

**FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE**

CRA Regular Meeting - Wednesday, June 24, 2015 - 2:00 p.m.

City Hall - Second Floor Conference Room, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER - Charlie Frank Matthews, Chairman**
2. **ROLL CALL - Ashley King, Secretary**
3. **APPROVAL OF MINUTES**
 - A. Meeting minutes from the CRA Advisory Committee meeting held on May 20, 2015.
4. **ELECTION OF OFFICERS - Chairperson, Vice-Chairperson, and Secretary.**
5. **OLD BUSINESS**
 - A. Update on Property Recommendations.
6. **NEW BUSINESS**
 - A. Presentation by Chief Accountant, Johnna Morris, on the financial status of the Fort Pierce Redevelopment Authority.
 - B. Presentation by Marketing Specialist, Shyanne Helms, on city marketing efforts.
 - C. Public Parking Issues.
7. **PUBLIC COMMENT**
8. **STAFF COMMENTS**

- A. Letter of Notification to Community Redevelopment Agency Committee member Faye Owens McCarthy from City Clerk Linda Cox.

9. **COMMITTEE MEMBER COMMENTS**

10. **ADJOURNMENT**

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3052 at least 48 hours prior to the meeting.

CRA Advisory Committee

Meeting Date: 06/24/2015

Re: Meeting Minutes from the CRA Advisory Committee Meeting Held on May 20, 201

Submitted For: Nick Mimms, Deputy City Manager, City Manager

Information

SUBJECT

Meeting minutes from the CRA Advisory Committee meeting held on May 20, 2015.

Attachments

No file(s) attached.

CRA Advisory Committee

Meeting Date: 06/24/2015

Re: Update on Property Recommendations

Submitted For: Nick Mimms, Deputy City Manager, City Manager

Information

SUBJECT

Update on Property Recommendations.

Attachments

Memo from Purchasing Department - RFP No. 2015-039 - Sale or Lease of Surplus Property

RFP No. 2015-039 - 500 Orange Ave. - International Enterprises and Childrens Services

RFP No. 2015-039 - 500 Orange Ave. - Beachside Wellness

RFP No. 2015-039 - 500 Orange Avenue - Peacock Galleries, Inc.

RFP No. 2015-039 - 1212, 1213 and 1217 Ave. D - Lincoln Park Council of Ministers, Inc.

Tier 1, Tier 2, Tiers 3 and Tier 4 Properties



MEMORANDUM
from the
PROCUREMENT DEPARTMENT

RECEIVED
TIME _____
JUN 11 2015
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

TO: Nick Mimms, Deputy City Manager

THROUGH: Tony Barnes, Director of Administrative Services
Gelencia Carter, Purchasing Manager

FROM: Georgia Montgomery, Purchasing Specialist

SUBJECT: RFP No. 2015-039 ~ Sale or Lease of Surplus Property

DATE: June 10, 2015

[Handwritten signatures: Tony Barnes, Gelencia Carter, Georgia Montgomery]

Attached is the tabulation sheet for the above referenced proposal along with copies of all proposals submitted. The file is available for review in the Procurement Department.

The invitation was sent to 254 vendors. Eleven (11) vendors requested specifications with three (4) responding (36.36 %) plus 0 "No Bid" (36.36 % total response).

The next step in this process is to assign roles to the Evaluation Committee for ranking of the proposals. The following are roles that need to be assigned, if applicable to the project scope of work:

1. **Team Leader:** Sets up team, coordinates strategies, sets timetables, assigns roles.
2. **Project Manager:** Person or representative from department involved in service.
3. **Financial Analyst:** Price and Cost Analyst to compare proposals and check financial data.
4. **Technical Advisor(s):** References, licensing, background checks, local preference, etc.
5. **Committee Member:** Evaluates the solicitation and will cast a vote

As the end user department for this proposal, you would assume or assign the role as Team Leader. A representative from Purchasing, will serve as the *Committee Liaison*, and should be present for the meetings, including the initial start-up meeting.

Please respond to the Procurement Department for recommendation of award.

Expiration date is August 9, 2015. Commission approval must be completed by this date.

/gm

Attachment

cc: Angela Wilkinson, Executive Assistant

**CITY OF FORT PIERCE
TABULATION OF BIDS**

"Offers from the vendors listed herein are the only offers received timely as of the above opening date and time. All other offers submitted in response to this solicitation, if any, are hereby rejected as late."

RFP ON:	Sale or Lease of Surplus Property
RFP NUMBER:	2015-039
DATE:	06/09/2015
RECOMMENDED AWARD:	Pending

RESPONSE
4 of 11 = 36.36 %
1 "No Bids"
Total =36.36 %

PROPOSER
Beachside Wellness Fort Pierce, FL Property: 500 Orange Ave
International Enterprise and Children Services Fort Pierce, FL Property: 500 Orange Ave
Lincoln Park Council of Ministers Inc. Fort Pierce, FL Properties: 1212 Avenue D, 1213 Avenue D, 1217 Avenue D
Peacock Galleries, LLC Fort Pierce, FL Property: 500 Orange Ave
St Lucie County Salvation Army Fort Pierce, FL (Non-Responsive)

PLEASE NOTE: COMMISSION MEETINGS ARE HELD THE FIRST AND THIRD MONDAY OF EVERY MONTH. CALL THE PURCHASING DEPARTMENT WEDNESDAY PRIOR TO THE MEETINGS FOR RECOMMENDATION OF AWARD.

March 4, 2015



CITY OF FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 1

The purpose of this addendum is to remove the bid package due to the incorrect opening date listed on the cover page, Invitation to Bid, and **replace with the REVISED bid document.**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: *Dieula Louis*
Manual
Signature: Dieula Louis
Typed or Printed
Company Name: International Enterprise and children services
Address: 736 Orange Ave
Fort Pierce, FL 34950
Date: 04/30/15

/gc

March 13, 2015



CITY OF FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 2

The purpose of this addendum is to include an additional property that was inadvertently omitted:

505 North 7th Street

Parcel ID#2410-601-0134-000-8

FEE AND MAY'S RE-S/D BLKK LOTS 1, 2,3, 18 AND 20 (MAP 24/10 C)

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: *Dioula Louis*
Manual

Signature: Dioula Louis
Typed or Printed

Company Name: International Enterprise and Children Services

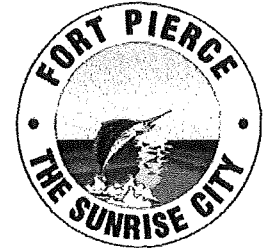
Address: 736 Orange Ave

Fort Pierce, FL 34950

Date: 4/30/15

/gc

April 2, 2015



CITY OF FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 3

The purpose of this addendum is to extend the **Bid due date** from 3:00PM, Monday, April 6, 2015, to:

3:00 PM, WEDNESDAY, MAY 6, 2015

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Dieula Louis

Signature: Dieula Louis Manual

Company Name: International Enterprise and Child Care Services Typed or Printed

Address: 736 Orange Ave

Fort Pierce, FL 34950

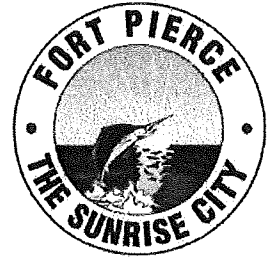
Date: 4/30/15

/gc

April 14, 2015

CITY FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY



RFP NO. 2015-039

ADDENDUM NO. 4

The purpose of this addendum is to change schedule a Site-Visit for interested proposers to gain access to the buildings listed in the RFP. The site visit will take place on **Friday, April 24, 2015**, during the following times:

- **505 North 7th Street** **9:00AM – 10:00AM**
- **500 Orange Avenue** **10:10AM - 11:10 AM**
- **1401 North 2nd Street** **11:20AM – 12:20PM**

Individuals or firms interested in submitting a proposal and would like to have access to the buildings, should attend this site visit. This date and times are the only time that access will be granted to the buildings.

All questions regarding each location should be emailed no later than **5:00PM, Monday, April 27, 2015** to biddesk@city-ftpierce.com and copy to gcarter@city-ftpierce.com.

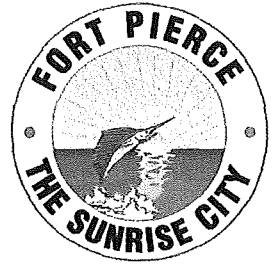
All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: *Deanna Lewis* Manual
Signature: *Deanna Lewis* Typed or Printed
Company Name: *International Enterprise and children services*
Address: *736 Orange Ave*
Fort Pierce FL 34950
Date: *4/30/15*

/gc

May 4, 2015



CITY OF FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 5

The purpose of this addendum is to extend the **Bid due date** from 3:00PM, Wednesday, May 6, 2015, to:

3:00 PM, TUESDAY, JUNE 9, 2015

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: *Dieula Louis*
Manual

Signature: *Dieula Louis*
Typed or Printed

Company Name: *International Enterprise and Children Service*

Address: *736 Orange Ave, Fort Pierce*

\$1 34950

Date: *4/30/15*

/gc

- Answer:** **The City of Fort Pierce / FPRA currently does not possess a Phase 1 Environmental Assessment for the property**
5. Question: Does the city know of any environmental issues specific to the site, buried holding tanks, etc.
- Answer:** **The City of Fort Pierce / FPRA is not aware of any environmental testing, environmental issues, nor permitting violations with regard to this property**
6. Question: Is there a Phase I environmental on record in the event one has been conducted.
- Answer:** **The City of Fort Pierce / FPRA currently does not possess a Phase 1 Environmental Assessment for the property.**
7. Question: Please confirm existing boundaries as the property appraiser delineated boundaries on its website are inconsistent. It only shows the boundaries of the empty parcel to the north but not the boundaries of the land to the south inclusive of the improvements.
- Answer:** **A copy of the most recent survey for the property is attached showing the land recently purchased by Saint Lucie County for drainage purposes**
8. Question: Please confirm start date of pending 2nd street improvements as well as detail of specific improvements contemplated including improved road contractions specifications, handling of subsurface drainage and utilities which would impact subject parcel
- Answer:** **A copy of the description of the North 2nd Street project is attached. The project began earlier this month.**
9. Question: Copy of agreement and summary of terms between city and current tenant of site known as "The Historic Railroad Museum"
- Answer:** **A copy of the agreement between the FPRA and the Steam Locomotive Association is attached. This organization is currently leasing on a temporary monthly basis**
10. Question: Information, regardless of how preliminary, on proposed traffic flyover connecting port properties to Highway US 1 which would traverse subject property in the general vicinity between the north empty lot of subject parcel and its neighbor to the north, Taylor Creek Marina.
- Answer:** **As confirmation the portion of land purchased by Saint Lucie County, as noted in Item 5, will be included in the North 2nd Street reconstruction plans for drainage treatment purposes**
11. Question: Any information and status of FPUA utility easement that

was contemplated at the north end of the parcel. Our understanding is discussions took place but that the FPUA already had an acceptable easement option elsewhere which served its needs, but that discussions still took place to impose an easement on the north end of the parcel. It's not clear whether or not the easement was granted.

Answer: The City of Fort Pierce / FPRA is not aware of additional access and utility easements on the property

12. Question: Are there any other easements the city knows of which impact the subject parcel.

Answer: The City of Fort Pierce / FPRA is not aware of additional access and utility easements on the property

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Donna Louis Manual

Signature: Donna Louis Typed or Printed

Company Name: International Enterprise and Children's

Address: 736 Orange Ave, Fort Pierce, FL 34950

Date: 4/30/15

/gc

Attachments PDF: Steam Locomotive Lease Agreement (2008)
North 2nd Street Land Sale Survey (2010)
North 2nd Street Bid Award Recommendation (11/18/14)

DELIVER TO: City of Fort Pierce 100 North U.S. #1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Procurement Dept. P.O. Box 1480 Fort Pierce, FL 34954-1480	REQUEST FOR PROPOSALS and PROPOSER ACKNOWLEDGMENT REVISED
Contact: Gelencia Carter, 772-467-3748	RFP No: 2015-039
Mandatory Pre-Bid Conference Date: N/A	RFP Title: SALE OR LEASE OF SURPLUS PROPERTY
Mandatory Pre-Bid Location: N/A	RFP Opening Location: City of Ft. Pierce Procurement Dept. 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
RFP Due Date & Time: 3:00 PM, MONDAY, APRIL 6, 2015	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Proposer Name: <i>International enterprise</i> <i>and Children Services/Denla Louis</i> Mailing Address: <i>5443 NW MSR Fern</i> <i>Coast St</i> ----- -----	I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer. <i>Denla Louis</i> X _____ Authorized Signature (Manual)
City, State, Zip Code: <i>Port St Lucie</i> <i>FL 34986</i>	Typed or Printed Name: <i>Denla Louis</i>
Type of Entity (Circle One): <input checked="" type="radio"/> Corporation <input type="radio"/> Partnership <input type="radio"/> Proprietorship	Title: <i>President</i>
Incorporated in the State of: <i>FL</i> Year: <i>2013</i>	Delivery in _____ days, ARO
Phone Number: <i>772-353-1693</i>	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number: <i>46-5513997</i>
E-Mail Address: <i>Internationalenterpriseinc</i>	Local Business: <input type="checkbox"/> Y <input type="checkbox"/> N MWBE: <input type="checkbox"/> Y <input type="checkbox"/> N
Bid Security is attached, when required, in the amount of \$ _____ F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

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SECTION I

GENERAL CONDITIONS, INSTRUCTIONS AND INFORMATION FOR PROPOSERS

1. GENERAL INFORMATION

These documents constitute the complete set of specification requirements and proposal forms. All proposal sheets and attachments must be executed and submitted in a sealed envelope. **DO NOT INCLUDE MORE THAN ONE PROPOSAL PER ENVELOPE (CLEARLY MARK PROPOSAL AS "ORIGINAL" AND REQUESTED NUMBER OF COPIES AS "COPY" ON EACH SET ENCLOSED).** The face to the envelope shall contain Proposer's name, return address, the date and time of proposal opening, the proposal number and title. Proposals not submitted on the enclosed Proposal Form shall be rejected. By submitting a Proposal, the Proposer agrees to be subject to all terms and conditions specified herein. No exceptions to the terms and conditions shall be allowed. Proposers shall submit three (3) complete sets (one [1] original and two [2] copies) of their proposal complete with all supporting documentation. **SUBMITTAL OF A PROPOSAL IN RESPONSE TO REQUEST FOR PROPOSAL CONSTITUTES AN OFFER BY THE PROPOSER.** Proposals, which do not comply with the requirements, may be rejected at the option of the City.

2. DELAYS

The City, at its sole discretion, may delay the scheduled due dates indicated above if it is to the advantage of the City to do so. The City will notify proposers of all changes in scheduled due dates by written addendum.

3. EXECUTION OF PROPOSAL

Proposal must contain a manual signature, in ink, of an authorized representative who has the legal ability to bind the Proposer in contractual obligations in the space provided on Page 1 of Proposer/Proposal Acknowledgment and on the Proposal Response Form. **FAILURE TO PROPERLY SIGN THE PROPOSAL SHALL INVALIDATE SAME, AND IT SHALL NOT BE CONSIDERED FOR AN AWARD.** Proposals must be typed or legibly printed in ink. All corrections made by Proposer to any part of the proposal document must be initialed in ink. The original proposal conditions and specifications cannot be changed or altered in any way. Altered proposals will not be considered. Clarification of proposals submitted shall be in letter form, signed by proposers and attached to the proposal.

4. NO BID

If not submitting a proposal, respond by returning only the Proposer acknowledgment form, marking it "No Bid," and give the reason in the space provided.

5. PROPOSAL OPENING

Shall be public, at the address, date, and time specified on the proposer Acknowledgment form. The proposal time must be and shall be scrupulously observed. Under no circumstances shall proposals delivered after the time specified be considered; such

proposals will be returned unopened. The City will not be responsible for late deliveries or delayed mail. The time/date stamp clock located in the Purchasing Department shall serve as the official authority to determine lateness of any proposal. It is the Proposers sole responsibility to assure that his/her proposal is complete and delivered at the proper time and place of the proposal opening. Proposals, which for any reason are not so delivered, will not be considered. Offers by facsimile, telegram, or telephone are not acceptable. A proposal may NOT be altered by the Proposer after opening of the proposals. Proposal tabulations will be furnished on the web site: <http://www.purchasing.ci.fort-pierce.fl.us>.

