

**FORT PIERCE REDEVELOPMENT AGENCY  
CRA ADVISORY COMMITTEE**

CRA Regular Meeting - Wednesday, August 19, 2015 - 2:00 p.m.

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
  - A. Approval of minutes from the July 15, 2015 Regular Meeting of the CRA Advisory Committee.
4. **OLD BUSINESS**
  - A. Ranking of three (3) respondents for property located at 500 Orange Avenue advertised in RFP No. 2015-039, Sale or Lease of Surplus Properties. The CRA Advisory Committee will submit a recommendation to the City Commission.
5. **NEW BUSINESS**
6. **PUBLIC COMMENTS**
7. **STAFF COMMENTS**
8. **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:** 08/19/2015

**Re:** Approval of Minutes from the July 15, 2015 Regular Meeting

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

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**Information**

**SUBJECT**

Approval of minutes from the July 15, 2015 Regular Meeting of the CRA Advisory Committee.

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**Attachments**

[CRA Advisory Committee Meeting Minutes - July 15, 2015](#)

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# **CRA Committee Meeting Meeting Minutes Wednesday, July 15, 2015**

**Called to Order:** Plythe Gibbons, Chairman

**Roll Call By:** Ashley King, Secretary

## **Approval of Minutes**

- + For May and June Meeting
- + 1<sup>st</sup> – Robin Delgado; 2<sup>nd</sup> – Erica Ganzi

## **Item 4a – Update on Public Parking Issues**

- + Chairperson attended Parking Committee Meeting
- + Discussed issues of the downtown area and the beach
- + Concerns of St. Andrews were addressed
- + Students and teachers will get parking decals to use the parking garage
- + St. Andrews committed to using the parking garage, issuing decals, and meeting with the city on a regular basis concerning compliance issues

## **Item 4b – Presentation Interviews for Properties**

- + 1200 Block of Avenue D – Lincoln Park Council of Ministers
  - o Proposing a Memorial Garden of Prayer and Hope
  - o Idea is for people who have lost loved ones can go, sit, and reflect
  - o Would like the City to give property to the council and they will in turn be responsible for the buildup and maintenance of the property
  - o Group encouraged to speak with FPPD
  - o Memorial Garden will be open to the public 24/7
  
- + 500 Orange Avenue – Beachside Wellness - Jamie Skuba
  - o Local chiropractor that also practices acupuncture
  - o Has done mission work in Dominican Republic and India
  - o Looking to have an office at the building
  - o Will build out the building with father, Ken Skuba
  - o David Cleveland did the preliminary concept plan
  - o Will follow the Regis Model of design
  - o Will rent out the rest of the office spaces
  - o About 12 offices each wired for video conferencing with class a technology
  - o Not a tax exempt organization
  - o Will have a full-time receptionist on staff
  - o Building is historical, but renovations within guidelines
  - o Will be able to finance without a mortgage
  - o Proposing to purchase for \$10,000

- ✚ 500 Orange Avenue – International Enterprises of Children’s Services – Dieula Lewis
  - Ongoing immigrant integration program of the community
  - Will do service learning and empowerment of the immigrant community through education, advocacy, and social independence
  - Want to expand the program and will add 20 more jobs to the community
  - Currently on 1307 Delaware Avenue with 225 students and growing
  - Seeking funding from PNC bank
  - In collaboration with the Haitian Methodist Church
  - Currently charge for citizenship classes and a one-time, flat-rate nomination fee
  - Also have some grants that they use
  - Looking for teachers to help with the program
  
- ✚ 500 Orange Avenue – Peacock Galleries LLC, - Steven Tarr
  - Community redevelopment of the west Orange Avenue corridor
  - Plan to build an arts district
  - Neighborhood called Peacock Arts District
  - Want to make it an art gallery for local artists
  - Buy and redevelop with cash if the plan is approved
  - Looking to create jobs for entrepreneurs, maintenance, etc.
  - Proposed \$50,000

**Item 5 – New Business**

**Item 6 – Public Comments**

- ✚ Arlease Hall – Memorial Garden
  - Historical value on that corridor and believe it should be considered before doing this
- ✚ Cleaver Hayling – Memorial Garden
  - Avenue D corridor is a place for economic development and should look for some other place else to have the garden
- ✚ David Cleveland – Memorial Garden
  - A memorial garden in Fort Pierce currently memorializes CeeCee Lyles and others
- ✚ Margaret Benton – Memorial Garden
  - Does not believe that Avenue D is the place for the Memorial Garden
- ✚ R. Duke Nelson – Memorial Garden
  - Develop land to return it to the tax rolls in to develop the economic community

