

City of Port St. Lucie

Community Redevelopment Agency

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

Meeting Minutes

Shannon M. Martin, Chairman

Jolien Caraballo, Vice Chairman, District IV
Stephanie Morgan, Councilwoman, District I
Dave Pickett, Councilman, District II
Anthony Bonna, Councilman, District III

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Monday, September 25, 2023

5:30 PM

Council Chambers, City Hall

1. Meeting Called to Order

A Regular Meeting of the Community Redevelopment Agency (CRA) of the City of Port St. Lucie was called to order by Chairman Martin on September 25, 2023, at 5:30 PM, at Port St. Lucie City Hall, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call and Determination of Quorum

Members Present:

Shannon M. Martin, Chairman
Jolien Caraballo, Vice Chairman
Stephanie Morgan, Councilwoman
Dave Pickett, Councilman
Anthony Bonna, Councilman

3. Pledge of Allegiance

Chairman Martin led the assembly in the Pledge of Allegiance.

4. Additions and Deletions to the Agenda and Approval of the Agenda

There being no discussion, Vice Chairman Caraballo moved to approve the Agenda. Mr. Bonna seconded the motion, which passed unanimously by voice vote.

5. Approval of Consent Agenda

5.a Approval of May 22, 2023 Community Redevelopment Agency Board Meeting Minutes

[2023-511](#)

There being no corrections, Mr. Bonna moved to approve the minutes of

May 22, 2023. Ms. Morgan seconded the motion, which passed unanimously by voice vote.

6. Public to be Heard

There were no comments from the public.

7. Resolutions

- 7.a** Resolution CRA 23-R02: A Resolution of the City of Port St. Lucie Community Redevelopment Agency (the "Agency") relating to the Annual Budget, approving the Annual Budget of the Agency for the Fiscal Year beginning October 1, 2023 and ending September 30, 2024; authorizing the expenditure of funds established by the budget; providing for conflicts; providing for severability; and providing for an effective date.

[2023-868](#)

The City Clerk read Resolution CRA 23-R02 aloud by title only.

Jennifer Davis provided a PowerPoint presentation on the Community Redevelopment Agency (CRA) Annual Budget for FY 2023/24 for review and approval by the Board. She showed the location of the CRA areas and reviewed their taxable values and increase in CRA valuations. She also discussed and reviewed the proposed budgets for agency funds #175 and #178. She provided an update on the projects being completed and the grants that have been approved for the CRA districts. She indicated Staff's recommendation is to approve Resolution CRA 23-R02, authorizing the Annual Budget for the Community Redevelopment Agency for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024.

Jennifer Davis and Vice Chairman Caraballo explained and discussed the purpose of a Community Redevelopment Agency or Area as well as the debt in the eastern CRA, which includes the City Center property, bond debt, and special assessment debt. Vice Chairman Caraballo suggested looking at what the value or estimated cost would be today to build the infrastructure, as it would be much higher than when it was bonded many years ago. Jennifer Davis stated they have been transparent with their plans and have engaged the public on the development of the City Center property. She stated the plan is to bring a financial analysis forward at the October 16, 2023, Special City Council Meeting. She indicated there has been interest in the property uses and staff would like to present the whole picture, including what the market is indicating for the site.

There being no further discussion, Mr. Pickett moved to approve Resolution CRA 23-R02. Vice Chairman Caraballo seconded the motion,

which passed unanimously by voice vote.

8. Other Issues by Board Members

There were no other issues discussed by the Board Members.

9. Adjourn

There being no further business, the meeting was adjourned at 5:46 PM.

Sally Walsh, City Clerk

Traci Mehl, Deputy City Clerk