6. **TAXES**

The City is exempt from Federal Excise and State Sales Taxes on direct purchases of tangible personal property. The City exemption number is on the face of the Purchase Order. If requested, the Director of Administrative Services will provide an exemption certificate to the awarded Proposer. Vendors or contractors doing business with the City shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with the City Tax Exemption Number in securing such materials. This exemption does not apply to purchases of tangible personal property in the performance of contracts for the City.

7. **DISCOUNTS**

Cash discounts for prompt payment shall not be considered in determining the lowest net cost for proposal evaluation purposes.

8. **MISTAKES**

- a. Proposers are expected to examine the specifications, delivery schedule, proposal prices, extensions and all instructions pertaining to supplies and services. **FAILURE TO DO SO WILL BE AT PROPOSER'S RISK.** In the event of extension error(s), the unit price will prevail and the Proposer's total offer will be corrected accordingly.
- b. Written amounts shall take precedence over numerical amounts. In the event of addition error(s), the unit price and extension thereof will prevail and the Proposer's total offer will be corrected accordingly. Proposals having erasures or corrections must be initialed in ink by the Proposer.

9. **INVOICING AND PAYMENT**

Payment for any and all invoice(s) that may arise as a result of a contract or purchase order issued pursuant to this proposal specification shall minimally meet the following conditions to be considered as a valid payment request:

- a. A timely submission of a properly certified invoice(s), in strict accordance with the price(s) and delivery elements as stipulated in the contract or purchase order document, and to be submitted to the Engineering Department at the address as stipulated on the Purchase Order.
- b. All invoices submitted shall consist of an original and one (1) copy; clearly reference the subject contract or purchase order number; provide a sufficient

salient description to identify goods or service for which payment is requested; contain date of delivery; proposal number, original or legible copy of signed delivery receipt including both a manual signature and printed name of a designated City employee or authorized agent; be clearly marked as “partial”, “complete”, or “final” invoice. The City will accept partial deliveries unless otherwise specified into contract or purchase order document.

- c. The invoice shall contain the Proposer’s Federal Employer Identification Number (F.E.I.N.).

10. DELIVERY

Unless actual date is specified (or if specified delivery cannot be met), show number of days required to make delivery after receipt of purchase order or contract in space provided. Delivery time may be a basis for making of award. Delivery shall be during the normal working hours of the user department, Monday through Friday, unless otherwise specified and incorporated into contract or purchase order document. Delivery shall be to the location specified in the proposal specifications.

11. ADDITIONAL TERMS AND CONDITIONS

No additional terms and conditions included with the proposal response shall be evaluated or considered. Any and all such additional terms and conditions shall have no force and effect, and are inapplicable to this proposal if submitted either purposely through intent or design, or inadvertently appearing separately in transmittal letters, specifications, literature, price lists or warranties. It is understood and agreed that the general and/or any special conditions in these Proposal Documents are the only conditions applicable to this proposal and the Proposer’s authorized signature on the Proposal Form attests to this.

12. INTERPRETATION

All Proposers shall carefully examine the Proposal Documents. Any ambiguities or inconsistencies shall be brought to the attention of the City in writing prior to the opening of Proposals; failure to do so, on the part of the proposer, will constitute an acceptance by the Proposer of any subsequent decision. Any questions concerning the intent, meaning, and interpretation of the Proposal Documents shall be requested in writing, and received by the City at least seven (7) days prior to the Proposal Opening. Inquiries shall be addressed to the attention of the Contact person as indicated on Page 1. No person is authorized to give oral interpretations of, or make oral changes to, the proposal. Therefore, oral statements given before the proposal opening will not be binding. Any interpretation of or changes to the proposal will be made in the form of a written Addendum to the proposal and will be furnished to all Proposers. Receipt of all addenda shall be acknowledged by the Proposers by signing and enclosing said addenda with their proposal.

The City will record its responses to inquiries and any supplemental instructions in the form of a written addendum. The City will send a written addendum to all Proposers who requested a proposal directly from the City Purchasing Department. All proposers should contact the City at least seven (7) calendar days before the proposal opening date to ascertain whether any addendums have been issued. Failure to do so could result in

rejection of the proposal as unresponsive. The City shall not be responsible for providing said addendum to proposers who receive proposal packages from other sources.

13. **ADDENDUM**

Should revisions to the Proposal Documents become necessary, the City will provide a written addendum to all proposers who received a proposal package from the City's Purchasing Department. Proposers who obtain Proposal Documents from other sources must officially register with the City's Purchasing Department in order to be placed on the mailing list for any forthcoming addendum or their official communications. Failure to register as a prospective Proposer may cause your proposal to be rejected as non-responsive if you have failed to submit a proposal without an addendum acknowledgment for the most current addendum.

Previous addenda are deemed received when a subsequent addendum is acknowledged. It is the Proposer's responsibility to contact the City in the event that a previous addendum is not received. Latest addendum shall be signed and returned with the proposal as acknowledgment of addendum.

14. **DISPUTES**

Any Proposer who disputes the proposal selection or contract award recommendation shall file such dispute according to the proposal protest procedures. These procedures are available upon request from the City.

15. **CONFLICT OF INTEREST**

All proposers must disclose with their proposal the name of any officer, director, or agent who is also an employee of the City. All Proposers must disclose the name of any City employee who owns, directly or indirectly, an interest of five percent (5%) or more in the Proposer's firm or any of its branches.

16. **LEGAL REQUIREMENTS**

Proposers are required to comply with all provisions of Federal, State, County and local laws and ordinances, rules and regulations, that are applicable to the items being proposal. Lack of knowledge by the proposer shall in no way be a cause for relief from responsibility, or constitute a cognizable defense against the legal effect thereof.

17. **DRUG-FREE WORK PLACE (DFW)**

Preference shall be given to business with Drug-Free Work Place (DFW) Programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

18. **MINORITY/WOMEN OWNED BUSINESS ENTERPRISE (MWBE)**

Minority/Women Owned Business Enterprise (MWBE) indicates a business entity which is owned and operated by a minority. In this instance, minority group members are citizens of the United States or lawfully admitted permanent residents who are Black, Hispanics, Women, Native Americans, Asian-Pacific, Asian-Indian, and eligible others. An MWBE wishing to participate in the City procurement process may contact the Purchasing Department for information and assistance.

19. **PUBLIC ENTITY CRIMES**

No award will be executed with any person or affiliate identified on the Department of Management Services "convicted vendor" list. This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing process because they have been found guilty of a public entity crime. No public entity shall award any contract to, or transact any business in excess of the threshold amount provided in Section 287.017, Florida Statutes for Category Two (currently \$10,000.00) with any person or affiliated on the "convicted vendor" list for a period of thirty-six (36) months from the date that person or affiliate was placed on the "convicted vendor" list unless that person or affiliate has been removed from the list pursuant to Section 287.133(3)(f) Florida Statutes.

20. **AWARD**

As the best interest of the City may require, the right is reserved to make award(s) by individual item, group of items, "All or None", or a combination thereof; with one or more suppliers; to reject any or all proposals, or waive any minor irregularity or technicality in proposals received, and may, at its sole discretion, request a rebid. Proposers are cautioned to make no assumption until the City has entered into a contract or issued a purchase order.

21. **EEO STATEMENT**

The City is committed to assuring equal opportunity in the award of contracts, and therefore complies with all laws prohibiting discrimination on the basis of race, color, religion, national origin, age or sex.

22. **CONTRACTUAL AGREEMENT**

The terms, conditions, and provisions in this Request for Proposal shall be included and incorporated in any final contract or purchase order. The order of precedence will be Proposal Document and response, purchase order or contract, and general law. Any and all legal action necessary to enforce a contract or purchase order will be interpreted according to the laws of Florida. The venue shall be Fort Pierce, Florida.

23. **GOVERNMENTAL RESTRICTION**

In the event that any governmental restrictions are imposed which would necessitate alteration of the material quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the Proposer to notify the Purchasing Department at once, indicating in his/her letter the specific regulation which required an alteration, including any price adjustments occasioned thereby. The City reserves the right to accept such alteration or to cancel the contract or purchase order at no further expense to the City.

24. PATENTS AND ROYALTIES

The Proposer, without exemption, shall indemnify and save harmless, the City, its employees and/or any of its Commission/Board from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or item manufactured by the Proposer. Further, if such claim is made, or is pending, the Proposer may, at its option and expense, procure for the City the right to use, replace or modify the item to render it non-infringing. If none of the alternatives are reasonably available, the City agrees to return the article on request to the Proposer and receive reimbursement. If the Proposer used any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood, without exception, that the proposal prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

25. ADVERTISING

In submitting a proposal, Proposer agrees not to use the results therefrom as a part of any commercial advertising, without the express written approval, by the appropriate level of authority within the City.

26. ASSIGNMENT

Any purchase order or contract issued pursuant to this Invitation to Proposal and the monies which may become due hereunder are not assignable except with the prior written approval of the City, through the Purchasing Department.

27. COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH

Proposer certifies that all material, equipment, etc., contained in his/her proposal meets all applicable O.S.H.A. requirements. Proposer further certifies that, if he/she is the successful Proposer, and the material, equipment, etc., delivered is subsequently found to be defective in applicable O.S.H.A. requirement in effect on the date of delivery, all costs necessary to comply with the requirements shall be born by the Proposer.

28. FACILITIES

The City reserves the right to inspect the Proposer's facilities at any reasonable time, during normal working hours, with prior notice to determine that Proposer has a bona fide place of business, and is a responsible Proposer.

29. REPRESENTATION

A Proposer must have at the time of proposal opening, a manufacturing plant in operation, or be a fully authorized agent or representative of the product proposal, and capable of producing or providing the items proposal, and so certify upon request.

30. DISQUALIFICATION OF PROPOSER

More than one proposal from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. Reasonable grounds for believing that a Proposer is involved in more than one proposal submittal will be cause for rejection of all proposals in which such Proposers are believed to be involved. Any or all proposals will be rejected if there is reason to believe that collusion exists between Proposers Proposals in which the prices obviously are unbalanced will be

subject to rejection.

31. ADJUSTMENTS/CHANGES/DEVIATIONS

No adjustments, changes or deviations shall be accepted on any item unless conditions or specifications of a proposal expressly so provide. Any other adjustments, changes or deviations shall require prior written approval, and shall be binding ONLY if issued by the City's Purchasing Department. The Proposer shall bear sole responsibility for any and all costs of claims arising from any adjustments, changes or deviations not properly executed as required herein.

32. INSURANCE

The awarded Proposer(s) shall maintain insurance coverage reflecting the minimum amounts and conditions specified in the attached specifications or the Special Terms and Conditions. In the event the proposer is a governmental entity or a self-insured organization, different requirements may apply. Misrepresentation of any material fact, whether intentional or not, regarding the Proposer's insurance coverage, policies or capabilities may be grounds for rejection of the proposal and rescission of any ensuing contract.

33. PUBLIC RECORDS

Upon award recommendation or ten days after opening, proposals become "public records" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Proposers must invoke the exemptions to disclosure provided by law in the response to the Proposal, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary.

34. PROPOSAL PREPARATION COSTS

Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Invitation to Proposal. Proposers should prepare their proposals simply and economically, providing all information and prices as required.

35. COOPERATIVE PURCHASING

Any governmental purchasing authority may participate in this purchase for services and commodities from this successful award.

ANY AND ALL SPECIAL TERMS AND CONDITIONS, TECHNICAL REQUIREMENTS, SCOPE OF WORK OR SPECIFICATIONS ATTACHED HERETO WHICH VARY FROM THESE GENERAL CONDITIONS SHALL HAVE PRECEDENCE.

SECTION II

INSTRUCTIONS TO PROPOSERS

1. PROPOSAL OPENING

- 1.1 Proposals are due on or before **3:00 PM, Monday, April 6, 2015**. Three (3) copies (one original and two copies) of sealed qualifications shall be mailed or delivered to:

Delivery Address:
City of Fort Pierce
100 North U.S. #1
Fort Pierce, FL 34950

Mailing Address:
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954-1480

Copies of the proposal documents are available electronically from the Procurement Department by e-mail request to biddesk@city-ftpierce.com on the web site of Demandstar.com (www.demandstar.com) and City of Fort Pierce's website (www.cityoffortpierce.com)

Any qualifications proposals received after the designated time and date listed above will be returned unopened.

- 1.2 All proposals and qualifications will be publicly opened at the time and place specified. In accordance with Section 2-63(2)d of the City of Fort Pierce Code, "No proposals shall be handled so as to permit disclosure of the identity of any offeror or the contents of any proposal to competing offerors during the process of negotiation. A register of proposals shall be prepared containing the name of each offeror, the number of modifications received, if any, and a description sufficient to identify the item offered. **The register of proposals shall be open for public [viewing] only after contract award.**"

2. INQUIRIES/QUESTIONS

- 2.1 All inquiries will be in a written format and addressed to City of Fort Pierce Deputy City Manager with a copy to the Purchasing Manager:

TO
City of Fort Pierce
Nick Mimms
Deputy City Manager
P. O. Box 1480
Fort Pierce, FL 34954-1480
Fax: (772) 460-6847
Email: nmimms@city-ftpierce.com

COPY
City of Fort Pierce
Gelencia Carter
Purchasing Manager
P.O. Box 1480
Fort Pierce, FL 34954-1480
Fax: (772) 595-9948
Email: biddesk@city-ftpierce.com

- 2.2 No inquiries will be received within seven (7) calendar days of qualification closing date.

3. **MINORITY PARTICIPATION AND OUTREACH PROGRAM**

Describe your firm's program and/or policies in regard to minority and non-discrimination, including the firm's history of Minority and Women Owned Business Enterprise (M/WBE) participation. Include a strategy for promoting minority participation in this project and a realistic goal for participation. List references of Owners, M/WBE firms or consultants who can speak to your firm's utilization of M/WBE on previous projects.

4. **PURCHASING CARD PROGRAM**

- 4.1 The City has implemented a **Purchasing Card Program**. The selected Proposers(s) can take advantage of this program and in consideration receive payment within several days, instead of the City's policy of Net 30 Days After Receipt of Invoice (ARI). **Any percentage off the bid price for the acceptance of Visa will be considered in the bid award.** If no such percentage is given, the City shall assume 0% discount applies.
- 4.2 Proposers are requested to state on the Bid Response Form, if they will honor the VISA Purchasing Card. In the event of failure on the part of the Proposer to make this statement, the City shall assume the purchase or Contract price shall be governed by the Net 30 ARI (after receipt of invoice).

AWARD

Award will be subject to the highest acceptable offer received that adds value to the property, adds jobs to the current market and is determined to be in the best interests of the City. Selection will be based on proposals executing the City's form of Offer to Purchase/Bid Form, Proposed Use of Property Narrative, Business and Financial Plans and supporting documentation. The sale is subject to final approval of the City Commission. The City reserves the right to reject any or all offers.

PROPOSAL TO LEASE

If you are interested in leasing, please provide the following information:

- ❖ Proposed use of the available space for lease
- ❖ Proposed property improvements
- ❖ Target date for occupation of space
- ❖ Business Plan
- ❖ Financial Plan, including the price per square foot
- ❖ References – List individuals or firms with knowledge of the proponent's ability to operate a business. State the following: Name, Firm, Title, Address, Telephone and Nature of Association
- ❖ Information regarding past experience

SUBMITTAL REQUIREMENTS

In order to assist the City's review process, qualifications shall be prepared utilizing a tabbed format. Each of the required sections shall begin a new page and be separately tabbed or identified as listed above (i.e. **Tab A**- Propose Use of Property, **Tab B** –Proposed Property Improvements, **Section A** – Target Date for Occupation of Space, **Tab C**. Business Plan, **Tab D** - Financial Plan, **Tab E** – References, **Tab F**- Past Experience

OFFER TO PURCHASE

If you would like to make an offer to purchase any of the listed properties, please complete the **Offer to Purchase/Bid Response Form** and the **Property Narrative**. If an offer is being made for multiple properties an individual **Property Narrative** should be completed for each one.



