

**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,  
DECEMBER 1, 2009**

**Those present:** Frank Wacha, Jr., Chairman  
David Collier, Vice Chairman  
Patty Henderson  
Gene Rifkin  
Pete Walson  
Johnnie Bell

**Those absent:** Samia Ferraro

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

**I. CALL TO ORDER: Chairman**

Chairman Wacha called the meeting to order at 4:04PM

**II. ROLL CALL: Secretary**

Those answering roll call and others present are referenced above.

**III. APPROVAL OF MINUTES: November 3<sup>rd</sup> & 16<sup>th</sup>, 2009**

**MOTION:** Pete Walson  
**SECOND:** David Collier

**Motion carried 6/0**

**Public Comments:** None

**Board Comments:**

Chairman Wacha apologized for missing the last two meetings.

1. Final Presentation of City Hall Annex Mural

**Presentation:** Teresa Lamar-Sarno, CRA Coordinator  
Brenda Lee, Artist

**Public Comments:** None

**Board Comments:**

Patty Henderson asked if the mural would be extended down the building.

Brenda Lee said that can't be done without the entire building being painted.

Gene Rifkin said she thought it was beautiful.

Chairman Wacha said he loved the simplicity of it.

David Collier said Stuart Mainstreet met with the merchants downtown and one of the things that came up was that they were all surprised that there was a visitor center and thought there should be some type of signage and the CRA should get some information out about it. He said that maybe when they do the mural they could do some type of signage for it.

Patty Henderson suggested a sign that hung down underneath the overhang.

**MOTION:** Gene Rifkin moved to approve the City Hall Annex Mural

**SECOND:** Patty Henderson

**Motion carried 6/0**

2. Review of Proposed CRA Plan Amendment

**Presentation:** Deanna Freeman, CRA Special Projects Coordinator

**Public Comments:** None

**Board Comments:**

David Collier asked if they had to have a plan with as much material in it as the 2002 plan as he thought they were working toward a much simpler document and he was a bit horrified to have it back in front of him again.

Deanna Freeman said Appendix D is just that, for their information as a summary of the existing document and Appendix B has the proposed changes based upon the recommendations of MSCW.

Teresa Lamar-Sarno said as they started looking at it and tried to work off of the document but they realized it was quite cumbersome and wanted to work toward something more concise.

Dan Hudson suggested that they give them a draft document to begin reviewing in January.

Frank Wacha said he liked Appendix A and the only thing he thought might be missing is the bang for the buck...where the city puts its investments and they get a good return which he thought was still missing from their discussion of the programs.

David Collier said he concurred completely but thought they had to fall back on their goal to generate TIF. He said there was something there that needed to be flushed out but

wasn't sure exactly what. He thought some of the items in A were in conflict with each other and needed some weasel words on how to get through these things and still have a coherent total goal.

Chairman Wacha said what he saw as missing was what income these projects would generate.

Deanna Freeman said on the third page of the staff report she did talk about the funding element and the fact that they need to look closer at it. She said it wasn't something included in the MSCW report and they are on a tight budget as far as the revisions and she had a question mark on it also.

Chairman Wacha said there is a computer program that the city has where you can plug in the numbers on proposed annexations and see what type of fees it would generate.

David Collier said the finance department put together an estimate of when projects were coming online and when the property tax from those projects which include the TIF are coming online. He said what he wants is someone to tell him if it the purpose of the CRA to develop this community, increase the value of property or subsidize the police department or have snow delivered to the recreation department and add bathrooms to public parks that already have them. He thought if it could be expressed some way that there is agreement it would help, but right now they don't have that.

Gene Rifkin asked if they should take the goals in Appendix A and prioritize them based upon the value to the city and the financial impact.

David Collier said he thought that the financial benefit should be weighed as they go with projects but if these are the goals he thinks they need a motto or mission for the CRA and the goals will follow that.

Pete Walson agreed with David Collier that they need an overall purpose, mission, goals and thought that the CRA should decide whether the goal was to foster economic development while maintaining the rest.

Chairman said how about the motto "build for a sustainable future while respecting the past". He thought they should begin with that.

Dan Hudson said they would be happy to draft some mission statements.

Patty Henderson asked what their roles were compared to the CRA roles.

Frank Wacha replied that they recommend to the CRA.

