

CRA Committee Meeting

Meeting Minutes

Wednesday, March 18, 2015

Called to Order: Charlie Frank-Matthews, Chairman

Roll Call By: Ashley King, Secretary

Approval of Minutes

- ✚ Minutes for 2/18/15
 - 1st – Jack Hopkins
 - 2nd – Plythe Gibbons
 - All in favor, no opposes

Chairman Comments – C. Matthews

- ✚ View the City of Fort Pierce website
- ✚ Review the manual
- ✚ Developing some sort of fundraisers
- ✚ Invite other professionals to our meetings

Item 5a – Trolley Tour Little Jim Bridge

- ✚ If property is used for something other than public purposes (such as expanding the business) it would be leased at market value, otherwise it would be free
- ✚ State is considering a 10 year public purpose lease.
- ✚ Current lease with Little Jim Bridge is up, considering another 10 year lease
- ✚ Possibility of having both leasing agreements to end at the same time with a free lease from the state – Erica Ganzi
- ✚ Would like to request the financial records and keep the terms of the lease to 5 years

Item 5b – Trolley Tour Mohawk Avenue

- ✚ City owns the property as well as the boat that is on the property
- ✚ Recommend to meet with the owner and do an informal bid for the property

Item 5c – Trolley Tour Avenue D & U.S. 1

- ✚ Land adjacent to the King's Inn for sale for \$395,000
- ✚ Could possibly ask the owner of the land to buy the King's Inn
- ✚ Haven't had a good offer on the property as of yet

Item 6a – Update on Tier 1, Tier 2, and Tier 3 Properties Recommendations

- ✚ Recommendations listed in packet
- ✚ There has been a great deal of interest in the properties in which bids will be received

Item 6b – Delray/ Lake Worth Visit Update

- ✚ Lake Worth visit will be sometime in April on a full day
- ✚ Delray, has been visited it was a last minute all day trip
- ✚ Possibility of a presentation from someone from Lake Worth instead

Item 6c – Downtown Bike Patrol Update

- ✚ Not satisfied with the memorandum that was sent in response, but will be postponed until we hire a new Chief of Police

🚧 March 24th – Interviews with the Chief of Police

Item 6d – Oaks at Moore’s Creek Bid Proposal Evaluation

- 🚧 Will need to request a bid extension because it was only a 60-day bid and it was received the end of January
- 🚧 There hasn’t been any additional information provided
- 🚧 The houses are beautiful, but the subsidy issue is the biggest concern – J. Hopkins
- 🚧 They are also proposing that the city donates the land and infrastructure
- 🚧 If this was based on staff only, staff would review the proposal and the request from the FPRA that the city go into negotiation with the group
- 🚧 There are a lot of unanswered questions with this proposal and maybe a conversation with them may help to view what we can do
- 🚧 No approximate cost of the infrastructure provided
- 🚧 Recommendation: Go forward to FPRA for further negotiation while keeping the CRA involved. – E. Ganzi
- 🚧 First do the extension, then we meet with them here, then it goes to FPRA
- 🚧 Motion: For staff to call Stuart and Shelby Development, to schedule a time for them to meet with the CRA Board. – E. Ganzi
 - 2nd by Mike Brown

Item 7a – Appraisals of Surplus Properties

- 🚧 Presented to show cost of appraisals on properties that are listed on the website
- 🚧 Depending on what the need is of the City, then will go with either the lowest cost or the most timely
- 🚧 Will get clarity on whether it would be cheaper to do it in bulk
- 🚧 Most low prices can be provided by Fort Pierce Appraisers – J. Hopkins
- 🚧 Looking at about \$11,000
- 🚧 All properties on the list are either for sale or lease
- 🚧 Also added 301 Florida Avenue
- 🚧 Prepared to bring to next FPRA board meeting to get appraisals to know exactly what the asking price should be
- 🚧 There have been a lot of calls about the King Plant property, 1401 N. 2nd Street, and the Old Post Office on 500 Orange Avenue
 - Most for 1401 n. 2nd Street because of its proximity to rail and ports

Item 7b I – Downtown Parking – J. Hopkins

- 🚧 Letter sent by Jack Hopkins to the City concerning parking downtown and tow-away zones
- 🚧 People are getting towed for parking in an open parking lot and must pay cash to receive their car back
 - It has a sign, but it is not blocked off
- 🚧 Recommends a gate or rope to block it off
- 🚧 111 N. 2nd Street is the address of the lot
- 🚧 City is looking to highlight existing parking and to increase parking

Item 7b II – Electric Tram

- 🚧 12 passenger shuttle
- 🚧 Woman are the target audience
- 🚧 Ideas to increase security and lighting in the parking garage

- Discussing with the county about doing the same there as well as possibly increasing it
- ✚ Tram is about \$15k and with all the features about \$30k
- ✚ No need for a private shuttle right now, so this would be perfect
- ✚ This can help if the CRA or the City operates it
- ✚ Comes with closed/sealed option for rainy days, and it does have seatbelts
- ✚ Will have to hire new PT employees to drive them
- ✚ Will definitely be operating throughout the weekend and special events
- ✚ Could consider valet parking
- ✚ Staff will collaborate with businesses in the downtown area about valet parking

Item 7c - Recommendations

<u>CRA Recommendations</u>		
	<u>Property Name</u>	<u>Recommendation</u>
1	Mohawk Avenue	Meet with the owner and do an informal bid for the property.
2	Oaks at Moore's Creek	Meet with Stuart and Shelby Development.
3		Spend between \$10,000 - \$12,000 on getting appraisals done for properties that have been suggested to be for sale or lease.

Item 8 – Public Comments

- ✚ Would like to see the CRA get more creative with workshops to help retail businesses in the downtown area. – Susie Cassens

Meeting Adjourned at 4:23 pm