OFFER TO PURCHASE/BID FORM

RFP NO. 2015-039

_____ herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted in triplicate in a sealed envelope bearing on the outside the name of the bidder, its address, and **RFP No. 2015-039, Sale or Lease of Fort Pierce Redevelopment Agency Surplus Property.**

Name of Bidder: Dieu la Louis

Address of Bidder: 5443 NW Wislizenus Cir

City, State, Zip: Port St Lucie, FL 34986

Telephone Number: 772-353-1693

Fax Number: _____ Email Address: Internationalenterprise.com

© Yahn Corp.

PROPERTIES

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
422 Douglas Ct	\$	\$
424 Douglas Court	\$	\$
426 Douglas Court	\$	\$
414 Avenue D	\$	\$
1212 Avenue D	\$	\$
1213 Avenue D	\$	\$
1217 Avenue D	\$	\$
1401 North 2 nd Street	\$	\$
500 Orange Avenue	\$ 10,000	\$ 500.00
301 Florida Avenue	\$	\$

BIDDERS ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce and Fort Pierce Development Agency in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement.

Debra Louis
Bidder of Authorized Representative

Debra Louis
Typed Name

6/9/15
Date



ATTACHMENT A
PROPERTY NARRATIVE

PROPOSAL RESPONSE FORM

For 500 orange Ave, Fort Pierce
Property Address

Dionna Louis / International Enterprise and Children services
Print or Type Name of Buyer(s)

5443 NW WISK fern cir, Port St Lucie, FL 34986
Address (Street / City, State and Zip Code)

772-353-1693
Area Code and Telephone Number

Proposed Use of Property: Business
~~Business~~ Non-profit organization
Services provide: Immigration Assistance
Basic computer class, citizenship class, Social
Service, Interpretation.

(Use additional sheets, if necessary)

Proposed Property Improvements:

(Use additional sheets, if necessary)

Timetable for Making Improvements:

(Use additional sheets, if necessary)

PROPERTY NARRATIVE

For 500 _____
Property Address

Proposed Job Creation: Education, Admin

Three teachers for ESOL program
Two office Assistant, one program coordinator

(Use additional sheets, if necessary)

Business Plan (attachment):

(Use additional sheets, if necessary)

Financial Plan (attachment):

(Use additional sheets, if necessary)

Exceptions to Request for Proposal (attachment):

(Use additional sheets, if necessary)

Signature of Buyer(s)

Date

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:

YES

NO

Is Request for Proposal cover page (page 1) completed, signed and attached?

✓

All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.

Include proof of proper licensing as stated in proposal documents.

N/A

Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents.

N/A

Proposal envelope is marked accordingly.

✓

Are three (3) complete proposal packages included (one original and two copies)?

✓

Is each Addendum (when issued) signed and included?

PLEASE SIGN AND RETURN WITH PROPOSAL

Debra Louis

<p>DELIVER TO: City of Fort Pierce 100 North U.S. #1 Fort Pierce, FL 34950</p> <p>MAIL TO: City of Fort Pierce Procurement Dept. P.O. Box 1480 Fort Pierce, FL 34954-1480</p>	<p>REQUEST FOR PROPOSALS and PROPOSER ACKNOWLEDGMENT</p>
<p>Contact: Gelencia Carter, 772-467-3748</p>	<p>RFP No: 2015-039</p>
<p>Mandatory Pre-Bid Conference Date: N/A</p>	<p>RFP Title: SALE OR LEASE OF SURPLUS PROPERTY</p>
<p>Mandatory Pre-Bid Location: N/A</p>	<p>RFP Opening Location: City of Ft. Pierce Procurement Dept. 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950</p>
<p>RFP Due Date & Time: 3:00 PM, MONDAY, APRIL 6, 2015</p>	<p>If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.</p>
<p>Proposer Name: <u>Beachside Wellness</u></p> <p>Mailing Address: <u>4160 N. AIA #701</u> <u>Ft. Pierce FL 34949</u></p>	<p><i>I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer.</i></p> <p>x <u>Jamie Skuba</u> Authorized Signature (Manual)</p>
<p>City, State, Zip Code: <u>Ft. Pierce FL 34949</u></p>	<p>Typed or Printed Name: <u>JAMIE SKUBA</u></p>
<p>Type of Entity (Circle One): Corporation Partnership <u>Proprietorship</u></p>	<p>Title: <u>OWNER</u></p>
<p>Incorporated in the State of: <u>FL</u> Year: <u>2015</u></p>	<p>Delivery in <u>30</u> days, ARO</p>
<p>Phone Number: <u>908 797 7221</u></p>	<p>Payment Terms: Net 30 Days</p>
<p>Fax Number:</p>	<p>FEIN or SS Number: <u>146-90-3861</u></p>
<p>E-Mail Address: <u>drjamieskuba@gmail.com</u></p>	<p>Local Business: <u>X</u>Y <u>N</u> MWBE: <u>X</u>Y <u>N</u></p>
<p>Bid Security is attached, when required, in the amount of \$ <u>500.00</u> F.O.B. DESTINATION</p>	<p>If returning as a "No Bid" state reason:</p>
<p>THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID</p>	



OFFER TO PURCHASE/BID FORM

RFP NO. 2015-039

Beachside Wellness herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted in triplicate in a sealed envelope bearing on the outside the name of the bidder, its address, and **RFP No. 2015-039, Sale or Lease of Fort Pierce Redevelopment Agency Surplus Property.**

Name of Bidder: Jamie Skuba D.C. dba Beachside Wellness

Address of Bidder: 4160 N. AIA #701

City, State, Zip: Ft. Pierce FL 34949

Telephone Number: 908 797 7221

Fax Number: _____ Email Address: drjamieskuba@gmail.com

PROPERTIES

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
422 Douglas Ct	\$	\$
424 Douglas Court	\$	\$
426 Douglas Court	\$	\$
414 Avenue D	\$	\$
1212 Avenue D	\$	\$
1213 Avenue D	\$	\$
1217 Avenue D	\$	\$
1401 North 2 nd Street	\$	\$
500 Orange Avenue	\$ 10,000.00	\$ 500.00
301 Florida Avenue	\$	\$

BIDDERS ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce and Fort Pierce Development Agency in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement.

Jamie Skuba.
Bidder of Authorized Representative

JAMIE SKUBA

Typed Name

6-8-15

Date

ATTACHMENT A
PROPERTY NARRATIVE



PROPOSAL RESPONSE FORM

For 500 Orange Ave.
Property Address

JAMIE SKUBA DBA Beachside Wellness
Print or Type Name of Buyer(s)

Address (Street / City, State and Zip Code)
4160 N. A1A #701, Ft. Pierce FL 34949

908 797 7221
Area Code and Telephone Number

Proposed Use of Property:

High-tech class A professional office space with
conference areas, shared facilities, and onsite
property management.

(Use additional sheets, if necessary)

Proposed Property Improvements:

Resurface and stripe parking lot. Installation of handicap
accessible ramps. Installation of plumbing, electrical,
HVAC, insulation, fire suppression, ADA bathrooms
and any other infrastructure needed to update the
property in order to be occupied. Estimates total,
in excess of \$500,000 to make proposed improvements.

(Use additional sheets, if necessary)

Timetable for Making Improvements:

Completion of aforementioned improvements are to
be expected within one year of purchase. This
proposed timeline is anticipated provided that
permits are readily obtained.

(Use additional sheets, if necessary)

PROPERTY NARRATIVE

For 500 Orange Ave
Property Address

Proposed Job Creation:

Professional occupation of subject property will inherently increase employment opportunities for the surrounding community. Supportive staff are necessary for the day to day operations of a professional office.

(Use additional sheets, if necessary)

Business Plan (attachment):

- Attached

(Use additional sheets, if necessary)

Financial Plan (attachment):

- Attached

(Use additional sheets, if necessary)

Exceptions to Request for Proposal (attachment):

(Use additional sheets, if necessary)

James Simba
Signature of Buyer(s)

6/8/15
Date

March 4, 2015



CITY OF FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY

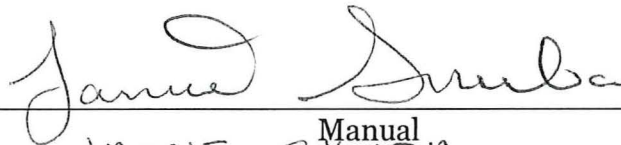
RFP NO. 2015-039

ADDENDUM NO. 1

The purpose of this addendum is to remove the bid package due to the incorrect opening date listed on the cover page, Invitation to Bid, and **replace with the REVISED bid document.**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: 
Signature: JAMIE SKUBA ^{Manual}
Company Name: Beachside Wellness ^{Typed or Printed}
Address: 4160 N. A1A #701
Ft. Pierce FL 34949
Date: 6/8/15

/gc

March 13, 2015



CITY OF FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 2

The purpose of this addendum is to include an additional property that was inadvertently omitted:

505 North 7th Street

Parcel ID#2410-601-0134-000-8

FEE AND MAY'S RE-S/D BLKK LOTS 1, 2,3, 18 AND 20 (MAP 24/10 C)

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Jamie Skuba
Manual

Signature: JAMIE SKUBA
Typed or Printed

Company Name: Beachside Wellness

Address: 4160 N. A1A #701

Ft. Pierce FL 34949

Date: 6/8/15

/gc

April 2, 2015



CITY OF FORT PIERCE
SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 3

The purpose of this addendum is to extend the **Bid due date** from 3:00PM, Monday, April 6, 2015, to:

3:00 PM, WEDNESDAY, MAY 6, 2015

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Jamie Skuba
Signature: JAMIE SKUBA. Manual
Company Name: Beachside Wellness Typed or Printed
Address: 4160 N. A1A #701
Ft. Pierce FL 34949
Date: 6/8/15

/gc

April 14, 2015

CITY FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY



RFP NO. 2015-039

ADDENDUM NO. 4

The purpose of this addendum is to change schedule a Site-Visit for interested proposers to gain access to the buildings listed in the RFP. The site visit will take place on **Friday, April 24, 2015**, during the following times:

- **505 North 7th Street** **9:00AM – 10:00AM**
- **500 Orange Avenue** **10:10AM - 11:10 AM**
- **1401 North 2nd Street** **11:20AM – 12:20PM**

Individuals or firms interested in submitting a proposal and would like to have access to the buildings, should attend this site visit. This date and times are the only time that access will be granted to the buildings.

All questions regarding each location should be emailed no later than **5:00PM, Monday, April 27, 2015** to biddesk@city-ftpierce.com and copy to garter@city-ftpierce.com.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Jamie Skuba
Signature: JAMIE Manual SKUBA
Company Name: Beachside Wellness
Address: 4160 N. A1A #701
Ft. Pierce FL 34949
Date: 6/8/15

/gc

May 4, 2015



CITY OF FORT PIERCE
SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 5

The purpose of this addendum is to extend the **Bid due date** from 3:00PM, Wednesday, May 6, 2015, to:

3:00 PM, TUESDAY, JUNE 9, 2015

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: James Skuba
Signature: JAMIE Manual SKUBA
Company Name: Beachside Wellness
Address: 4160 N. A1A #701
Ft. Pierce FL 34949
Date: 6/8/15

/gc

Answer: The City of Fort Pierce / FPRA currently does not possess a Phase 1 Environmental Assessment for the property

5. Question: Does the city know of any environmental issues specific to the site, buried holding tanks, etc.

Answer: The City of Fort Pierce / FPRA is not aware of any environmental testing, environmental issues, nor permitting violations with regard to this property

6. Question: Is there a Phase I environmental on record in the event one has been conducted.

Answer: The City of Fort Pierce / FPRA currently does not possess a Phase 1 Environmental Assessment for the property.

7. Question: Please confirm existing boundaries as the property appraiser delineated boundaries on its website are inconsistent. It only shows the boundaries of the empty parcel to the north but not the boundaries of the land to the south inclusive of the improvements.

Answer: A copy of the most recent survey for the property is attached showing the land recently purchased by Saint Lucie County for drainage purposes

8. Question: Please confirm start date of pending 2nd street improvements as well as detail of specific improvements contemplated including improved road contractions specifications, handling of subsurface drainage and utilities which would impact subject parcel

Answer: A copy of the description of the North 2nd Street project is attached. The project began earlier this month.

9. Question: Copy of agreement and summary of terms between city and current tenant of site known as "The Historic Railroad Museum"

Answer: A copy of the agreement between the FPRA and the Steam Locomotive Association is attached. This organization is currently leasing on a temporary monthly basis

10. Question: Information, regardless of how preliminary, on proposed traffic flyover connecting port properties to Highway US 1 which would traverse subject property in the general vicinity between the north empty lot of subject parcel and its neighbor to the north, Taylor Creek Marina.

Answer: As confirmation the portion of land purchased by Saint Lucie County, as noted in Item 5, will be included in the North 2nd Street reconstruction plans for drainage treatment purposes

11. Question: Any information and status of FPUA utility easement that

was contemplated at the north end of the parcel. Our understanding is discussions took place but that the FPUA already had an acceptable easement option elsewhere which served its needs, but that discussions still took place to impose an easement on the north end of the parcel. It's not clear whether or not the easement was granted.

Answer: The City of Fort Pierce / FPRA is not aware of additional access and utility easements on the property

12. Question: Are there any other easements the city knows of which impact the subject parcel.

Answer: The City of Fort Pierce / FPRA is not aware of additional access and utility easements on the property

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Jamie Skuba

Signature: JAMIE SKUBA ^{Manual}

Company Name: Beachside Wellness ^{Typed or Printed}

Address: 4160 N. A1A #701

Date: 6/8/15

/gc

Attachments PDF: Steam Locomotive Lease Agreement (2008)
North 2nd Street Land Sale Survey (2010)
North 2nd Street Bid Award Recommendation (11/18/14)

PROPOSAL TO PURCHASE HISTORIC FT PIERCE POST OFFICE



Business Plan:

Executive Summary:

We plan on offering Class A office and conference space to local professionals. The close proximity to city, county, and federal enterprises supports a thriving professional demographic.

Beachside Wellness, a local woman owned business currently operating in the city of Fort Pierce (208 Ave E) will be a permanent occupant of the stated property. Her current practice includes non-pharmaceutical approaches to pain management and disease prevention through chiropractic, acupuncture, and conservative modalities. Conference area can be utilized for wellness seminars held for the community by Dr. Jamie Skuba.

The owner of this local business will also serve as onsite property manager. In addition, a section of the completed project is anticipated to become a common area where images of the historic post office will be displayed as well as any other artwork or pictures that the city would like to be exhibited. A health library will be available in such common area provided by Beachside Wellness for those who are interested in personal health.

General company Description:

Dr. Jamie Skuba sole proprietor and owner of Beachside Wellness, provides non-pharmaceutical interventions for pain management and treatment of other ailments. It is Dr. Jamie's intention to research grant opportunities within the health and education sector to better serve the community.

Product/Service Plan:

Currently the property has no interior finishes and is unable to be occupied. (Pictures of current interior are attached) We plan on increasing the property's value and potential by completing an interior build out consisting of a common entrance, common bathrooms, individual office suites, conference rooms, kitchen/break area, living quarters, and hallway where historical artwork can be displayed. The building will be equipped with hi tech video, internet, and phone capabilities in order to serve the tenants demands. Conference areas will be designed to accommodate video conferencing, video training, and other community based meetings. Collaboration with local experienced architect, David Cleveland will assure appropriate historic preservation. The build out will include installation of plumbing, electrical, HVAC, insulation, and any necessary improvements dictated by the local building department to

maintain compliance. The parking area will be completely resurfaced and handicap parking spaces will be included. A handicap ramp will be added to a minimum of once entrance. Compliance with state and local regulations will also be assumed and historical designation will be considered. Interior finishes will be chosen for their representation of the mission revival style (Images attached). Proposed improvements have been estimated by an experienced local architect (David Cleveland) to total \$500,000. (Documentation attached). A completed project is expected to be finished in an appropriate time frame assuming permitting is obtained.

Marketing Plan:

Emphasis will be placed on recruitment of potential occupants who are M/WBE and those who will promote a prosperous economic environment.

Management Plan:

Common areas will be shared and maintained by onsite property manager. These common areas may include but are not limited to bathrooms, kitchen/break room, and reception area.

