



**Martin County
Community Redevelopment Agency
Minutes**

**Blake Library
John F. & Rita M.
Armstrong Wing**
2351 SE Monterey Road
Stuart, FL 34996

Monday, April 27, 2020

PRESENT

Position	Name	Term Expiration
Chairperson	Catherine Winters	December 31, 2023
Vice Chair	Cynthia Hall	December 31, 2020
Members	Michael Banas	January 7, 2023
	Richard Kennedy	January 7, 2021
	Mark Palazzo	December 31, 2020
	Michael Readling	December 31, 2020
	Saadia Tsafarides	December 31, 2020

STAFF PRESENT

Position	Name
CRA Manager	Susan Kores
CRA Project Manager	James Clasby
CRA Senior Project Manager	Jordan Pastorius
CRA Project Manager	Joshua Mills
CRA Development Specialist	Jana Cox
Assistant County Attorney	Elizabeth Lenihan
County Administrator	Taryn Kryzda
Budget Financial Manager	Stephanie Merle *via phone

* Indicates a motion

** Indicates a vote

*** For the record comment

CALL TO ORDER – Meeting was called to order at 3:01 pm.

DISCLOSURE OF CONFLICTS OF INTEREST – None

APPROVAL OF MINUTES – Agenda Item: 20-0561 Draft Meeting Minutes – February 24, 2020

MOTION

- * M. Banas motioned to approve the proposed February 24, 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: 20-0657, Martin County TIF Repayment

Taryn Kryzda, County Administrator

T. Kryzda presented the history and outcomes of the past TIF repayment issue.

- C. Hall – I remember the hostility towards having CRAs during this time and therefore the Board of County Commissioners took over. I am very frustrated that the money was not put back into the CRAs. It was not just water and sewer projects; we had many more projects going on at that time. My feeling is that the county should go back and do the right thing. I do realize it was a totally different board. Had the funds been brought back in, we could have funded a lot more projects. It is the simple fact of doing the right thing.

- T. Kryzda – We do have a new board coming in the next election. If you want to give direction to this new board to try and get the funds, you can. We are trying hard to get more grants to fund these CRA projects as well.
- S. Tsafarides – I would like to correct it was 93K plus ½ million for the Golden Gate Building.
- M. Palazzo – Can you explain the 1.5 million versus the 4.5 million?
- T. Kryzda – Yes and I have the spreadsheets if anyone wants to review.
- M. Palazzo – Can we as an independent board file a suit against the BOCC to get this money?
- E. Lenihan – Statute of limitations has run out.
- S. Tsafarides – We could ask for 95% TIF instead of the 90% we mentioned in the last meeting.
- T. Kryzda – Explained the TIF funds we currently have going into our accounts.
- R. Kennedy – Would it make sense to provide data and opinion to the Board of County Commissioners and ask for a reimbursement for these funds?
- S. Kores – We could certainly ask the BOCC to reconsider this, but the statute of limitations has run out. Honestly, this is not a good time as the County will have a shortfall in 2021 relating to the Covid-19 crisis. Our projects look good at this time, we are still working diligently, and I don't believe it would serve us to focus attention on this at this time..
- T. Kryzda – The budget is based on flat mileage rates. The ½ cent tax will drop off drastically during the pandemic. The next budget wave will be a challenge. You can always request this action.
- C. Winters – Are any of our projects in jeopardy?
- T. Kryzda – No. We have those projects funded. This is the time for the county to be the economic catalyst for recovery. We do want to keep our employees working, keep our projects alive and keep pushing forward.
- S. Kores – We also want to consider as a board what impact this would have on the community. The fact that CRAs are successful, that we are an important economic catalyst and we keep a big sector of our economy working by moving forward with our projects.
- T. Kryzda – The CRA projects also allow Capital Projects like water, sewer, and roads to keep moving with.
- S. Tsafarides – Are local governments getting any stimulus? Is the CRA getting anything?
- T. Kryzda – The stimulus is for lost revenues. TIF funding is obviously not lost revenues. We are hoping the state does not come in and force reductions like they did in 2007-2008.
- M. Palazzo – Where did we leave it with our TIF increase request from our last meeting?
- S. Kores – This did not go forward and did not get brought up in a formal way. Speaking to commissioners informally, this was not supported. The motion still stands.
- C. Winters – Is this something the board should reconsider?
- M. Banas – Perhaps we should reconsider our motion to ask for an increase.
- C. Hall – In all honesty, the BOCC has the authority to set our TIF and we should be thankful that we have 75% and address this next year.
- R. Kennedy – I agree and would like to withdraw my motion from the last meeting and stick with the 75%.

MOTION

* R. Kennedy motioned to withdraw his motion from the February 24, 2020 meeting that we start the process of asking for a TIF increase from 75% to 90% and stay with the 75% that is allotted to the CRAs at this time

** C. Hall seconded, and discussion ensued

- M. Palazzo – I will not be supporting this motion. We have a short-term pandemic and God willing; we will get back to normal and we will have missed our opportunity until next year to ask for our increase to the TIF. We have been shorted up to 4 million dollars. The City of Stuart sued and received their money, we have nothing to show for the \$4.5 million shortfall. This is a mistake and the wrong approach. If the County gets relief, we will not get any of it and we have suffered the consequence of the shortfall over the last 12 years.
- S. Tsafarides – I agree with Mark, but at the same time it was a different CRA back then and I do not want to punish the BOCC board of today for mistakes of the past. I am in between and rock and a hard place. We should let it go.
- M. Readling – I agree with Mark. Do not change the request.
- S. Tsafarides – I suggest not living in the past. Start from here. Let's move forward.

Motion back on the table.

* R. Kennedy motioned to withdraw his motion from the February 24, 2020 meeting that we start the process of asking for a TIF increase from 75% to 90% and stay with the 75% that is allotted to the CRAs at this time

** C. Hall seconded, M. Palazzo, M. Readling and S. Tsafarides opposed. The motion passed 4 to 3.

Agenda Item: 20-0559, CRA Land Development Regulations, Article 12, Division V Hobe Sound

Dana Little, Urban Design Director, Treasure Coast Regional Planning Council

Mr. Little presented the CRA Land Development Regulations, Article 12, Division V Hobe Sound future land use changes.

MOTION

- * M. Banas motioned to move the LDR changes through to the Board of County Commissioners as presented
- ** C. Hall seconded, and the motion carried UNANIMOUSLY

Agenda Item: 20-0558, CRA Capital Projects Update

Susan Kores, CRA Manager presented the update on CRA Capital Projects highlighting Jensen Beach parking, Salerno parking, Salerno water, Rio property acquisition, and Mapp Road Town Center.

- S. Tsafarides – What about Golden Gate drainage?
- S. Kores – The drainage is complete. Septic to Sewer design is complete. We will be going to construction this year. Everything is moving along.

NEW BUSINESS

Agenda Item: 20-0560, Review and Approval of the FY19 CRA Annual Report

Each board member received a printed FY19 CRA Annual Report.

MOTION

- * M. Banas motioned to approve the FY19 CRA Annual Report as presented
- ** C. Hall seconded, and the motion carried UNANIMOUSLY

COMMENTS

1. PUBLIC - none
2. MEMBERS
 - C. Winters – I appreciate the staff getting the meeting together.
3. STAFF
 - S. Kores – All of you have received an updated LDR schedule. With everything that is going on, we are only delayed one month from our original goals. The final adoption should be the end of October 2020 instead of September 2020.

ADJOURN – Meeting adjourned at 4:45 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

ADA

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