

**SPECIAL SESSION BUDGET WORKSHOP
OF THE STUART COMMUNITY REDEVELOPMENT AGENCY
HELD ON AUGUST 11, 2008
AT 9:00 A.M. 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 (Absent)
Board Member Samia Ferraro**

Also in attendance were:

**City Manager Dan Hudson
City Clerk Cheryl White (Absent)
Deputy City Clerk Mary Nash
City Attorney Paul J. Nicoletti**

1. Review of CRA Fiscal Year 2009 Budget

City Manager Dan Hudson introduced the new Development Director, Douglas James to the Board.

City Manager explained the process for adopting the budget and the various Boards duties and responsibilities. He explained the CRA budget in detail to the Board.

Vice Chair Christie asked about the line item for MLK Phase II and asked if this was for additional landscaping.

City Manager Hudson explained that this item came up last year and particularly additional landscaping around the Public Works compound.

Board Member Hutchinson stated that this was the last year of the Parking Assessment and asked where the funds would come from to pay the cost of the FEC leased land.

Financial Services Director Zaharako stated it would come from the General Fund.

Board Member Waxler questioned the fencing along Flagler Ave and FEC.

Sam Amerson stated the FEC gave the City a lease when the City agreed to install fencing.

Board Member Waxler requested the City consider no fencing. She felt the cost was too high.

Mr. Amerson stated the City always gets quotes and we always get competitive pricing.

Board Member Hutchinson also agreed with Board Member Waxler and requested it be carefully looked at.

Board Member Hutchinson asked about underground electric.

City Manager Hudson stated that this was a facade treatment to just cover up the connections along Seminole.

Board Member Hutchinson discussed the Historic Preservation and asked if it was possible to have a grant program for historical structures. If we are going to have money for green building then we should also have money for the rehab of historical structures.

City manager Hudson stated that if it is the desire to look into that type of program then we would have to adjust the budget to do that.

Board Member Waxler asked about the money set aside for Green Building but wanted to make sure there is a limit as to what one person can apply for.

City Manager Hudson stated he would look into that.

The Commission asked about the status of the North Point project.

Board Member Ferraro questioned why the site visits amounts were listed twice in the budget.

Joly Boglioli, Assistant Financial Services Director explained the two separate accounts are travel and per diem, such as registration.

Board Member Ferraro asked if we have any idea in the CRA budget how much of this money goes for administrative and operations and how much money actually goes for projects and programs, percentage wise?

Chairperson Krauskopf stated he would like to see is take cash to pay off debt and felt the CRA concentrate on things like façade grants. I don't see anything on the horizon yet and we are competing with everyone else for the same thing. If you look at the analysis,, of whether between now and when things get better, which may be 3 to 5 years from now. Whether it is better for us to pay the debt off, and re-accumulate the money, while we are working on a key catalyst.

Dottie Zaharako stated we looked at that, and we refinanced the debt this past year to eliminate that balloon payment that was facing us this past year, and prepayment the debt is basically going to save you \$100,000 or 106,000.00 this year, which is the interest. She also noted the schedule attached to the agenda showing recurring and non recurring expenses that gives you a better idea exactly what you stated on the administrative type expenses versus the bricks and mortar types of expenses.

Dave Collier came forward and stated the Gene Rifkin asked him to attend and discuss the CRA Budget. He noted the following CRB discussions. He noted the following suggestions;

Leave Green Building in the budget but look at it very carefully and look at what this does to encourage redevelopment in the CRA area. He added additional comments and concerns raised by the CRB members. Overall the biggest concern is additional property valuation increases within the CRA. There was concern that it would gradually turn the TIF into just another City Department that spends its money in nice ways but doesn't match the goals of the CRA as far as encouraging redevelopment. In just a final note, the City has not done much to get into what has become a pretty much traditional item for CRA's and that is the acquisitions of property which they then, produce something that they acquire aggregate property together and then have a private developer come in and buy it possibly with the CRA paying some money. But the end result is the betterment of the community, and you can't do that unless you have something in the pot, it is going to be more and more difficult.

Board Member Hutchinson stated the City should carefully look at the CRA and see what works for us here in Stuart.

Dave Collier stated the CRB needs to focus on what brings higher property valuations within the CRA, and he agrees that business retention, and maintaining businesses is part of property valuation.

Board Member Mortell stated that one of the issues in the downtown is parking. He felt that building a parking garage would bring businesses downtown and assist with business retention.

Chair Krauskopf asked the members for any change in the budget they would like to see.

Board Member Hutchinson requested looking at the consultant fees.

Board Member Ferraro asked about account 534 and the demolition of unsafe buildings. She asked if the buildings have been identified?

She advised the Board that she felt that we should really have an understanding as to what a historical structure is, and some form of identifying, some standard as to what historic is.

City Manager Hudson stated there was an inventory on file.

Board Member Ferraro stated that just because the building is old it may not be historic.

The Board agreed.

MOTION: MICHAEL MORTELL : MOTION TO APPROVE TO CARRY THE PROPOSED COMMUNITY REDEVELOPMENT AGENCY'S BUDGET AS IS TO THE CITY COMMISSION.

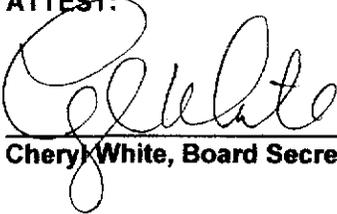
SECOND: CAROL WAXLER

ROLL CALL:

CHAIRPERSON KRAUSKOPF	YES	CAROL WAXLER	YES
MARY HUTCHINSON	YES	JAMES CHRISTIE	YES
MICHAEL MORTELL	YES	SAMIA FERRARO	YES

ADJOURNMENT 9:46 AM

ATTEST:



Cheryl White, Board Secretary



Jeffrey Krauskopf, Chairperson

Minutes approved at the Regular CRA Meeting This 24 Day of November 2008