

**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, MAY  
7, 2013**

**Those present:** Frank Wacha, Jr., Chairman  
Pete Walson, Vice Chairman  
Paul Skyers  
Sharon Fitzke  
Drew Pittman

**Those absent:** Austin Tyo  
Brent Wood

**Also present:** Paul Nicoletti, City Manager  
Teresa Lamar-Sarno, CRA Administrator

**I. CALL TO ORDER: Chairman**

Chairman Wacha called the meeting to order at 4:05PM

**II. ROLL CALL: Secretary**

Those answering roll call and others present are referenced above.

**III. APPROVAL OF MINUTES: February 5 and April 10, 2013**

**MOTION:** Pete Walson moved to approve the February 5, 2013 minutes

**SECOND:** Paul Skyers

**Motion carried 5/0**

**MOTION:** Pete Walson moved to approve the April 10, 2013 minutes

**SECOND:** Paul Skyers

**Motion carried 5/0**

**Public Comments:** None

**Board Comments:** None

1. Triangle Property Acquisition Discussion

**Presentation:** Paul Nicoletti, City Manager

**Public Comments:** None

**Board Comments:**

Drew Pittman asked if it was contingent on the bond appraisal.

Paul Nicoletti said the bank would take back paper.

Pete Walson asked what the demolition cost would be and where it would come from.

Paul Nicoletti said about \$200,000, they were putting pieces of money together to make this work and the Commission asked that the transaction be assigned to the CRA but they would blend the funds.

Pete Walson asked about the effect on the tax roll.

Paul Nicoletti said part of it comes back on the tax roll because of the rents.

Pete Walson said if the CRA picks up the \$413,000 and the debt service, they would incur the loss of the TIF funds and thought a portion of the income that comes from the property should go back to the CRA.

Paul Nicoletti said the rents would pay for some of the debt service and that the Finance Director Dottie Zaharako thought they should look at the CRA not as a thing but a fund so they move money from one fund to another to accomplish the goals of the city.

Paul Skyers asked if the city could engage a private developer to create a privatized parking authority and run it on the city's behalf.

Paul Nicoletti said they would come up with a conceptual design and RFP it.

Pete Walson said that there is another individual interested in the property, so it has a current value and if they don't use it, someone else could come in and build retail.

Drew Pittman didn't like the idea of just a four story parking garage but does like the idea of retail, restaurant etc...on the bottom and since commercial is at its lowest right now, and he thought it was a good idea.

Pete Walson asked about the Sterling Mortgage building occupancy rate.

Drew Pittman said he thought they are 100% leased.

**MOTION:** Pete Walson recommended approval of the Triangle Property acquisition

**SECOND:** Drew Pittman

**Motion carried: 5/0**

Pete Walson asked if they could get a cash flow sheet.

Paul Nicoletti said he would get that to the board.

Drew Pittman asked if there is any other structure on the site that they could rent in the interim.

Paul Nicoletti said perhaps part of the structure where the green grocer is.

Paul Nicoletti discussed the County TIF issue with the board and said they had a brief joint meeting and they have a difference of opinion. He said the city contacted their bond counsel and received an opinion which was that the statute does not give a lot of flexibility. It says the City or County shall allocate, but the County's counsel said one municipality cannot compel another municipality to levy taxes which he did not agree with as they do it all the time in another format, so right now it is with the lawyers trying to figure it out and it will probably come back in May or June. He said now the TIF will be approximately \$250,000 more per year than it has been.

Pete Walson asked if they put the county on notice regarding the four years.

Paul Nicoletti said he did send a letter based on the CRA's authorization.

Pete Walson asked about the Parking Assessment Fund.

Paul Nicoletti said it expired a few years ago, but they were thinking about reinstating it and it would have a larger footprint than the prior one. He didn't think it would generate a lot of money, but they were looking into it.

Paul Skyers said he was concerned with the way the CRA goes about its budget. He thought there should be a strategic meeting with Commissioners, CRB, Mainstreet (all stakeholders) to provide staff with their priorities which could be pared down to certain objectives.

Paul Nicoletti said historically the CRA budget has been informally worked upon by Stuart Mainstreet or DBA if they have a project or two and when you look at the City Charter it puts the burden on the City Manager, but he would welcome strategic planning to do that. He said in the past there has not been any new money but it would be a good idea and they would need to start the process early on.

Pete Walson asked if they could see the budget again.

Paul Nicoletti said he would get it to them.

## 2. Public Art Proposal for Gazebo Park

**Presentation:** Teresa Lamar-Sarno, CRA Administrator

**Public Comments:** None

**Board Comments:**

Drew Pittman asked how much was in the art fund.

Teresa Lamar-Sarno said approximately \$17,000.

Frank Wacha said he loved it when the city was lent sculptures.

Drew Pittman said he thought it was a good fit for Kiwanis Park.

Paul Skyers said he can't support it. He said he looked at another city's framework for assessing public art which had a ranking and scoring methodology and he did not score it high. He also was concerned about the maintenance cost since it is bronze.

**MOTION:** Pete Walson moved to approve the Public Art Proposal for Kiwanis Park

**SECOND:** Drew Pittman

**Motion carried:** 4/1 with Paul Skyers dissenting

Pete Walson said there is a significant increase in the tram.

Paul Nicoletti said they may need a fourth one and said DOT may be helpful.

Pete Walson said with the money being what it was in the original budget, he didn't see a real reason to have it unless it fit a bigger picture that he is not privy to and asked the boards opinion.

Teresa Lamar-Sarno said they added the tram in 2011 and the \$113,000 included maintenance and running the trams and they are still in a pilot program tracking ridership but the structure may change.

Paul Nicoletti said the tram system does a few things besides moving people. It extends the life of the parking that they have. He said if it was just the City maintaining it, that would be difficult in the long term but if it was the City and DOT, it would be easier to maintain.

Paul Skyers said regarding the budget, he wants to encourage the city to do more. He thought 2014 would be the year to push and thought it would be a good idea to bond.

Pete Walson asked if they looked at TIF funds for redeveloping properties.

Teresa Lamar-Sarno said there is an element in the CRA Plan.

**Staff Comments:**

Teresa Lamar-Sarno asked the board to review the Annual Report, reminded them of the CRA Plan Meeting on Thursday and the Colorado Ribbon Cutting on Wednesday at 6:30.

**IV. NEXT CRB MEETING:**

**June 4, 2013**

**V. ADJOURN:**

**MOTION:** Pete Walson

**SECOND:** Drew Pittman

**Motion carried 5/0**

Chairman Wacha, there being no further business before the Board the meeting is adjourned at 5:35PM.

**APPROVED**

**RESPECTFULLY SUBMITTED**

\_\_\_\_\_  
Frank Wacha, Jr., Chairman

\_\_\_\_\_  
Michelle Vicat, Board Secretary