

**MINUTES OF THE REGULAR MEETING OF THE CITY OF STUART
COMMUNITY REDEVELOPMENT BOARD/CITIZEN'S ADVISORY CDBG
TASK FORCE HELD IN CITY HALL, 121 SOUTHWEST FLAGLER AVENUE,
STUART, FLORIDA ON TUESDAY, JULY 14, 2011**

Those present: Frank Wacha, Jr., Chairman
David Collier, Vice Chairman
Jean Laws Scott
Sharon Fitzke
Pete Walson
Samia Ferraro
Johnnie Bell

Those absent:

Also present: 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: May 3, 2011

MOTION: Pete Walson

SECOND: Jean Laws Scott

Motion carried 6/0

Public Comments: None

Board Comments: None

1. Business Development Board Presentation

Presentation: Crystal Stiles, Business Development Board
Tim Dougher, Business Development Board

Tim Dougher updated the board on activities of the BDB since the beginning of the fiscal year. He said they meet quarterly with city staff and they look forward to reporting to the CRB regularly and thanked them for their ongoing partnership.

Crystal Stiles explained their mission and said that American Energy Technology opened in Stuart which is employing 600 and bringing in \$28M in revenue. She said this year the

BDB has connected three companies in the city to training grant programs, they afforded scholarships to six companies, they are working with eight possible projects that may enter Stuart, they offer CEO's support and provide entrepreneurial support.

Tim Dougher said they would like to continue the partnership with the City and CRA and read letters of support from various city leaders.

Public Comments: None

Board Comments:

Dave Collier asked who in the city they usually work with.

Crystal Stiles said it varies and depends on the project.

Dave Collier said he didn't remember anyone on staff ever mentioning the BDB in the last year.

Crystal Stiles said they would like to meet more often with the board and will be much more proactive.

Samia Ferraro said they were supposed to appear in April then May then June and they never appeared and did not provide any accountability. She said she has never seen a contract between the CRA and BDB and asked what the purpose of the money was.

Crystal Stiles said the \$15,000 goes directly to IRSC to fund the SBDC.

Samia Ferraro asked how important the \$10,000 is to them.

Crystal Stiles said it was critical.

Samia Ferraro asked Patty from IRSC SBDC exactly what the organization does.

Patty Alan said they assist small businesses with finding funding, resources and marketing for businesses.

Dave Collier asked what they are being asked to do.

Teresa Lamar-Sarno said originally they were asking the BDB to update the board on what they have been doing and last week Paul Nicoletti sent an email regarding restoring the funds to the BDB.

MOTION: Pete Walson moved to restore the funds to fulfill the BDB contract

SECOND: Jean Laws-Scott

Motion carried: 7/0

Chairman Wacha said he thought the BDB did a good job but they were taken aback

when they had a budget item and no one was there to give a presentation. He said they asked staff what the BDB did for them and they had never had a presentation from them since the roundtable and would like them to be more interactive with the board.

Pete Walson said that there are usually more failures than successes and asked them to tell the board what they can do better to bring more businesses to Stuart.

Teresa Lamar-Sarno asked the board to move up item 3 and the board agreed.

2. Presentation and discussion of Colorado Avenue Business District Improvements, preliminary opinion of probable costs, Community Development Block Grant Opportunity and request for recommendation to complete final design documents

Presentation: Nancy Phillips, Grants Consultant
Teresa Lamar-Sarno, CRA Coordinator
Joe Capra, Captec

Nancy Phillips said the board is also acting as the Citizens Advisory CDBG Task Force and there are four categories of the CDBG program which are housing, commercial revitalization, neighborhood revitalization and economic development.

Joe Capra from Captec provided a drawing and said that everything is pretty much as it was the last time the board discussed the item. He said they did add some trees and a landscape plan is being developed and will be given to the board. He said there are some issues with mangroves and boardwalks, but they are working on them.

Public Comments: None

Board Comments:

Samia Ferraro asked what it will cost.

Joe Capra said approximately \$1.2 million.

Chairman Wacha asked if they needed to give approval to apply for the grant.

