MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
JULY 1, 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 - Will Laughlin
Board Member - Jeff Manera
Board Member - Clay Scherer
Board Member - Scott Whalen

ADMINISTRATIVE

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

CALL TO ORDER

4:11 PM

ROLL CALL

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

PLEDGE OF ALLEGIANCE

New Board Member William Laughlin was sworn in by Lee Baggett, City Attorney.

APPROVAL OF AGENDA

4:13 PM MOTION: Approve.
MOVED BY: William Laughlin
SECONDED BY: Frederick James
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 06/03/2025 CRB MINUTES

4:17 PM MOTION: Approve.
MOVED BY: Clay Scherer
SECONDED BY: Jeff Manera
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 who would not like to live, work, and play in the same City. Stated he believes everyone would like to live in a nice environment, whether it be the Duany plan or not.

Board Members all continued to discuss the vision of the City and what can be done to analyze the needs and wants of residents.

ACTION ITEMS

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

   RESOLUTION No. 05-2025 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 CYCLE #2; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Jordan Pinkston, CRA Program Manager, presented the program description, program goals, FY 2025 Cycle #2 applications - Avonlea Commerce Center Association Inc and Seacoast Service Partners, staff recommends approval of both applications, offered three options as the remaining funds are less than both award amounts.

Nancy Albert, Avonlea Representative, provided a brief background of the businesses that are in the building.

Board Member Manera asked what funding line this would come from. Ms. Pinkston stated we have additional funding in this fiscal year so no budget transfer would be needed.

Board Members Scherer asked how staff scored the match ration if both projects were putting in their own money. Ms. Pinkston stated that they did not provide a score because these applicants did not have to go above and beyond in their match versus other projects do spend over $100,000.00 and only receive $10,000.00.

Board Member Scherer and Ms. Pinkston continued discussing the rating scale.

John Feenan, Seacoast Partner representative, provided background information on his business and why he chose Downtown Stuart.

Board Member Scherer asked to clarify if they were tenants of the building. Mr. Feenan stated they are tenants.

Board Member Laughlin asked what the funding source is for these types of projects and how businesses learn about these programs.

Ms. Pinkston stated the CRA is TIF generated and the businesses in the CRA contribute annually to this fund which is why the funds can only be spent within the CRA. She stated these programs are sent out in flyers, social media, door hangers by Code Enforcement, and word of mouth.

Board Members continued discussing the funding of BIRP.

4:57 PM MOTION: Approve the Avonlea application.
MOVED BY: Clay Scherer
SECONDED BY: Scott Whalen
Motion approved unanimously.

4:58 PM MOTION: Approve the Seacoast application.
MOVED BY: Clay Scherer
SECONDED BY: Scott Whalen
Motion approved unanimously.

5:02 PM MOTION: Approve Resolution and option number 3, fully fund both projects.
MOVED BY: Clay Scherer
SECONDED BY: Scott Whalen
Motion approved unanimously.

STAFF UPDATE

None.

ADJOURNMENT

5:04 PM

Susej T. Meleqi, Board Secretary

Mark Brechbill, Chair

Minutes to be approved at the CRB Meeting this 15th day of September, 2025.