Operating Plan:

Beachside Wellness will be a permanent tenet as well as a private lessee to future tenants. All future tenants must comply with the property managements request to maintain a drug-free facility. The common areas will be maintained by owner and covered by monies collected from tenants. A competitive price per square foot will attract potential renters

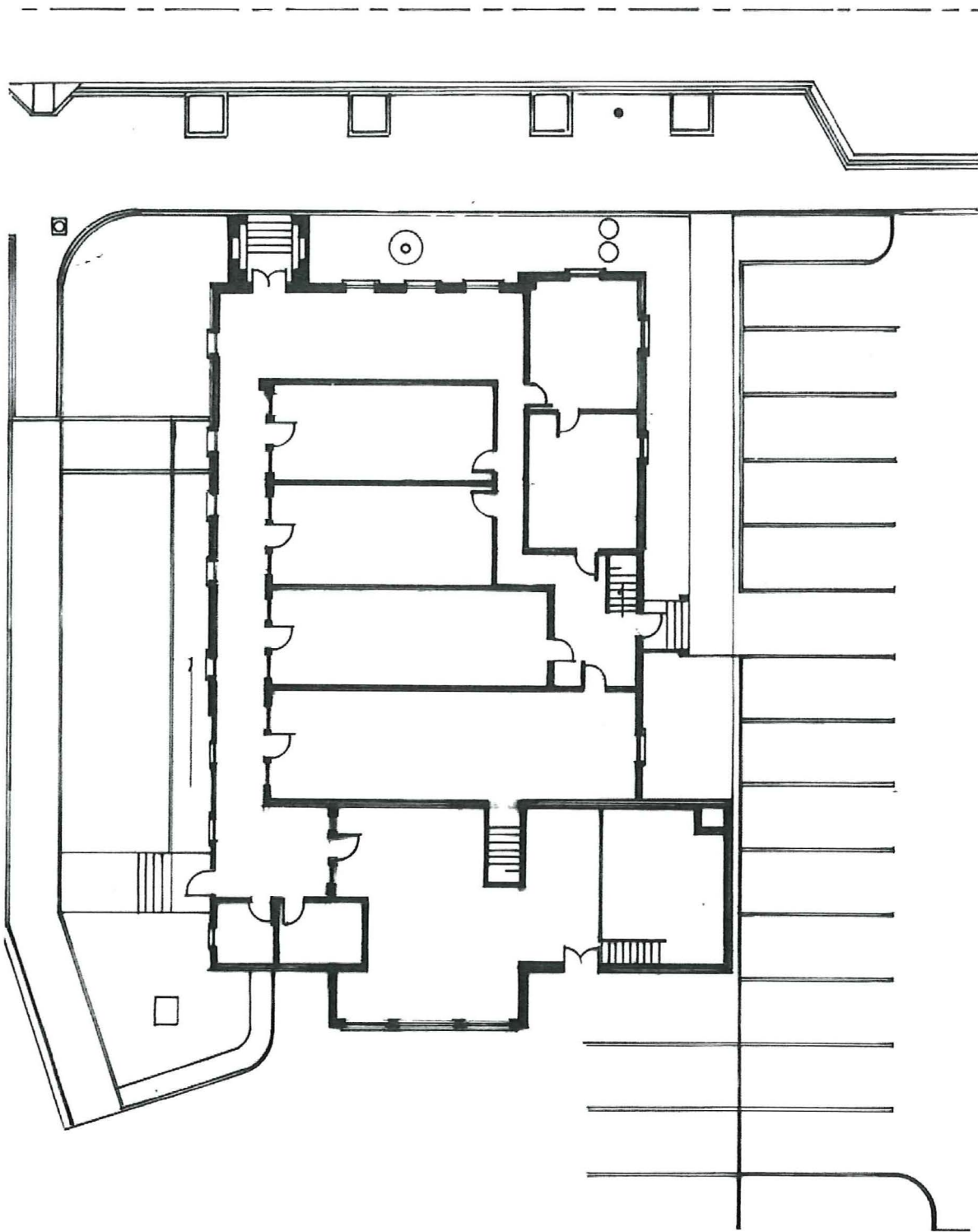
Financial Considerations:

The architects' estimation of \$500,000 to renovate the subject property was prior to the inspection. During inspection it was revealed that the existing structure has termites, possible asbestos, and a history damage to the roof. These new revelations have made our original assessment invalid. These unknowns make us aware the risk involved with this investment. Also, acknowledgement of the oversupply of available space in the surrounding area makes us mindful that a prudent acquisition cost is the only way to be competitive in the current marketplace.

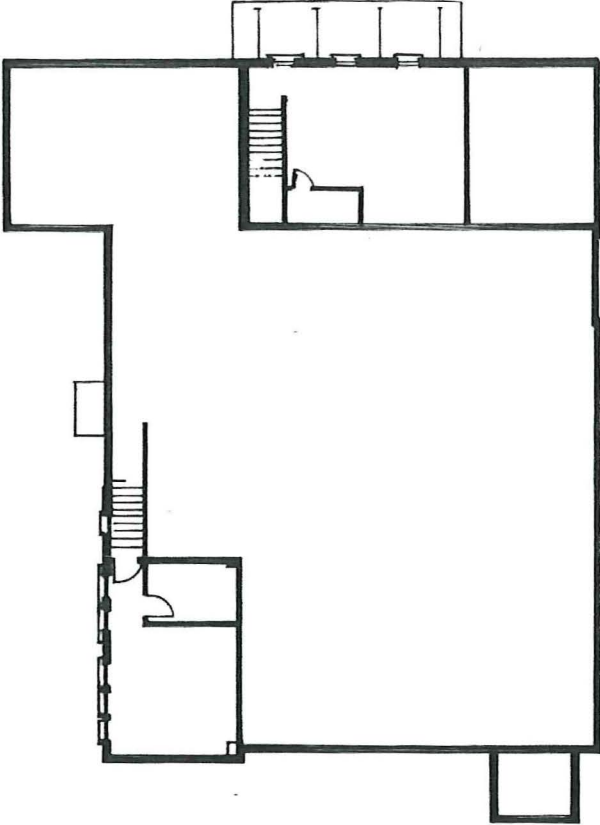
Current Interior of Building:



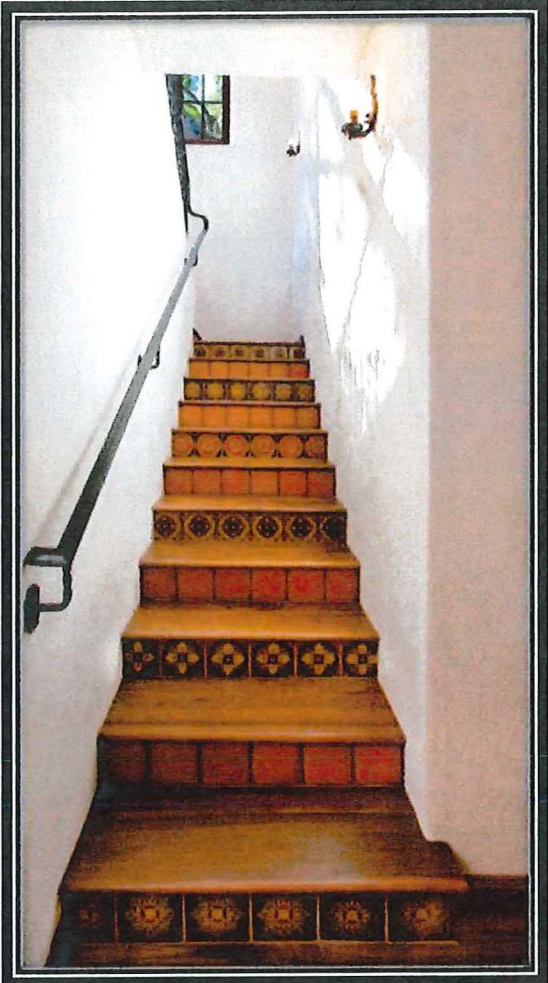
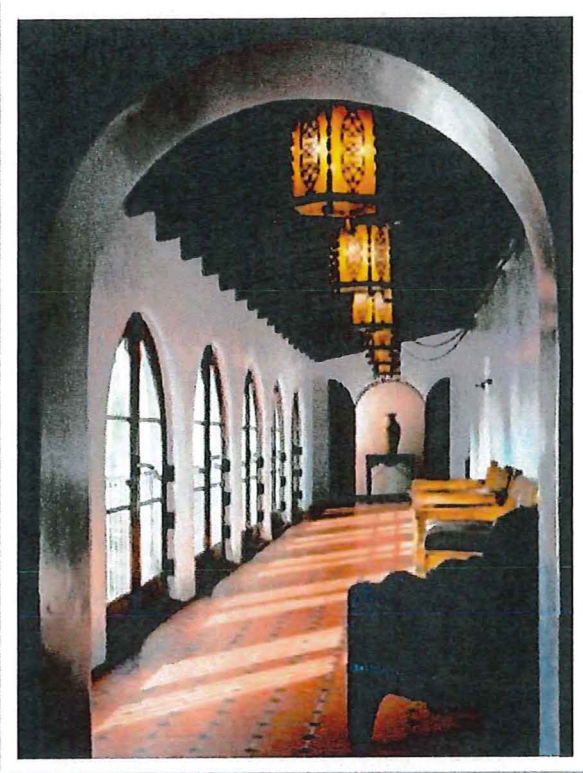
Preliminary Concept Plan: First Floor. 500 Orange Ave

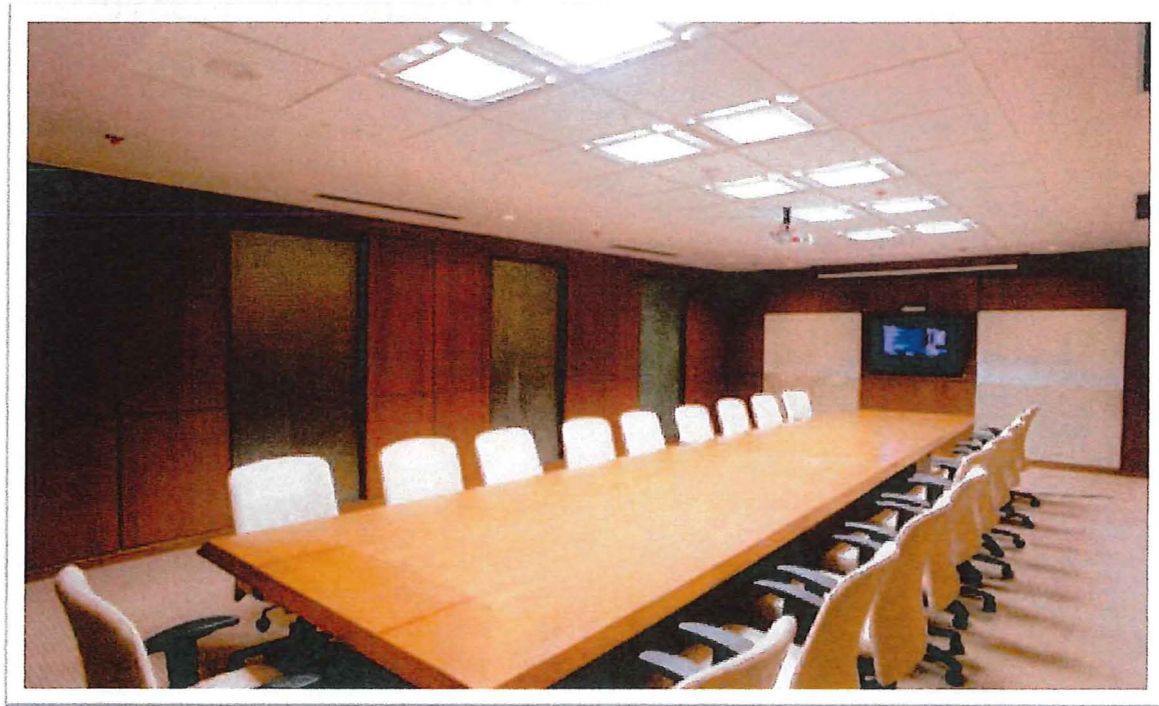
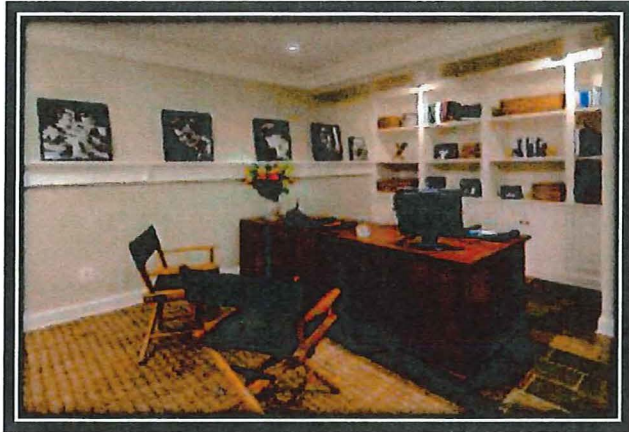


Preliminary Concept Plan: Second Floor. 500 Orange Ave



Examples of Interior Finishes:





This version of Internet Explorer is no longer supported. Please upgrade to a supported browser. Dismiss

Jamie

Gmail

More

22 of 118

COMPOSE

500 Orange Avenue Inbox x

Inbox (39)

Starred

Sent Mail

Drafts (9)

More



David Cleveland

May 28 (11 days ago)

Ken Skuba

to Ken, me

Good afternoon all,
Based upon the preliminary calculations I think it is realistic to spend around \$500,000.00 to restore the building.

The assessed value will be approximately \$600,000.00 with the annual tax bill at \$15,282.00. We will end up with about 7800 square feet of leasable space.

Parking is not going to be an issue as the building is historical and its a completely different set of rules.

The building appears to cash flow its self after it is about 50% leased, that is based on a modest return on monies spent.

The market can handle a \$12.00 per sq ft rate now and I see it rising annually.

Jamie we are set for Monday at 11:00.

See you then.

Ken Skuba

May 28 (11 days ago)

to David, me

Thanks

--- Original Message ---

From: "David Cleveland" <vidand12@yahoo.com>

Sent: May 28, 2015 3:20 PM

To: "Ken Skuba" <kenskuba@hotmail.com>, "Jamie Skuba" <drjamieskuba@gmail.com>

Subject: 500 Orange Avenue

No recent chats
Start a new one



Click here to [Reply](#), [Reply to all](#), or [Forward](#)

March 4, 2015



CITY OF FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 1

The purpose of this addendum is to remove the bid package due to the incorrect opening date listed on the cover page, Invitation to Bid, and **replace with the REVISED bid document.**

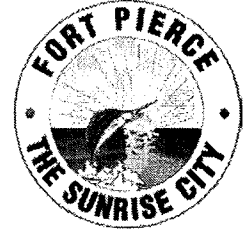
All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual
Signature: STEVEN TARR
Typed or Printed
Company Name: PEACOCK GALLERIES, LLC
Address: 111 ORANGE AVE
FORT PIERCE, FL 34950
Date: 6-3-15

/gc

March 13, 2015



CITY OF FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 2

The purpose of this addendum is to include an additional property that was inadvertently omitted:

505 North 7th Street

Parcel ID#2410-601-0134-000-8

FEE AND MAY'S RE-S/D BLKK LOTS 1, 2,3, 18 AND 20 (MAP 24/10 C)

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: _____
STEVEN TARR
Typed or Printed

Company Name: _____
PEACOCK GALLERIES, LLC

Address: _____
111 ORANGE AVE

FORT PIERCE, FL 34950

Date: _____
6-3-15

/gc

April 2, 2015



CITY OF FORT PIERCE
SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 3

The purpose of this addendum is to extend the **Bid due date** from 3:00PM, Monday, April 6, 2015, to:

3:00 PM, WEDNESDAY, MAY 6, 2015

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Signature: _____ Manual
Signature: _____ TYPED OR PRINTED
Signature: _____ STEVEN TARR
Company Name: _____ PEARL GALLERIES, LLC
Address: _____ 111 ORANGE AVE
Address: _____ FORT PIERCE, FL 34950
Date: _____ 6-3-15

/gc

May 4, 2015



CITY OF FORT PIERCE
SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 5

The purpose of this addendum is to extend the **Bid due date** from 3:00PM, Wednesday, May 6, 2015, to:

3:00 PM, TUESDAY, JUNE 9, 2015

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

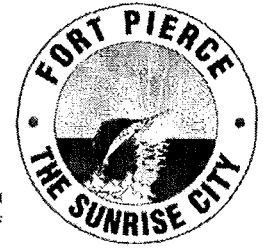
Signature: _____
Signature: _____ Manual
Signature: STEVEN TARR
Typed or Printed
Company Name: PEACOCK GALLERIES, LLC
Address: 111 ORANGE AVE
FORT PIERCE, FL 34950
Date: 6-3-15

/gc

May 11, 2015

CITY FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY



RFP NO. 2015-039

ADDENDUM NO. 6

The purpose of this addendum is to schedule a Site-Visit for interested proposers to gain access to the buildings listed in the RFP and to provide responses to questions submitted by potential proposers for clarification of the proposal as follows:

The **site visit** will take place on **Thursday, May 14, 2015**, during the following times:

- | | |
|-------------------------------------|--------------------|
| • 505 North 7 th Street | 9:00AM – 10:00AM |
| • 500 Orange Avenue | 10:10AM - 11:10 AM |
| • 1401 North 2 nd Street | 11:20AM – 12:20PM |

Individuals or firms interested in submitting a proposal and would like to have access to the buildings, should attend this site visit. This date and times are the only time that access will be granted to the buildings.

