



**FORT PIERCE  
REDEVELOPMENT AGENCY  
ANNUAL REPORT**

**2014**



# Table of Contents

Board of Directors.....	2
Overview .....	4
Fiscal Year 2014 Accomplishments.....	6
Fiscal Year 2015 Goals & Objectives.....	12
Financial Information.....	14



# Board of Directors



Linda Hudson, Chairman  
Mayor 2012 - present



Rufus J. Alexander, III  
2002 - present



Edward Becht  
2004 - present



Thomas K. Perona  
2010 - present



Reginald B. Sessions  
1994-2002, 2008 - present



# Overview

The Fort Pierce Community Redevelopment Agency (FPRA) was established in 1982 to guide the City of Fort Pierce in redevelopment. The purpose of the agency is to revitalize both the physical and economic environment of the Community Redevelopment Area. In 1995 and 1996 the City Commission expanded the boundaries of the CRA and included an area south of Atlantic Avenue to Citrus Avenue and Delaware Avenue. Again in 2000 the City Commission expanded the boundaries of the CRA and included the neighborhoods west of 7th Street, the Port and the Beaches. The City of Fort Pierce Commission included these areas since they were in a state of

economic and physical decline and in need of redevelopment.

This Annual Report and Financial Statements are prepared pursuant to Chapter 163 of the Florida Statutes that requires each CRA to provide an annual report by March 31 of each year. This report and financial statements are submitted to provide information to the public for Fiscal Year 2014 (October 1, 2013 – September 30, 2014).

**'All 18 units have been rented and this program has been successfully completed.'**

## **NEIGHBORHOOD STABILIZATION PROGRAM (NSP)**

The City of Fort Pierce secured Federal NSP-1 funding in the amount of \$2,085,396 in FY 2010. Designed to acquire abandoned and foreclosed properties, rehabilitate them and offer them for sale to income-qualified clients, the City of Fort Pierce executed an Interlocal Agreement with the FPRA to administer the program. The program included the acquisition and renovation of three (3) single family homes and eighteen (18) apartments within two (2) adjacent buildings. The rehabilitation of the program units was completed in FY 2012 and sold by November

2013. The apartment buildings, located at 1116-1122 Orange Avenue, were developed as a campus and were transferred to the local Fort Pierce Housing Authority for property management responsibilities in October 2013 with all income produced by the rentals of the apartments to be reinvested in the operations and maintenance of the facility. The Neighborhood Stabilization Program National Objective will be met through providing assistance to individuals at or below 50% Area Median Income (AMI). As of this writing, all of the eighteen (18) units have been rented, and this program has been successfully completed.



1122 Orange Ave (before)



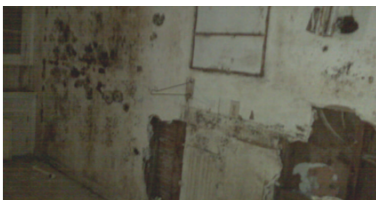
1122 Orange Ave (after)



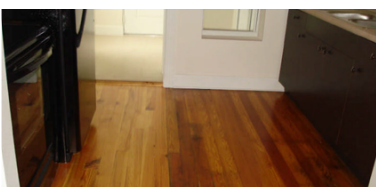
1116 Orange Ave (before)



1116 Orange Ave (after)



1122 Orange Ave (before)



1122 Orange Ave (after)



Click here for all before and after photos.

# FY 2014 Successes



## COMMUNITY GARDEN

The City of Fort Pierce and the Fort Pierce Redevelopment Agency in partnership with Keep Fort Pierce Beautiful has established a community garden located at 424 North 9th Street along Moore's Creek Linear Park within the heart of the Lincoln Park Historic District. The community garden concept was generated to offer a wide range of benefits to include beautifying the Lincoln Park Neighborhoods and bringing our entire community closer together.

Since its opening the City of Fort Pierce Community Garden has provided a safe, recreational space to cultivate fresh fruits and vegetables, learn new skills, meet new people, reduce stress, and are a chance for children to learn about sustainability.





1995



2006



2015

# FY 2014 Successes

**'The Sunrise Theatre directly benefits the economy and quality of life in St. Lucie County.'**

## SUNRISE THEATRE

The Sunrise Theatre opened its doors on August 1, 1923 and was considered to be the center of cultural activity for region. Due to a myriad of issues the Sunrise Theatre closed in 1983, but always remained in the hearts and minds of the area residents. The Sunrise Theatre was completely renovated to its original splendor and reopened on January 6, 2006.

