

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, JULY 21, 2014.

1. **CALL TO ORDER** - Chairwoman Linda Hudson called the meeting to order at 5:35 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

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

Absent: Commissioner Edward Becht

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to excuse Commissioner Edward Becht.

AYE: Commissioner Rufus Alexander, Commissioner Thomas Perona, Commissioner Reginald Sessions, Chairperson Linda Hudson

Passed

4. **APPROVAL OF MINUTES**

A. Approval of Minutes from the April 21, 2014 Regular Meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve the Minutes of the Regular Meeting on April 21, 2014.

AYE: Commissioner Thomas Perona, Commissioner Reginald Sessions, Commissioner Rufus Alexander, Chairperson Linda Hudson

Passed

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

6. **APPROVAL OF FINANCIAL REPORT**

A. FPRA Financial Report for the 3rd Quarter of Fiscal Year 2014

Ms. Gloria Johnson, Finance Director, appeared with a brief presentation and was available for questions.

Ms. Johnson explained the outstanding expenditures titled 'transfers' are for debt services; loan transfers to the general fund and debt services for FPRA. She stated the amount for the Sunrise Theatre is anticipated to be a little more than currently reported.

7. **OLD BUSINESS**

A. Update of Clean-up Activities at the King Power Plant Property - City Engineer

Mr. Jack Andrews, City Engineer, appeared with a presentation. He stated Cardno is evaluating how much more will be needed to clean up additional contaminated soil that was found in the area; the tests results should be back within the next couple of weeks. There are meetings scheduled to decide how to proceed. A decision will have to be made on whether to extend the clean-up out another year to 2016, do all of the work in 2015, or to do some more work this year.

The Commission had previously authorized a study to evaluate the seawall at Moore's Creek. The study has concluded with a recommendation of total replacement with a cost of about \$1.5 million. Mr. Andrews asked the consultant to give him a proposal on the design plans that would be needed; he expects that back next week to bring back before the Commission at a later date.

Mr. Andrews feels since the testing shows hitting the good material at 9 feet there should be no need to go beyond that depth. In response to funding, he stated there is a need to coordinate this effort between the City and the FPUA. Since Moore's Creek is a drainage and conveyance canal for the majority of the City, the funding for replacement of the bulkhead could be an eligible expense for Stormwater.

B. Update of Initial Recommendations of CRA Advisory Committee - Deputy City Manager

Mr. Mimms appeared with a brief presentation. He stated the first step is to make the public aware of the properties and basically what is going on. One of the easiest ways to do this is through the internet on the City's website.

Commissioner Perona feels there is a need for a format or plan in place where someone can get all of the information in a short span of time and to have someone trained to sell as a part of the process. Mr. Mimms responded that a representative will be available to handle the phone calls and provide the callers with the basic information.

At Jetty Park the plan is to delineate 35 spaces for parking. The Public Works department is going to provide in-house labor for the parks temporary features to gain some parking by bringing in more coquina materials, bumper blocks and landscaping to give some order to the area.

The old St. Anastasia's building is being retrofitted with new hurricane impact resistant windows. Staff is working with the Division of Emergency Management through the State of Florida to acquire additional funding to address the safety issues and to help with the aesthetic restoration of the columns.

8. NEW BUSINESS

A. Approval of authorization for staff to enter into contractual negotiations with Mosaic Development of Saint Petersburg, Florida pursuant to the review of qualifications and proposals associated with RFQ 2014-010 King Plant Property Redevelopment.

Mr. Mimms appeared with a brief presentation.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve staff to enter into contractual negotiations with Mosaic Development of Saint Petersburg, FL.

AYE: Commissioner Reginald Sessions, Commissioner Rufus Alexander, Commissioner Thomas Perona, Chairperson Linda Hudson

Passed

- B. Accept and approve CRA Advisory Committee Recommendations - Chairperson Charlie Frank Matthews and Vice-Chairperson Plythe Gibbons

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to approve CRA Advisory Committee Recommendations.

Commissioner Perona stated the Committee has gone far beyond his expectations and he wanted to give them the opportunity to speak.

Ms. Erica Ganzi and Ms. Plythe Gibbons appeared with recommendations of the CRA Advisory Committee. First on their list was the parking garage and office space at 100 North US Highway 1.

Mr. Schwerer clarified the parking garage property outside of City Hall was financed with tax exempt, interest bonds and is subject to Section 141 of the Internal Revenue Code which states you cannot have a private business use or a non-governmental use in excess of 10%. The bottom floor is the only area that could be targeted for private, non-governmental type use. Ms. Ganzi and the committee was unaware of this stipulation but stated this property is considered prime and anything that could be used should be used.

The committee would like to know more about how surrounding property owners may be able to purchase some of the city's smaller, undevelopable properties. Ms. Ganzi stated the property surrounding the Lincoln Theater may want to be tabled until they can get more information and it is better known what may be going on with the site.

Ms. Gibbons stated the main thing is getting awareness; the website will enable people to go online and see the City has these properties available.

AYE: Commissioner Rufus Alexander, Commissioner Thomas Perona, Commissioner Reginald Sessions, Chairperson Linda Hudson

Passed

- 9. **CONSENT AGENDA**
- 10. **STAFF COMMENTS**
- 11. **BOARD COMMENTS**
- 12. **ADJOURNMENT**

Chairwoman Hudson declared the meeting adjourned at 6:27 p.m.

ATTEST:

CITY CLERK

CHAIRPERSON