MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
NOVEMBER 4, 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

4:01 PM

ROLL CALL

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. APPROVAL OF 10/07/2025 CRB MINUTES

4:02 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Jeff Manera
Motion approved unanimously.

APPROVAL OF AGENDA

4:02 PM MOTION: Approve.
MOVED BY: Clay Scherer
SECONDED BY: William Laughlin
Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Laughlin

- Spoke about government programs and referenced several articles he reviewed while researching the Spice & Tea agenda item.
- Shared that he looked further into the CRA and its budget, questioning whether those funds are truly "ours" to distribute to private companies.

Board Member Manera

- Reported that he spoke with the landlord of the space where Spice & Tea will be located. Stated that if he had received that information before the presentation, he would have voted in favor of approving the business.

Board Member Scherer

- Reemphasized the purpose of the CRA and explained that the community has agreed for tax-increment revenues to be reinvested into the City to support redevelopment.

Chair Brechbill

- Suggested that the City Commission should reevaluate the formula business code.
- Discussed the CRA's approximately $23 million budget and clarified how the funds are structured and used.

Continued for Board Scherer

- Requested clarification on the voting structure for the joint CRB/CRA/City Commission meetings.

Pinal Gandhi-Savdas, CRA Executive Director, clarified that items are first brought to the CRB for recommendations and feedback; however, an item goes directly to a joint meeting, especially when consultants are present so that everyone can see the presentation but only the CRA members cast the vote.

Chair Brechbill suggested hosting an informal appreciation gathering in December since a previous appreciation event did not receive many sign-ups. He recommended a casual open-house style meet-up with light refreshments and possibly coordinating with Main Street. The event would be noticed properly, open to other city boards, and intended simply to encourage connection and conversation outside formal business. He noted that similar gatherings have been held in the past and were well-received.

ACTION ITEMS

2. MINOR URBAN CODE CONDITIONAL USE - MURAL ON MATILDA'S BUILDING LOCATED AT 15 SW FLAGLER AVENUE (RC):

RESOLUTION No. 02-2025 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA, GRANTING A MINOR CONDITIONAL USE APPROVAL FOR PUBLIC ARTWORK (MURAL) NAMED "WELCOME TO STUART: HAPPIEST SEASIDE TOWN" ON A PROPERTY LOCATED AT 15 SW FLAGLER AVENUE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO PAINT A MURAL ON THE EXTERIOR SOUTHERN WALL OF A BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Lee Baggett, City Attorney swore in 2 people — Jordan Pinkston, CRA Program manager and Kristen Bauer, representative for the applicant.

Ms. Pinkston presented the minor code conditional use, location, location background, proposed mural, about the artist, martin art recommendation, and staff's recommendation.

Ms. Baur read a statement from Ms. Dana Smalls (owner of Mattilda's), who thanked the board for their consideration.

Board Members spoke about the art and stated to ensure the fish is truly a sailfish and spoke about the plants that are painted on the mural.

Chair Brechbill asked what the maximum grant was and what the total budget is.

Ms. Gandhi-Savdas stated that $3,000.00 is the max per building and stated the budget is $20,000.00.

Vice Chair Moser stated this mural is a fresh breath of air and stated she truly enjoys the renovation they have done to their building.

Board Member Laughlin asked if we have Rosetta Spoon Bills in the area and questioned the scales on the fish in the mural.

Board Member Scherer stated he would like the artist to ensure that what is on the painting is native to Stuart.

Board Members continued discussion on the arts design and their support for the program.

Board Member Manera stated that he agrees and thinks the mural is beautiful. He would just like the part that says "happiest seaside town" be more prominent.

4:44 PM Vice Chair Moser made a motion to approve with adding item 3, the artist will adjust the "S" in Stuart to be more visible.

AMENDED by Board Member Manera wanted to add to the motion that it goes under further review to make sure that the Flora and Fauna is appropriate for Stuart, and that the "Happiest Seaside Town" is made more prominent in the mural. (Vice Chair Moser did not want to make the amendment)

[Motion at 4:44 PM - DIED FOR A LACK OF SECOND]

4:48 PM Board Member Manera made a motion to have further review by the artist and staff that the Flora and Fauna is appropriate for Stuart, and that the "Happiest Seaside Town" is made more prominent in the mural.
[Motion at 4:48 PM - DIED FOR A LACK OF SECOND]

4:55 PM MOTION: Motion to approve as published and add item number 3 for the "S".
MOVED BY: Clay Scherer
SECONDED BY: Bonnie Moser
Motion approved unanimously.

3. MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND PROPERTY OWNER OF 15 SW FLAGLER AVENUE (RC):

   RESOLUTION No. 07-2025 CRA; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE AN AGREEMENT BETWEEN THE STUART COMMUNITY REDEVELOPMENT AGENCY AND FIFTEEN FLAGLER LLC., WHO IS THE PROPERTY OWNER, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF $3,000 TO INSTALL A MURAL ON THE EXTERIOR SOUTHERN WALL OF A BUILDING LOCATED AT 15 SW FLAGLER AVENUE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Ms. Pinkston presented the program description, past murals, location, proposed mural, and staff recommendation.

4:59 PM MOTION: Approve.
MOVED BY: Jeff Manera
SECONDED BY: Clay Scherer
[5:04PM - ROLL CALL] Motion approved unanimously.

STAFF UPDATE

None.

ADJOURNMENT

5:04 PM

Susej T. Meleqi, Board Secretary

Frank McChrystal **Chair**

Minutes to be approved at the CRB Meeting this 6th day of January, 2026.