

# **CRA Advisory Committee Meeting Minutes Wednesday, June 24, 2015**

**Called to Order:** Charlie Frank-Matthews, Chairman

**Roll Call By:** Staff

## **Approval of Minutes**

- ✚ Tabled to next meeting

## **Item 4 – Election of Officers**

- ✚ Chair: Plythe Gibbons
  - 1<sup>st</sup> – Robin Delgado; 2<sup>nd</sup> – Pat Murphy; All in favor, None opposed
- ✚ Co-Chair: John Hopkins
  - 1<sup>st</sup> – C. Frank-Matthews; 2<sup>nd</sup> – Erica Ganzi; All in favor, None opposed
- ✚ Secretary: Ashley King
  - 1<sup>st</sup> – P. Murphy; 2<sup>nd</sup> – R. Delgado; All in favor, None opposed

## **Old Business**

### **Item 5a – Update on Property Recommendations**

- ✚ Tier 4 Recommendations provided
- ✚ Sale and Surplus Bids
  - Received 3 responses for 500 Orange Avenue (Old Post Office)
    - International Enterprises of Children’s Services
      - Value \$10,000
      - To provide social service programs
    - Peacock Galleries LLC, Steven Tarr
      - Gallery setting featuring local artist
      - Value \$50,000 + 5% bid security
    - Beachside Wellness – Jamie Scuba
      - Hi-Tech Office space, Conference area, etc.
      - Value \$12,000
      - Improvements to total \$500,000
  - Lincoln Park Council of Ministers – Kenneth Mills, Sr. VP
    - Requesting 1200 block of Avenue D for a Community Memorial Garden
    - Value of the bid will be donations
    - Also looking to include a parking lot
    - Be sure that this group has the money to do the beautification
    - Group is looking to take over ownership and does have the start-up money
    - Businesses must be a functioning corporation within the state of Florida before entering into a contract/agreement
      - Motion: To allow group to make a presentation the CRA Advisory Committee – Charlie Frank-Matthews; 2<sup>nd</sup> – P. Murphy; All in favor, None opposed.
    - Group will be contacted by staff for next meeting

- Post Office Bids
  - Move the two proposers with actual business plans forward – E. Ganzi
  - Normally an evaluation committee is formed that evaluates the proposals and gives them certain weighted rankings and criteria, ranks them, and then takes the highest ranked proposer with a recommendation to the FPRA board then City Commission will give staff the ability to enter into negotiation with the proposer to initiate a possible disposition of sales.
  - Gallery concern is if they are looking for a non-profit status, but since they aren't a church they would still have to pay taxes. – E. Ganzi
  - Can't have presentation, but can allow groups to come in for a question and answer session.
    - Motion: To have all 3 groups on agenda as soon as possible. – C. Frank-Matthews; 2<sup>nd</sup> – R. Delgado; All in favor, None opposed.
  - All respondents will be notified of the next CRA meeting on July 15, 2015
  
- Properties without bid
  - North 7<sup>th</sup> Street
    - Motion: Re-open bid for this property. – P. Murphy; 2<sup>nd</sup> – E. Ganzi; All in favor, None opposed.
    - The group submitted a letter after the deadline.
  - 1401 N. 2<sup>nd</sup> Street (Old PAL Building)
    - Had the most questions, tours were given, but no bids submitted
    - Being appraised at \$1.7mill.
    - Portion being used by the Steam Locomotive Association for the refurbishing of a steam locomotive. They have a month-to-month lease and are aware of termination of that lease upon finding better use for the building.
    - Put out to realtor communities for better exposure.
      - Motion: To put out a bid for a realtor. – E. Ganzi; 2<sup>nd</sup> – R. Delgado; All in favor, None opposed.
    - Request for qualifications for a realtor and the realtor will get 3 – 6% of sales
    - SLC Realtor, FL Redevelopment Association, Brown's Field Association, and other agencies will receive this request
  - 301 Florida Avenue
    - Motion: Use realtor for this property as well. – P. Murphy, 2<sup>nd</sup> – C. Frank-Matthews; All in favor, None opposed.
    - Recommend to make a list of properties for the realtor. – R. Delgado
    - After receiving qualifications of realtors, then will send them about 2 -3 to see if they would be interested and how much would they charge. – N. Mimms
  
- Stuart and Shelby Corporation is still interested in Oaks at Moore's Creek Phase 2

### **Item 5c – Public Parking Issues**

- + Color-coded map created highlighting public parking areas
- + Plenty of public parking as of now
- + January – April is the busy season
- + Signs have been posted to visibly see the public parking areas
- + Fort Pierce Business Alliance plan for public parking
- + Commissioner Tom Perona heading the Parking Committee that will meet July 1<sup>st</sup> to discuss the letters from FPBA
- + Public Comments:
  - Encourage employees to park in the garage
  - Enforce paid parking throughout the week and free on the weekends to force use of the garage parking
  - Free inconvenient parking and paid convenient parking
  - Decals for county employees, sold for \$1 a month
- + More feasible to have a representative from the CRA on the Parking Committee
- + Public is also asking that St. Andrews be required to provide their own parking
- + Businesses aren't required to provide parking downtown, but the parking needs of St. Andrews cannot be met by public parking
  - Motion: St. Andrews parking be analyzed and addressed for them to provide their own parking, realize that there is a pending parking problem arising, and that the Parking Committee take the FPBA recommendations into consideration. – P. Murphy; 2<sup>nd</sup> – E. Ganzi; All in favor, None opposed.
  - Staff will include in July recommendations, be sure that the Planning Department have a copy of it, and be sure that they are aware of the concern of the CRA board.

### **Item 8 – Staff Comments**

- + Letter forwarded to Faye Owens-McCarthy and will be advertise for the position and Commissioner Alexander will appoint someone.

### **Item 9 – Committee Member Comments**

- + Marketing specialist putting together a bid for formal responses and hard prices to present to FPRA board to check budget

### **Meeting Adjourned**