

**FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE**

CRA Regular Meeting - Wednesday, November 18, 2015 - 2:00 p.m.

City Hall - City Commission Chambers - 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 Regular CRA Advisory Committee Meeting Held on October 21, 2015.

4. **CHAIR COMMENTS**

- A. Mission Statement Discussion

5. **OLD BUSINESS**

- A. RFP No. 2015-051, Realtor Services Discussion

6. **NEW BUSINESS**

- A. Letter of Intent for Purchase of 1401 North 2nd Street by Mr. George Porter.
- B. Planning Department Update Presented by Rebecca Grohall, Planning Manager

7. **PUBLIC COMMENT**

8. **STAFF COMMENTS**

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: 11/18/2015

Re:

Information

SUBJECT

Mission Statement Discussion

Attachments

FPRA Resolution No. 13-05 Creating CRA Advisory Committee

CRA Advisory Committee By-Laws

FPRA RESOLUTION NO.13-05

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, **CREATING A COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE**; PRESCRIBING ITS PURPOSE AND FUNCTION; SETTING THE NUMBER AND QUALIFICATIONS OF APPOINTED MEMBERS TO SAID ADVISORY COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII of the By-Laws of the Fort Pierce Community Redevelopment Agency adopted April 2005, provides for the creation by the governing body of the Fort Pierce Community Redevelopment Agency committees to assist and advise the Fort Pierce Redevelopment Agency Board in various aspects regarding implementation of the adopted Fort Pierce Redevelopment Agency Plan; and

WHEREAS, it is the desire of the Fort Pierce Redevelopment Agency Board that all advisory committees shall operate in minimum accord with uniform rules and regulations unless specifically provided for otherwise in the authorizing resolution creating the Advisory Committee.

WHEREAS, the goals and objectives of the Fort Pierce Redevelopment Agency in creating this Community Redevelopment Advisory Committee are valid public purpose and serve to further that purpose,

NOW, THEREFORE, BE IT RESOLVED BY THE FORT PIERCE REDEVELOPMENT AGENCY OF THE CITY OF FORT PIERCE, FLORIDA AS FOLLOWS:

SECTION 1. There is hereby created a Community Redevelopment Agency Advisory Committee (the "Committee") which shall consist of nine (9) members. Each Fort Pierce Redevelopment Agency Board member shall appoint one member to serve a term of two (2) years. The Fort Pierce Redevelopment Agency Board as a whole shall appoint an additional four (4) members to serve a term of one (1) year. Thereafter, each member shall serve a two (2) year term upon Fort Pierce Redevelopment Board appointment. Each Committee member shall serve at the pleasure of the Fort Pierce Redevelopment Agency Board. The Fort Pierce Redevelopment Agency Board shall select a Chair of such advisory committee. The meetings of the Committee shall be governed by basic rules of parliamentary procedure and minutes shall be recorded by the Secretary and maintained by the City as required by law.

SECTION 2. Each Committee member shall either reside within the District boundaries, own a business, or be a financial executive of a business within the District boundaries. Preference shall be given to appointing Committee members who possess special expertise and experience in finance, marketing, planning, real estate, or economic development.

SECTION 3. Each Committee member shall serve without compensation and no funds shall be appropriated for the use thereof.

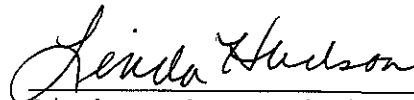
SECTION 4. All meetings of the Committee shall be coordinated by the City Manager and be conducted in conformance with the Florida law, including, but not limited to, Public Records, Sunshine, Financial Disclosure, and Ethics.

SECTION 5. The purpose and function of the Committee shall be 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.

SECTION 6. The actions and recommendations of the Committee shall not be final or binding on the Fort Pierce Redevelopment Agency Board, but shall be advisory only.

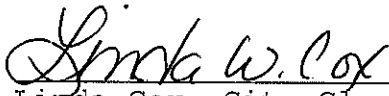
SECTION 7. This Resolution shall take effect immediately upon its adoption.

IN WITNESS WHEREOF, this Resolution was duly adopted this 21ST day of October 2013.