Patty Henderson said they should discuss this at their joint meeting.

David Collier said he was afraid they would come up with a goal and then it would be blessed but not blessed.

Chairman Wacha thought they should come up with what type of components they would like to see in the submission.

Pete Walson said foster economic redevelopment in the CRA subject to maintaining those parts of the community that they feel must be maintained. He said they should put together a mission statement and some goals and get that okayed before they attack the entire document.

Gene Rifkin said she agreed with Chairman Wacha as to a sustainable future with respect for the past or history.

Patty Henderson suggested the wording economic sustainability.

Chairman Wacha said sustainability includes all three items...economic, social and environmental.

David Collier said they are somewhat frustrated when they have a report with clear direction and they have a project with an economic component that they approve which is turned down. He thought the mission statement should say the purpose of the CRA is to serve the City of Stuart by redevelopment in a manner that produces sustainability with an addition that the leading component of sustainability is economic growth.

Patty Henderson said she liked sustainability but economic growth was most important but they also need to keep their character.

Johnnie Bell said that he thought the 2002 plan had a hope and mission but he noticed that the area in the CRA is very diverse and wasn't sure how they would come up with a mission statement.

Pete Walson thought economic viability was a good thought.

David Collier said that when the 2002 study was done and the update they had in hand projects that if they had gone forward it would have been an economic benefit to the city but most of the projects have not occurred and he didn't want to see when the economy turns around they have so many design guidelines that are so restrictive that what could be developed won't. He said they have the plan but if they're not careful and have so many design plans and are so restrictive, no developer will come around.

Chairman Wacha said that some of the design guidelines should be in LDR's.

Patty Henderson asked if they should have a historical preservation element added in. She thought they should get an idea from the CRA and Commission on where they stand as far as historic preservation.

Dan Hudson said that he didn't believe this initiative lends itself to underline & strike though formatting as this was pretty much a complete rewrite and if they kept Appendix B in front of them they would know what has been changed.

David Collier suggested taking the 2002 version and use strikeouts and formatting so they could see what is being changed.

Deanna Freeman said she has that and could make that available to them.

Frank Wacha asked if they could get an economic analysis of what the project will mean to the city.

Teresa Lamar-Sarno said they would get together with Financial Services to see if they could get that to them at the next meeting.

David Collier said in the presentation they list all the MSCW redevelopment projects and 2F says one thing and Appendix C says something else .

Pete Walson said he thought the inclusion of the city offices should not be included and perhaps the CRA doesn't see it the same way.

Chairman Wacha said that from reading the minutes he thought there wasn't an economic cost benefit analysis associated with what an acquisition program would be.

Pete Walson said that his sense was that they were not interested in holding land and incurring the expense for future development.

David Collier said he came out of the meeting thinking the commission did not want a functioning CRA.

Gene Rifkin thought historic preservation was something they need the Commission/CRA opinions on.

Chairman Wacha thought the green program should be in there.

Pete Walson agreed and thought historic preservation should be in there if it came head to head with a tremendously profitable economic redevelopment project.

Chairman Wacha thought that the people who moved homes charged way too much and suggested the city come up with a way that they could move them.

David Collier said he didn't want to see CRA staff loaded up with programs that should be city programs.

Patty Henderson said most of the historic homes are in the CRA.

Pete Walson said he was disheartened at the joint meeting to get a sense that the small business development program is not a part of the CRA because this is really to him where the economic development is going to come from...the sustainability and viability and growth and that they are throwing this at the Business Development Board.

Patty Henderson asked if there is an update on the crosswalk.

Teresa Lamar-Sarno said they received grant funding on the MPO and they are moving forward in July.

Dan Hudson said they expanded it beyond Confusion Corner and did a pedestrian walk ability program for all of the core downtown including along East Ocean Blvd., Dixie, West Ocean, up Colorado and off Dixie on the south side of Confusion Corner.

**IV. NEXT CRB MEETING: January 5, 2010**

**V. ADJOURN:**

**MOTION:** Patty Henderson

**SECOND:** Gene Rifkin

**Motion carried 6/0**

Chairman Wacha, there being no further business before the Board the meeting is adjourned at 5:42PM.

**APPROVED**

**RESPECTFULLY SUBMITTED**

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Frank Wacha, Jr., Chairman

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Michelle Vicat, Board Secretary