All questions regarding each location should be emailed no later than **5:00PM, Friday, May 15, 2015** to biddesk@city-ftpierce.com and copy to gcarter@city-ftpierce.com.

Questions and Answers regarding 1401 North 2nd Street property, Parcel Number 2403-242-0002-000-1

1. Question: Please confirm current zoning

Answer: **The property is zoned I-1 (Light Industrial)**
2. Question: What utilities (sewer, electric and at what capacity, etc) are at the site and please confirm they are functional, and or last time they were utilized

Answer: **Electric, water, wastewater, and gas are available at the location**
3. Question: Please confirm prior uses of property and any history of the property you may have

Answer: **The City of Fort Pierce / Fort Pierce Redevelopment Agency (FPRA) cannot confirm prior uses for the property**
4. Question: Do you have any record of any environmental testing of site

- Answer: The City of Fort Pierce / FPRA currently does not possess a Phase 1 Environmental Assessment for the property**
5. Question: Does the city know of any environmental issues specific to the site, buried holding tanks, etc.
- Answer: The City of Fort Pierce / FPRA is not aware of any environmental testing, environmental issues, nor permitting violations with regard to this property**
6. Question: Is there a Phase I environmental on record in the event one has been conducted.
- Answer: The City of Fort Pierce / FPRA currently does not possess a Phase 1 Environmental Assessment for the property.**
7. Question: Please confirm existing boundaries as the property appraiser delineated boundaries on its website are inconsistent. It only shows the boundaries of the empty parcel to the north but not the boundaries of the land to the south inclusive of the improvements.
- Answer: A copy of the most recent survey for the property is attached showing the land recently purchased by Saint Lucie County for drainage purposes**
8. Question: Please confirm start date of pending 2nd street improvements as well as detail of specific improvements contemplated including improved road contractions specifications, handling of subsurface drainage and utilities which would impact subject parcel
- Answer: A copy of the description of the North 2nd Street project is attached. The project began earlier this month.**
9. Question: Copy of agreement and summary of terms between city and current tenant of site known as "The Historic Railroad Museum"
- Answer: A copy of the agreement between the FPRA and the Steam Locomotive Association is attached. This organization is currently leasing on a temporary monthly basis**
10. Question: Information, regardless of how preliminary, on proposed traffic flyover connecting port properties to Highway US 1 which would traverse subject property in the general vicinity between the north empty lot of subject parcel and its neighbor to the north, Taylor Creek Marina.
- Answer: As confirmation the portion of land purchased by Saint Lucie County, as noted in Item 5, will be included in the North 2nd Street reconstruction plans for drainage treatment purposes**
11. Question: Any information and status of FPUA utility easement that
- Addendum No. 6 RFP NO. 2015-039**

was contemplated at the north end of the parcel. Our understanding is discussions took place but that the FPUA already had an acceptable easement option elsewhere which served its needs, but that discussions still took place to impose an easement on the north end of the parcel. It's not clear whether or not the easement was granted.

Answer: The City of Fort Pierce / FPRA is not aware of additional access and utility easements on the property

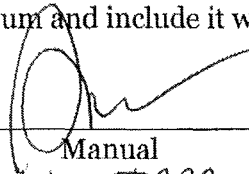
12. Question: Are there any other easements the city knows of which impact the subject parcel.

Answer: The City of Fort Pierce / FPRA is not aware of additional access and utility easements on the property

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____



Manual

Signature: STEVEN TARR

Typed or Printed

Company Name: PEACOCK GALLERIES, LLC

Address: 111 ORANGE AVE

FORT PIERCE, FL 34950

Date: 6-3-15

/gc

Attachments PDF: Steam Locomotive Lease Agreement (2008)
North 2nd Street Land Sale Survey (2010)
North 2nd Street Bid Award Recommendation (11/18/14)

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:

YES NO

Is Request for Proposal cover page (page 1) completed, signed and attached? ✓

All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked. ✓

Include proof of proper licensing as stated in proposal documents. N/A

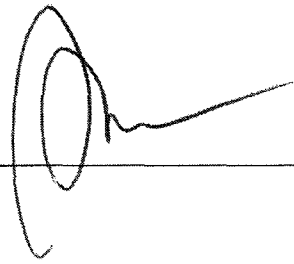
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents. N/A

Proposal envelope is marked accordingly. ✓

Are three (3) complete proposal packages included (one original and two copies)? ✓

Is each Addendum (when issued) signed and included? ✓

PLEASE SIGN AND RETURN WITH PROPOSAL _____



COPY

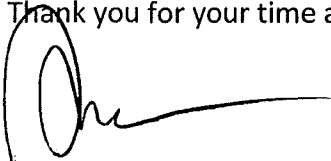
Peacock Galleries. LLC

c/o S. A. Tarr
111 Orange Avenue, Fort Pierce, FL 34950
Phone: (561) 622-3386 Fax: (561) 622-3945
hovenre@gmail.com

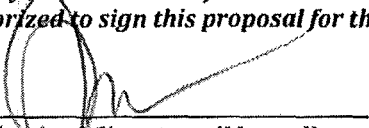
To: Gelencia Carter, City of Fort Pierce
Date: June 3, 2015
Re: Request For Proposal for 500 Orange Avenue

Enclosed please find our completed Request For Proposal package for the acquisition of the property located at 500 Orange Avenue. The purpose of this acquisition is to begin the revitalization of the west Orange Avenue corridor by creating the Peacock Arts District. Gus and I are committed to creating an arts district which can be enjoyed by artists, locals, tourists, and visitors. By allowing us to develop our plan, the City essentially forms a partnership with us to pave the way to a new beginning for this corridor.

Thank you for your time and consideration.



Steven Tarr
Peacock Galleries, LLC,
Managing Partner

DELIVER TO: City of Fort Pierce 100 North U.S. #1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Procurement Dept. P.O. Box 1480 Fort Pierce, FL 34954-1480	REQUEST FOR PROPOSALS and PROPOSER ACKNOWLEDGMENT
Contact: Gelencia Carter, 772-467-3748	RFP No: 2015-039
Mandatory Pre-Bid Conference Date: N/A	RFP Title: SALE OR LEASE OF SURPLUS PROPERTY
Mandatory Pre-Bid Location: N/A	RFP Opening Location: City of Ft. Pierce Procurement Dept. 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
RFP Due Date & Time: 3:00 PM, MONDAY, APRIL 6, 2015	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Proposer Name: PEACOCK GALLERIES, LLC ----- Mailing Address: 111 ORANGE AVE ----- FORT PIERCE, FL 34950 ----- ATTN: STEVEN TARR -----	I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer. X  _____ Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name: STEVEN TARR
Type of Entity (Circle One): Corporation <u>Partnership</u> Proprietorship	Title: MANAGING PARTNER
Incorporated in the State of: FL Year: 2015	Delivery in <u>30</u> days, ARO
Phone Number: 561-622-3386	Payment Terms: Net 30 Days
Fax Number: 561-622-3945	FEIN or SS Number: 47-4179702
E-Mail Address: hovenre@gmail.com	Local Business: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N MWBE: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Bid Security is attached, when required, in the amount of \$ <u>2,500.00</u> F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	



OFFER TO PURCHASE/BID FORM

RFP NO. 2015-039

PEACOCK GALLERIES, LLC herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted in triplicate in a sealed envelope bearing on the outside the name of the bidder, its address, and **RFP No. 2015-039, Sale or Lease of Fort Pierce Redevelopment Agency Surplus Property.**

Name of Bidder: PEACOCK GALLERIES, LLC
 Address of Bidder: 111 ORANGE AVE
 City, State, Zip: FORT PIERCE, FL 34950
 Telephone Number: 561-622-3386
 Fax Number: 561-622-3945 Email Address: hovenre@gmail.com

PROPERTIES

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
422 Douglas Ct	\$	\$
424 Douglas Court	\$	\$
426 Douglas Court	\$	\$
414 Avenue D	\$	\$
1212 Avenue D	\$	\$
1213 Avenue D	\$	\$
1217 Avenue D	\$	\$
1401 North 2 nd Street	\$	\$
500 Orange Avenue	\$ 50,000 CASH	\$ 2,500.00
301 Florida Avenue	\$	\$

BIDDERS ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce and Fort Pierce Development Agency in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement.



Bidder of Authorized Representative

STEVEN TALL

Typed Name

6-3-15

Date



ATTACHMENT A
PROPERTY NARRATIVE

PROPOSAL RESPONSE FORM

For 500 ORANGE AVE
Property Address

PEACOCK GALLERIES, LLC 1/0 STEVEN TARR
Print or Type Name of Buyer(s)

111 ORANGE AVE
Address (Street / City, State and Zip Code)

FORT PIERCE, FL 34950

561-622-3386
Area Code and Telephone Number

Proposed Use of Property:
SEE ATTACHMENT A

(Use additional sheets, if necessary)

Proposed Property Improvements:
SEE ATTACHMENT A

(Use additional sheets, if necessary)

Timetable for Making Improvements:
SEE ATTACHMENT A

(Use additional sheets, if necessary)

PROPERTY NARRATIVE

For 500 ORANGE AVE
Property Address

Proposed Job Creation:

SEE ATTACHMENT A

(Use additional sheets, if necessary)

Business Plan (attachment):

SEE ATTACHMENT A

(Use additional sheets, if necessary)

Financial Plan (attachment):

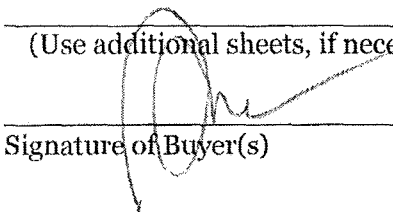
SEE ATTACHMENT A

(Use additional sheets, if necessary)

Exceptions to Request for Proposal (attachment):

SEE ATTACHMENT A

(Use additional sheets, if necessary)



Signature of Buyer(s)

6-3-15

Date

ATTACHMENT A

PROPERTY NARRATIVE

PROPOSAL RESPONSE FORM

For 500 Orange Avenue, Fort Pierce, FL 34950 (Property Address)

Buyer: Peacock Galleries, LLC, a Florida Limited Liability Company

Buyer Address: 111 Orange Avenue, Fort Pierce, FL 34950

Buyer Phone: (561) 622-3386

Proposed Use of Property: Peacock Galleries, LLC's planned objective is to acquire the historic post office building, and to introduce a gallery setting featuring exhibits of local artists from the Fort Pierce area and encouraging events and participation for the overall Arts Community. Also, it will encourage the residential Sector for Artists and provide them information, support, and marketing to attract the housing stock in the 'west side', for the locals and the Arts community. At the same time, Peacock Galleries, LLC will be encouraging community involvement, education, and unity - involving the neighboring residential area, churches, as well as, the commercial neighbors. The intent of this museum-type setting shall be the catalyst for the new Peacock Arts District (PAD) and the revitalization of the west Orange Avenue corridor. The PAD shall commence at this building and proceed west on Orange Avenue. The subject building shall be the first stop for visitors, and locals, as they browse, shop, eat, play, and tour 'The PAD'.

Proposed Property Improvements:

The exterior of the building will remain as-is to preserve the historical post office façade. Renovation of the interior will also consist of preserving as much of the old post office build-out as possible while creating a gallery environment. Construction of the interior may include a small gift shop and/or snack/coffee bar.

Timetable for Making Improvements:

Work will begin immediately upon acquisition of the property. The projected time frame for construction will be 180 days, with plans to open for the 2015-2016 season. For this to happen, we will need the City to be our 'partner'. By this, we mean that it will take a concerted effort with the various departments at City Hall to assist us in our efforts. The results of this 'partnership' will be higher tax valuations, job creation, elimination of

blight, and the improvement of the image of the City to residents, business owners, visitors, and future investors.

Proposed Job Creation:

We plan on hiring a local general contractor and local sub-contractors whenever possible. Upon completion of the Post Office rehab and full operation, we expect 8-10 jobs to be created. Upon completion of the PAD, it is anticipated that 300+ new jobs will be created through the revitalization of the neighborhood. In addition, many local services will be needed to supplement the homes and businesses, such as repairs, management, lawn maintenance, cleaning, etc.

Business Plan:

Executive Summary:

The Business Plan for the acquisition of the post office building revolves around the creation of The Peacock Arts District. The PAD shall initially be defined as the stretch of Orange Avenue from the post office west to 10th Avenue. The benefit of this arts district to the City and its residents shall be the increase in tax revenues, elimination of blight, and the creation of jobs. Additionally, the new arts district shall promote arts and art education, as well as, promote the history of Fort Pierce through the art displays and related businesses that will follow suit. Events within the arts district will bring visitors to spend their money on art, food, entertainment, and more.

Mission and Vision for The Peacock Arts District (The PAD):

Plan Description:

Fort Pierce has the potential to build on its existing reputation for events and Arts District. By increasing the utilization of the underdeveloped West Side of Downtown, there are opportunities for additional Art events to be located at various venues throughout the Downtown, providing economic benefit to restaurant, businesses and Art Galleries in and around town. By creating Downtown Fort Pierce as the Cultural / Event / Entertainment / and Arts District for the Treasure Coast - it will continue the desired economic impacts by creating jobs and increasing values. By branding the West Side of Historic Downtown Fort Pierce as the Arts District, it will set the tone for the new marketing of the Peacock Arts District.

Plan Objectives:

Peacock Galleries, LLC's planned objective is to acquire the old post office building, and to introduce a Gallery exhibiting local artists from the area and encouraging events and participation for the overall Arts Community. Also, we are stimulating the residential Sector for Artists, providing them information, support, and marketing to attract the housing stock in the west side, for the locals and the Arts community. Simultaneously,

Peacock Galleries, LLC will be encouraging community involvement, education, and unity by involving the neighboring residential area, as well as, commercial neighbors.

The Principals and Management:

Steven Tarr and Gus Gutierrez have decided to jointly work on the subject development and the betterment of Fort Pierce in general. They will provide direction, commitment and branding of the community to continue and enhance all the efforts by dedicated, committed members that are already involved in the community, who have paved the road and made it possible for us to assist.

Steve Tarr has been believing in Fort Pierce for over a decade. During that time, he developed and sold out a 242 unit community called The Lakes at The Savannahs and most recently a community called Linkside at Gator Trace. Also, he owns several downtown acquisitions, including four large commercial buildings in the Orange Avenue area. He is coined the phrase "Peacock Arts District" is committed to the redevelopment of the City, particularly the Orange Avenue corridor, west of US One. His optimism has led him to begin building a residence in the City of Fort Pierce.

Gus Gutierrez has resided in Fort Pierce since 2002. After many hardships and dedication through multiple hurricanes, he has continuously recommitted to the area, building his primary residence in Fort Pierce. Through years of dedication, Gus Gutierrez has worked diligently to restructure his time, investments, and focus, primarily in Fort Pierce. He has opened an office and currently employees over 20 employees in the local area. He is also committed to building his home community with more investments, more jobs, and marketing of the area.

