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MARTIN COUNTY
Community Redevelopment Agency

Martin County
Community Redevelopment Agency
Minutes

Commission Chambers
Martin County
Administration Bldg.
2401 SE Monterey Road
Stuart, FL 34996

Monday, February 24, 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 Tsaftarides	December 31, 2020

STAFF PRESENT

Position	Name
CRA Manager	Susan Kores
CRA Project Manager	James Clasby
CRA Project Manager	Jordan Pastorius
CRA Project Manager	Joshua Mills
CRA Development Specialist	Jana Cox
Assistant County Attorney	Elizabeth Lenihan
Budget Financial Manager	Stephanie Merle

*** 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: 20-0480 Draft Meeting Minutes – January 27, 2020
MOTION

* C. Hall motioned to approve the proposed January 27, 2020 meeting minutes as presented
** M. Banas seconded, and the motion carried UNANIMOUSLY

COMMENTS

1. PUBLIC
   - J. Priest – Rio Civic Club is celebrating 70 years, what an accomplishment! We have 2 new restaurants coming and we all know that these are the key to the growth of a community. Please support Rio by visiting Downtown Benny's Pizza and The Pineapple Restaurant. Also, I have supplied each of you with a copy of the Rio Civic Club newsletter and would like to highlight the Rio nature park clean-up which takes place March 21, 2020 at 8:30 am.

2. MEMBERS - none
3. STAFF
    - S. Kores – We would like to take an updated photo of the CRA board if this is ok with each of you.

PRESENTATIONS

Agenda Item: 20-0480, CRA Capital Projects Update

Susan Kores, CRA Manager, presented the CRA Capital Projects Update. The following projects were highlighted: Port Salerno Infrastructure Partnerships, Rio Neighborhood Sidewalks, Old Palm City Mapp Road Town Center, Old Palm City "Ripple" Project and Old Palm City Charlie Leighton Park.

NEW BUSINESS

Agenda Item: 20-0485, FY 2021 CRA Capital Improvement Project

Stephanie Merle, Budget Financial Manager, presented the FY 2021 CRA Capital Improvement Plan.

- C. Winters – When do we request an additional bump in the 75% TIF funding if we want to?
- S. Merle – We go to the BOCC April 7, 2020 for approval of the CIP for each CRA. If you want an increase, it would affect the CIP sheets and the entire budget. This would need to be presented before that date.
- M. Palazzo – Can we make a motion to request a percentage higher than 75% for the next plan year?
- S. Tsaftarides – How far can we go?
- S. Merle – 95%.
- S. Tsaftarides – Then we should ask for 95%.
- M. Banas – Before we pick a number, Susan do you as staff think there is a number we would get, if any? What is realistic?
- S. Kores – I think 95% would not be approved.
- M. Banas – So if we are going to ask, let's ask for something that we are likely going to get.
- C. Winters – One would think that for the NAC to deal with our infrastructure projects and that is what the BOCC likes, the infrastructure projects, then we need to emphasize that we need more money to deal with infrastructure. This would be a win win on both sides.
- S. Tsaftarides – We can ask for 95% and if it is too high, they can bring it down.
- S. Kores – It is up to you.
- C. Winters – We need to be realistic as Mike was saying. Do we want to make a motion?

MOTION

* M. Palazzo motioned that we start the process of asking for a TIF increase from 75% to 90%

** R. Kennedy seconded, and the motion carried 5 to 2 with S. Tsaftarides and M. Banas opposing

- J. Priest – An error was made many years ago by the property appraiser that was never corrected, and we lost millions in taxpayer dollars. I am just putting this back in your memory. Asking for an increase in TIF is certainly fair. I suggested a payment plan at the time and the BOCC never acted.
- S. Tsaftarides – That was a different board. Stuart asked for it and they got it back, we didn't.
- C. Winters – So we are going to ask nicely Stephanie for the 90% increase.
- S. Merle – I am not the decision maker; I am just the conduit.
- R. Kennedy – Is this worth mentioning to the board that we did miss out on this money years ago and the City of Stuart did get the money?
- S. Kores – I am not sure; I cannot speak for Stuart. I do believe the Indiantown monies were taken care of when they became a municipality. You can direct me to remind the board of this error. I would like that to come as a direction from the board.
- S. Tsaftarides – Just a reminder that when this money came up, it was a different board.
- R. Kennedy – I am not familiar with this; can someone talk about it?
- E. Lenihan – There may have been a settlement of these issues.
- C. Winters – Should we make a motion?

- M. Palazzo – Was there a settlement issued? Can we get the details?
- S. Kores – It was a miscalculation by the property appraiser's office of the amount of TIF that was owed.
- E. Lenihan – It has not been pursued because I believe there was a settlement of the issues. We can come back to this board with more information.
- S. Merle – We do have a little time before the final budget is adopted if we want to discuss this further.

MOTION

* R. Kennedy motioned to direct staff to investigate the issue of the miscalculation of funds by the property appraiser and report back to us. Is it reasonable to go to the board and ask for these funds?

