

MINUTES OF A REGULAR MEETING OF THE FORT PIERCE REDEVELOPMENT AGENCY, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 5:30 P.M. ON MONDAY, JANUARY 21, 2014.

1. **CALL TO ORDER** - Chairwoman Linda Hudson called meeting to order.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Chairperson Linda Hudson; Commissioner Rufus Alexander; Commissioner Thomas Perona

Absent: Commissioner Edward Becht; Commissioner Reginald Sessions

Staff Present: City Manager Robert Bradshaw  
City Attorney Robert Schwerer  
City Clerk Linda Cox

4. **APPROVAL OF MINUTES - December 2, 2013**

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Thomas Perona to approve the Minutes of the Regular Meeting on December 2, 2013.

AYE: Chairperson Linda Hudson, Commissioner Edward Becht, Commissioner Rufus Alexander, Commissioner Thomas Perona

Passed

5. **COMMENTS FROM THE PUBLIC** - none present.

6. Approval of the FPRA Financial Report for the 1st Quarter of Fiscal Year 2014 - Finance Director, Ms. Gloria Johnson, was not present.

Chairwoman Hudson asked Assistant City Manager Nick Mimms about the \$660,700 that says it's Capital Outlay, then on the detail it states it is reimbursed contractual services. Commissioner Alexander asked why this amount is short. Mr. Mimms responded that he was unfamiliar with this but he will find out that information and report back to the Board.

Commissioner Becht joined the meeting at 5:32 p.m.

Mr. Mimms responded to Commissioner Alexander and gave a brief explanation of negative construction funds. We have not received a reimbursement for the Harbour Isles construction and even with the reimbursement we owe on the Moore's Creek Park Project. When the funds become available they will be disbursed, until then they will appear as short.

Commissioner Perona asked if they have gone over the budget with the newly formed the FPRA Advisory. Mr. Mimms said that in their initial meeting they were told of their responsibilities and tasks before them. He stated they are highly motivated and have pledged to return.

Commissioner Becht inquired if they foresee any expenses relative to the committee members doing their job. Mr. Mimms stated it will be a nominal administrative fee.

Mr. Mimms explained that he is the only staff member assigned to the FPRA; the day to day duties are handled in the City Manager's Office.

Commissioner Alexander asked about last year's carry over fund. Mr. Mimms stated the amount in question was for Urban Redevelopment, CDBG. He explained that FPRA is a different entity altogether. FPRA is within the Urban Redevelopment Department and it is a division of Urban Redevelopment Department.

Chairwoman Hudson asked if we have the funds to cover the taxes and insurances for the mortgages that are currently behind in the Oaks. Mr. Mimms responded that he does not have the exact total of the allocation but the funds are there to cover the taxes and insurance. Whatever costs are incurred by the City of Fort Pierce to administer those mortgages are encumbered from the SHIP funds.

Commissioner Alexander stated that we should not be in housing. City Attorney, Rob Schwerer, responded that the land was acquired with FPRA funds. The mortgages that were put on the property were for the funds that were used to build the homes but the land was transferred from the agency. Commissioner Alexander asked Mr. Bradshaw if it could be clarified in a conference that the City is not giving away houses. He thinks that it is very important to the public to not make it appear to be that way.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Thomas Perona to approve FPRA Financial Report for the 1st Quarter of Fiscal Year 2014.

AYE: Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Rufus Alexander, Chairperson Linda Hudson

Passed

## **OLD BUSINESS**

### **7. Update on King Plant Brownfield Cleanup**

Mr. Mimms stated that in a meeting with Cardno TBE, FPUA and the Treasure Coast Regional Planning Council, all are in agreement that by mid 2015, roughly 12-15 months from now, we can have this site completely cleaned. With the combination of funds from the Treasure Coast Regional Council and Fort Pierce Utilities Authority we can make this happen.

All hazardous materials have been removed and we are now nearing completion of our soil remediation activities. We are very excited that we will have a project that is ready to go vertical by roughly April or May of 2015. Cardno TBE's team has researched title, history and deed restrictions and they have found that all land subject to the reverter clauses are east of our site and will not affect future development.

Commissioner Becht asked if we need to amend our goals and policies for the FPRA in order to facilitate a sale. Mr. Mimms said not at this time; based on the CRA Plan, Florida Statutes and the City of Fort Pierce's Rules and Regulations for Procurement, we are following all of those guidelines. An amendment may be needed if a particular proposer comes up and proposes something that might not be entirely in the stated goals or objectives of the FPRA. The proposed plan will have to meet or exceed the goals and objectives of the current plan, they will have to identify the element within the CRA plan and then express how they plan to exceed those goals.

The future determination of this property lies within the hands of this board. Mr. Mimms believes that the market is showing great interest in this property and he believes this market

could be a catalyst for the waterfront.

**8. Update on King Plant Development RFQ/RFP - Deputy City Manager**

We are looking at March 5, 2014 as the response date for potential proposers.

Commissioner Becht asked for an update on the retaining wall. Mr. Mimms stated the City Engineer, Jack Andrews, has contacted a consultant to inspect the seawall and provide an assessment. There will be a presentation to the City Commission on February 3, 2014 to discuss the seawall.

**NEW BUSINESS**

**9. Submittal of Application for Appointment to the FPRA Community Redevelopment Agency Advisory Committee**

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve Application for Appointment of Ashley King.

AYE: Commissioner Thomas Perona, Commissioner Rufus Alexander, Commissioner Edward Becht, Chairperson Linda Hudson

Passed

**10. Utilization of Human Development Resource Center's Gymnasium.**

Mr. Mimm notified the Board that the City Manager's office has received a verbal notification that the Boys and Girls Club of St. Lucie County are going to leave the Human Resources Center's Gym. They have recently expressed some financial difficulties in operating this facility.

Commissioner Becht stated that he believed that Indian River State College has designated this as one of their hurricane safety facilities and maybe they can help us with some of the maintenance. He would like to explore the partnership aspect with the college and with St. Lucie County.

Commissioner Alexander stated that per the lease the lessee is responsible for the maintenance on the building. He requested that a bill be sent to them for the work that was performed by Public Works in cooperation with the FPRA. He asked that they pay the rent as stated in the lease and then donate it back to the Boys and Girls Club.

**CONSENT AGENDA**

**STAFF COMMENTS**

Commissioner Perona invited the members of S.A.F.E. to come up and speak.

Commissioner Sessions joined the meeting at 6:15 p.m.

Commissioner Becht stated he would not like to set a precedent where anyone can invite somebody here and that party have an expectation that they are going to be able to present to this board an item that is not on the agenda.

Chairwoman Hudson stated they are welcome to speak, our time is limited so please be respectful of the time consideration.

A presentation was provided by Gunny Hundertmark, Chief Operations Officer, Semper Aquatic Food Exports.

**BOARD COMMENTS**

**ADJOURNMENT**

Chairperson Hudson declared the meeting adjourned at 6:32 p.m.

ATTEST:

---

CITY CLERK

---

CHAIRPERSON