The Market and Marketing Strategies:

Through extensive research we have dedicated over a year to carefully review the geographical assets, the community assets, education, housing, and economic assets and liabilities of the community. We have traveled throughout the country meeting with community leaders, city officials, and business leaders to understand and build the proper required changes and enhancements, in order to continue a professional approach with success for Fort Pierce. These other cities, officials, and business leaders, included individuals from Delray Beach, Stuart, Vero Beach, Hobe Sound, Jensen Beach, Miami Beach, New York City, Rehoboth Beach, Washington D.C., Tallahassee, Cities in Maine, Brooklyn, Baltimore, Orebro (Sweden), and Basel (Switzerland). These experiences help provide the guidance for the marketing and re-branding required for the center capital of the Treasure Coast, Fort Pierce.

Risk Factors:

As in any venture, there are certain risk factors that may adversely influence the success of the project. These include the global economic environment, the local markets, and the acceptance and cooperation of the project by the local government and its residents.

Financial Plan:

The purchase price and subsequent improvement shall be paid for in cash by the owners. It is anticipated that total cost of the improvements to the post office is projected to be between \$200,000 to \$300,000.

The costs to carry the property (maintenance, repairs, utilities, taxes, insurance, etc.) will be derived from the revenues from the museum gallery business, including admission fees, gift shop revenues, educational class revenues, event revenues, and possibly food sales.

It is anticipated that the business hours of the museum shall be Sunday, Tuesday, Wednesday from 10am to 5pm and Thursday through Saturday from 10am-8pm, with extended hours for peak days such as evenings with local events.

Valuation of the Property:

Recent sales of commercial properties in the Orange Avenue area indicate values in the \$20 per square foot range for properties that are usable (see chart below). The subject property is not usable as-is and will require extensive improvements such as major HVAC, plumbing, electrical work. It is likely that following the improvements necessary to make this building habitable, the value of the building will be less than the cost to perform the improvements. Because of this, the purchase price of \$50,000 is actually higher than a reasonable market value considering the \$200,000-\$300,000 that will be needed to make it operable. Since the goal of this acquisition is to invest in the new arts district, both the buyers and the City actually become financial partners in the effort to revitalize the west Orange Avenue corridor.

<u>Address:</u>	<u>Size (SF):</u>	<u>Sale Price:</u>	<u>Price/SF:</u>
111 Orange Ave..	35,000	\$800,000	\$22.86
607 Orange Ave.	4,158	\$100,000	\$24.05
616 Atlantic Ave.	7,201	\$92,500	\$12.85
605 Orange Ave.	5,775	\$155,000	\$26.84

*** Note that the above properties were all purchased in operable condition and do not require major construction.

Exceptions to Request for Proposal:

None.



Signature of Buyer

6-3-15

Date

March 4, 2015



CITY OF FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 1

The purpose of this addendum is to remove the bid package due to the incorrect opening date listed on the cover page, Invitation to Bid, and **replace with the REVISED bid document.**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Rev. Kenneth Mills Jr Vice-President
Signature: Rev. Kenneth Mills Sr. - Vice President
Company Name: Lincoln Park Council of Ministers, Inc.
Address: 506 N 11th St. Mail To: P.O. Box 583
Fort Pierce, Fl. 34954
Date: June 5, 2015

/gc

March 13, 2015



CITY OF FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 2

The purpose of this addendum is to include an additional property that was inadvertently omitted:

**505 North 7th Street
Parcel ID#2410-601-0134-000-8
FEE AND MAY'S RE-S/D BLKK LOTS 1, 2,3, 18 AND 20 (MAP 24/10 C)**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Rev. Kenneth Mills Sr - Vice President
Manual

Signature: Rev. Kenneth Mills Sr - Vice President
Typed or Printed

Company Name: Lincoln Park Council of Ministers, Inc.

Address: 506 N 11th St. Mail To: P.O. Box 583

Fort Pierce, Fl. 34954

Date: June 5, 2015

/gc

April 2, 2015



CITY OF FORT PIERCE
SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 3

The purpose of this addendum is to extend the **Bid due date** from 3:00PM, Monday, April 6, 2015, to:

3:00 PM, WEDNESDAY, MAY 6, 2015

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Rev. Kenneth Mills Sr. - Vice President

Signature: Rev. Kenneth Mills Sr. - Vice President
Manual

Company Name: Lincoln Park Council of Ministers, Inc.
Typed or Printed

Address: 506 N 11th St. Mail To: P.O. Box 583
Fort Pierce, Fl. 34954

Date: June 5, 2015

/gc

April 14, 2015



CITY FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 4

The purpose of this addendum is to change schedule a Site-Visit for interested proposers to gain access to the buildings listed in the RFP. The site visit will take place on **Friday, April 24, 2015**, during the following times:

- **505 North 7th Street** **9:00AM – 10:00AM**
- **500 Orange Avenue** **10:10AM - 11:10 AM**
- **1401 North 2nd Street** **11:20AM – 12:20PM**

Individuals or firms interested in submitting a proposal and would like to have access to the buildings, should attend this site visit. This date and times are the only time that access will be granted to the buildings.

All questions regarding each location should be emailed no later than **5:00PM, Monday, April 27, 2015** to biddesk@city-ftpierce.com and copy to gcarter@city-ftpierce.com.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Rev. Kenneth Mills Sr. Vice President
Manual

Signature: Rev. Kenneth Mills Sr. - VP
Typed or Printed

Company Name: Lincoln Park Council of Ministers, Inc.

Address: 506 N 11th St. Mail To: P.O. Box 583
Fort Pierce, Fl. 34954

Date: June 5, 2015

/gc

May 4, 2015



CITY OF FORT PIERCE
SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 5

The purpose of this addendum is to extend the **Bid due date** from 3:00PM, Wednesday, May 6, 2015, to:

3:00 PM, TUESDAY, JUNE 9, 2015

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Rev. Kenneth Mills Sr. Vice President
Manual
Signature: Rev. Kenneth Mills Sr. Vice President
Typed or Printed
Company Name: Lincoln Park Council of Ministers, Inc.
Address: 506 N 11th St. Mail To: P.O. Box 583
Fort Pierce, FL 34954
Date: June 5, 2015

/gc

May 11, 2015

CITY FORT PIERCE



SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 6

The purpose of this addendum is to schedule a Site-Visit for interested proposers to gain access to the buildings listed in the RFP and to provide responses to questions submitted by potential proposers for clarification of the proposal as follows:

The **site visit** will take place on **Thursday, May 14, 2015**, during the following times:

- | | |
|-------------------------------------|--------------------|
| • 505 North 7 th Street | 9:00AM – 10:00AM |
| • 500 Orange Avenue | 10:10AM - 11:10 AM |
| • 1401 North 2 nd Street | 11:20AM – 12:20PM |

Individuals or firms interested in submitting a proposal and would like to have access to the buildings, should attend this site visit. This date and times are the only time that access will be granted to the buildings.

All questions regarding each location should be emailed no later than **5:00PM, Friday, May 15, 2015** to biddesk@city-ftpierce.com and copy to gcarter@city-ftpierce.com.

Questions and Answers regarding 1401 North 2nd Street property, Parcel Number 2403-242-0002-000-1

- Question: Please confirm current zoning
Answer: The property is zoned I-1 (Light Industrial)
- Question: What utilities (sewer, electric and at what capacity, etc) are at the site and please confirm they are functional, and or last time they were utilized
Answer: Electric, water, wastewater, and gas are available at the location
- Question: Please confirm prior uses of property and any history of the property you may have
Answer: The City of Fort Pierce / Fort Pierce Redevelopment Agency (FPRA) cannot confirm prior uses for the property
- Question: Do you have any record of any environmental testing of site

was contemplated at the north end of the parcel. Our understanding is discussions took place but that the FPUA already had an acceptable easement option elsewhere which served its needs, but that discussions still took place to impose an easement on the north end of the parcel. It's not clear whether or not the easement was granted.

Answer: The City of Fort Pierce / FPRA is not aware of additional access and utility easements on the property

12. Question: Are there any other easements the city knows of which impact the subject parcel.

Answer: The City of Fort Pierce / FPRA is not aware of additional access and utility easements on the property

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Rev. Kenneth Mills Sr. - Vice President
Signature: Rev. Kenneth Mills Sr. Vice President
Company Name: Lincoln Park Council of Ministers, Inc.
Address: 506 N 11th St. Mail to: P.O. Box 583
Fort Pierce, Fl. 34954
Date: June 5, 2015

/gc

Attachments PDF: Steam Locomotive Lease Agreement (2008)
North 2nd Street Land Sale Survey (2010)
North 2nd Street Bid Award Recommendation (11/18/14)

<p>DELIVER TO: City of Fort Pierce 100 North U.S. #1 Fort Pierce, FL 34950</p> <p>MAIL TO: City of Fort Pierce Procurement Dept. P.O. Box 1480 Fort Pierce, FL 34954-1480</p>	<p>REQUEST FOR PROPOSALS and PROPOSER ACKNOWLEDGMENT</p> <p>REVISED</p>
<p>Contact: Gelencia Carter, 772-467-3748</p>	<p>RFP No: 2015-039</p>
<p>Mandatory Pre-Bid Conference Date: N/A</p>	<p>RFP Title: SALE OR LEASE OF SURPLUS PROPERTY</p>
<p>Mandatory Pre-Bid Location: N/A</p>	<p>RFP Opening Location: City of Ft. Pierce Procurement Dept. 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950</p>
<p>RFP Due Date & Time: 3:00 PM, MONDAY, APRIL 6, 2015</p>	<p>If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.</p>
<p>Proposer Name: <i>Lincoln Park Council of Ministers, Inc</i></p> <p>Mailing Address: <i>P.O. Box 583</i> <i>Fort Pierce, Fl. 34954</i></p>	<p><i>I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer.</i></p> <p><i>x Rev. Kenneth Mills Sr</i> (Authorized Signature (Manual))</p>
<p>City, State, Zip Code: <i>Fort Pierce, Fl. 34954</i></p>	<p>Typed or Printed Name: <i>Rev. Kenneth Mills Sr.</i></p>
<p>Type of Entity (Circle One): <input checked="" type="radio"/> Corporation <input type="radio"/> Partnership <input type="radio"/> Proprietorship</p>	<p>Title: <i>Vice President</i></p>
<p>Incorporated in the State of: <i>Fl.</i> Year: <i>2013/14</i></p>	<p>Delivery in _____ days, ARO</p>
<p>Phone Number: <i>772-395-2118</i></p>	<p>Payment Terms: Net 30 Days</p>
<p>Fax Number: <i>772-466-3055</i></p>	<p>FEIN or SS Number: <i>46-4519444</i></p>
<p>E-Mail Address: <i>lincolnparkcouncil@gmail.com</i></p>	<p>Local Business: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N MWBE: <input type="checkbox"/> Y <input type="checkbox"/> N</p>
<p>Bid Security is attached, when required, in the amount of \$ _____ F.O.B. DESTINATION</p>	<p>If returning as a "No Bid" state reason: <i>Ask For Donation of Property</i></p>
<p>THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID</p>	

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ATTACHMENT A
PROPERTY NARRATIVE



PROPOSAL RESPONSE FORM

For 1212-1213 and 1217 Ave D
Property Address

Lincoln Park Council of Ministers, Inc.
Print or Type Name of Buyer(s)

506 N 11th St. Fort Pierce, Fl. 34930
Address (Street / City, State and Zip Code)

Send Mail to: P.O. Box 583

Fort Pierce, Fl. 34954
Area Code and Telephone Number

Proposed Use of Property:

We are building a memorial garden to commemorate the lives of citizens killed in the St. Lucie Court area. Our "Memorial Garden of Prayer and Hope" will allow our community to honor and remember our love ones who have lost their lives by gun violence, homicides, and any first responders who have died in service to our community: (See Attachment)
(Use additional sheets, if necessary)

Proposed Property Improvements:

We will also build a parking lot on the property requested by our organization for parking.

(Use additional sheets, if necessary)

Timetable for Making Improvements:

We would desire to be able to honor our citizens on or by Sept. 25th 2013 which is the National Day of Remembrance for Murdered throughout the United States of America.

(Use additional sheets, if necessary)



OFFER TO PURCHASE/BID FORM

RFP NO. 2015-039

_____ herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted in triplicate in a sealed envelope bearing on the outside the name of the bidder, its address, and **RFP No. 2015-039, Sale or Lease of Fort Pierce Redevelopment Agency Surplus Property.**

Name of Bidder: Lincoln Park Council of Ministers, Inc.

Address of Bidder: _____

City, State, Zip: _____

Telephone Number: _____

Fax Number: 772-466-8398 Email Address: _____

PROPERTIES

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
422 Douglas Ct	\$	\$
424 Douglas Court	\$	\$
426 Douglas Court	\$	\$
414 Avenue D	\$	\$
1212 Avenue D	\$ Donation	\$
1213 Avenue D	\$ No Donation	\$
1217 Avenue D	\$ Donation	\$
1401 North 2 nd Street	\$	\$
500 Orange Avenue	\$	\$
301 Florida Avenue	\$	\$

Legal Description: LINCOLN PARK NO 2 BLK 7 LOT 7 (OR 2760-656, 660)

426 Douglas Court

Parcel ID: 2409-501-0200-000-1

Legal Description: LINCOLN PARK NO 2 BLK 7 LOT 8 (OR 2730-2508)

414 Avenue D

Parcel ID: 2403-705-0132-000-1

Legal Description: ASSESSOR`S MAP OF N PART OF FORTPIERCE BLK 16-K- LOT 7 (MAP 24/10C) (OR 2898-1689)

1200 BLOCK AVENUE D

1212 Avenue D

Parcel ID: 2409-501-0258-000-2

Legal Description: LINCOLN PARK NO 2 BLK 9 LOT 16 (OR 2868-1582)

1213 Avenue D

Parcel ID: 2409-501-0257-000-5

Legal Description: LINCOLN PARK NO 2 BLK 9 LOT 15-LESS N 10 FT- (0.10 AC) (OR 2868-1582)

1217 Avenue D

Parcel ID: 2409-501-0256-000-8

Legal Description: LINCOLN PARK NO 2 BLK 9 LOT 14 (OR 3576-1321)

1401 North 2nd Street

Parcel ID: 2403-242-0002-000-1

Legal Description: 3 35 40 THAT PART OF GOVT LOT 2 LYG S OF FT PIERCE DRY DOCK AND TERMINAL CO PROP, E OF FEC RR MAIN LI R/W W OF N 2 ST AND N OF RINKER MATERIALS CORP PROP-LESS SPUR TRACK 92- BEING MPD IN OR 169-1046 (5.14 AC) (OR 2718-318)

500 Orange Avenue

Parcel ID: 2410-607-0004-000-6

Legal Description: AMENDED PLAT OF BLK 2 OF RE-S/D OF RECEIVER`S S/D LOT 4 (MAP 24/10D)(OR 1613-2457)

301 Florida Avenue

Parcel ID: 2410-711-0041-000-7

Legal Description: BLVD DEV CO`S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F) (OR 2868-1582)

DEPOSIT

Sealed proposals with a security deposit of five percent (5%) of the purchase price, in the form of a certified or cashier's check, payable to the City of Fort Pierce, must be submitted together with the signed Offer to Purchase/Bid Form attached Property Narrative hereto as Attachment A. The security deposit will be returned if the bid is not accepted within sixty (60) days of opening. Should the proposal be accepted the deposit will be applied to the purchase cost.

2.2 No inquiries will be received within seven (7) calendar days of qualification closing date.

3. **MINORITY PARTICIPATION AND OUTREACH PROGRAM**

Describe your firm's program and/or policies in regard to minority and non-discrimination, including the firm's history of Minority and Women Owned Business Enterprise (M/WBE) participation. Include a strategy for promoting minority participation in this project and a realistic goal for participation. List references of Owners, M/WBE firms or consultants who can speak to your firm's utilization of M/WBE on previous projects.

4. **PURCHASING CARD PROGRAM**

4.1 The City has implemented a **Purchasing Card Program**. The selected Proposers(s) can take advantage of this program and in consideration receive payment within several days, instead of the City's policy of Net 30 Days After Receipt of Invoice (ARI). **Any percentage off the bid price for the acceptance of Visa will be considered in the bid award.** If no such percentage is given, the City shall assume 0% discount applies.

4.2 Proposers are requested to state on the Bid Response Form, if they will honor the VISA Purchasing Card. In the event of failure on the part of the Proposer to make this statement, the City shall assume the purchase or Contract price shall be governed by the Net 30 ARI (after receipt of invoice).

subject to rejection.

