

**SPECIAL MEETING OF THE
STUART COMMUNITY REDEVELOPMENT AGENCY
HELD ON NOVEMBER 24, 2008
AT 9:00 AM IN THE CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994**

Roll call was answered by:

**Chairperson Jeffrey A. Krauskopf
Vice Chairperson James Christie
Board Member Carol S. Waxler
Board Member Mary L. Hutchinson
Board Member Michael J. Mortell
Board Member Gene C. Rifkin
Board Member Samia Ferraro**

Also in attendance were:

**City Manager Dan Hudson
City Clerk Cheryl White
City Attorney Paul J. Nicoletti**

- 1. Request to approve the Minutes from the Community Redevelopment Agency of July 28, 2008 and August 11, 2008.**

MOTION: MARY HUTCHINSON : MOTION TO APPROVE MINUTES FROM JULY 28, 2008 AND AUGUST 11, 2008

**SECOND: JAMES CHRISTIE
MOTION APPROVED UNANIMOUSLY**

Public Comments were heard at this time.

Paul Daly, owner of Flagler Grill Restaurant came forward to advise the Board that if the City is interested in adding patio type businesses in the downtown the City needs to make it conducive to do so. He expressed concern over the cost associated with parking spaces needed to add patio areas to the downtown.

Armond Pasquale expressed concern over the parking on Seminole Street He stated the downtown businesses such as Duffy's patrons are parking in the residential neighborhood. He said the employees need to park in the designated parking spaces.

Frank Wacha came forward on behalf of the CRB. He said there were some issues with the plan being presented. He said the plan was changed based on what the CRB requested. He said the conclusions did not include sustainability. He said the CRB was concerned that the funds were all being allocated to one area with no study that the City would get anything out of it with no cost benefit.

David Horwitz, 1121 SW 30th Street and Past President DBA came forward presented the Board with a plan for Sailfish Six as well as the parking enforcement. He stated the majority of the parking problems happens at night during large Lyric events. He suggested a fix route for the Sailfish Six. He suggested the Lyric run a shuttle bus to a remote parking lot during nighttime shows to free up parking in the downtown.

Dave Collier came forward and encouraged the Board to adopt the proposed plan. He felt it was a good plan and would benefit the City in the long term.

2. Discuss the Evaluation of the 2002 Stuart Redevelopment Plan. This analysis was completed by a consultant to the City, guided by input from the Community Redevelopment Board (CRB), and is recommended to the Community Redevelopment Agency by the Community Redevelopment Board (CRB)

Teresa Lamar Sarno gave a brief overview of item 2. She also introduced James Karas, Planning Manager, Dave Perry, Lead Designer, and James Sellen of Project Team of MSCW.

James Karas, Planning Manager came forward and gave a brief powerpoint presentation to the Board regarding the analysis obtained from MSCW.

Mary Hutchinson stated she felt that all the project have merit but there is a funding issue. She stated that any additional added parking also needs to spur redevelopment of areas outside of the core of downtown, as well. She also felt the current City Hall building can be considered for a joint use with a referendum. One of the City assets in the downtown is the waterfront and she felt it is not under utilized.

James Christie stated the key focus should be to prioritize the recommendations coming from this study, parking, gateway into the downtown and issues of land assembly.

Michael Mortell stated the plan that we need is for the future and the drawing today needs to include the new Stuart Middle School overlay. He also felt the City should acquire the Dockside Property to own the entire point.

Gene Rifkin stated the City needs to look at the cost and how it can be accomplished.

Samia Ferraro stated she felt the CRB Board liked the plan and also stated the CRB most concern was sense of place, gateway and land acquisition. They felt it would create economic stimulus for the future.

Jeff Krauskopf stated he would like to ask the City Manager and the Financial Services Director to look at the CRA funding forecast for the next 2-3 years. He said once we know what the cash flow is we can then factor how to multiply those factors. You have to be flexible but you also need to know what the priorities.

Dave Collier came forward and stated the City should move forward with the projects that can be done now.

Bernie Malone came forward and pointed out that there was a major flaw in the report. He stated Stuart Housing Authority residential housing and its expansion is not mentioned in the report.

Armond Pasquale came forward and quoted the economist in the State of Florida said the State of Florida will not improve it's economic activity until mid 2010. He also gave an example of the City of St. Augustine's parking garage project.

Mike Gorman came forward and complimented staff and the Board for the report. He said what needs to happen is decide what is critical and move forward. He suggested concentrating on the parking garage.

Mary Hutchinson expressed concern over the city loosing it's small charm and character.

Carol Waxler stated she agreed with the suggestion to put the Sailfish Six on a fixed regular schedule. She asked the City Manager look into the issue.

James Christie suggested the City and the CRA look into public private partnerships.

Mayor Krauskopf suggested having the City Manager summarize the comments.

Michael Mortell suggested making a list of those events that used to be downtown or, are in the downtown currently. He stated the City should focus on catering to those people, not financially, but make it easier for them to do their events in the downtown. He said the City should have a liaison scheduling those events back into the downtown.

Gene Rifkin agreed the City needs to create more awareness to the waterfront.

City Manager Hudson stated he would put together a summary of the comments. He stated he will give direction to staff to look at writing the CRA plan instead of consultants. This way the City can update it when needed.

ADJOURNMENT: 10:56 a.m.

ATTEST:


Cheryl White, Board Secretary


James A. Christie, Chairperson

Minutes approved at the Regular CRA
Meeting This 22 Day of December 2008