Today, the pristine, beautifully restored, intimate 1,200-seat Sunrise Theatre, located in Historic downtown Fort Pierce, presents national touring Broadway shows, musical and comedy acts, ballet and opera companies with full orchestras, musical stars, performance icons, and consistently offers the best entertainment on the Treasure Coast. As the largest sponsor of the Sunrise Theatre, the Fort Pierce Redevelopment Agency provided \$445,749 in Fiscal Year 2014 toward the operation and administration of this cultural arts venue. The Sunrise Theatre directly benefits the economy and quality of life in St. Lucie County by attracting visitors from other cities, counties

and states. Also located within the theatre complex is the 220-seat Black Box Theatre, a state-of-the-art venue offering a variety of national, regional and local programming. Annually, the Sunrise Theatre serves over 85,000 patrons, and the Sunrise Theatre Foundation presents a series of Arts & Education Outreach programs to over 10,000 students each year at no cost to students in the four-county region.





# FY 2014 Successes

## FORT PIERCE POLICE ATHLETIC LEAGUE (PAL)

The FPRA partners with the Fort Pierce Police Athletic League (PAL) to train and mentor over 700 youth who reside within the community. The Fort Pierce PAL programs are supervised by coaches and volunteers from within the community and range from football, basketball, boxing, baseball, track & field, dance, ballet, and chorus. PAL utilizes educational, athletic and recreational activities to create trust and understanding between police officers and youth. It is based on the conviction that young people, if they are reached early enough, can develop strong positive

attitudes towards police officers in their journey through life toward the goal of maturity and good citizenship.



## RECREATIONAL PROGRAMMING AT PERCY PEEK GYMNASIUM

The Fort Pierce Redevelopment Agency in conjunction with the City of Fort Pierce recently absorbed the administrative and operational responsibilities of the Percy Peek Gymnasium. This gym is located within the Human Development Resource Center and directly adjacent to the Indian River State College Blackburn Educational Facility, and the Zora Neale Hurston Branch Library of Saint Lucie County. This compilation of resources provides recreational, educational, and career pathways for

residents of the Lincoln Park community.

Recreational programming is now being administered by the City of Fort Pierce with the help of volunteers that have committed their time to enable afternoon basketball opportunities, a travel basketball team, a youth basketball leagues, and a Semi-Pro basketball team. In addition, the City of Fort Pierce and the Fort Pierce Redevelopment Agency have also partnered with other community improvement organizations to provide community events to provide a wide array of services to the children and families in the area.



# FY 2014 Successes



## OLD SAINT ANASTASIA SCHOOL

The building located at 110 North 10th Street, affectionately known as the Old Saint Anastasia Building, is a historically significant structure that contributes to the character of the community, its continuing economic vitality, and serves as an inspiration for architects and property owners by setting a high standard of architectural and artistic quality. This structure was built circa 1914 and played an important part in the early history of Fort Pierce as a school and is a unique architectural landmark in Fort Pierce that is also listed

in the National Register of Historic Places.

The Fort Pierce Redevelopment Agency replaced all existing windows and doors in this historic structure through the Florida Division of Emergency Management Hazard Mitigation Program. High impact resistant glass was used to effectively harden the structure while preserving the historic architecture of the 100 year old facility. The significantly enhanced appearance of this structure serves as a momentous gateway to the central business district of Fort Pierce.

**'The significantly enhanced appearance of this structure serves as a momentous gateway to the central business district of Fort Pierce.'**





## COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE

In an effort to increase citizen participation and public awareness the Fort Pierce Redevelopment Agency created a Community Redevelopment Agency (CRA) Advisory Committee that consisting of nine (9) members. This concept became a reality on October 21, 2013 when the FPRA Board approved FPRA Resolution 13-05 for the creation of this committee. Each Fort Pierce Redevelopment Agency Board member appointed one member to serve a term of two (2) years, and the Fort Pierce Redevelopment Agency Board, as a whole, appointed an additional four (4) members to serve an initial term of one (1) year to include a local student to gain an additional development perspective.

The implementation of the CRA Advisory Committee has been tremendously successful, and has provided a valuable citizen based working collaboration to

provide vision and recommendations for redevelopment issues in Fort Pierce. The CRA Advisory Committee has been initially tasked with the review of all properties owned by the City of Fort Pierce, Fort Pierce Redevelopment Agency, and Saint Lucie County within the boundaries of the FPRA to provide recommendations to the FPRA Board for future development, redevelopment, marketing, utilization, or disposal. This has yielded the sale of surplus property in the residential neighborhood area, the redevelopment of open public space in the Downtown area, and the competitive bid of several surplus properties within the CRA boundaries that is envisioned to spur economic vitality.



