors records for current square footage.

Commissioner Krauskopf asked for this item to come back before the Boards with the recommended information.

CRB, Patty Henderson requested also looking at businesses including second stories for square footage or volume.

CRB, Dave Collier stated they also need to consider rooftop facilities in the CRA.

Commissioner Hutchinson said she thought there was something in the code prohibiting rooftop operations in the CRA.

City Attorney Nicoletti stated it would count as a floor.

City Manager Hudson said he would review the original code before what is established today.

CRB Pete Walson agreed with Vice Mayor Mortell's suggestion. He also added the current Commission should look at the past commission action and add how they feel it should be going, percentage wise.

Attest:

Community Redevelopment Board

Cheryl White, City Clerk, Board Secretary

Frank Wacha, Chairman

City Commission/CRA Chair

James A. Christie Jr. Mayor , CRA-Chairman