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

- S. Tsaftarides – I would like to point out that in the CIP presentation, Golden Gate is District 2, not 4 as stated on the CIP sheet, if we could correct that error.
- S. Merle – Thank you for pointing that out, we can correct that before it goes to the board.
- M. Palazzo – To what extent should we be identifying and naming projects beyond 2021, 2022, 2023, 2024?
- S. Merle – Definitely it is better to plan out as far as possible, giving the board a clear plan. The good thing about the CRA is that you have a master plan and a CRA plan that has specific points that you are going to execute. It is difficult with TIF to estimate your dollars. The twist with the CRA's is that you must spend the money within 3 years, but yes if you have projects to present, please do so. An example is the Port Salerno infrastructure project where it is phased for three years.
- S. Kores – Just to add, it helps us to be nimble if we keep the numbers short term, not leaving those numbers unfunded and allows us to make shifts if we need to.
- M. Palazzo – Should the action go to each NAC and allow them to come up with 5-year projects?
- S. Kores – Surely you could do that and have the discussion on your committee level. We do have a plan in place with each NAC which is presented two times. If the individual NAC feels that changes need to be made, then we could do that.
- M. Palazzo – For example in Old Palm City, we have more projects than just the Mapp Road Town Center which is listed on the 2021 CIP. I know that we have many more projects that could certainly be listed and feel that the more justification we have for new projects, the more we can ask for. Just like the fact that we are going to ask the board for an increase to 90%, what are we going to spend the money on? If we have those projects listed, we can justify the ask for the funding.
- S. Merle – I would caution you in making priority shifts since these are public record. The public would be able to see future projects. For example, if you put it out there that we will possibly build something in the future, these are available on the web.
- M. Palazzo – Again, we know we have debt service on Mapp Road for many years.
- S. Merle – Our debt service is separate than the CIP.
- C. Winters – We currently have 75% TIF, if we do get approval for the 90%, how long does this new amount stay in effect? Do we have to ask for it every year?
- S. Kores – Until the board changes it. I believe it went to 75% in 2017.
- M. Readling – And where was it before that?
- S. Kores – 50%.

MOTION

* M. Banas motioned to approve the 2021 Capital Improvement Project as presented and move to BOCC for approval

** C. Hall seconded, and the motion carried UNAMIMOUSLY

NEW BUSINESS

2020 Census Count

Robyn Cryer, Partnership Specialist, Saint Lucie and Martin Counties, U.S. Census Bureau reported on the process for the 2020 Census Count that is mandated by US Congress. In 2010, when the last census was done in Martin County, 78% responded which left $1600 unclaimed for each person who did not respond. Most people

DRAFT

do not realize how important it is for everyone to be counted, including children. The census will be mailed to each person on 3/12/2020. It is available on-line, and a toll-free number can be accessed and the people handling the census speak 12 languages.

COMMENTS

1. PUBLIC - none
2. MEMBERS
   - M. Palazzo – I would like to thank Jordan and Susan for the work they are doing with our walking trails around the storm water treatment area by the firehouse the project in Old Palm City. They are putting in sidewalks and it looks great.
   - R. Kennedy – A lot of projects are moving forward in Rio we are using our funds effectively. As a result, we have many new businesses opening and a large property transfer going through. These items show that our ask for more funding is not because we want to increase our budget but because the program is effective.
   - S. Tsaftarides – What is the status of our CRA newsletter?
   - S. Kores – This has not moved forward as of this moment. We have contacted a few vendors and the amount to produce these is very high and we are not sure the newsletter is cost effective. We plan to do an electronic newsletter.
   - S. Tsaftarides – If we have a newsletter like Rio Civic Club, we have people who are willing to go around and distribute these. The best customer is an informed customer.
3. STAFF
   - S. Kores – LDR update. The OPC adoption was continued to the March 24, 2020 BOCC meeting. Hobe Sound and Port Salerno are still being presented at the NAC level and Golden Gate will be slated for interviews next month. We are right on schedule and moving along.
   - S. Kores - Quint Studer, author of Building a Vibrant Community: How Citizen Powered Change is Reshaping America and creator of the Studer Foundation which is dedicated to improving life for local communities will be speaking at the Wolff Technology Center at the Chastain Campus of IRSC in Salerno tomorrow night from 6-7 pm. If anyone is interested in attending, please see me after the meeting.

ADJOURN – Meeting adjourned at 3:55 pm

MOTION

* S. Tsaftarides motioned to adjourn

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

Recorded and Prepared by:

J Cox

Jana Cox, Community Development Specialist

4/27/2020

Date

Catherine Winters, Chair

4/27/2020

Date

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Community Redevelopment Agency Board – Sign In

MARTIN COUNTY
Community Redevelopment Agency

MARTIN COUNTY BOARD OF COUNTY COMMISSION CHAMBERS
2401 SE MONTEREY RD. STUART
Monday, February 24, 2020 – 3:00 pm

NAME	EMAIL ADDRESS
Terry Dooley	Rep. Magar
Julie Preast	Rio Civic Club

Please sign in and add email address to receive electronic communication

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GOLDEN GATE • HOBE SOUND • JENSEN BEACH • OLD PALM CITY • PORT SALERNO • RIO

REQUEST TO SPEAK FORM

PLEASE NOTE PUBLIC COMMENT RULES ON THE REVERSE SIDE

MEETING DATE 2-24-20

NAME JULIE PREAST

ADDRESS 538 NE ALICE ST - RD **CITY** JENSEN **ST** ___ **ZIP** ___

TELEPHONE 692-1163 **EMAIL** on file

REPRESENTING (IF OTHER THAN SELF) ___

Are you speaking during the Open Public Comment period? ☑ YES ☐ NO

If not, which agenda item number (example: 6B, 8C2)? ___

Please give your completed form to the Clerk at the front of the Commission Chambers or the Sheriff's Bailiff. The Chairman will announce your name when it is your time to speak. Please limit comments to three minutes. Meetings held in these Chambers may be televised on MCTV - Channel 20.