# FY 2014 Successes





# FY 2015 GOALS & OBJECTIVES

## FORMER KING POWER PLANT BROWNFIELD CLEANUP COMPLETION

The site was once the location of the H.D. King Power Plant, but has since been decommissioned in 2008. After extensive research it was found that polychlorinated biphenyls (PCBs) were present that required soil remediation. Since this time the Fort Pierce Redevelopment Agency has been able to obtain funding to remediate the area and has gained unconditional Site Rehabilitation Completion Orders (SRCO) for two (2) of the three (3) affected parcels. Parcel 1, the last remaining parcel to be restored, is also tentatively scheduled to obtain this designation in 2016. Site remediation activities have been funded utilizing a combination of

Environmental Protection Agency (EPA) grants, revolving loan funds provided by the local Treasure Coast Regional Planning Council and funding provided by the Fort Pierce Utilities Authority.

A tentative project schedule is further outlined below and will be adjusted based on notice-to-proceed (NTP):

- ▶ Notice to Proceed – January 31, 2015
- ▶ Mobilization and Source Removal Activities – February – May 2015
- ▶ Monitor Well Sampling and Reporting – June/July 2015
- ▶ Preparation and FDEP Approval of Interim Source Removal Report – August/September 2015
- ▶ Voluntary Cleanup Tax Credit Preparation – September/October 2015





## OAKS AT MOORE'S CREEK PHASE 2 DEVELOPMENT

The Fort Pierce Redevelopment Agency is currently evaluating proposals for the development of a residential community located adjacent to Moore's Creek Linear Park. The development represents the second phase of the Oaks at Moore's Creek redevelopment. The parcels of property owned by the Fort Pierce Redevelopment Agency (FPRA) are zoned R4, Medium Density Residential Zone, and are immediately to the south of the breathtaking Moore's Creek Linear Park. The FPRA has declared approximately 3.67 acres of land to be surplus and expressed a general interest in seeing the site developed with residential structures to continue redevelopment efforts along Moore's Creek. It is the



# FY 2015 GOALS & OBJECTIVES

intent of the Fort Pierce Redevelopment Agency to continue the construction of architecturally significant homes to contribute to the aesthetic appearance of the recently revitalized neighborhood.



# FY 2015 GOALS & OBJECTIVES

## REDEVELOPMENT OR DISPOSITION OF SURPLUS PROPERTIES

The City of Fort Pierce and Fort Pierce Redevelopment Agency are seeking proposals from firms, and legal entities interested in the sale or lease of various City/FPRA properties. Based upon recommendations from the CRA Advisory Committee and approval by the Fort Pierce Redevelopment Agency the advertisement of the availability for sale, lease, or redevelopment has been received with phenomenally positive interest. The properties are

scattered throughout the FPRA area and will bring great benefits to their immediate vicinities if successfully redeveloped. Proposals are due May 6, 2015 and will be thoroughly examined by the CRA Advisory Committee to ensure the proposed disposition alternative meets the goals and objectives established by the Fort Pierce Redevelopment Agency.

**'The properties are scattered throughout the FPRA area and will bring great benefits to their immediate vicinities if successfully redeveloped.'**



# FINANCIAL INFORMATION

The following charts indicate the expenditure of annual sources of revenue, such as the TIF dollars, derived from *ad valorem* taxes as well as other annualized resources, such as grants and lease payments.

