

**SPECIAL MEETING OF THE
STUART COMMUNITY REDEVELOPMENT AGENCY
HELD ON APRIL 27, 2009
AT 5:00 PM IN THE CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994**

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

Also in attendance were:

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

MEMBER/STAFF COMMENTS

Teresa Lamar-Sarno stated the CRA Budget will be presented to the Board in July 2009 for review and accept. She sated there were working with a 12% reduction, and that won't be finalized until the numbers come in from the Property Appraiser.

Board Member Hutchinson stated she felt the City needed to look into decreasing the percentage as a possible funding source for the General Fund.

Vice Chair Mortell asked if there were no CRA wouldn't the General Fund still subsidize it?

Board Member Hutchinson stated that we are currently at 95% and the County has decreased their percentages along the way, and with the budget cuts we have to address this may be something that we need to look at. "I don't think it needs to be off the table and needs to be one of the options in the mix."

City Manager Hudson said he would keep that as an area for further reduction consideration at the direction of the Board. He explained to the CRA Board that the City has compiled a list of budget savings considerations as we see property values reduced, and the City will probably get pretty hard in the CRA rather than City wide, as I am guessing. It won't change the percentage unless there is direction by the Board to do so.

MOTION: MARY HUTCHINSON : MOTION TO INCLUDE AN OPTION DURING OUR BUDGET PROCESS IS TO LOOK AT REDUCING THE PERCENTAGE THAT STAYS WITHIN THE CRA AS A POSSIBLE BUDGET OPTION.

Vice Chair Mortell asked if that would have an effect on the money that would otherwise go to the County?

Board Member Hutchinson: Yes.

City Manager Hudson: Yes.

Vice Chair Mortell: Asked if 2.5% goes back to the County?

City Manager Hudson stated it was a 5% reduction in both the City and County revenues. They are roughly the same.

Board Member Krauskopf asked if Board Member Hutchinson wants this as a discussion item as we move through both budgets, if you want to talk about that I can second that. I don't have any particular percentages in mind.

Board Member Hutchinson stated she wants it to be an option to look at it as we go through the process.

**SECOND: JEFFREY KRAUSKOPF
MOTION APPROVED UNANIMOUSLY**

Chair Christie stated that he would like to have the CRA look into adding permanent restroom facilities in the parks rather than portable facilities.

Robin Hicks-Conners, Historical Society of Martin County came forward to encourage the CRA to think about historic preservation. She stated the City of Stuart has a number of historic buildings, and felt that with the property values decreasing it would be an incentive. She requested they allocate funds.

CONSENT CALENDAR

1. RFP for Infill Development & Adaptive Reuse

Board Member Krauskopf said he was aware they are interested in going out for an RFP but is not interested in a study sitting on the shelf. He requested a restraint on this and he was willing to take a first step but I don't want to give a green light to swallow a whole bunch of long term debt. He wants to assure an end use we will have so we don't have a bunch of grand plans that are unfunded. He will also be looking at the economics for this.

MOTION: MARY HUTCHINSON : MOTION TO APPROVE ITEM#1 RFP 2009-75

SECOND: SAMIA FERRARO

Chair Christie cautioned the City about the message we are sending with this RFP.

Samia Ferraro mentioned the comments made by the CRB and the comments made by the consultants during the re-evaluation study. She asked if the majority of the CRA felt that we should not seek bonds.

Board Member Krauskopf stated that he always felt in his personal business there should be a tenant before you go for a construction and permanent loan.

City Attorney Nicoletti stated that the Statutes is very clear that you may not use eminent domain for economic re-development.

MOTION APPROVED UNANIMOUSLY

END OF CONSENT CALENDAR

2. Receive and File 2008 Community Redevelopment Agency (CRA) Report

MOTION: JEFFREY KRAUSKOPF : MOTION TO RECEIVE AND FILE 2008 COMMUNITY REDEVELOPMENT AGENCY REPORT.

SECOND: MICHAEL MORTELL

ROLL CALL:

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

3. Discussion on proceeding with Confusion Corner Pedestrian Crosswalk Improvements

MOTION: JEFFREY KRAUSKOPF : MOTION TO PROCEED WITH CONFUSION CORNER CROSSWALK IMPROVEMENTS.

Board Member Krauskopf further added that there needs to be enough advance down Colorado. If you come around that corner you will be over the lights before you see it. He also expressed the same concern at the Sailfish Circle.

Board Member Hutchinson suggested incorporating the same type of look as in front of Memorial Park.

SECOND: MICHAEL MORTELL

ROLL CALL:

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

ADJOURNMENT 5:25 pm

ATTEST:

Cheryl White, Board Secretary

James Christie, Chairperson

Minutes approved at the Regular CRA
Meeting This _____ Day of _____ 2009