

**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
COMMUNITY REDEVELOPMENT AGENCY MEETING
COUNCIL CHAMBERS
WEDNESDAY, FEBRUARY 8, 2023**

Chair Jim Kuretski called the meeting to order at 6:02 P.M.

Roll Call: Chair Jim Kuretski; Vice-Chair Ron Delaney; Commissioner Cameron May; Commissioner Cheryl Schneider; Commissioner Malise Sundstrom; Executive Director Frank Kitzerow; Commission Attorney Thomas J. Baird and Board Clerk Laura Cahill.

MINUTES

1. November 15, 2022 Community Redevelopment Agency Special Meeting Minutes, December 1, 2022 Community Redevelopment Agency Special Meeting Minutes, December 6, 2022 Community Redevelopment Agency Special Meeting Minutes and January 17, 2023 Community Redevelopment Agency Special Meeting Minutes.
2. Commissioner Sundstrom moved to approve the November 15, 2022 Community Redevelopment Agency Special Meeting Minutes, December 1, 2022 Community Redevelopment Agency Special Meeting Minutes, December 6, 2022 Community Redevelopment Agency Special Meeting Minutes and January 17, 2023 Community Redevelopment Agency Special Meeting Minutes; seconded by Commissioner May; motion passed.

Kuretski	Delaney	May	Schneider	Sundstrom
Yes	Yes	Yes	Yes	Yes

ROUNDTABLE

3. Discussing the CRA Plan.

Ms. Stephanie Thoburn, Assistant Director of Planning and Zoning, gave an overview of the Community Redevelopment Agency (CRA) plan and discussed the goal of the roundtable.

Ms. Thoburn discussed the background of the CRA. Chair Kuretski noted that the slum and blight conditions contributed to approving the CRA.

Commissioner Sundstrom and Ms. Thoburn discussed the Tax Increment Financing.

Ms. Thoburn presented the CRA boundary, key objectives of existing plan, and financial trends. Chair Kuretski stated that the Town of Jupiter Valorem revenue would go back into to the general fund after the sunset of the CRA.

Ms. Thoburn highlighted the CRA plan updates including addressing the latest conditions, an update of existing Community Investment Plan (CIP) projects, aligning the CRA with policy changes, amending the CRA to align with strategic initiatives, and future goals for the CRA.

Commissioner Schneider wanted the CRA to move in a different direction to align with what residents wanted. She wanted to look at the 147 acres of water included in the CRA; continue working on the living shoreline projects; the possibility for a paddling or safe snorkeling trail; derelict vessels; and the limited anchoring zones.

ROUNDTABLE

2. Discussing the CRA Plan.

Vice-Chair Delaney and Ms. Thoburn discussed resident access to the State submerged waterway.

Vice-Chair Delaney asked for a status update for the Gray Property and if there had been any further discussion regarding the pedestrian bridge from Burt Reynolds Park. Ms. Thoburn stated the property had been resold. In regards to the pedestrian bridge, it was still part of the CRA plan and Staff needed the Commission's input before moving forward. Mr. John Sickler added that previous development plans had not been cost feasible.

Commissioner Sundstrom noted the previous CRA plan did not align with what the residents wanted and called for it to be updated. She also noted that combining the next two meetings would be beneficial.

Commissioner Sundstrom asked what the role of the County was if the Town amended the plan. Mr. Baird stated the County would not have to approve it. Mr. John Sickler mentioned if we wanted to extend the CRA timeframe, that would need County approval.

Commissioner May discussed the Town owned property Piatt Place and his desire for the Town to develop it for residents' recreational use. Commissioner Schneider agreed and added that taking care of the water and shoreline were important.

Vice-Chair Delaney stated he was never in a hurry to sell property to a private entity. He asked if it was feasible to have docks at Piatt Place. Ms. Thoburn stated there was opportunity where the lagoon was shared with Burt Reynolds Park and could be used for access without significantly impacting the mangroves.

Ms. Thoburn discussed the opportunity to create a reef with the marine environment and incorporate a public dock. Commissioner May agreed.

Chair Kuretski complimented Staff's work on the CRA presentation. He spoke about planning for this year and future years and asked Staff to come back with priorities for current projects. Chair Kuretski said there should be a phase one, which would be planning for the vision of the CRA and the following year be used to enact the vision.

Chair Kuretski asked Finance Director, Scott Reynolds, to remind him what qualified for CRA funding and to see if there may be opportunities. Commissioner Sundstrom clarified that CRA funding could be used to conduct studies. Chair Kuretski spoke about the Riverwalk history and stormwater french drains that were not effective due to rising sea levels. He called for more clarity on all future projects.

Commissioner Delaney asked for a cost estimate for Piatt Place infrastructure removal. Scott Reynolds replied he had started researching.

Commissioner Schneider and Commissioner Sundstrom agreed that the process should start with a clear vision of the CRA followed by goals to enact future projects and studies.

ROUNDTABLE

2. Discussing the CRA Plan.

Commissioner Delaney asked about the town parking lot lease terms, Mr. Reynolds said he would look it up.

Commissioner Sundstrom asked to combine the March and April meetings to focus on setting goals for the CRA plan and the May meeting could be used to focus on developing future projects. The commission agreed (JK, RD, CM, CS).

Commissioner May requested CRA meetings be held on the same day as Town Council meetings.

Commissioner Delaney asked for information on other potential open parcels of land that could be developed. Ms. Thoburn offered to give them a map with the ages of structures to understand potential redevelopment opportunities

Commissioner Sundstrom asked how they would involve the public, Ms. Thoburn offered that whatever was presented to the Commission would be presented to the public before the meeting.

A majority of the Commission (RD, CM, CS MS) agreed to have the CRA meetings before Town Council meetings.

Mr. Kitzerow complimented Staff's efforts and asked the Commission to clarify expectations.

Chair Kuretski stated two things were a priority, long term Piatt Place and in the short term set a date for the goal setting meeting.

REPORTS

COMMISSION ATTORNEY – NONE

EXECUTIVE DIRECTOR -NONE

COMMISSIONER'S COMMENTS

CHAIR KURETSKI

- Harbourside – Chair Kuretski asked if there would be any actions from the CRA in regards to Harbourside. Mr. Baird stated the process regarding the release of funding and when the case would be dismissed.

ADJOURNMENT- 7:18 P.M.

Laura Cahill, Board Clerk