**Item 7 – Staff Comments**

**Item 8 – Committee Member Comments**

- ✚ Request to replace Faye Owens McCarthy has been sent to the board for their approval, and applications have been coming in for the position
- ✚ Committee to stay on task with the properties and not venture off into unrelated areas
- ✚ Will continue to meet once a month for now

**Item 9 – Meeting Adjourned**

**CRA Advisory Committee**

**Meeting Date:** 08/19/2015

**Re:** RFP Evaluation committee Ranking of RFP 2015-039 Sale or Lease of Surplus Property - 500 Orange Avenue

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

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**Information**

**SUBJECT**

Ranking of three (3) respondents for property located at 500 Orange Avenue advertised in RFP No. 2015-039, Sale or Lease of Surplus Properties. The CRA Advisory Committee will submit a recommendation to the City Commission.

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**Attachments**

RFP Evaluation Committee Ranking Sheet - RFP No. 2015-039, 500 Orange Avenue

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# RFP Evaluation Committee Ranking Sheet

RFP No. 2015-039 ~ Sale or Lease of Surplus Property  
500 Orange Avenue (Old Post Office Location)

August 19, 2015

**Respondent Name: Kelly Skuba d/b/a Beachside Wellness**

| CRITERIA   | POINTS POSSIBLE | POINTS AWARDED |
|--|-----------------|----------------|
| Proposal Overview (Financing, Sales Price, Viable Business Plan) | 20              |                |
| Professional Qualifications                                      | 20              |                |
| Resident & Visitor Access Plan                                   | 15              |                |
| Historic Preservation / Environmental Sensitivity                | 15              |                |
| Vision for the City of Fort Pierce                               | 15              |                |
| Locality Rating (as per table)                                   | 15              |                |
| <b>TOTAL:</b>  | <b>100</b>      |                |

**Respondent Name: International Enterprise and Children Services, Inc.**

| CRITERIA   | POINTS POSSIBLE | POINTS AWARDED |
|--|-----------------|----------------|
| Proposal Overview (Financing, Sales Price, Viable Business Plan) | 20              |                |
| Professional Qualifications                                      | 20              |                |
| Resident & Visitor Access Plan                                   | 15              |                |
| Historic Preservation / Environmental Sensitivity                | 15              |                |
| Vision for the City of Fort Pierce                               | 15              |                |
| Locality Rating (as per table)                                   | 15              |                |
| <b>TOTAL:</b>  | <b>100</b>      |                |

**Respondent Name: Peacock Galleries, LLC**

| CRITERIA   | POINTS POSSIBLE | POINTS AWARDED |
|--|-----------------|----------------|
| Proposal Overview (Financing, Sales Price, Viable Business Plan) | 20              |                |
| Professional Qualifications (Licenses / Certifications)          | 20              |                |
| Resident & Visitor Access Plan                                   | 15              |                |
| Historic Preservation / Environmental Sensitivity                | 15              |                |
| Vision for the City of Fort Pierce                               | 15              |                |
| Locality Rating (as per table)                                   | 15              |                |
| <b>TOTAL:</b>  | <b>100</b>      |                |

**Proposal Overview** – Feasibility of awarding the bid to the respondent by consideration of the offered bid amount, financing, and viability of the business plan for the location.

**Professional Qualifications** – Licenses or certifications that would have bearing on the proposed redevelopment and business operation for this location.

**Resident & Visitor Access Plan** – Public access to the property available for residents and visitors as it is an historic location.

**Historic Preservation / Environmental Sensitivity** – Measures the respondent may take to preserve the building as an historic structure.

**Vision for the City of Fort Pierce** – How the respondent visualizes the future of their business and the overall economic development impact for the City of Fort Pierce.

**Locality Rating** - Preference given to respondent based on location of where current business is conducted. See Locality Rating Table below.

### LOCALITY RATING TABLE

| LOCATION DESCRIPTION   | RATING |
|--|--------|
| Headquartered within the City of Fort Pierce   | 15     |
| Headquartered within the four counties (St. Lucie, Martin, Okeechobee, and Indian River) | 10     |
| Satellite office in four counties (St. Lucie, Martin, Okeechobee, and Indian River)      | 5      |
| Office located in State of Florida   | 1      |
| Office located outside of Florida  | 0      |
| <i>Proposing firms can only receive a score from <b>one</b> of the above categories.</i> |        |

**CRA Advisory Committee**

**Meeting Date:** 08/19/2015

**Re:** STAFF COMMENTS

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

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**Information**

**SUBJECT**

**STAFF COMMENTS**

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**Attachments**

*No file(s) attached.*

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