MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
MAY 6, 2025
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chair - Mark Brechbill
Vice Chair - Bonnie Moser
Board Member - Frederick James
Board Member - Jeff Manera
Board Member - Clay Scherer
Board Member - Scott Whalen
Board Member - VACANT

ADMINISTRATIVE

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

CALL TO ORDER

4:00 PM

ROLL CALL

PRESENT: Chair Brechbill, Vice Chair Moser, Board Member James, Board Member Manera, Board Member Scherer, Board Member Whalen

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:01 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Frederick James
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 04/01/2025 CRB MINUTES

4:01 PM MOTION: Approve.
MOVED BY: Clay Scherer
SECONDED BY: Scott Whalen
Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Scherer

- Commented that there has been a vacancy on the board and stated he would like to see the vacancy filled. He commented that Christina Vogl has an application in with the City and thinks that her application should be reviewed and considered.

Susej Meleqi, Deputy City Clerk, informed the Board of the process and stated that the opening belongs to Commissioner Collins, and he was in the process of choosing a Board Member to fill the vacancy.

Vice Chair Moser

- Commended the City and CRA for the decals that are on the signal boxes and also for replacing the trees on Osceola after being knocked down during the hurricane.

ACTION ITEMS

2. PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2025 (RC):

RESOLUTION No. 03-2025 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING AWARD TO APPLICANTS FROM THE BUSINESS IMPROVEMENT GRANT PROGRAM FOR FISCAL YEAR 2025

Jordan Pinkston, CRA Program manager, presented the program description, program background, past improvements, program accomplishments, program goals, public outreach, FY 2025 applications - Claunch Animal Hospital, Downtown Stuart Retail, LLC, Maria's Cafe, Idella, LLC, staff recommends approval of $36,350.00 to reimburse the applicants.

Board Member Manera asked if there is follow-through to ensure the improvements were made before applicants get the money, asked if the animal hospital is highly visible in order to benefit the city residents, and commented that Maria's improvement is just beneficial to the business and not the residents.

Ms. Pinkston responded to Board Member Manera.

Vice Chair Moser asked if the animal hospital had an arborist come see the roots of the trees to ensure it was not ruining the parking lot, and asked if the awnings would be going out onto the sidewalk at Idella LLC.

Representatives from each entity responded.

4:18 PM MOTION: Approve.
MOVED BY: Clay Scherer
SECONDED BY: Scott Whalen
Motion approved unanimously.

Ms. Pinkston stated there are extra funds and asked the board if they would like to reopen the application cycle or have the money go back into the CRA fund.

4:29 PM MOTION: Reopen the BIRP application cycle for 30 days and, if not used, place the money back into the CRA General Fund.
MOVED BY: Clay Scherer
SECONDED BY: Scott Whalen
Motion approved unanimously.

Ben Hogarth, Community Affairs Liaison, provided a brief update on the Legislative Session.

Board Members had a question and answer with Mr. Hogarth.

3. DISCUSSION AND DELIBERATION - SCOPE OF WORK FOR COMMUNITY VISIONING AND MASTER PLAN FOR THE CRA

Pinal Gandhi Savdas, CRA Executive Director, presented the items for the scope of work for CRA visioning and master plan, existing and proposed districts,

Chair Brechbill stated he would like the CRB to determine what type of business we are looking to have for economic growth, and he asked Board Member James if the items Ms. Gandhi-Savdas has presented will fulfill the sheet he provided last month.

Board Member James stated he believes it will but asked, to what extent they should look into this, as he felt the Commissioners were not on board to hire a consultant and move forward.

Board Members continued a brief discussion on moving forward with the consultants, workshops, and master plan.

Ms. Gandhi-Savdas stated this is just a broad vision, for an expansion of the downtown and the future of it.

Vice Chair Moser stated she would like to see and review publicly-owned property because we have more control over that. Stated she would like to see a charette style workshop and have specialist who know how to engage the public. She would like to see the major streets that go to schools be an important review, make the city a four-season city.

The Board discussed how they would like the workshops to occur, night time and weekends.

PUBLIC COMMENT:

1. Keith Gilbert - Stuart; Stated he would like to represent some of his neighbors who will not be able to attend these workshops.

Board Member James stated he wanted to commend the board and the commissioners for having this conversation, listening, and moving the City forward.

Ms. Gandhi Savdas stated she would bring back to the CRA the amended CIP list.

Chair Brechbill would like to see the parcels that the City owns in the CRA that we have no use for and can possibly sell to private entities.

STAFF UPDATE

Ms. Gandhi-Savdas stated that Vice Chair Moser had asked for an update on what homes have been built by habitat by humanity. Ms. Gandhi-Savdas stated that 25 homes were built by habitat and presented other homes that were rehabbed by "Brush with Kindness" program. She continued providing statistics.

ADJOURNMENT

6:13 PM

Susej T. Meleqi, Board Secretary

Mark Brechbill, Chair

Minutes to be approved at the CRB Meeting this 3rd day of June, 2025.