MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
JUNE 4, 2024
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chair - Tom Campenni
Vice Chair - Mark Brechbill
Board Member - Anita Cocoves
Board Member - Aaron Hawkins
Board Member - Frank McChrystal
Board Member - Bonnie Moser
Board Member - Andy Noble

ADMINISTRATIVE

CRA Executive Director - Pinal Gandhi-Savdas
Board Secretary - Susej T. Meleqi

CALL TO ORDER

4:05 PM

ROLL CALL

PRESENT: Chair Campenni, Board Member Hawkins, Board Member Moser, Board Member Noble
ABSENT: Board Member McChrystal, Vice Chair Brechbill, Board Member Cocoves

PLEDGE OF ALLEGIANCE

Clerk's Note: Meeting began without a quorum; quorum was met at 4:08 PM. Comments from the Public were heard prior to the Approval of the Agenda and the adoption of the Minutes.

APPROVAL OF AGENDA

MOTION: Approve
MOVED BY: Bonnie Moser
SECONDED BY: Andy Noble
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 05/07/2024 CRB MINUTES

MOTION: Approve
MOVED BY: Andy Noble
SECONDED BY: Aaron Hawkins
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

1. Robert Whitlach - Stuart; Representative of Avonlea; commented as an application for awnings and reviewed challenges.
2. Alan Fredrich - Port St. Lucie; Business owner who benefited from the improvement grants and spoke in favor of the BIRP program.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

No Comments.

ACTION ITEMS

2. DISCUSSION & DELIBERATION ON BUSINESS IMPROVEMENT GRANT PROGRAM (BIRP) GUIDELINES

Jordan Pinkston, CRA Program Manager, presented the history, results, and purpose of the Business Improvement Grant Program (BIRP).

Board Member Moser began the discussion, commented on urban and suburban architecture; recognizes the guidelines and the effects on the participating business. In favor of the idea of a separate landscape program and proposed it be based on a percentage instead of a point system.

Pinal Gandhi-Savdas, CRA Executive Director, stated the point system is easier and separating the landscaping would be more efficient.

Chair Campenni commented on the types of structures, and maybe separating that in the program. He also inquired about the budget.

Gandhi-Savdas reported that the program has $50,000.00 and Campenni suggested the Director come back to the board with a dollar amount. Ms. Gandhi-Savdas stated she is working on the budget for next year and the information would be brought to the Board in August.

Board Member Hawkins asked if funds could be rolled from year to year and the CRA Director responded that it stays within the CRA budget, but goes back to the fund balance, not to the particular program. Hawkins asked about specific eligibility and stated he was in favor of separating the program which would focus on the goals of helping small business owners.

Board Member Noble inquired about the maximum amount allowed by the grant, which is

$10,000.00. Stated he was in favor of separating the landscaping from the BIRP, to allow the focus to be specifically on what the applications are designed for.

Chair Campenni commented in favor of the separation and noted that he would like to see $50,000.00, then $25,000.00 for landscape and irrigation. Landscaping should be limited to $5,000.00 per applicant and BIRP remains at $10,000.00 with a 50/50 match and the applicants for BIRP would also be eligible for the landscape program.

There was a brief discussion on shade trees; Board Member Moser commented on Live Oaks being a good investment for year-around shade.
Chair Campenni commented that there is a separate tree program and felt business owners should be left to decide their landscaping, then the City as a whole, plant more shade trees; keeping the programs separate.

Board Member Noble asked about the commercial associations and Pinal Gandhi-Savdas responded that they have business tax.

Jordan Pinkston requested a discussion on awnings, clarified that the program currently offers to extend current awnings or the purchase new awnings, and that replacement of existing awnings are not covered in the program. Noted that in 2021, the Board made changes to the BIRP to reflect the awnings guidelines.

Ms. Gandhi-Savdas announced that applications would be brought to the board at the next meeting (July) and the adjustments would be brought to them at the following meeting (August).

A brief discussion on the reduction per applicant occured.

The Board thanked the CRA for the presentation.

