MINUTES
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART
SEPTEMBER 22, 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

4:02 PM

ROLL CALL

PRESENT: Chair Rich, Vice Chair Collins, Board Member Clarke, Board Member Reed, Board Member Brechbill, Board Member Giobbi (late, arrived 4:06 PM)
ABSENT: Board Member James

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:02 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 08/25/2025 CRA MINUTES

Mark Brechbill stated that his comment on the 08/25/2025 Community Redevelopment Agency (CRA) meeting was cut short, and he would like the whole comment to show on record in the minutes. His clarification of what he said is as follows: "I made a comment about not wanting to move the rollback, not want to roll back the millage rate, but instead

making whatever improvements or changes we could make but take the tax savings from that and rebate it to our consumers and our citizens through fee reduction. Because doing it with the way it is, the big developers are going to get the biggest benefit out of the tax break and the little guys aren't, so I wanted to do that. I wanted to make clear that that was what I was saying.

Mary Kindel, City Clerk, confirmed she will revisit the tape recording of the CRA meeting on 08/25/2025 and adjust the comment to continue with his words from that tape.

4:04 PM MOTION: Approve with modification requested on board member comment.
MOVED BY: Mark Brechbill
SECONDED BY: Eula Clarke
Motion approved unanimously.

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

1. Robin Cartwright - Stuart; Commented on the Hamilton Project and the responsibility of the Board.

4:06 PM Commissioner Giobbi arrived.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Commissioner Reed

- Commented on Item #3, the Community Development Board (CDBG) Housing Rehabilitation Grant Program and hoping to resolve it, with no time limit on presentations or discussions.

Vice Mayor Collins

- Commented that he was hopeful that each presentation would be respectful and the task at hand be addressed efficiently and professionally.

ACTION ITEMS

2. CRA BUDGET AND CIP FOR FY 2026 (RC):

RESOLUTION No. 06-2025 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR (FY) BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND APPROPRIATING CAPITAL BUDGET FOR FY 2026 AND PROVIDING FOR A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR PROJECTS WITHIN THE COMMUNITY REDEVELOPMENT AREA BOUNDARIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Director, presented the CRA FY2026 Budget; reviewed the contributions, CRA - Tax Increment Financing (TIF), CRA Budget Revenue FY2026, total CRA Revenue of $20.5 million, CRA Appropriations, and Capital Improvement Project (CIP) Budget Summary.

4:25 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Christopher Collins
Motion approved unanimously.

3. CDBG HOUSING REHABILITATION GRANT PROGRAM

Chair Rich announced and received board consensus, to allow Hamilton's to present first.

Olga Hamilton, owner of the 1895 Church of Stuart, presented the item, provided timelines and gave the history and historical value of their construction project.

City Manager Mortell addressed procurement issue in the CDBG grant process and the scope of work. He proposed that the scope of work be agreed upon and have Mr. and Mrs. Hamilton sign the scope of work and go out for bid, then if McKee Construction submits the bid and qualifies, they can then be selected. If they do not qualify, that is the time for Hamilton's to raise the issue.

The City Manager, Commissioners and Mr. and Mrs. Hamilton, discussed the issues and current status.

Mr. Antonio Jenkins, Guardian Representative, commented on the raised/cobra ridge vent on the roof being discussed among Commissioners and Hamilton's and confirmed on record it will be in the new scope of work.

Mr. Hamilton stated they are agreeable to the scope of services but are not willing to sign the waiver.

Mayor Rich concluded the meeting by stating the City will wait for Hamilton's to sign the scope of service.

STAFF UPDATE

None.

ADJOURNMENT

6:02 PM

Mary R. Kindel, City Clerk

Campbell Rich, Mayor

Minutes to be approved at the Regular Commission Meeting this 13th day of October, 2025.