

May 28, 2019
COMMUNITY REDEVELOPMENT AGENCY - MINUTES
3:00 p.m. – COMMISSION CHAMBERS
2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

PRESENT

Chairperson	Saadia Tsafarides
Vice Chairperson.....	Catherine Winters
Members	Michael Readling
.....	Cindy Hall
.....	Mike Banas
.....	Mark Palazzo
.....	Richard Kennedy

STAFF PRESENT

Manager, Office of Community Development	Susan Kores
Project Manager, Office of Community Development	Jordan Pastorius
Project Manager, Office of Community Development	James Clasby
Project Manager, Office of Community Development	Josh Mills
Acting County Attorney.....	Krista Storey
Assistant County Attorney, Legal.....	Elizabeth Lenihan
Budget & CIP Coordinator, Office of Management/Budget	Stephanie Merle
Sr. Comprehensive Planner, Growth Management	Irene Szedlmayer

OTHERS

Commissioner, District 3	Harold Jenkins
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*** Indicates a motion**

**** Indicates a vote**

***** For the record comment**

1. CALL TO ORDER

The meeting was called to order at 3:00 pm by Chairman Saadia Tsafarides.

***** Announcements:** Ms. Susan Kores made introductions; Saadia Tsafarides new CRA Chair, Catherine Winters new CRA Vice Chair, Michael Readling new Rio board member and James Clasby new project manager in the Office of Community Development.

2. COMMENTS

A. Public

- Mr. Tom Pine, Jensen Beach resident – wants to see more public safety initiated on CRA street projects. Examples were the street islands on Indian River Dr. in Ocean Breeze and along 707 in Rio.
- Ms. Julie Preast, Jensen Beach/Rio resident – responded to Mr. Pine's comments with regard to the 707 roadway improvements. She explained that the improvements were made to improve pedestrian and vehicular safety.
- Mr. Roger Baber, Rio property owner – expressed his feelings for the proposed CPA-8-10. He does not feel that these changes will benefit his project that he wants to build on his personal property located outside the CRA in Rio.

B. Members

- S. Tsafarides – read a letter outlining her objectives during her tenure as CRA Chair (attached).

C. Staff – Nothing to report

3. CONSENT AGENDA

A. Approval of Minutes: April 22, 2019

- * C. Hall motioned to approve the Minutes as presented.**
- ** M. Banas seconded, and the motion carried UNANIMOUSLY.**

4. PRESENTATIONS

A. Capital Project Update

Susan Kores, Manager, Office of Community Development, gave an update on the current capital projects in all six CRAs.

5. OLD BUSINESS**A. CPA 18-10, CRA Text Amendment**

Irene Szedlmayer, Sr. Comprehensive Planner, Growth Management presented the draft proposal of the new Chapter 18 CRA text amendments to the Community Redevelopment Agency.

Discussion

- Julie Preast, Rio resident – asked that St. Lucie and Palm Beach County be added to page 1 in the background section. Thanked Irene for her work on this huge project. Concerned about the verbiage of lighthouses and their heights. Please look at this again.
- Jackie Transynger, Jensen Beach resident – concerned about alternative means of compliance and for the future of Martin County.
- Roger Baber, Rio property owner – again expressed his concerns about the new verbiage in the proposed Chapter 18 text amendments when considering his property outside the CRA boundary.
- C. Winters – I want to find another way to say affordable housing.
 - o E. Lenihan – affordable and workforce housing is defined by the state. We are trying to be consistent.

MOTION - MOVED

- * **C. Hall motioned to proceed with moving the CPA 18-10, CRA text amendments on to the BOCC for public hearing taking into account the public comments and concerns from today's meeting.**
- ** **C. Winters seconded, the motion carried UNANIMOUSLY.**

*** Closed Captioning Break at 4:30pm

*** Reconvened at 4:40 pm

*** S. Kores requested that #6A - OCD Preliminary FY 2020 Operating Budget be heard next. There was no objection from the board.