FORT PIERCE REDEVELOPMENT AGENCY OPERATING ACCOUNT			
PROFIT & LOSS STATEMENT			
OPERATING INCOME	ADOPTED 2014	ACTUAL 2014	VARIANCE
<b>Taxes</b>			
311 10 Ad Valorem Taxes	\$ 3,923,159	\$ 3,913,443	(\$9,716)
<b>Licenses and Permits</b>			
329 20 Lot Clearing Permits	0	2	2
<b>Intergovernmental</b>			
334 90 EPA Brownfield	0	1,899,396	1,899,396
347 54 Marina Dockage	85,000	73,210	(11,790)
384 90 Other Grants	0	0	0
<b>Miscellaneous Revenue</b>			
361 10 Interest on Investments	\$ 100	\$ 966	\$ 866
362 14 Leases	95,000	126,679	31,679
363 10 Liens	0	210	210
369 90 Other Misc. Revenues	5,000	14,505	9,505
388 10 Sale of Land	432,000	432,000	0
<b>Transfers</b>			
Transfer from General Fund	\$ 1,689,274	\$ 1,689,274	\$ 0
Transfer from Construction Fund	0	171,732	171,732
<b>TOTAL RESOURCES</b>	<b>\$ 6,229,533</b>	<b>\$ 8,321,415</b>	<b>\$ 2,091,883</b>
OPERATING EXPENSES	ADOPTED 2014	ACTUAL 2014	VARIANCE
Personnel Services	\$0	\$0	\$ 0
<b>OPERATING</b>			
3120 Legal Fees	\$ 50,000	\$ 54,413	\$ 4,413
3190 Consultant Fees	0	938	938
3200 Accounting & Auditing	5,000	4,950	(50)
3468 Marina Operation	10,000	8,677	(1,323)
3490 Contractual Fees	0	8,882	8,882
4110 Communications	10,000	12,935	2,935
4120 Freight and Postage	500	498	(2)
4310 Utilities	18,000	31,727	13,727
4510 Insurance	85,000	92,954	7,954
4620 Site Maintenance	15,000	3,081	(11,919)
4650 Vehicle Maintenance	4,000	1,039	(2,961)
4675 Software Maintenance	0	250	250
4710 Reproduction	0	1	1
4810 Advertising	0	2,386	2,386
4911 Loan Interest	0	1,750	1,750
4920 Cost of Goods Sold/Fuel	0	24,480	24,480
4940 Bad Debts	0	360	360
4960 Administrative Fees	75,000	79,491	4,491
4985 Real Estate Taxes	23,000	27,838	4,838
4990 Miscellaneous Expenses	1,000	202	(798)
5210 Gas and Oil	0	869	869
<b>Capital Outlay</b>			
6320 Other improvements	\$ 0	\$ 1,969,001	\$ 1,969,001
<b>AID TO PROSTATE ORGANIZATIONS</b>			
8340 Other Grants & Aids	\$ 0	\$ 20	\$ 20
8391 Fort Pierce PAL	20,000	20,000	0
<b>TRANSFERS</b>			
9001 Transfer to General	\$ 2,833,627	\$ 2,826,680	(\$6,947)
9110 Debt Service CRA (201)	2,729,406	2,706,094	0
9166 Sunrise Theatre	350,000	445,749	95,749
<b>TOTAL EXPENSES</b>	<b>\$ 6,229,533</b>	<b>\$ 8,325,265</b>	<b>\$ 2,062,732</b>
<b>NET INCOME (LOSS)</b>		<b>\$ (3,849)</b>	

