

**SPECIAL MEETING OF THE
STUART COMMUNITY REDEVELOPMENT AGENCY
HELD ON FEBRUARY 22, 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
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

City Manager Dan Hudson gave a brief update regarding the status of the offer by the City to the County the Sailfish Ball Park property, for a future Government center. He stated that as it stands today the County has asked to finalize a proposed contract and at the same time work through the issue of the Little League as well as a ball field replacement plan, but at the same time keep all other options open. He said that on tonight agenda the City Commission will be asked to approve the final form contract for sale & purchase. He said the County Commission is expected to discuss the matter at their meeting tomorrow. He also updated the CRA Board on the various meetings he has attended to discuss the relocation of the ball fields at the Guy Davis Park site.

CRA Coordinator Theresa Lamar-Sarno updated the Board on the groundbreaking event for three new Habitat Homes in East Stuart. The event will be held on Thursday at 9:00 a.m., she requested the Board check their schedules for attending the event. She also announced that the parking study consultant IBI conducted another parking study during the February 13, 2010 weekend. She stated they received additional valuable information while conducting the study during a holiday weekend. A report should be provided to the Board at its March meeting. She also announced that the new public restrooms next to City Hall are now open, and will be available for use for the upcoming weekend event in the downtown.

GENERAL COMMENTS

1. Request to approve the minutes of the Community Redevelopment Agency of December 21 , 2009

MOTION: CAROL WAXLER. : MOTION TO APPROVE THE MINUTES FROM DECEMBER 21, 2009.

**SECOND: JAMES A CHRISTIE JR.
MOTION APPROVED UNANIMOUSLY**

2. CRA Budget appropriation for the relocation of the Crary House

MOTION: JEFFREY KRAUSKOPF : MOTION TO APPROVE THE CRA BUDGET APPROPRIATION FOR THE RELOCATION OF THE CRARY HOUSE.

SECOND: MARY HUTCHINSON

Gene Rifkin expressed concern that this item was never brought before the Community Redevelopment Board, and felt they should have had some discussion regarding the proposed project. She also stated it was not in the approved CRA budget. She stated she could not support the project as a member of the CRB.

Chairperson Mortell asked why it did not go before the CRB Board.

City Attorney Nicoletti explained that the City Commission invested the funds from the TIF, and was pretty well along as a project, to be heard before the CRB with time constraints that prohibited this.

Gene Rifkin felt there was a disconnect between the Commission and the CRB.

Samia Ferraro stated she too was surprised seeing this item, and also felt it should have been heard by the CRB Board.

Chairperson Mortell requested in the future these type of proposals go before the CRB Board. Even if we have to invite them to the Commission meeting for a joint discussion.

Carol Waxler asked where the City was with an agreement with Stuart Heritage. She stated she understood the contract was almost complete, and was disappointed to learn that it was not done. She stated it was like putting the cart before the horse.

Chairperson Mortell asked what happens if we appropriate these funds and are unable to enter into an agreement with Stuart Heritage.

City Manager Hudson said the City would have to take over the project including fund raising and whatever renovations need to occur. The estimated cost would be in the range of \$100,000.00- \$150,000.00.

Chairperson Mortell asked if there was a deadline to formally enter into a contract with Stuart heritage.

City Manager Hudson said that because the City does not have a formal program for historic preservation, so we are taking the process one step at a time.

Mary Hutchinson stated the Board at its last meeting approved the project, this item is just the paperwork to this previous approval.

Carol Waxler stated that the reason we went down this path was the understanding of Stuart Heritage's financial commitment to the project.

Mary Hutchinson said that otherwise the house would be destroyed.

City Manager Hudson stated he does not see a problem with Stuart Heritage's commitment to the project.

Chairperson Mortell requested the City tell Stuart Heritage to give us some indication what is their commitment to the project. He expressed concern over their position on the project as a whole.

James Christie requested the CRB be involved in these types of projects in the future.

Mary Hutchinson said there were some timing and deadlines that prohibit the CRB Board hearing the matter.

Chairperson Mortell requested it still go before the CRB Board and be heard. This would give the City and CRA feedback for the benefit of it for the next time this matter comes up.

ROLL CALL:

CHAIRPERSON MORTELL	YES	MARY HUTCHINSON	YES
JEFFREY KRAUSKOPF	YES	CAROL WAXLER	NO
SAMIA FERRARO	YES	JAMES A CHRISTIE JR.	YES
GENE RIFKIN	NO		

- **Clerks Note: Board Member Ferraro voted yes, however wanted her objection to the matter noted.**

ADJOURNMENT:5:23 p.m.

Cheryl White, Board Secretary

Michael Mortell, Chairperson

Minutes approved at the Regular CRA Meeting This 22nd Day of March 2010