MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
JUNE 2, 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: Chair McChrystal, Vice Chair Moser, Board Member DeBerard, Board Member James, Board Member Laughlin, Board Member Manera, Board Member Whalen

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

4:01 PM MOTION: Approve, moving Item #4 before Item #2.
MOVED BY: Philip DeBerard
SECONDED BY: Bonnie Moser
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 05/05/2026 CRB MINUTES

4:01 PM MOTION: Approve.
MOVED BY: Philip DeBerard
SECONDED BY: Scott Whalen
Motion approved unanimously.

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

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

None.

ACTION ITEMS

4.

PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2026 (RC):

RESOLUTION No. 03-2026 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 2026

Jordan Pinkston, CRA Program Manager, presented the BIRP program, background, past improvements, program accomplishments, program goals, public outreach, and individual FY 26 applications.

1. Avonlea Commerce Center application is for painting and way finding signs.

4:08 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: William Laughlin
Motion approved unanimously.

2. Geary Law Building, application is for existing parking improvements.

PUBLIC COMMENT:
1. Raj Patel - Palm City; Stated that the parking improvement is visual appearance to the community.

Mr. Geary says he has a lot of people who park there and stated this is a tripping hazard for those who walk and said that after any rain it does flood.

4:16 PM MOTION: Approve.
MOVED BY: Philip DeBerard
SECONDED BY: Jeff Manera
VOTE: MOTION PASSES 6/1.
YES: Bonnie Moser, Jeff Manera, Frederick James, Scott Whalen, William Laughlin, Philip DeBerard
NO: Frank McChrystal

3. Geiger Downtown, LLC application is for exterior painting and awnings on 61 SW Osceola St.

4:18 PM MOTION: Approve.
MOVED BY: Bonnie Moser
SECONDED BY: Philip DeBerard
Motion approved unanimously.

4. Kaiser Dermatology application is for parking lot improvements and landscaping.

4:21 PM MOTION: Approve.
MOVED BY: Philip DeBerard
SECONDED BY: Frederick James
Motion approved unanimously.

5. Owl House Properties application is for parking lot improvements and impact windows.

4:25 PM MOTION: Approve.
MOVED BY: Philip DeBerard
SECONDED BY: Bonnie Moser
Motion approved unanimously.

2.

MINOR URBAN CODE CONDITIONAL USE - MURAL ON FLAGLER PARK RESTROOMS LOCATED AT 221 SW FLAGLER AVENUE (QUASI-JUDICIAL)(RC):

RESOLUTION No. 02-2026 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 "HERITAGE VITALIS" ON A PROPERTY LOCATED AT 221 SW FLAGLER AVENUE, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTION; GRANTING APPROVAL TO PAINT A MURAL ON THE EXTERIOR SOUTHERN, WESTERN AND EASTERN WALL OF A BUILDING; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Board Members provided ex parte communications.

Lee Baggett, City Attorney swore in 2 people — Jordan Pinkston, CRA Program Manager, and George Missimer, Board Member of Stuart Main Street.

Ms Pinkston presented the history of the item, minor code conditional use, proposed mural, and staff recommendation.

Chair McCrystal referenced comments made by board members at the previous meeting, noting that one member questioned why the item was being presented to the board for the first time at that stage of the process, while another requested that representatives from Stuart Main Street provide an overview of the review and approval process leading up to the board's consideration of the item.

City Attorney Baggett explained that the CRA deviated from the City's standard public art selection process by authorizing Stuart Main Street to independently commission the artwork using its own funds. As a result, the board was not involved in the artist selection process and was instead tasked with reviewing the completed proposal and determining whether the artwork met the applicable public art criteria, noting that the board had final approval authority.

Board Members had a brief discussion on the process and how it would be moving forward.

Mr. Missimer presented Stuart Main Street's mission, different projects done by Stuart Main Street, the art mural RFP process, why public art, and the mural that was selected.

Board Member briefly discussed the art mural.

4:50 PM MOTION: Approve the Resolution with the updates provided by the artist for the meeting today.
MOVED BY: Philip DeBerard
SECONDED BY: Bonnie Moser
VOTE: MOTION PASSES 5/2
YES: Bonnie Moser, Jeff Manera, Frederick James, William Laughlin, Philip DeBerard
NO: Frank McChrystal, Scott Whalen

3.

MURAL MATCHING GRANT AGREEMENT BETWEEN THE CRA AND APPLICANT OF 221 SW FLAGLER AVENUE (RC):

RESOLUTION No. 01-2026 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 STUART MAIN STREET ASSOCIATION, LLC., WHO IS THE APPLICANT, FOR A MURAL MATCHING GRANT IN THE AMOUNT OF $3,000 TO INSTALL A MURAL ON THE EXTERIOR SOUTHERN, WESTERN AND EASTERN WALL OF A BUILDING LOCATED AT 221 SW FLAGLER AVENUE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

Board Member Laughlin thinks these are public funds going to an artist that does not belong to our City and asked how the outreach was done to get to our local artist.

Nancy Turrell, Martin Arts Council Director, stated they made a broad network just as they would promote any other call to artists.

Candace Callahan, Stuart Main Street Executive Director, stated that the selection process evaluated artists based on the quality of their work, experience, and professionalism rather than residency, noting that the current procedures did not require consideration of local artists. She expressed support for working with staff to review and

potentially revise the public art procedures in the future. Ms. Callahan further explained that the mural project was intended to enhance and draw attention to Flagler Park, encourage future park improvements, and serve as a catalyst for continued investment in the area.

PUBLIC COMMENT:

1. Nancy Turrell - Stuart; In favor to support the grant.

5:04 PM MOTION: Approve.
MOVED BY: Philip DeBerard
SECONDED BY: Bonnie Moser
VOTE: MOTION PASSES 6/1.
YES: Bonnie Moser, Jeff Manera, Frederick James, Scott Whalen, William Laughlin, Philip DeBerard
NO: Frank McChrystal

STAFF UPDATE

ADJOURNMENT

5:07 PM

Susej T. Meleqi, Board Secretary

Philip E. DeBerard IV **Chair**

Minutes to be approved at the CRB Meeting this 7th day of July, 2026.