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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, October 25, 2021

PRESENT

Position	Name	Term Expiration
Chairperson	Cindy Hall	January 4, 2025
Vice Chair	Catherine Winters	December 31, 2023
Members	Richard Kennedy	January 7, 2023
	Michael Readling	January 4, 2025
	Saadia Tsaftarides	January 4, 2025
	Blake Capps	January 27, 2023

ABSENT

Position	Name	Term Expiration
Members	Rex Sentell	January 4, 2025

STAFF PRESENT

Position	Name
CRA Manager	Susan Kores
CRA Project Manager	James Clasby
CRA Senior Project Manager	Jordan Pastorius
CRA Development Specialist	Jana Cox
Senior Assistant County Attorney	Krista Storey

*** 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: 22-0203 Draft Meeting Minutes – September 27, 2021
MOTION
* S. Tsaftarides motioned to approve the proposed September 27, 2021 meeting minutes as presented
** C. Winters seconded, and the motion carried UNANIMOUSLY

COMMENTS
1. PUBLIC

- J. Preast – Rio Civic Club will be holding their indoor flea markets again and the date is November 13th. I have flyers available. Please reserve your table today. Breakfast and lunch included. Also, the Rio Nature Park clean-up is November 20th, hope to see you there.

2. MEMBERS - none

3. STAFF
   - S. Kores – Our project manager position has been filled by our current staff member, Jana Cox. Congratulations!

PRESENTATIONS
Agenda Item: 22-0205, CRA FY 2021 – Fourth Quarter Report
Jordan Pastorius, Senior Project Manager, presented the report.

- B. Capps – What are the future plans for Church Street? Will this mirror Jensen Beach Boulevard?
- J. Clasby – The plan is to install a yield street with two lanes, streetlights, and landscaping. It will be like Camden Street in the City of Stuart, but not like Jensen Beach Boulevard. Church Street is more residential, and this configuration is in our vision plan for the Jensen Beach CRA.
- S. Tsaftarides – I didn't hear you mention the Publix in Hobe Sound.
- J. Clasby – It is not in the CRA.

Agenda Item: 22-0206, CRA Capital Projects Report
Susan Kores, CRA Manager, presented the report highlighting the following projects. Golden Gate El Camino Trail, Bridge Road Project, Port Salerno Water Main, Rio Sewer, Mapp Road Town Center, and Ripple.

- C. Winters – Is Phase II of the Port Salerno Water Main project going to take longer than Phase I?
- S. Kores – I do not believe so.
- S. Tsaftarides – Did we get the grant for the trail?
- S. Kores – Yes, we are waiting on the contract.
- S. Tsaftarides – For the 10 lots in Golden Gate, have you sent the RFP? I know someone that might be interested in the project.
- S. Kores – We have not sent out the RFP and please send me the contact information for the interested party.

NEW BUSINESS
Agenda Item: 22-0204, CRA 2022 Meeting Dates
Susan Kores, CRA Manager presented the proposed meeting dates for approval.

Proposed meeting dates for calendar year 2022: (All Mondays)
* January 24, 2022 - 1st Quarter FY 2022 Report
February 28, 2022 - FY 2023 CIP
* March 28, 2022 - FY 2021 Annual Report
April 25, 2022 - 2nd Quarter FY 2022 Report
* May 23, 2022 - FY 2023 Budget
June 27, 2022
* July 25, 2022 - 3rd Quarter FY 2022 Report
August 22, 2022
* September 26, 2022
October 24, 2022 - 4th Quarter FY 2022 Report
* November 28, 2022
December 19, 2022
* AIPP same day

MOTION

* S. Tsaftarides - motioned to approve the proposed 2022 meeting minutes as proposed

** C. Winters seconded, and the motion carried UNANIMOUSLY

OLD BUSINESS

Agenda Item: 22-0207, Port Salerno Affordable Housing RFP

Susan Kores, CRA Manager, presented the update.

- C. Hall – Are these homes slated for rental or ownership?
- S. Kores – Ownership.
- B. Capps – Who pays for these homes?
- S. Kores – The land is county owned and donated to the project. The homes are purchased by the owner.
- M. Readling – Was the garage in the RFP? Did you specify the type of construction?
- S. Kores – CBS construction, not sure about the garage. Will find out and get back to you.
- C. Winters – Are these homes going to have impact windows?
- C. Hall – These are relatively close to the new train and windows are very expensive to replace. So there are 8 lots and only 4 homes?
- S. Kores – Yes.
- B. Capps – How are the homes rewarded?
- S. Kores – The builder that we chose will use organizations from this area to recruit homeowners.
- M. Readling – Do you have any idea of what it would cost to build these?
- S. Kores – We will have more information once we have an agreement in place.
- B. Capps – Do they have to live in the house for a certain amount of time? How is the affordable housing maintained when a person sells their home?
- K. Storey – The subsequent sales would have to remain affordable housing for 20 years.
- C. Hall – Why is Habitat not involved?
- S. Kores – They did not apply.
- C. Winters – My question and concern is how is this program going to be held accountable for affordable housing?
- K. Storey – This is new for the county. We have a draft agreement that we are working through. Our Human Services Department is conducting an on-going review of the current affordable housing project in Hobe Sound and I assume that they will do the same in Port Salerno.
- S. Kores – This is purely a presentation for your information with more details to come.

Agenda Item: 22-0208, Dixie Highway Resurfacing Project

Susan Kores, CRA Manager, presented the update.

- B. Capps – Is the septic to sewer project mandatory for the residents to hook up?
- S. Kores – The residents will have 365 days to connect to the sewer. The utilities department will have loan programs and finance help as well.
- C. Hall – We are going through this process in Jensen Beach right now. If you hook up during the first 365 days, you can save around $2,000.
- B. Capps – I see that the road to your home is the homeowner's responsibility, but what about the overall project and the big pipes in the road? Is this the homeowner's responsibility as well?
- S. Tsaftarides – Golden Gate acquired a grant that paid for part of the conversion. I'm not sure what the other CRA's have done.
- B. Capps – So the projects are paid for in a variety of ways?
- K. Storey – The utilities department does a great job in applying for grants and making the connection as affordable as possible.
- S. Kores – For the next CRA meeting, I will bring the details of each CRA and how their water and sewer projects are funded.

COMMENTS

1. PUBLIC - none

2. MEMBERS
   - B. Capps – I like the visual for Golden Gate. It tells the whole story for the projects that have been done in the past.
3. STAFF
   - S. Kores – Our next meeting is November 22nd and includes AIPP. Also, we have canceled the December meeting for 2021.

ADJOURN – Meeting adjourned at 3:56 pm

Recorded and Prepared by:

Jana Cox

Jana Cox, Community Development Specialist

11-22-2021
Date

Cindy Hall

Cindy Hall, Chair

11-22-21
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, October 25, 2021 – 3:00 pm

NAME	EMAIL ADDRESS
Luhi Ruast	on file

Please sign in and add email address to receive electronic communication

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