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**Martin County  
Community Redevelopment Agency  
Minutes**

**Blake Library**  
2351 SE Monterey Road  
Stuart, FL 34996

**Tuesday, May 26, 2020**

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**PRESENT**

<b>Position</b>	<b>Name</b>	<b>Term Expiration</b>
Chairperson	Catherine Winters	December 31, 2023
Vice Chair	Cindy Hall	December 31, 2020
Members	Michael Banas	January 7, 2023
	Richard Kennedy	January 7, 2021
	Mark Palazzo	December 31, 2020
	Michael Reading	December 31, 2020
	Saadia Tsafarides	December 31, 2020

**STAFF PRESENT**

<b>Position</b>	<b>Name</b>
CRA Manager	Susan Kores
CRA Project Manager	James Clasby
CRA Sr. Project Manager	Jordan Pastorius
CRA Project Manager	Joshua Mills
CRA Development Specialist	Jana Cox
Assistant County Attorney	Elizabeth Lenihan

**\* Indicates a motion**

**\*\* Indicates a vote**

**\*\*\* For the record comment**

**CALL TO ORDER** – Meeting was called to order at 3:00 pm.

**DISCLOSURE OF CONFLICTS OF INTEREST** – None

**APPROVAL OF MINUTES** – Agenda Item: 20-0172 Draft Meeting Minutes – April 27, 2020

**MOTION**

\* R. Kennedy motioned to approve the proposed **April 27, 2020** meeting minutes as presented

\*\* C. Hall seconded, and the motion carried UNANIMOUSLY

**COMMENTS**

1. PUBLIC - none
2. MEMBERS - none
3. STAFF - none

**PRESENTATIONS**

**Agenda Item: 20-0713, CRA Capital Projects Update**

Susan Kores, CRA Manager presented the update highlighting the Bridge Road project, Mapp Road Town Center Groundbreaking, and the Ripple project.

Josh Mills, CRA Project Manager presented updates on two completed projects: the Golden Gate Neighborhood Restoration project and the Safe Routes to School project in Port Salerno.

- C. Winters – Are all the FPL poles coming out on the Bridge Road Project?
- S. Kores – Yes. There will be one pole left in the back where the big transformer is located.
- S. Tsafarides – We are not getting credit for the projects. Commissioner Ciampi did not mention the CRA during the Mapp Road groundbreaking event.

## NEW BUSINESS

### Agenda Item: 20-0716, Rio Property Acquisition – 1275 NE Dixie Hwy

Susan Kores, CRA Manager presented the acquisition of 1275 NE Dixie Highway in Rio.

- C. Hall – What is the plan for this property? Is it going to be resold and if it is sold, where does the money go?
- S. Kores – We do not have a specific plan. Some of the possibilities include using this property as incentive or opportunity zone property. Either way the acquisition of this property will enhance the CRA. If sold, the money goes back into the Rio CRA Trust Fund.
- M. Palazzo – What is the justification for the final sale price in excess of the appraisal of the \$360k? Does the county require multiple appraisals before acquiring a property?
- S. Kores – We negotiated with the seller. The justification is that this is a large piece of property on the main street and works very well in our key property area.
- E. Lenihan – This is the CRA purchasing the property and not The County. The CRA follows certain regulations and the County follow others. This board did approve a policy of 25% over the appraised value for acquiring properties in these key areas.
- M. Palazzo – I am assuming the Rio NAC approved this purchase?
- S. Kores – The Rio NAC has approved the property acquisition strategy and CIP.
- M. Reading – How much do we have in the property acquisition trust fund for Rio?
- S. Kores – Including 2021, we have \$650k available to buy property.
- J. Priest – Representing the Rio Civic Club, this property is over an acre with 3 adjoining properties. It is time to go vertical in Rio with our redevelopment. We have done magnificent work with the infrastructure, but it is time to build and develop all 6 CRA's beginning with acquiring and developing this property. We need to start going up instead of across.
- S. Kores – Purchasing property in the CRA's is a very elementary, but very important strategy to help us move things along.

## MOTION

\* S. Tsafarides motioned to approve the purchase of the property of real property at 1275 NE Dixie Highway in Rio and move that the agency adopt a resolution accepting and approving the deed and authorizing the CRA chair to sign all relevant documents

\*\* M. Palazzo seconded, R. Kennedy opposed, and the motion carried 6 to 1.

- C. Hall - The home on the property is 75 years old, but I am concerned about the cost of moving the home. This can be quite expensive, and I wouldn't want to see this cost fall on the CRA.
- S. Kores – I am not sure what the house will be used for and I cannot guarantee who would be responsible for the cost of moving it.

### Agenda Item: 20-0737, Office of Community Development FY 2021 Tentative Operating Budget

Susan Kores, CRA Manager presented the tentative budget.

- C. Hall – I see the significant increase is that the retirement and health insurance are significantly higher than the last budget and we don't have any control over that.

## MOTION

\* M. Palazzo motioned to approve the Office of Community Development 2021 Operating Budget as presented

\*\* M. Banas seconded, and the motion carried UNANIMOUSLY

**Staff Update**

**Susan Kores** updated the board on the LDR Code Project and the meeting venue change to the Blake Library. Susan also discussed the re-opening of the county and the different phases involved in that.

**COMMENTS**

1. PUBLIC - none

2. MEMBERS

- M. Readling – I would like to see us go back to the process of taking projects to the NAC before coming to the CRA board. The Rio acquisition is something that the NAC has not heard of and will never get to vote on.
- S. Kores – This is one of the reasons that we have an approved CIP is so that we can act on properties when they come available and are in the key property area.
- M. Palazzo – I would like to commend everyone for the work on Mapp Road.
- C. Winters – All of these projects that are going on, we have accomplished a lot and I appreciate it.

3. STAFF

**ADJOURN** – Meeting adjourned at 4:09 pm

**MOTION**

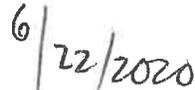
\* M. Readling motioned to adjourn

\*\* M. Banas seconded, and the motion carried UNANIMOUSLY

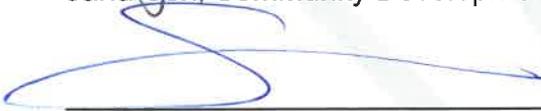
Recorded and Prepared by:



Jana Cox, Community Development Specialist



Date



Catherine Winters, Chair



Date

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