Teresa Lamar-Sarno said yes and they also needed approval for the CRA to provide the match. She said they had discussed that if they did go ahead with this, it would deplete the CRA funds. She said that since their budget is down 20% they have begun picking away at the police department funds.

MOTION: David Collier moved that the Colorado Avenue Business Improvement project be presented as a grant request for Community Block Grant Funds with the understanding that the funding is approved it will include \$495,000 in funds from the CRA budget

SECOND: Samia Ferraro

Motion carried: 7/0

David Collier said that the Mainstreet organization was concerned that this would become a public hearing where people would come to complain about the Colorado project due to several letters sent to staff and there are a few Mainstreet members here tonight to speak for the project.

3. Transfer of 940-942 Bahama Avenue to Habitat for Humanity

Presentation: Teresa Lamar-Sarno, CRA Coordinator

Teresa Lamar-Sarno said the CRA is contributing \$12,500 to replace what it cost the police department to acquire the property and said building another home on this property would be a nice addition.

Public Comments: None

Board Comments:

Dave Collier asked if the \$12,500 was for land or manpower and asked why the Law Enforcement Trust Fund is being paid to acquire properties.

Teresa Lamar-Sarno said David Dyess the Assistant Police Chief did attend the June meeting to answer board questions, but the meeting was cancelled due to a lack of quorum. She said they were reimbursing the state Law Enforcement Trust Fund because they paid all of the expenses like attorneys, liens etc...

Pete Walson said the police are part of the City of Stuart and asked why they needed the CRA money to transfer the property to Habitat.

Teresa Lamar-Sarno said she asked the same question, but it was to reimburse the state fund not the city police department.

David Collier asked why the Law Enforcement Trust Fund was spending money to acquire property. He said he doesn't have enough information to understand why they are doing what they are doing.

Teresa Lamar-Sarno reiterated that David Dyess did attend the prior meeting and she did not have the information they were requesting.

Samia Ferraro asked if the \$12,500 came out of the original \$100,000 budgeted for Habitat.

Teresa Lamar-Sarno said it was in addition to the \$100,000.

Chairman Wacha asked if when the property was sold to Habitat or whomever would the city get the money back.

Teresa Lamar-Sarno said they would not.

David Collier said he didn't understand why the CRA was paying for the property when

the police department should just transfer it to them.

Teresa Lamar-Sarno said they could move the item until next month and ask David Dyess to attend the meeting to give the board the details.

David Collier said they should do that.

Pete Walson asked why the police would acquire the home in the first place.

Samia Ferraro asked where the money would come from if they didn't have any discretionary funds left.

Staff Comments:

Teresa Lamar-Sarno updated the board on City Hall Redevelopment, Colorado Avenue, FDOT Brown Sign, Woodlawn Park and the budget.

David Collier asked if someone will be giving a presentation at the next meeting regarding the possible outdoor restaurant usage.

Teresa Lamar-Sarno said they would have someone do that.

Etienne Bourgeois from Captec said DOT issued a slew of comments on their submittal and most of the signs that the board wanted were not acceptable to DOT.

David Collier suggested that Captec, Paul Nicoletti, Sam Amerson and City Attorney meet with the top person at DOT because that had worked for him previously

Pete Walson agreed with Dave and said that some things can be given up to fulfill the goal of the program.

MOTION: Pete Walson recommended that the engineers, City Manager and City Attorney meet with the head of Florida DOT in Ft. Lauderdale and iron out some of the issues involved, making him aware of the goal of the program and to see if they can get some accommodations on the placement of the three signs with the goal of highlighting downtown Stuart

SECOND: Sharon Fitzke

Motion carried 5/0 as Johnnie Bell and Jean Laws-Scott had left the meeting

IV. NEXT CRB MEETING:

August 2, 2011

V. ADJOURN:

MOTION: Samia Ferraro

SECOND: Sharon Fitzke

Motion carried 5/0

Chairman Wacha, there being no further business before the Board the meeting is adjourned at 5:23PM.

APPROVED

RESPECTFULLY SUBMITTED

Frank Wacha, Jr., Chairman

Michelle Vicat, Board Secretary