

**SPECIAL MEETING OF THE  
STUART COMMUNITY REDEVELOPMENT AGENCY  
HELD ON JUNE 28, 2010  
AT 5:00 PM IN THE CITY COMMISSION CHAMBERS  
121 S.W. FLAGLER AVE.  
STUART, FLORIDA 34994**

Chairperson Michael Mortell  
Vice Chairperson Carol S. Waxler (absent)  
Board Member James Christie Jr.  
Board Member Mary L. Hutchinson  
Board Member Jeffrey Krauskopf  
Board Member Gene C. Rifkin  
Board Member Samia Ferraro

Also in attendance were:  
City Manager Dan Hudson  
City Attorney Paul J. Nicoletti  
City Clerk Cheryl White

**STAFF COMMENTS**

**GENERAL COMMENTS**

1. Request to approve the minutes of the Community Redevelopment Agency of April 26, 2010

MOTION: MARY HUTCHINSON. : MOTION TO APPROVE THE MINUTES  
SECOND: JAMES CHRISTIE  
MOTION APPROVED UNANIMOUSLY

2. Request to approve the minutes of the Budget Workshop of June 16, 2010

MOTION: MARY HUTCHINSON. : MOTION TO APPROVE THE MINUTES  
SECOND: JAMES CHRISTIE  
MOTION APPROVED UNANIMOUSLY

3. City of Stuart CRA Plan Amendment

**(Attached hereto are the comments and suggestions made for reference purposes to the following discussion)**

City Manager Hudson gave a brief overview of the proposed CRA plan amendment.

Dina Freeman gave a brief overview regarding the CRA plan amendments, as well as addressed the previous comments made by the Commission.

Board Member Krauskopf requested that the CRA funds that are not revenue generating can be used better to focus on southern end of the Colorado Ave corridor.

**MOTION: JEFFREY KRAUSKOPF. : MOTION TO APPROVE STAFF RECOMMENDATION TO DELETE SEC 2.4 AND PLACE THE EMPHASES ON THE SECTION OF COLORADO AVENUE**  
**SECOND: JAMES CHRISTIE**

**WITHDRAWN SECOND: JAMES CHRISTIE**

The motion died for a lack of a second.

Board Member Krauskopf noted that in suggestion 4 should be a point where the CRA is going to identify what numbers are going to physical improvements.

City Manager Hudson suggested setting in the CRA plan a goal or a directive, that the City will annually evaluate the percentage of operational TIFF funding versus capital TIFF funding. I would recommend against putting anything in the plan that specifies a percentage, but direct that through the City's fiscal policy.

The Board agreed that the language could read "That it will be reviewed annually with the City's Fiscal Policy"

Board Member Krauskopf noted that in suggestion #5, the list should be a menu to choose from but, that there could be another addendum, or another implementation list that shows, if we pick this item, and put this much money into it, it will come back to us in a relatively short period of time. This will then have caused an area to grow, and a tax base to go up, and then we use that money to fund the next one. A catalyst of a new office center versus, the spending of money in street scaping. He said he did not see how the board could adopt pages 14, 15, 16, if it includes a priority list because the cash flows have not been worked out. I think the items to choose from are listed but which ones we have the money to do first that will get us more money back faster to move onto the next one.

The Board agreed to remove the levels of priority to the plan, and add that the list can be prioritized at budget time.

The Board commended CRA staff for their work on the plan.

**MOTION: JAMES CHRISTIE. : MOTION TO FORWARD THE PLAN WITH AMENDMENTS TO THE LPA**  
**SECOND: GENE RIFKIN**

**ADJOURNMENT 5:33 p.m.**

---

**Cheryl White, Board Secretary**

---

**Michael Mortell, Chairperson**

**Minutes approved at the Regular CRA  
Meeting This 26th Day of July 2010**