City of Stuart

MINUTES

COMMUNITY REDEVELOPMENT/HISTORIC PRESERVATION BOARD
MARCH 4, 2020 AT 4:00PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD MEMBERS
Chair – Frank Wacha
Vice Chair – Nathan Ritchey
Board Member – Faye James
Board Member – Tom Campenni
Board Member – Pete Walson
Board Member – Cristina Maldonado
Board Member – Chris Lewis

ADMINISTRATIVE
Development Director, Kev Freeman
CRA Administrator, Pinal Gandhi-Savdas
Board Secretary, Jordan Pinkston

CALL TO ORDER **4:01 PM**

ROLL CALL **4:01 PM**
Present: Tom Campenni, Frank Wacha, Chris Lewis, Pete Walson, Faye James, Nathan Ritchey
Absent: Cristina Maldonado

APPROVAL OF MINUTES
Action: No action was made.

APPROVAL OF AGENDA
Action: Approve.
Moved by: Tom Campenni
Seconded by: Chris Lewis
Motion passed unanimously.

COMMENTS FROM THE PUBLIC (5 min. max): None.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEM:

Tom Campenni asked about the valet program analytics Pinal sent and the success of the program.

Pinal Gandhi-Savdas said that the valet program guarantees parking.

Tom Campenni said they wanted to increase parking spaces for people but does not want to charge them to park if it's not needed.

Mike Mortell said that we did not look at the effects on other parking lots.

Nathan Ritchey made a comment about Tide House valet.

Frank Wacha asked if code enforcement could take inventory of parking.

Faye James asked about the tram routes and safety.

Pinal Gandhi-Savdas spoke about ridership and said that she will look into safety procedures such as lights.

Mike Mortell said that it is battery operated and that might be why they did not have their lights on.

Nathan Ritchey said that Colorado Park is a mess and dangerous. He suggested getting rid of the chains and adding a step.

Frank Wacha and Tom Campenni agreed.

Kev Freeman said that there might be a handrail issue with adding stairs.

COMMUNITY REDEVELOPMENT BOARD **4:14 PM**

1. Presentation on Community Development Block Grant Program

PRESENTATION: Corbett Alday, Guardian CRM Inc.

COMMENTS FROM THE BOARD MEMBERS:

Pinal Gandhi-Savdas explained the timeline for this project.

Pete Walson asked if we were hiring a grant writer for this project only. He said that it was a good idea to hire an outside consultant and they have done that in the past.

Pinal Gandhi-Savdas confirmed that was true.

Corbett Alday began his presentation.

Mike Mortell said that we have a trust account and asked if we only needed tiff revenue.

Corbett Alday said that you have an established CRA and are earning tiff, so you are fine.

Frank Wacha asked about the ranking system for getting funding.

Corbett Alday explained the different categories and what is regularly funded.

Mike Mortell said that we might qualify for SHIP numbers.

Frank Wacha asked about funding parks.

Corbett Alday said that parks apply but it is low scoring.

Mike Mortell said that the city has 9,000 parcels, 3,000 are commercial, 6,000 are residential, 65% of those paid less than $100 for ad valorem taxes and a majority of those were retirees over the age of 65. He said we would have to look into it, but it is possible that we would qualify.

Frank Wacha said that at one point we qualified.

Corbett Alday spoke about a door to door or phone call city wide survey that needs to take place. He continued his presentation.

Frank Wacha asked about using census data.

Corbett Alday explained that you can’t use census data because the City is not 51% LMI.

Mike Mortell explained how are parcel counts work.

Kev Freeman asked how long the jobs had to be established and run for.

Corbett Alday said they are monitored when the project is done and one year after that.

Frank Wacha discussed a past project they did.

Corbett Alday discussed the process.

Mike Mortell asked about leverage.

Corbett Alday said that the city has no match in the economic development section.

Frank Wacha asked for clarification on the ranking.

Corbett Alday discussed the point system.

Tom Campenni asked what we are using the money for.

Pinal Gandhi-Savdas said that is what the first public hearing will determine.

Kev Freeman said that we hope to focus on housing this round.

Tom Campenni said that the county currently has two grants open.

Kev Freeman said that we would assess what plans we have ready to go that we can apply for.

Corbett Alday discussed what it takes to apply for the construction category.

Tom Campenni asked if the city was going to hire someone to draw plans.

Kev Freeman said that we already have project plans in process that would come to a point to use these to apply. He said some examples of the projects they have ideas about applying with.

Corbett Alday said that the cycle has not been formally announced, but they said end of April or May.

Pinal Gandhi-Savdas said that by next year these CRA projects will be ready to apply the grant funds to.

Pete Walson said that Housing category would make sense to him.

Corbett Alday discussed he application cycle and the likelihood of being funded in each category and details of ranking applications.

Frank Wacha asked for confirmation on what the city must have in place for each category in order to apply.

Corbett Alday said that economic development applications will be accepted all year long.

COMMENTS FROM THE PUBLIC (5 min. max): None.

HISTORIC PRESERVATION BOARD MATTERS: **4:48 PM**

1. **Certified Local Government**

PRESENTATION: Pinal Gandhi-Savdas, CRA Administrator

COMMENTS FROM THE BOARD MEMBERS:

Tom Campenni explained why he brought this issue to staff's attention. He asked how we would amend our current preservation board.

Mike Mortell explained the criteria needed to apply. He said currently our charter does not prevent the CRB members to sit on other boards.

Tom Campenni said the easiest and best way would be to piggy back with the county.

Pinal Gandhi-Savdas said that she will reach out to the county to let them know we are interested in joining an interlocal agreement.

Pete Walson likes the idea.

Tom Campenni said that the School Board told staff to create a memorandum of understanding to take over the high school building. He suggested working with them and find grants as a unit.

Mike Mortell discussed what the City of Stuart did back in the 80's with the Art Council.

Frank Wacha asked about the Main Street grant being affected and the changes required.

Mike Mortell said that we would have to rewrite the code.

Frank Wacha asked for clarification on partnering with the county.

Pinal Gandhi-Savdas confirmed the process.

STAFF UPDATE: None.

ADJOURNMENT
Motion: Adjourn.
Action: Approve.
Moved by: Pete Walson
Seconded by: Nathan Ritchey
Motion passed unanimously.

Frank Wacha, Chair	Jordan Pinkston, Board Secretary