MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
JANUARY 6, 2026
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chair - Frank McChrystal
Vice Chair - Bonnie Moser
Board Member - Philip DeBerard
Board Member - Frederick James
Board Member - Will Laughlin
Board Member - Jeff Manera
Board Member - Scott Whalen

ADMINISTRATIVE

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

CALL TO ORDER

4:00 PM

ROLL CALL

PRESENT: Vice Chair Moser, Board Member DeBerard, Board Member James, Board Member Laughlin, Board Member Manera, Board Member McChrystal, Board Member Whalen
ABSENT:

PLEDGE OF ALLEGIANCE

1. ADVISORY BOARD MEMBER OATH

Lee Baggett, City Attorney, provided the Oath to all Board Members

2. ANNUAL BOARD REORGANIZATION - SELECTION OF CHAIR AND VICE CHAIR

Vice Chair Moser asked that each Board Member provide a brief introduction of themselves.

4:06 PM MOTION: Frank McChrystal as Chair.
MOVED BY: Philip DeBerard
SECONDED BY: Jeff Manera
Motion approved unanimously.

4:08 PM MOTION: Bonnie Moser as Vice Chair.
MOVED BY: Frederick James
SECONDED BY: William Laughlin
Motion approved unanimously.

APPROVAL OF AGENDA

4:09 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Scott Whalen
Motion approved unanimously.

APPROVAL OF MINUTES

3. APPROVAL OF 11/04/2025 CRB MINUTES

4:10 PM MOTION: Approve.
MOVED BY: Bonnie Moser
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)

Vice Chair Moser

- Noted a recent incident in which a child pedestrian was struck in a crosswalk on MLK Boulevard and recommended reviewing the project plans to ensure maximum safety for children traveling to the middle school and Boys & Girls Club.

Chair McChrystal

- Emphasized the importance of carefully evaluating projects to prioritize those that provide clear, citywide value and distinguishing meaningful public benefit from nonessential elements.

ACTION ITEMS

4. PRESENTATION OF STUART COMMUNITY REDEVELOPMENT AREA (CRA) HISTORY, TIF REVENUE, BUDGET, AND PROJECTS

Pinal Gandhi Savdas, CRA Executive Director, presented on what CRA is, how it was formed, CRA boundaries, CRA plan goals and objectives, Tax Increment Financing (TIF), history of TIF, where the money was invested, infrastructure/capital improvements completed, CRA Programs, master plan and studies/reports, FY 2026 Budget, CRA budget revenues FY 26, CRA appropriations by category, CRA projects, Streetscape improvements, CDBG projects, Drainage and sidewalk improvement projects.

Board Member Laughlin asked several questions in regard to CDBG funds, FY 26 Budgets, admin cost, landscape improvement program, the National Registry of Historic District for East Stuart, tram traffic with ridership, City properties own, definition of slum and blight. Ms. Gandhi-Savdas and Mr. Louis Boglioli, Interim City Manager answered the questions.

Board Member James asked how Project Lift helps the tax base. Ms. Gandhi-Savdas stated it helps the surrounding properties by seeing one property get fixed up.

Chair McChrystal asked about the area square mile area and asked if she had the population in CRA vs just general City, and budget.

Vice Chair Moser stated she is impressed with the way the CRA gets these grants and expressed kudos to the CRA department, asked if there are any plans to expand the CRA. Mr. Boglioli explained.

5. NOMINATE BOARD MEMBER FOR COMMUNITY REDEVELOPMENT AGENCY (RC):

RESOLUTION No. 01-2026 CRB; A RESOLUTION OF THE COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART, FLORIDA TO NOMINATE TWO MEMBERS TO SERVE ON THE COMMUNITY REDEVELOPMENT AGENCY; FOR THE REMAINING CURRENT TERM FROM PRESENT TO DECEMBER 31, 2026; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Attorney Baggett explained that the CRA consists of the five City Commissioners plus two CRB-appointed members; appointments are made annually and require attendance at monthly CRA meetings.

5:13 PM MOTION: Board Member James and Board Member DeBerard as our representatives.
MOVED BY: William Laughlin
SECONDED BY: Bonnie Moser
Motion approved unanimously.

STAFF UPDATE

None.

ADJOURNMENT

5:14 PM

Susej T. Meleqi, Board Secretary

Frank McChrystal, Chair

Minutes to be approved at the CRB Meeting this 3rd day of February, 2026.