MINUTES
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART
MAY 27, 2025
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT AGENCY
Chair - Campbell Rich
Vice Chair - Christopher Collins
Board Member - Eula R. Clarke
Board Member - Laura Giobbi
Board Member - Sean Reed
Board Member - Mark Brechbill
Board Member - Frederick James

ADMINISTRATIVE
City Manager, Michael J. Mortell
City Attorney, Lee J. Baggett
CRA Executive Director, Pinal Gandhi-Savdas
City Clerk, Mary R. Kindel

CALL TO ORDER

4:00 PM

ROLL CALL

PRESENT: Vice Chair Collins, Board Member Clarke, Board Member Giobbi, Board Member Reed, Board Member Brechbill, and Board Member James, Chair Rich (late, arrived at 4:14 pm)

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:05 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.

APPROVAL OF MINUTES

None.

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

1. Candace Callahan - Stuart; Thanked the Commission for their support and partnership and informed the Commission that an invite was sent via email for them to attend the Historic Preservation Month event.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Clarke

- Commended the work that was done on the utility boxes and stated she would like to see the rest of them completed.

Board Member Brechbill

- Commented on the nine (9) vacancies downtown and feels it's critical; should be looked into.

Board Member James

- Thanked Commissioner Clarke for the event she put on for Emancipation Day.

ACTION ITEMS

1. 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; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Jordan Pinkston, CRA Program Manager, presented the program and the FY 2025 applications; Claunch Animal Hospital, Downown Stuart Retail, LLC, Marias Café, Idella LLC, and staff recommendation of approval for the grant match of $36,350.00.

Chair Rich arrived 4:14 PM

4:29 PM MOTION: Approve the four applications.
MOVED BY: Mark Brechbill
SECONDED BY: Christopher Collins
Motion approved unanimously.

4:31 PM MOTION: Extend the grant cycle by 30 days for the remaining $13,650.00.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

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

Pinal Gandhi-Savdas, Executive CRA Director, presented the item and asked for direction from the CRA.

Vice Chair Collins stated he does not believe we need to spend $150,000 to keep planning. He went through the list and stated his beliefs on each of them. If it's not safety, drainage, sidewalks, or potholes, he does not support it.

Board Member Brechbill stated he wants to do this because he wants to know what the City will be in the future, he believes that the studies we have done previously are not current to what the City wants now.

Vice Chair Collins referred to the agenda packet Page 65, and referenced an outreach survey that has recent input from the people, being parks, open space, and more parking.

Commissioner Giobbi commented that it appears we do have a consensus on what people are looking for and asked if we could come up with a condensed report.

Commissioner Clarke thanked the Community Redevelopment Board (CRB) for their work and feels we need to see more outreach in the interests of the people.

Vice Chair Collins requested that the Commissioners have a D&D on the Wells Fargo building and what will be in place of the existing City Hall.

City Manager Michael Mortell provided a timeline of the leases existing in the Wells Fargo building.

Board Member James expressed his concern with the proposed legislation coming; feels this needs to be discussed to not lose the Community Redevelopment Agency (CRA).

Chair Rich stated this is premature and believes the majority of the board does not have any interest in making a new plan. Before doing anything, we need to know if we will have a Brightline station and what is happening with City Hall and the City needs to concentrate on the existing plan.

Chair Rich, Vice Chair Collins and Board Members agreed on a D&D on a list of all the parks in the CRA.

3. DISCUSSION AND DELIBERATION OF THE CRA FIVE-YEAR CAPITAL IMPROVEMENT PLAN

Mrs. Gandhi-Savdas presented the CRA Five-Year Capital Improvement Plan.

Vice Chair Collins stated he believes we should make Guy Davis Park our priority before funding other projects.

City Manager Mortell went into depth on the idea of "quiet zones" vs "safety zones".

STAFF UPDATE

None.

ADJOURNMENT

5:42 PM

Mary R. Kindel, City Clerk

Campbell Rich, Mayor

Minutes to be approved at the Regular Commission Meeting this 23rd day of June, 2025.