



Martin County Golden Gate Neighborhood Advisory Committee Workshop Meeting Minutes

Cassidy Center at Lamar Howard Park
2895 South East Fairmont Street, Stuart, Florida

Monday, December 1, 2025

PRESENT

| Position | Name | Term Expiration |
|-----------------|--------------------|------------------------|
| Members | Brad Tanzer | September 11, 2029 |
| | Stephan Mark Capps | September 10, 2028 |
| | Saadia Tsaftarides | September 11, 2029 |

ABSENT

| Position | Name | Term Expiration |
|-----------------|---------------|------------------------|
| Chairperson | John Gonzalez | April 23, 2026 |
| Vice Chair | Jeff Gregory | January 28, 2027 |
| Members | Alicia Hill | May 5, 2029 |

STAFF PRESENT

| Position | Name |
|---------------------------|---------------|
| CRA Program Manager | Joy Puerta |
| CRA Specialist | Dianne Racek |
| Assistant County Attorney | Frank Moehrle |

* Indicates a motion

** Indicates a vote

*** For the record comment

ROLL CALL at 5:56 PM. There was no Quorum present.

DISCLOSURE OF CONFLICTS OF INTEREST None

APPROVAL OF MINUTES

A quorum was not present; therefore, no motion was made.

COMMENTS

1. PUBLIC

PRESENTATION

Agenda Item: 26-0349 GOLDEN GATE - MARTIN LOAN FUND OVERVIEW

Paul Skyers with InclusiFi, presented opportunities for Martin Loan Funds including Launch, Growth, and Impact Funds.

COMMENTS

S. Tsaftarides- Are you a hedge fund?

P. Skyers- We are like a hedge fund, for the public sector. The banks fund us. We bank the unbankable.

J. Puerta- What I find interesting about this program is its potential to complement our investment program. One challenge we've seen is that businesses in the area are not taking advantage of available incentives because the applicant pays for the project and is reimbursed. Since we provide funding of up to \$20,000, could this program work for something like that?

P. Skyers- Yes, we could create a bridge loan.

J. Puerta- We have funding available that we are actively trying to use to enhance the community. For example, the building on the southeast corner of Dixie Highway and Indian Street needs to be painted. We have approached the owner several times, but it's possible that they are unable to move forward because they do not have the upfront funds. This is where a program like InclusiFi could potentially help address that gap.

S. Tsaftarides- If we did not have Mom and Pop businesses, we would not have any economic development.

P. Skyers-That is where it starts, most of the major companies out there started in a garage or on the local corner.

J. Puerta- After the meeting we have a follow-up eblast, and we will include your contact information and a link to your website.

NEW BUSINESS

Agenda Item: 26-0350 GOLDEN GATE - 2026 MEETING DATES

- Monday, February 2
- Monday, April 6
- Monday, June 1
- Monday, August 3
- Monday, October 5
- Monday, December 7

A quorum was not present; therefore, no motion was made.

Agenda Item: 26-0351 GOLDEN GATE - CHAIR / VICE-CHAIR ELECTIONS

There was no quorum, therefore, no motion was made.

OLD BUSINESS

Agenda Item: 26-0352 GOLDEN GATE - STAFF UPDATES

Joy Puerta provided updates on the EL Camino Project, the Landscape Vision Plan and the Neighborhood Improvement Plans.

COMMENTS

M. Capps- I am concerned about driveways being short. I have 5 properties, 3 on Indian Street, where I have 9 feet from the wall of the duplex to the property line. The sidewalk will leave me with zero parking available on my properties. What can we do about that?

J. Puerta- Evergreen is one of the roads that may include on-street parking as an option.

Please keep in mind that these are conceptual drawings prepared for grant purposes. They will be used to develop a realistic cost estimate, and the project team will work with individual homeowners during final design. Do you currently have a driveway access off Indian Street?

M. Capps- No they are all on Evergreen.

J. Puerta- Is all existing parking located within the right-of-way?

M. Capps- Yes. The three driveways since 1965.

J. Puerta- This is a planning tool to help us secure the grant. If we receive the grant, our plans will be around 30% complete, and we would hire an engineer to bring them to 100%, refining the details and coordinating the project. Which option do you prefer?

B. Tanzer- In both options all the drainage is going underground. I like the frontage road, option two, along Indian Street.

J. Puerta- The CRA Board chose option one for Indian Street.

M. Capps- The homeowners will have more space with option one.

M. Stella- Golden Gate is a hidden gem, and with strong code enforcement, it can thrive. Across from my house, there is a well-kept HOA, which makes all the difference.

J. Puerta- There is a lot of positive change coming to Golden Gate.

M. Stella- Where are the funds coming from?

J. Puerta- The County is pursuing a BUILD grant. While the original goal was 100% funding and that effort continues with the consultant, overall improvements in Golden Gate may require a 20% in-kind match, which is nearly being satisfied through El Camino.

M. Capps- The federal government has the money.

J. Puerta- Yes, we are competing with all the other areas of the country.

B. Tanzer- We all like option one.

J. Puerta- The notice of funding has been received. The application is due in February, and the notice of intent must be submitted in January. Anyone wishing to support the project is welcome to attend and provide public comment.

M. Stella- Do these improvements cover the entire Golden Gate CRA?

J. Puerta- Yes.

A quorum was not present; therefore, no motion was made.

COMMENTS

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

ADJOURN – Meeting adjourned at 6:58 PM.

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