MINUTES
JOINT MEETING OF THE STUART CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY AND
COMMUNITY REDEVELOPMENT BOARD
JANUARY 26, 2026 AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION
Mayor Christopher Collins
Vice Mayor Sean Reed
Commissioner Eula R. Clarke
Commissioner Laura Giobbi
Commissioner Campbell Rich

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

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

ADMINISTRATION
Interim City Manager, Louis J. Boglioli III
City Attorney, Lee J. Baggett
City Clerk, Mary R. Kindel

CALL TO ORDER

4:12 PM

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ROLL CALL

CCM/CRA PRESENT: Chair Collins, Vice Chair Reed, Board Member Clarke, Board Member Giobbi, Board Member Rich, Board Member James

CRB PRESENT: Chair McChrystal, Vice Chair Moser, Board Member DeBerard, Board Member James, Board Member Laughlin,

ABSENT: Board Member Manera, Board Member Whalen

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. DISCUSS FORMULA BUSINESSES WITHIN THE DOWNTOWN AREA

Jodi Krugler, Development Director, presented the City's Formula Business Code, its criteria, some comparisons with similar downtowns, and requested feedback.

The board discussion included locations such as Winter Park, Florida, a suggestion to review other city's codes, character preservation, defining language, formula business exceptions, compatibility, and distance requirements. The board wanted more measurable terms identified and find ways to be more accommodating, business types and current code pros and cons. Request for Development to bring back the item at a future meeting after researching.

APPROVAL OF AGENDA

4:48 PM MOTION: Approved.
MOVED BY: None
SECONDED BY: None
Motion approved unanimously.

APPROVAL OF MINUTES

2. APPROVAL OF 10/27/2025 JOINT CRA/CRB/CCM MINUTES

4:48 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Frederick James
Motion approved unanimously.

3. APPROVAL OF 11/24/2025 CRA MINUTES

4:48 PM MOTION: Approve.
MOVED BY: Laura Giobbi
SECONDED BY: Frederick James
Motion approved unanimously.

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

1. Mark Brechbill - Stuart; Commented on the formula businesses that come into downtown, will push out the local businesses.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Giobbi

- Commented on Community Redevelopment Agency (CRA) matching programs and to review the downtown businesses that may need a hand-up and promote good opportunities to improve their businesses.
- Commented that she would like to see improvements considered for confusion corner.

Board Member Moser

- Commented on crosswalk improvements.
- Reported on the Special Commission Meeting for Mayor's Goals, shared thoughts on parking spaces, family-friendly downtown, parking garages. Example, Orlando East End Market.

Board Member McChrystal

- Commented on the current City Hall location, suggested selling the Wells Fargo Building and making the current City Hall what the community needs.

Board Member Clarke

- Agreed with McChrystal regarding City Hall location and suggested the CRA Director review and provide it at a future CRA Meeting.
- Commented on past Confusion Corner plans and interested in reviewing the information Board Member Moser plans to provide.

Chair Collins stated that a future conversation about Confusion Corner may be needed.

Board Member Laughlin

- Commented on the duties of the government, tax dollar spending, and consider how much longer CRA and CRB is needed.

Chair Collins noted that a conversation pertaining to confusion corner needs to take place at a future Joint CRA/CRB/CCM meeting.

STAFF UPDATE

None.

ADJOURNMENT

5:19 PM

CCM

Mary R. Kindel, City Clerk **Christopher Collins, Mayor**

Minutes to be approved at the Joint CRA/CRB/CCM Meeting this 27th day of April, 2026.

CRA

Mary R. Kindel, City Clerk **Christopher Collins, Chair**

Minutes to be approved at the Joint CRA/CRB/CCM Meeting this 27th day of April, 2026.

CRB

Mary R. Kindel, City Clerk **Frank McChrystal, Chair**

Minutes to be approved at the Joint CRA/CRB/CCM Meeting this 27th day of April, 2026.