STAFF UPDATE

ADJOURNMENT

4:42 PM

Susej T. Meleqi, Board Secretary

Tom Campenni, Chair

Minutes to be approved at the CRB Meeting this 2nd day of July, 2024.

City of Stuart

Clerk MK

AGENDA

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AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chair - Tom Campenni
~~Vice Chair - Mark Brechbill~~ (Absent)
~~Board Member - Anita Cocoves~~ (Absent)
Board Member - Aaron Hawkins
~~Board Member - Frank McChrystal~~ (Absent)
Board Member - Bonnie Moser
Board Member - Andy Noble (arrived Late 4:08 PM)

ADMINISTRATIVE

CRA Executive Director - Pinal Gandhi-Savdas
Board Secretary - Susej T. Meleqi

Agenda items are available on our website at http://www.cityofstuart.us
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: mkindel@ci.stuart.fl.us

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.
(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

4:05 pm - Meeting started
4:08 pm - Quorum Met

Quorum met @ 4:08 pm

CALL TO ORDER 4:05 pm

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA Moser/Noble

APPROVAL OF MINUTES

1. APPROVAL OF 05/07/2024 CRB MINUTES Noble/Hawkins

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. DISCUSSION & DELIBERATION ON BUSINESS IMPROVEMENT GRANT PROGRAM (BIRP) GUIDELINES

STAFF UPDATE

ADJOURNMENT

WHAT IS CIVILITY? Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

PUBLIC COMMENT: If a member of the public wishes to comment upon ANY subject matter, including quasi-judicial matters, please submit a Request to Speak form. These forms are available in the back of the Commission Chambers, and should be given to the City Clerk prior to introduction of the item number you would like to address.

CONSENT CALENDAR: Those matters included under the Consent Calendar are self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by one motion. If discussion on an item is desired by any City Commissioner that item may be removed by a City Commissioner from the Consent Calendar and considered separately. If an item is quasi-judicial it may be removed by a Commissioner or any member of the public from the Consent Calendar and considered separately.

QUASI-JUDICIAL HEARINGS: Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment without being sworn. Unsworn testimony will be given appropriate weight and credibility by the City Commission.

CITY BOARD MEETING
REQUEST TO SPEAK

SPEAKER# 1

Please complete form and submit it to the Board Secretary prior to Public Comment.

NAME Robert Whitlach **DATE** 6-4-24 **ITEM#** _____ **OR PUBLIC** _____
(PLEASE PRINT)

ADDRESS 367 SE Baker Rd **CITY** ~~Jensen Beach~~ Stuart **ZIP** 34994

PHONE 561-665-1065 **EMAIL** rwh.Hach@gmail.com

ADDRESSING THE BOARD (ORD# 2450-2020)

1.) Members of the public who have been called upon to speak should come forward to the microphone; state their name, city in which they reside, and the item number.

2.) All remarks shall be addressed to the Board as a body and not to a particular official.

3.) **PREPARED STATEMENTS** shall be presented to the Board Secretary for the record.

4.) To ensure fair and equal treatment of all who appear before the Board, speakers will be limited to 3 minutes.

DECORUM (ORD 2450-2020)

Any person making personal, impertinent, irrelevant or slanderous remarks, or who becomes boisterous while addressing the City Commission or while attending the Commission meeting, shall be removed from the City Commission Chambers at the direction of the presiding officer. The sergeant-at–arms shall carry out all orders and instruction given by the Mayor for the purpose of maintaining order and decorum at the Commission meeting.

CITY BOARD MEETING
REQUEST TO SPEAK

SPEAKER# 2

Please complete form and submit it to the Board Secretary prior to Public Comment.

NAME ALAN FREDRICH **DATE** 6/3/24 **ITEM#** _____ **OR PUBLIC** Y

(PLEASE PRINT)

ADDRESS 3215 SE BRAEMAR WAY **CITY** PSL **ZIP** 34952

PHONE 772 349 2158 **EMAIL** WINDNSEA9804@AOL.COM

ADDRESSING THE BOARD (ORD# 2450-2020)

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