

July 27, 2026
Martin County Community Redevelopment Agency
MINUTES
3:00 PM- Commission Chambers, Martin County Admin Building
2401 Southeast Monterey Road, STUART FLORIDA 34996

PRESENT

Vice ChairpersonCindy Hall
Members.....Saadia Tsafarides
Chuck Smith
Rex Sentell
Robert Krebs

ABSENT

ChairpersonMichael Readling
Members.....Jamie Rolle Taylor

STAFF PRESENT

CRA Director.....Susan Kores
Assistant CRA ManagerJordan Pastorius
Community Development Specialist.....Dianne Racek
CRA Program ManagerJana Cox
CRA CoordinatorElise Raffa
Assistant County AdministratorGeorge Stokus
Senior Assistant County Attorney.....Sebastian Poprawski

*** Indicates a motion**

**** Indicates a vote**

***** For the record comment**

1. CALL TO ORDER

The meeting was called to order at 3:02 pm.

2. AGENDA

A. Agenda Item:26-1029, Approval of Minutes: 06/22/2026

*** S. Tsafarides motioned to approve the minutes as presented.**

**** C. Smith seconded, and the motion carried 5-0.**

COMMENTS

PUBLIC-

None

3. PRESENTATIONS

A. Agenda Item: 26-1030, CRA - FY 2026 3RD QUARTER REPORT

1. Jordan Pastorius presented the FY 2026 Third Quarter Report to the Board, providing an update on ongoing CRA efforts and activities.

B. Agenda Item: 26-1031, CRA - CAPITAL PROJECTS REVIEW, JULY 27, 2026

2. Susan Kores provided the Community Redevelopment Agency Board with a CRA-wide overview of the status of active projects, calling out the Golden Gate Multimodal Corridor and Drainage project, Hobe Sound Dixie Hwy Stormwater and Streetscape project, Jensen Beach Church Street and Maple Ave. projects, Port Salerno Park Drive and Neighborhood Improvements projects, Rio Dixie Hwy Crosswalks and CRA Open Space Plans. A brief power point presentation on the current construction at New Monrovia Park in Port Salerno was included.

Comments:

C. Hall- Will all the Church Street designs come before the Board?

S. Kores- That will depend on Public Works' review of the conceptual designs submitted. Whatever they deem constructible for safety and according to code will be presented to the Board and the NAC.

S. Tsafarides- When will the El Camino project be completed?

S. Kores- The project is expected to be completed by mid- to late October.

S. Tsafarides- Are you meeting with the contractor regarding the El Camino project? It seems like the project is progressing slowly.

S. Kores- We meet with the contractor weekly.

C. Smith- Are there any updates on Cornell Avenue?

J. Pastorius- The Cornell project is on hold while the Public Works Department revises the drainage plan in response to flooding concerns raised during the town hall meeting. The project will be revisited once the drainage plan is complete.

4. NEW BUSINESS

A. Agenda Item: 26-1035, CRA - INVESTMENT PROGRAM GRANT AGREEMENT

1. Susan Kores presented proposed revisions to the contractual grant agreement. The Board of County Commissioners and Martin County Administration requested that staff revisit the agreement and add language restricting the sale of improved properties for a specified period following completion of an Investment Program project. The revised agreement, including the proposed language, was presented to the CRA Board for discussion and approval.

Comments:

R. Sentell- Asked whether there were previously any restrictions in place regarding the sale of properties.

S. Kores- Explained that there were no prior restrictions on property sales and that the revised agreement would apply to future projects.

R. Sentell- Stated that the proposed restrictions seemed reasonable.

S. Tsafarides- Asked how the restriction would apply in the event of an owner's death and the subsequent sale of an inherited property.

S. Poprawski- Explained that if the property is sold during the restricted period, the repayment requirement would apply.

C. Hall- Asked whether the repayment amount is based solely on the CRA funds provided or on the total value of the project.

S. Poprawski- The repayment amount is based on the amount of grant funds advanced.

C. Smith- Is the program well-funded, or does funding run out?

S. Kores- Explained that beginning in Fiscal Year 2027, each CRA will have funding available for the program. The program has not exhausted available funds to date; however, once the funding allocated for a fiscal year is depleted, additional funding will not be available until the following fiscal year. Funding levels are reviewed annually by the NAC, CRA Board and approved by the Board of County Commissioners in the CIP.

* **S. Tsafarides** motioned to approve the new contractual language as presented.

** **R. Sentell** seconded, and the motion carried 5-0.

5. COMMENTS

B. Public-

G. Ehrler- Stated that he agreed with the proposed changes and clarified that his comments were intended to address future applicants, not businesses that had already received funding.

B. Members- None

C. Staff-

S. Kores- Shared information regarding the Discover Martin “Locals Only” program, which provides information on summer discounts on local places to stay, play, and dine for Treasure Coast residents in Indian River, St. Lucie and Martin Counties. Encouraged all to utilize the program.

6. ADJOURN

There was no further business, and the meeting was adjourned at 3:35 pm.

Recorded and prepared by:

Dianne Racek/Community Development Specialist

Date

Cindy Hall, Vice Chairperson

Date