Martin County

Community Redevelopment Agency
Meeting Minutes

Commission Chambers, Martin County-Admin Building
2401 South East Monterey Road, Stuart, Florida

Monday, March 23, 2026

PRESENT

Position	Name	Term Expiration
Chair	Michael Readling	January 13, 2029
Vice Chair	Cindy Hall	January 13, 2029
Members	Saadia Tsaftarides	January 13, 2029
	Robert Krebs	January 27, 2027
	Jamie Rolle Taylor	December 31, 2027
	Chuck Smith	January 13, 2027

ABSENT

Position	Name	Term Expiration
Members	Rex Sentell	January 13, 2029

STAFF PRESENT

Position	Name
CRA Director	Susan Kores
CRA Assistant Manager	Jordan Pastorius
CRA Specialist	Dianne Racek
CRA Program Manager	Joy Puerta
CRA Program Manager	Jana Cox
Budget & CIP Coordinator	Shelby Della-Pietra
Assistant County Attorney	Frank Moehrle
Assistant County Administrator	George Stokus

*** Indicates a motion** **** Indicates a vote** ***** For the record comment**

CALL TO ORDER Meeting was called to order at 3:02 PM.

DISCLOSURE OF CONFLICTS OF INTEREST None

APPROVAL OF MINUTES

Agenda Item: 26-0697, Draft Meeting Minutes – February 23, 2026

MOTION

* C. Hall motioned to approve the proposed February 23, 2026; meeting minutes as presented.

** S. Tsaftarides seconded, and the motion carried UNANIMOUSLY

During the discussion, Jamie Rolle Taylor requested that the record reflect that she asked whether the community had concerns about connecting the parking lot entrance to the neighborhood street rather than to Dixie Highway.

COMMENTS

PUBLIC-

S. McGinnis- Commented that the bridge has deteriorated and suggested a more durable treatment to reduce maintenance. She raised concern regarding the appearance of Mangia's sign and encouraged improvement. She also recommended the use of native plants and grasses in public green spaces to reduce water use, maintenance costs, and environmental impacts. She expressed appreciation for the opportunity for public input and the Board's efforts.

S. Kores- Are you referring to the painting and staining of the bridge railing or benches or both?

S. McGinnis- Both.

J. Rolle Taylor- We have talked about possibly exploring alternatives, like the 3D benches in Hobe Sound—maybe using materials that don't deteriorate so quickly.

S. Kores- The teak benches were designed as part of the project, it may not be possible to make changes, but we can review it.

PRESENTATIONS

Agenda Item: 26-0698, CRA - CAPITAL PROJECTS REVIEW, MARCH 23, 2026

Susan Kores provided the Community Redevelopment Agency Board with a review of current capital projects, commenting on Golden Gate Multimodal Corridor and Drainage Project, Cornell Avenue Improvements, New Monrovia Park, Rio Civic and Streetscape, and Open Space Plans all of the CRA areas.

Agenda Item: 26-0700, CRA - CAPITAL IMPROVEMENT PLAN (CIP) RECOMMENDATIONS

FOR FY 2027.

Shelby Della-Pietra and Susan Kores provided the annual review of CRA projects and funding for the FY2027 Capital Improvement Plan for current, continuing and new projects.

COMMENTS

C. Smith- For the Cornell streetscape in Palm City, how are responsibilities and funding divided among departments?

S. Kores- Each element is handled by the responsible department: Utilities handles septic-to-sewer, Public Works covers drainage and road repaving, and the CRA handles lighting and landscaping.

C. Smith- Could other departments cover the sidewalks since they will need to dig them up to install their infrastructure?

S. Kores- It’s not required. The project will take time due to coordination. We want to avoid digging up areas twice, there’s limited space, and we must wait for the septic-to-sewer work first.

J. Rolle Taylor- We got lucky in Port Salerno. The work just happens to align so it can be done in proper phases without redoing areas.

C. Smith- Well, that’s fine—it’s just going to take a little longer.

S. Kores- The money will be saved until we are ready to proceed with construction.

C. Smith- Can we negotiate with the other departments?

S. Kores- Yes, it depends on the plans, design, and work sequence. We frequently coordinate with Utilities and Public Works.

C. Smith- The $6 million—does that reflect what we currently have, or what will be available?

S. Kores- These numbers are a snapshot in time. For example, $4 million for the septic-to-sewer project is already encumbered, although you see the full amount here.

C. Smith- Does this show the source of the funds?

S. Kores- All the funds are TIF funds.

C. Smith- Any bonds or loans included?

S. Kores- No. Bonds or loans only appear when there are repayments, like in Hobe Sound and Palm City.

C. Smith- Does this show how much money is currently available, or is that the $1.7 million?

S. Kores- The $1.7 million is the 2027 TIF allocation.

S. Della-Pietra- The $1.7 million is an estimate based on October 1 values with a 3% increase, minus administrative costs and debt payments. It reflects funds available for capital projects. For example, the $200,000 allocated for Port Salerno lighting shows the initial allocation, even if some has already been spent.

S. Kores- This is mainly an allocation sheet. It allows the Board to review and provide input on fund allocation so we're ready to spend on October 1.

J. Rolle Taylor- Port Salerno appreciates that their recommendations have been considered.

MOTION

* J. Rolle Taylor motioned to approve the CRA Capital Improvement Plan for FY 2027.

** R. Krebs seconded, and the motion carried UNANIMOUSLY

Agenda Item: 26-0699, CRA - FY 2025 ANNUAL REPORT

Susan Kores presented the 2025 Annual Report, summarizing projects and initiatives in the County's six Community Redevelopment Areas during FY 2025. The report was provided for CRA review and approval prior to filing with the Martin County Board of Commissioners.

COMMENTS

C. Smith- What about carrying the shapes next to each title?

S. Kores- We can have Will, the designer, review that.

J. Rolle Taylor- What picture will replace the placeholder?

S. Kores- I am not sure.

J. Rolle Taylor- The Pelican on the bridge could go there.

MOTION

* C. Hall motioned to approve the CRA FY 2025 Annual Report as presented.

** S. Tsaftarides seconded, and the motion carried UNANIMOUSLY

COMMENTS

1. Public- None
2. Members-

J. Rolle Taylor- Ahead of the upcoming NAC meetings, I want to highlight maintenance needs, including tree trimming, the heavily used walkway near the coffee house and Whistle Stop (reportedly infested), and pressure washing the bridge, which is quite dirty.
S. Kores- You may want to submit RFSs for all these items, as the CRA does not have authority over them. It is the most efficient way to get them addressed.
J. Rolle Taylor- I thought if you're meeting with anyone, you could just bring these items up.
S. Kores- RFSs are taken more seriously—they're tracked and must be answered.
J. Rolle Taylor- We have not received a response on the tree trimming. For Dixie Park, can we check if the waterway feeds into the inlet? That could help with potential grant opportunities.
S. Kores- Joy can look into that.
J. Rolle Taylor- We would also like an update on Dixie Highway, including repaving, striping, and potential pedestrian lighting.
C. Smith- The landscaping on Mapp Road appears about 30% dead. Is that being addressed?
S. Kores- Now that funding is available, we will work with Field Operations to make a plan.

3. Staff-

S. Kores- I have included a legislative update for you. There were no CRA-related legislative changes this session, but this information on planning and development may impact the CRA. If you have questions, feel free to reach out.

ADJOURN – Meeting adjourned at 3:43PM.

Recorded and prepared by:

Dianne Racek, Community Development Specialist

Date

Michael Readling, Chair

Date

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