**FORT PIERCE REDEVELOPMENT AGENCY BOND ACCOUNT  
CASH & INVESTMENTS STATEMENT**

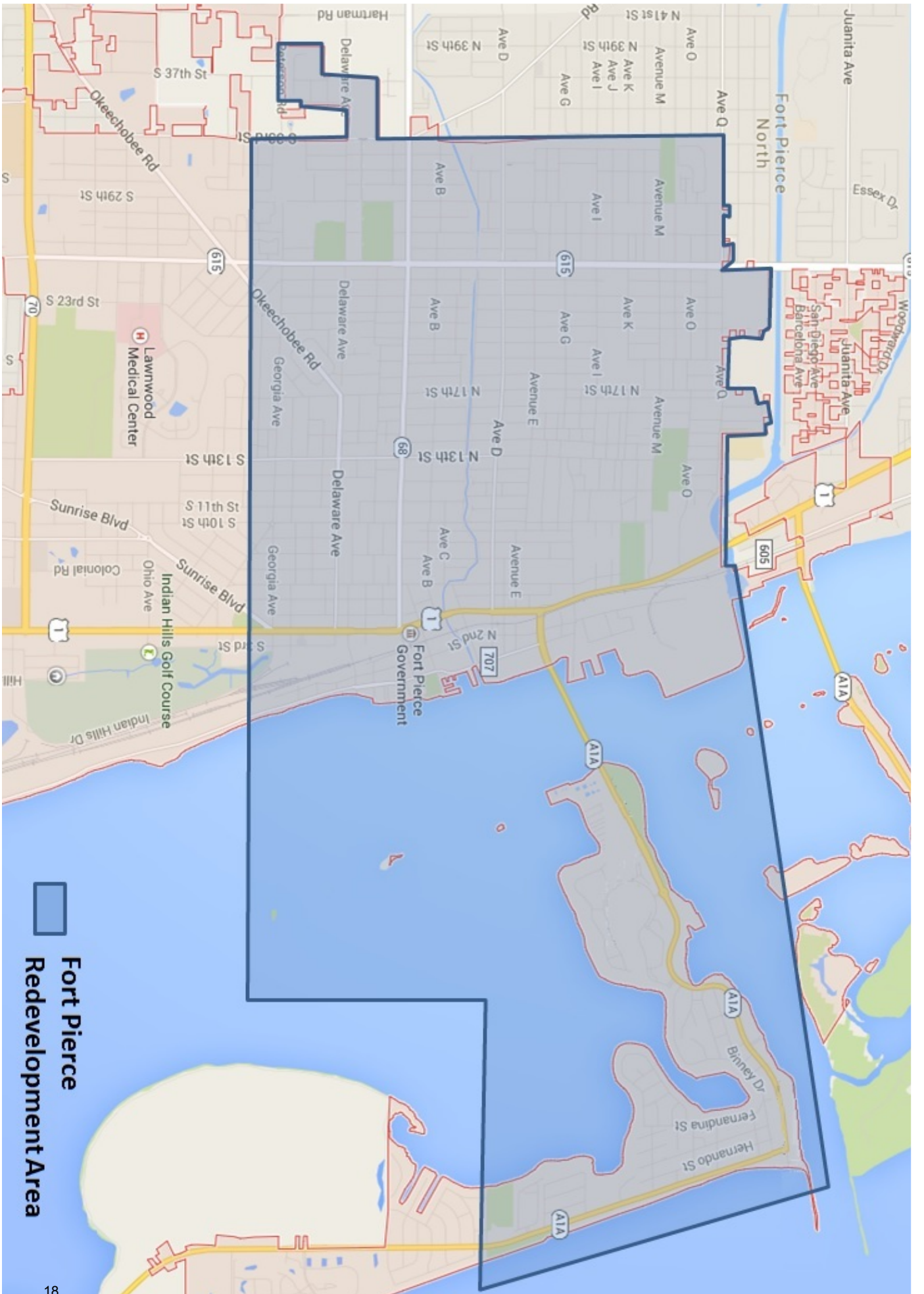
Beginning Available Cash & Investments	\$ 171,304	
Plus Income:		
Interest (FY 2014)	<u>428</u>	
<b>Total Income</b>		171,732
Less Monthly Expenditures:	171,732	
<b>Total Expenditures:</b>		<u>171,732</u>
Current Cash & Investment Balance		<u><u>\$ (0)</u></u>

**BOND ACCOUNT PROFIT & LOSS STATEMENT**

Resources (Income)	Original Budget	Revised Budget	Received LTD	Unrealized Balance
Bond Proceeds	40,577,052	40,577,052	40,577,052	
Florida Community Trust (Rollins)	3,200,000	2,966,735	2,966,734	
Florida Community Trust (Moore)	0	1,941,394	1,941,394	
Boys & Girls Club	1,000,000	1,000,000	1,000,000	
Interest	1,274,195	1,308,636	1,308,636	
Grant & Misc	648,260	1,386,823	1,386,823	
Transfer from General Fund	<u>372,500</u>	<u>1,179,741</u>	<u>1,179,741</u>	
<b>Total Income</b>	47,072,007	50,360,381	50,360,380	0

Resources Used (Expenses)	Original Budget	Revised Budget	Expended LTD	Encumbered Balance
Moore's Creek Park	673,617	219,737	219,737	0
A1A Lighting/Landscape	473,823	284,535	284,535	0
Northwest Pioneer Park	880,772	875,043	875,043	0
Ave D Bus Terminal	750,000	388,964	388,964	0
Land & Fill	100,000	100,000	100,000	0
Fisherman's Wharf	10,750	10,750	10,750	0
A1A (Phase 1) Underground Electric	1,260,000	935,935	935,935	0
Avenue Q Sewer Project	65,000	62,647	62,647	0
Harbor Isle Roundabout	203,623	203,623	203,623	0
Jetty	75,000	76,101	76,101	0
FPRA Transfer	<u>0</u>	<u>171,574</u>	<u>171,574</u>	<u>0</u>
	4,492,585	3,328,909	3,328,909	0

<b>Projected Cash &amp; Investments</b>	<b>\$ (0)</b>
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