6. NEW BUSINESS**A. OCD Preliminary FY 2020 Operating Budget**

Susan Kores and Stephanie Merle, Budget & CIP Coordinator, presented an overview of the responsibilities of the Office of Community Development and how the operating budget is determined. A preliminary draft of the FY 2020 operating budget was presented to the board.

Discussion

- C. Hall – we would like to see a list of the promotional activities for the coming year and their projects.
 - o Staff will follow up.
- M. Palazzo – If CRAs did not exist, would other departments be paying for projects? Why isn't the general fund helping to fund your office?
 - o S. Merle – explained the different funding sources for areas that are funded by the general fund, example; AIPP.
- S. Tsafarides – I am glad Historic Preservation is coming back under the CRA. Historic Preservation needs more money.

MOTION - MOVED

- * **C. Hall motioned to approve the proposed FY 2020 budget as presented.**
- ** **M. Reading seconded, the motion carried UNANIMOUSLY.**

7. Back to 5B Legislative Update

S. Kores presented the CRA bill approved by both the House and Senate in the 2019 Legislative session.

1. The legislation increased accountability and transparency for CRAs by:

- Requiring the governing board members of a CRA to undergo four hours of ethics training annually;
- Requiring each CRA to use the same procurement and purchasing processes as the creating county or municipality;
- Expanding the annual reporting requirements for CRAs and requiring the information and data to be posted on the agency website;
- Providing that moneys in the redevelopment trust fund may only be expended pursuant to an annual budget adopted by the board of commissioners of the CRA and only for those purposes specified in current law;
- Authorizing the local governing body creating the CRA to adjust the level of TIF available to the CRA;

- Requiring a CRA created by a municipality to provide its budget and any amendments to the board of county commissioners for the county in which the CRA is located by a time certain; and
 - Requiring counties and municipalities to include CRA data in their annual financial report.
2. The bill provides for the phase-out of existing CRAs at the earlier of the expiration date stated in the agency's charter or on September 30, 2039, except for those CRAs with any outstanding bond obligations. However, the governing board can vote to retain the agency.
3. Finally, the bill provides a process for the Department of Economic Opportunity to declare a CRA inactive if it has reported no revenues, no expenditures, and no debt for six consecutive fiscal years.

The bill may have a fiscal impact on the state and local governments. Subject to the Governor's veto powers the effective date of this bill is October 1, 2019.

Discussion

- M. Banas – does this require more action on our part or is this best-case scenario?
 - o S. Kores – this is the best case.
- M. Palazzo – I'm concerned about the reporting requirements, are they slimmed down?
 - o S. Kores – I feel that they are reasonable.

8. Staff Update by Susan Kores

- Catherine Winters and I were on a radio show. Look for it on the Martin County Movers and Shakers website.
- Staff will make a presentation to the Realtor Association of the Treasure Coast on Opportunity Zones.
- Other presentations include the Hobe Sound Chamber on July 11 and the Stuart Rotary on July 31.
- We have provided you with a printed version of the CRA Annual Report. Thank you to Kim McLaughlin for all of your hard work.

9. COMMENTS

A. Public - Nothing to report

B. Members

- M. Palazzo – a road in Old Palm City, Palmetto Dr. is a platted road on paper. The area of concern is south of 31st street, the road is being used by several homeowners to access their property. I am being told that Waste Management will no longer collect garbage any longer due to the road being a private road.
 - o Staff will follow up.
- M. Banas – Grateful to see so many people in attendance and disappointed that they came to criticize. They should come with a solution instead.

C. Staff - Nothing to report

8. ADJOURN – meeting adjourned at 5:12 pm.

* **C. Winters motioned to adjourn.**

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

Recorded and Prepared by:

Kim McLaughlin, Administrative Specialist

Date

Saadia Tsafarides, Chairperson

Date