31. ADJUSTMENTS/CHANGES/DEVIATIONS

No adjustments, changes or deviations shall be accepted on any item unless conditions or specifications of a proposal expressly so provide. Any other adjustments, changes or deviations shall require prior written approval, and shall be binding ONLY if issued by the City's Purchasing Department. The Proposer shall bear sole responsibility for any and all costs of claims arising from any adjustments, changes or deviations not properly executed as required herein.

32. INSURANCE

The awarded Proposer(s) shall maintain insurance coverage reflecting the minimum amounts and conditions specified in the attached specifications or the Special Terms and Conditions. In the event the proposer is a governmental entity or a self-insured organization, different requirements may apply. Misrepresentation of any material fact, whether intentional or not, regarding the Proposer's insurance coverage, policies or capabilities may be grounds for rejection of the proposal and rescission of any ensuing contract.

33. PUBLIC RECORDS

Upon award recommendation or ten days after opening, proposals become "public records" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Proposers must invoke the exemptions to disclosure provided by law in the response to the Proposal, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary.

34. PROPOSAL PREPARATION COSTS

Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Invitation to Proposal. Proposers should prepare their proposals simply and economically, providing all information and prices as required.

35. COOPERATIVE PURCHASING

Any governmental purchasing authority may participate in this purchase for services and commodities from this successful award.

ANY AND ALL SPECIAL TERMS AND CONDITIONS, TECHNICAL REQUIREMENTS, SCOPE OF WORK OR SPECIFICATIONS ATTACHED HERETO WHICH VARY FROM THESE GENERAL CONDITIONS SHALL HAVE PRECEDENCE.

18. **MINORITY/WOMEN OWNED BUSINESS ENTERPRISE (MWBE)**

Minority/Women Owned Business Enterprise (MWBE) indicates a business entity which is owned and operated by a minority. In this instance, minority group members are citizens of the United States or lawfully admitted permanent residents who are Black, Hispanics, Women, Native Americans, Asian-Pacific, Asian-Indian, and eligible others. An MWBE wishing to participate in the City procurement process may contact the Purchasing Department for information and assistance.

19. **PUBLIC ENTITY CRIMES**

No award will be executed with any person or affiliate identified on the Department of Management Services "convicted vendor" list. This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing process because they have been found guilty of a public entity crime. No public entity shall award any contract to, or transact any business in excess of the threshold amount provided in Section 287.017, Florida Statutes for Category Two (currently \$10,000.00) with any person or affiliated on the "convicted vendor" list for a period of thirty-six (36) months from the date that person or affiliate was placed on the "convicted vendor" list unless that person or affiliate has been removed from the list pursuant to Section 287.133(3)(f) Florida Statutes.

20. **AWARD**

As the best interest of the City may require, the right is reserved to make award(s) by individual item, group of items, "All or None", or a combination thereof; with one or more suppliers; to reject any or all proposals, or waive any minor irregularity or technicality in proposals received, and may, at its sole discretion, request a rebid. Proposers are cautioned to make no assumption until the City has entered into a contract or issued a purchase order.

21. **EEO STATEMENT**

The City is committed to assuring equal opportunity in the award of contracts, and therefore complies with all laws prohibiting discrimination on the basis of race, color, religion, national origin, age or sex.

22. **CONTRACTUAL AGREEMENT**

The terms, conditions, and provisions in this Request for Proposal shall be included and incorporated in any final contract or purchase order. The order of precedence will be Proposal Document and response, purchase order or contract, and general law. Any and all legal action necessary to enforce a contract or purchase order will be interpreted according to the laws of Florida. The venue shall be Fort Pierce, Florida.

23. **GOVERNMENTAL RESTRICTION**

In the event that any governmental restrictions are imposed which would necessitate alteration of the material quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the Proposer to notify the Purchasing Department at once, indicating in his/her letter the specific regulation which required an alteration, including any price adjustments occasioned thereby. The City reserves the right to accept such alteration or to cancel the contract or purchase order at no further expense to the City.

salient description to identify goods or service for which payment is requested; contain date of delivery; proposal number, original or legible copy of signed delivery receipt including both a manual signature and printed name of a designated City employee or authorized agent; be clearly marked as “partial”, “complete”, or “final” invoice. The City will accept partial deliveries unless otherwise specified into contract or purchase order document.

- c. The invoice shall contain the Proposer’s Federal Employer Identification Number (F.E.I.N.).

10. **DELIVERY**

Unless actual date is specified (or if specified delivery cannot be met), show number of days required to make delivery after receipt of purchase order or contract in space provided. Delivery time may be a basis for making of award. Delivery shall be during the normal working hours of the user department, Monday through Friday, unless otherwise specified and incorporated into contract or purchase order document. Delivery shall be to the location specified in the proposal specifications.

11. **ADDITIONAL TERMS AND CONDITIONS**

No additional terms and conditions included with the proposal response shall be evaluated or considered. Any and all such additional terms and conditions shall have no force and effect, and are inapplicable to this proposal if submitted either purposely through intent or design, or inadvertently appearing separately in transmittal letters, specifications, literature, price lists or warranties. It is understood and agreed that the general and/or any special conditions in these Proposal Documents are the only conditions applicable to this proposal and the Proposer’s authorized signature on the Proposal Form attests to this.

12. **INTERPRETATION**

All Proposers shall carefully examine the Proposal Documents. Any ambiguities or inconsistencies shall be brought to the attention of the City in writing prior to the opening of Proposals; failure to do so, on the part of the proposer, will constitute an acceptance by the Proposer of any subsequent decision. Any questions concerning the intent, meaning, and interpretation of the Proposal Documents shall be requested in writing, and received by the City at least seven (7) days prior to the Proposal Opening. Inquiries shall be addressed to the attention of the Contact person as indicated on Page 1. No person is authorized to give oral interpretations of, or make oral changes to, the proposal. Therefore, oral statements given before the proposal opening will not be binding. Any interpretation of or changes to the proposal will be made in the form of a written Addendum to the proposal and will be furnished to all Proposers. Receipt of all addenda shall be acknowledged by the Proposers by signing and enclosing said addenda with their proposal.

The City will record its responses to inquiries and any supplemental instructions in the form of a written addendum. The City will send a written addendum to all Proposers who requested a proposal directly from the City Purchasing Department. All proposers should contact the City at least seven (7) calendar days before the proposal opening date to ascertain whether any addendums have been issued. Failure to do so could result in

PROPERTY NARRATIVE

For 1212, 1213 and 1217 Ave D
Property Address

Proposed Job Creation:

We will be using area businesses and workers to help build the memorial garden. We also plan to use local workers to help build the parking lot. We will also use community volunteers when applicable.

(Use additional sheets, if necessary)

Business Plan (attachment):

See Attachment

(Use additional sheets, if necessary)

Financial Plan (attachment):

See Attachment

(Use additional sheets, if necessary)

Exceptions to Request for Proposal (attachment):

(Use additional sheets, if necessary)

Signature of Buyer(s) Rev. Kenneth Miller Sr

Date 6-5-13

LINCOLN PARK COUNCIL OF MINISTERS, INC.
POST OFFICE BOX 583 506 N. 11TH STREET
FORT PIERCE, FL 34954 FORT PIERCE, FL 34950
lincolnparkcouncil@gmail.com ***** firstbethelbapti@bellsouth.net
Elder Eldrew Baldwin, President
(772) 359-2118

“MEMORIAL GARDEN OF PRAYER & HOPE”

The Lincoln Park Council of Ministers propose a memorial garden, “Memorial Garden of Prayer & Hope”, to commemorate the lives of citizens killed in the St. Lucie County area. The LPCOM, a non-profit corporation will manage the memorial garden with assistance from the city and county for maintenance.

Our goals are:

1. To remember and honor those who have been murder victims in St. Lucie County
2. To provide a place for comfort and a place of respect for families to visit in their love ones memory
3. To recognize the endurance of the survivors and to garner hope for the surviving family
4. To recognize the courage of those who risk their lives every day to save others, our first responders, (law enforcement officers and fire fighters)
5. To provide a place of hope for citizens of St. Lucie County
6. It is our belief that this Garden will reaffirm the respect for life, foster a seed of forgiveness, encourage an end to hatred, ignorance, and intolerance, and reawaken a spirit of pride and eternal love in our community.
7. Finally, we want to encourage the families of those who have experienced the death of a love one through violence to get involved and walk with us to help heal our community and especially the family.

"MEMORIAL GARDEN OF PRAYER AND HOPE"

LINCOLN PARK COUNCIL OF MINISTERS, INC.
 POST OFFICE BOX 583 506 N. 11TH STREET
 FORT PIERCE, FL 34954 FORT PIERCE, FL 34950
lincolnparkcouncil@gmail.com ***** firstbethelbapti@bellsouth.net
 Elder Eldrew Baldwin, President
 (772) 359-2118

"MEMORIAL GARDEN OF PRAYER AND HOPE"

PROJECT EXPENSE	\$REQUEST	CASH/DONATION	INKIND	GRANT	DATE REC'D	PERSON RESPONSIBLE
MEMORY CEMENT WALL 8 FEET						
BENCHES (4)						PURCHASED BY DONOR/FAMILY
ARCH (Memorial Garden...Hope						
GAZEBO						
BRICKS/CERAMIC BLOCKS (RED)						PURCHASED BY DONOR/FAMILY
DONORS WALL						
DONORS PLAQUE - GOLD						PURCHASED BY DONOR/FAMILY
DONORS PLAQUE - SILVER						PURCHASED BY DONOR/FAMILY
DONORS PLAQUE - BRONZE						PURCHASED BY DONOR/FAMILY

Lincoln Park Council of Minister's Memorial Gardens Budget Spreadsheet

<i>ITEM</i>	<i>SIZE</i>	<i>QUANTITY</i>	<i>COST</i>	<i>TOTAL</i>
Magnolia DD	10'-12'	6	\$200	\$1,200
Foxtail Palms	10'	4	\$100	\$400
Plumbazo	#3	20	\$10	\$200
Ilex Schillings	#3	15	\$10	\$150
Total	#VALUE!			1950
Hibiscus	#3	6	\$10	\$60
Coco Palm	#3	38	\$10	\$380
Mulch	yds	8	\$60	\$480
Feterlizer	50 lbs	3	\$30	\$90
Sodcutter				\$100
Site Prep				\$415
Labor				500
Total				2025
Misc. Supplies				\$425
Administrative				\$400
Total Cost				\$4,800

Grand Total Request For Project From Funder \$4,000.00

2NDS SALES

CASH ONLY

	PRICE/EA	QTY/PAL
12" SQUARE	\$1.00	168
16" SQUARE	\$1.50	90
16" EMBOSSSED,PINNACLE,COB EVERG	\$1.75	90
20" SQUARE	\$2.25	56
2X8X16 COBBLE	\$1.00	180
16" 4 COBBLE	\$1.50	78
16" EDGERS	\$1.00	DEPENDS ON STYLE
8" LODGESTONE WALL	\$1.25	315
12" CASTLEWALL	\$1.50	126
FLAGSTONE/NAT IMP/CHISELWALL	\$1.75	140
9" COUNTRYSIDE WALL	\$1.25	168
12" OLD MANOR	\$1.50	120
4X8 PAVERS	\$0.40	702
HARVARD PAVERS	\$0.30	896
6X6 PAVERS	\$0.50	624
6X9 PAVERS	\$0.60	390
MATT TURF	\$2.00	45
BAGGED SAND/BASE	\$1.00	63

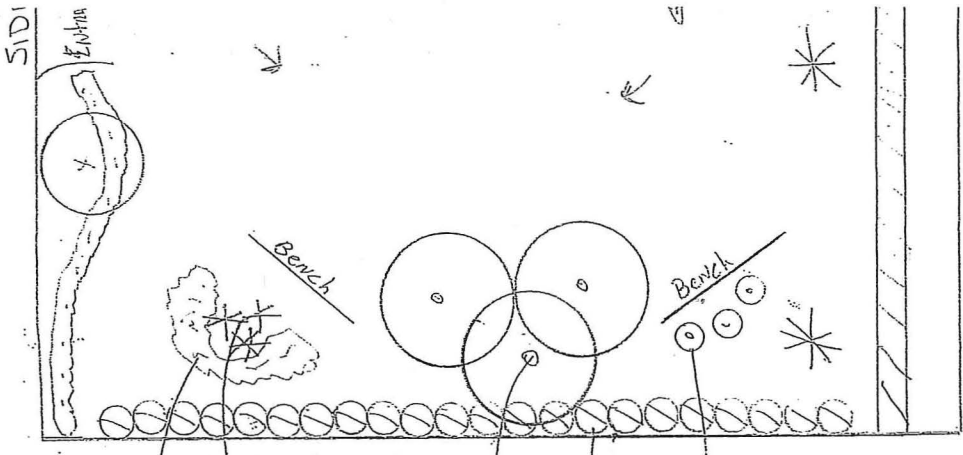
PALLETS BY TRAILER ONLY \$95.00 (INC TAX)

**ALL SALES ARE FINAL-NO REFUNDS
PRODUCT MUST BE TAKEN AT TIME OF PURCHASE**

**2NDS SALES HOURS ARE:
MON - FRI 8AM-3:30PM**

PRICES SUBJECT TO CHANGE WITHOUT NOTICE

AVE



Plumbago #3 (10)
Phoenix Roebellini 1 ft

Magnolia 3 10'-12' ft

COCO PLUM #3 (19)

3 #3 Hibiscus

Plant List

- 1 Foxtail Palm #15 10' ft
- 1 Magnolia DD 10-12'
- 8 Coco Plum #3
- 5 Ilex Schillingii #3
- 20 Plumbago #3
- 6 Hibiscus #3

3 EXISTING OAKS

Ilex Schillingii #3 (15)

Plumbago #3 10
Phoenix Roebellini 1 ft

ENTRANCE

Magnolia 3 10'-12' ft

COCO PLUM #3 (19)

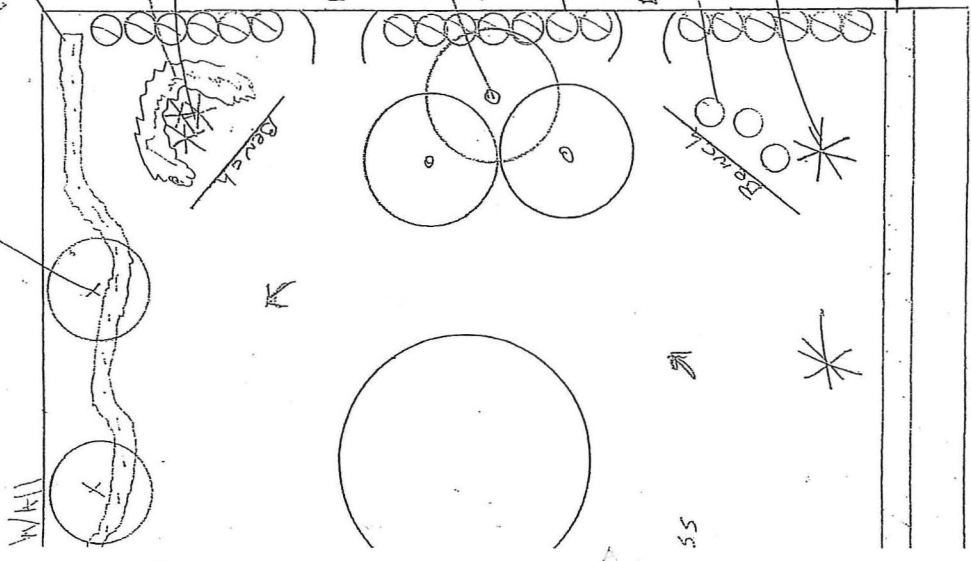
ENTRANCE

3 #3 Hibiscus

4 10' Foxtail Palm #15

VIEWING WALL

AVED FLORESE
Plant Height 10' holes at
AV. 10' 15' 20' 25'
Rearce Hobbes



SS



FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE
Tier 1 Properties

	Address	Recommendation	Update (6/22/15)
1	N/A	FPRA Board appoints two (2) alternate to the CRA Advisory Committee. These members will be able to participate in discussions and committee activities, but will only vote when needed due to the absence of other appointed members	No action taken by FPRA
2	N/A	Create page on City of Fort Pierce website that showcases featured properties available for lease, purchase, rental or redevelopment. Also, launch aggressive marketing and advertising campaign to spark interest and gain proposals for the increased utilization of the featured properties	Task complete. New City of Fort Pierce Website launched 12/15/14
3	200 N. Indian River Drive (Green Market Area)	Consider the three (3) proposals presented by Public Works Manager Mike Reals for landscaping and fencing improvements requested to control vehicular traffic and improve the aesthetic appearance of the area. It is further recommended that the special event fee for this area include an additional fee that will be used for the maintenance of these grounds..	Task complete. Public Works Department completed \$14,000 project to enhance area aesthetics and walkability
4	N 2 nd Street & Backus Ave (Old King Plant Site)	CRA Advisory Committee has requested to be included in the review of all plans and proposals associated with RFP 2014-010.	The only responsive proposer to RFP 2014-010 withdrew their proposal. Work continues to clean the site with scheduled completion in 2016
5	SR A1A (Jetty Park)	Create designated spaces within lot that is presently being used as additional parking for the heavily visited park.	Task complete.
6	25 Fisherman's Wharf	Current utilization is functioning. Additional aesthetic improvements may create more appealing atmosphere	Task complete.
7	1401 North 2 nd Street	Include property with recommendation #2	RFP No. 2015-039 advertised on March 3, 2015. Bid Opened June 9, 2015. No bids were received for this property.
8	414 Avenue D	Include property with recommendation #2	RFP No. 2015-039 advertised on March 3, 2015. No bids were received for this property.



FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE
Tier 1 Properties

	Address	Recommendation	Update (6/22/15)
9	505 North 7 th Street	Include property with recommendation #2	RFP No. 2015-039 advertised on March 3, 2015. No bids were received for this property.
10	2902 Avenue D	Include property with recommendation #2 for rental only	Task complete. Facility is being utilized for recreational programming and event rental.
11	N 13 th Street (Oaks at Moore's Creek)	Advertise a Request for Proposals for a qualified developer to create a residential development within the vacant cluster of properties that is architecturally consistent with the existing area homes	RFP No. 2015-027 has been advertised and one (1) responsive bid was received. CRA Advisory Committee is currently evaluating this proposal. Stuart & Shelby presented their proposal to CRA Advisory Committee 4/15/15. Additional consideration and discussion is scheduled to take place at the 5/20/15 CRA Advisory Committee meeting.
12	110 North 10 th Street (Old St. Anastasia Building)	Table this conversation until after the replacement of the doors, windows, and columns.	Window replacement is complete. Additional funding for doors and columns was not approved by State of Florida Department of Emergency Management.
13	500 Orange Avenue	Include property with Recommendation #2 allowing the City of Fort Pierce to retain ownership.	RFP No. 2015-039 advertised on March 3, 2015. Bid Opened June 9, 2015. Three (3) bids were received for this property.



FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE
Tier 2 Properties

	Address	Recommendation	Update (6/22/15)
1	100 N US Highway 1 City Hall Parking Garage Building	Recommend that the city puts out an RFP to describe the property welcoming ideas of developers.	RFP No. 2015-028 in development stage. Advertisement has been scheduled for July 2015. Bid Opening scheduled for August 2015
2	306 N 16 th Street	Review the City of Fort Pierce and FPRA rules of sales of surplus properties. Put on the website to be sold.	Bid No. 2015-006 has been reviewed and approved by FPRA Board with recommendation to sell to adjacent property owner for \$5,250.
3	1200 Block of Avenue D (South of Ellis Police Substation)	Sell property at appraised value or give it to someone with a reverter clause that they must build a building to at least minimal standards.	RFP No. 2015-039 advertised on March 3, 2015. Bid Opened June 9, 2015. One (1) bid received.
4	1100 Block of Avenue D (West of Lincoln Theatre)	Coordinate with the MLK Commemorative Committee to work together toward the development of the Lincoln Theater.	No action taken at this time. The adjacent Lincoln Theatre is under construction
5	400 Block of Douglas Court	Combine the properties and give it to a viable developer with a reverter clause to build a single family residential home.	RFP No. 2015-039 advertised on March 3, 2015. Bid Opened June 9, 2015. No bids were received for this property.



FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE
Tier 3 Properties

	Address	Recommendation	Update (6/22/15)
1	301 Florida Avenue	Move forward with a property appraisal and advertise for sale	Property included in Bid 2015-039. Bids were opened June 9, 2015. No bids for this property were received.
2	South 3rd Street Parcel ID# 2415-123-0001-000-5 (Across from Main Police Station)	Move forward with the request submitted by Artistry in Mosaics with detailed evaluation of economic impact for the community in comparison to property value	Bid No. 2015-015 is currently being evaluated. Negotiation with City Staff is complete. Bid recommendation final disposition scheduled for July 2015 City Commission Meeting
3	600 Block North Causeway (Adjacent to Little Jim Bait & Tackle)	Communicate with Saint Lucie County and Florida Department of Transportation to determine the feasibility of the transfer of ownership and maintenance of land. If found to be feasible, then accept this potential transfer.	The City of Fort Pierce / FPRA will not be entering into a lease agreement with FDOT at this time.
4	N/A	Initiate property appraisals for all public properties that have been identified for purchase, lease, or redevelopment. This will establish baseline for future negotiations and economic impact analysis	Contract for appraisals split between three (3) local companies. Task is complete



FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE
Tier 4 Properties

	Address	Recommendation	Update (6/22/15)
1	Mohawk Avenue Parcel ID #1428-702-1035-000-3	Move forward with a property appraisal and advertise for sale	Property will be appraised and advertised for sale within the next 30 days.
2	600 Block North Causeway (Adjacent to Little Jim Bait & Tackle)	Public Purpose Lease option with State of Florida not deemed to be feasible alternative at this time. The forecasted additional costs to the City of Fort Pierce for maintenance would not be justifiable. If property would be used for commercial or retail purposes by the City of Fort Pierce, then the State of Florida would need to lease the property at fair market rate which would generate additional costs to the City.	City of Fort Pierce /FPRA Staff has notified Saint Lucie County of this accepted recommendation, and no further action is required at this time.
3	N/A	Consider Events Coordinator/Manager position to assist the City of Fort Pierce with event preparation, management, traffic control, and parking requirements.	Issue will be considered during the FY 2016 Budget Cycle

CRA Advisory Committee

Meeting Date: 06/24/2015

Re: Presentation by Chief Accountant on FPRA Financial Status

Submitted For: Nick Mimms, Deputy City Manager, City Manager

Information

SUBJECT

Presentation by Chief Accountant, Johnna Morris, on the financial status of the Fort Pierce Redevelopment Authority.

Attachments

[FPRA Financial Status Report](#)

FORT PIERCE REDEVELOPMENT FUND
OPERATING FUND
Month Ending
May 31, 2015

CASH AND INVESTMENT REPORT

October 1, Estimated Beg. Available Resources	802
Revenues	<u>6,792,007</u>
Available Resources	6,792,809
Expenditures	<u>6,902,617</u>

Current Available Resources (109,808)

FPRA Operating Resources and Uses	Budget	Budget Adjust.	Revised Budget	Expended	Balance
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Current Resources Available for Operating (109,808)

Plus Unrealized Revenue:

302 Marina Dockage	34,000
304 Other Revenue	14,000
306 Capital	526,933

305 Transfer From General 0

Total Unrealized Revenue **574,933**

Estimated Resources Available For Operating **465,125**

Less Outstanding Expenditures:

501 Personnel Services	0	0	0	0	0
502 Operating Expenditures	306,500	0	306,500	196,994	109,506
503 Capital Outlay	0	1,001,766	1,001,766	1,001,766	0
504 Total Grants-Private Organ.	20,000	0	20,000	46	19,954
505 Transfers	5,562,852	0	5,562,852	5,532,227	30,625
506 Sunrise Theatre	450,000	0	450,000	171,585	278,415

Categories Balances **6,339,352** **1,001,766** **7,341,118** **6,902,617** **438,500**

Projected Resources Over (Short) **26,624**

FORT PIERCE REDEVELOPMENT FUND

OPERATING FUND

For Month Ending

May 31, 2015

TRANSFERS FROM GENERAL

Fiscal Year:

2011	1,319,504
2012	1,129,036
2013	1,410,793
2014	1,689,274
2015	<u>1,470,701</u>

Total Transfers 7,019,308

Less:

Reductions:

Seaway Drive Roundabout (Days Inn Sight) 1,488,000

Total Due General Fund 5,531,308

CRA Advisory Committee

Meeting Date: 06/24/2015

Re: Presentation by Marketing Specialist on City Marketing Efforts

Submitted For: Nick Mimms, Deputy City Manager, City Manager

Information

SUBJECT

Presentation by Marketing Specialist, Shyanne Helms, on city marketing efforts.

Attachments

No file(s) attached.

CRA Advisory Committee

Meeting Date: 06/24/2015

Re: Public Parking Issues

Submitted For: Nick Mimms, Deputy City Manager, City Manager

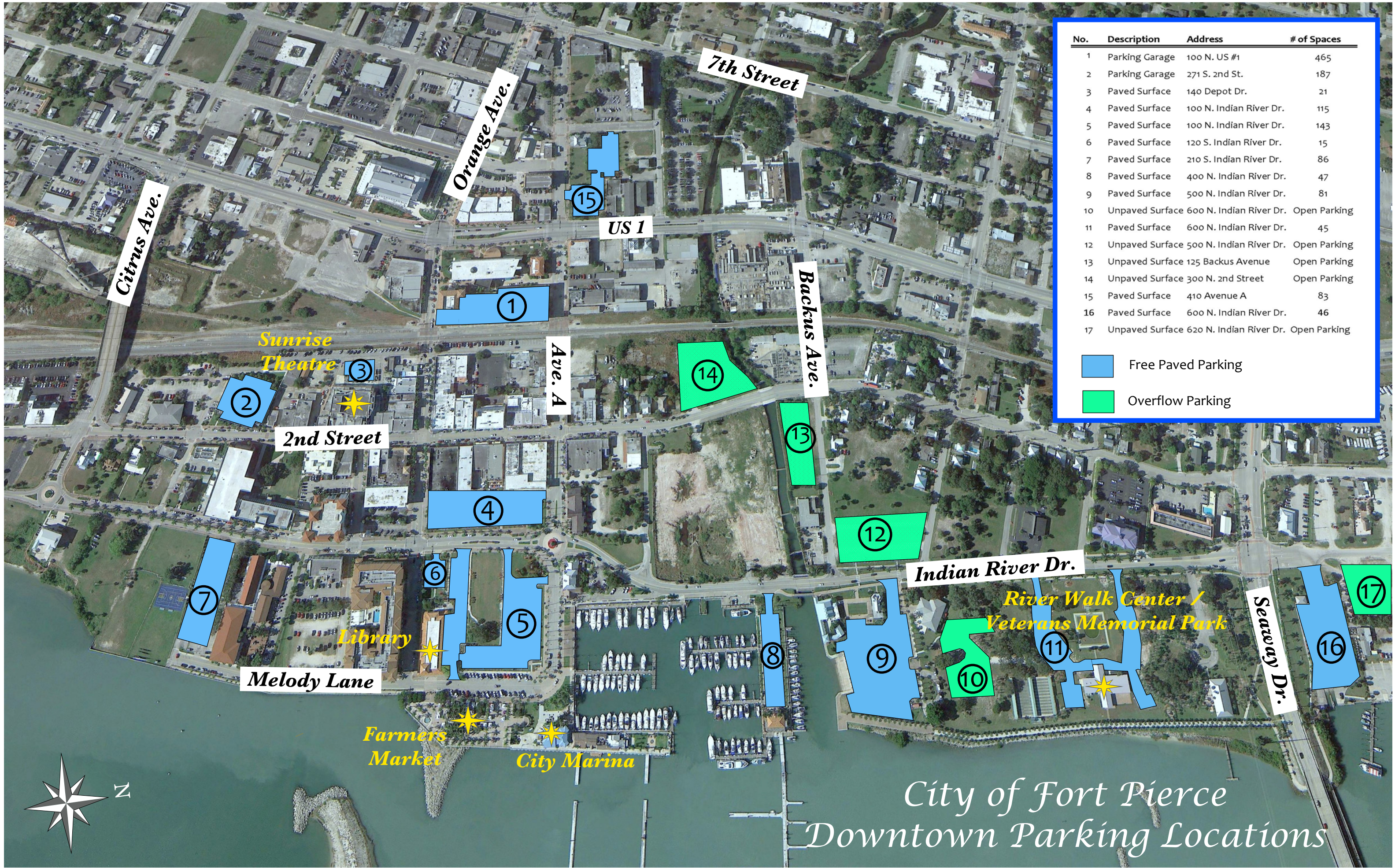
Information

SUBJECT

Public Parking Issues.

Attachments

[Downtown Parking Locations](#)



No.	Description	Address	# of Spaces
1	Parking Garage	100 N. US #1	465
2	Parking Garage	271 S. 2nd St.	187
3	Paved Surface	140 Depot Dr.	21
4	Paved Surface	100 N. Indian River Dr.	115
5	Paved Surface	100 N. Indian River Dr.	143
6	Paved Surface	120 S. Indian River Dr.	15
7	Paved Surface	210 S. Indian River Dr.	86
8	Paved Surface	400 N. Indian River Dr.	47
9	Paved Surface	500 N. Indian River Dr.	81
10	Unpaved Surface	600 N. Indian River Dr.	Open Parking
11	Paved Surface	600 N. Indian River Dr.	45
12	Unpaved Surface	500 N. Indian River Dr.	Open Parking
13	Unpaved Surface	125 Backus Avenue	Open Parking
14	Unpaved Surface	300 N. 2nd Street	Open Parking
15	Paved Surface	410 Avenue A	83
16	Paved Surface	600 N. Indian River Dr.	46
17	Unpaved Surface	620 N. Indian River Dr.	Open Parking

Free Paved Parking

Overflow Parking



City of Fort Pierce
Downtown Parking Locations

CRA Advisory Committee

Meeting Date: 06/24/2015

Re: STAFF COMMENTS

Submitted For: Nick Mimms, Deputy City Manager, City Manager

Information

SUBJECT

STAFF COMMENTS

Attachments

No file(s) attached.

CRA Advisory Committee

Meeting Date: 06/24/2015

Re: Letter of Notification to Faye Owens McCarthy

Submitted For: Nick Mimms, Deputy City Manager, City Manager

Information

SUBJECT

Letter of Notification to Community Redevelopment Agency Committee member Faye Owens McCarthy from City Clerk Linda Cox.

Attachments

Letter of Notification to Faye Owens McCarthy

City of Fort Pierce

Florida



RECEIVED

JUN 19 2015

CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

Office of the City Clerk

City Hall, 100 North US 1
P.O. Box 1480 Fort Pierce, FL 34954-1480
(772) 467-3052 • www.CityOfFortPierce.com

June 19, 2015

Ms. Faye Owens McCarthy
1702 N 16 Court
Fort Pierce, FL 34950

Dear Ms. Owens McCarthy:

The Community Redevelopment Agency Advisory Committee was created by Resolution 13-05 on October 21, 2013 for the purpose and function to study, review and provide recommendations, guidance and advice as to matters relevant to the purposes and goals of the Fort Pierce Redevelopment Agency; and to serve as a liaison between the community within the Fort Pierce Redevelopment District Boundaries and the Fort Pierce Redevelopment Agency Board.

In accordance with the by-laws of the Committee, all Advisory Committee members are expected to attend regularly scheduled meetings. Three (3) unexcused absences by any member during any 12-month period may result in removal of the member by the Advisory Committee. A member's absence is unexcused if the member fails to notify City staff in advance of a meeting that the member will not attend the meeting. In accordance with the bylaws, please be advised that you have been removed from the Community Redevelopment Agency Advisory Committee. Thank you for your service and support in the past.

Very truly yours,

Handwritten signature of Linda W. Cox in cursive.

Linda W. Cox
City Clerk

cc: Commissioner Rufus Alexander
Nicholas Mimms, Deputy City Manager

CRA Advisory Committee

Meeting Date: 06/24/2015

Re: Committe Member Comments

Submitted For: Nick Mimms, Deputy City Manager, City Manager

Information

SUBJECT

COMMITTEE MEMBER COMMENTS

Attachments

No file(s) attached.