Linda Hudson, Chair
Fort Pierce Redevelopment Agency

ATTEST:



Linda Cox, City Clerk

(CITY SEAL)

APPROVED AS TO FORM AND CORRECTNESS

BY: 

City Attorney



FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE
BY-LAWS

1. The CRA Advisory Committee will meet the 3rd Wednesday of each month. Meetings will begin at 2:00 PM and will be held in the Fort Pierce City Hall 2nd floor conference room.
2. Additional meetings may be held at any time upon the call of the Chairperson, or by a majority of the voting members of the Committee, or upon request of staff.
3. No member shall serve more than two (2) full consecutive terms (four years).
4. The Committee at its first regular meeting in June each year shall elect a Chairperson, Co-Chairperson and Secretary. No member may serve more than two (2) full consecutive terms as Chairperson.
5. The duties and powers of the officers of the CRA Advisory Committee shall be as follows:
 - a. Chairperson:
 - 1) Preside at all meetings of the Committee
 - 2) Call special meetings of the Committee in accordance with these rules and regulations
 - 3) See that all actions of the Committee are properly taken
 - b. Co-Chairperson:
 - 1) During the absence, disability, or disqualification of the Chairperson, the Co-Chairperson shall exercise or perform all the duties and be subject to all the responsibilities of the Chairperson.
 - c. Secretary:
 - 1) The Secretary shall be responsible to coordinate the taking of the minutes of the Committee with City staff, keep all approved minutes.
6. A majority of the members of the Committee entitled to vote shall constitute a quorum for the transaction of business. All recommendations from the Committee for either approval or disapproval of any agenda item shall be by a majority vote of the members of the Committee entitled to vote.
7. Robert's Rules of Order are hereby adopted for the government of the Committee in all cases not otherwise provided for in these rules.
8. These rules may be amended at any meeting by a vote of the majority of the entire membership of the Committee. Deadline for Agenda information is due to staff ten (10) days prior to meeting date in order to have an item(s) placed on upcoming agenda.



FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE
BY-LAWS

9. Each member of the CRA Advisory Committee who has knowledge of the fact that he/she will not be able to attend a scheduled meeting of the CRA Advisory Committee shall notify the Deputy City Manager at nmimms@city-ftpierce.com or 772-467-3793 at the earliest possible opportunity, and in any event, prior to 12:00 PM on the date of the meeting. The Deputy City Manager shall notify the Chairperson of the Committee in the event that projected absences will produce the lack of a quorum. A quorum is half plus one of membership.
10. 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.
11. The following order will normally be observed; however, it may be rearranged by the Chairperson for individual items if necessary for the expeditious conduct of the business:
 - a. Call to Order
 - b. Roll Call
 - c. Approval of Minutes
 - d. Old Business
 - e. New Business
 - f. Committee Comments
 - g. Public Comments
 - h. Staff Comments
 - i. Close
12. The Co-Chairperson shall succeed the Chairperson if he/she vacates office before term is completed; the Co-Chairperson is to serve the unexpired term of the vacated office. A new Co-Chairperson shall be elected at the next regular meeting.
14. A new Secretary shall be elected at the next regular meeting if he/she vacates office before term is completed.

CRA Advisory Committee

Meeting Date: 11/18/2015

Re: Evaluation of Rankings for RFP No. 2015-051, Realtor Services

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

Information

SUBJECT

RFP No. 2015-051, Realtor Services Discussion

Attachments

Letter from G. Carter to Coldwell Banker Re - Disqualification



**PURCHASING DEPARTMENT
CITY HALL, 100 NORTH U.S. 1
P.O. BOX 1480
FORT PIERCE, FLORIDA 34954-1480**

**TEL.: (772) 467-3000
FAX: (772) 467-3848
www.cityoffortpierce.com**

October 14, 2015

Coldwell Banker Paradise
411 North U.S. Highway 1
Fort Pierce, FL 34950
Attn: Hampton Jackson, Sales Associate

RE: Rejection of Proposal

Dear Mr. Jackson:

I regret to inform that your proposal, RFP No. 2015-051 ~ Realtor Services, has been rejected due to failure of adhering to the guidelines listed in the proposal document, Section 5.0 Proposal Submission Format. Purchasing Staff was notified by a member of the Evaluation Committee that your submission was missing, the "Cost of Service", after a certified letter was mailed inviting you to participate in the next phase, Presentation/Interview, on October 21, 2015 which now has been withdrawn. Your submission was reviewed by Purchasing Staff to authenticate the claim made by the committee member, and it has been determined that Section 5.7 – Cost of Service was not included with your submission.

If you have any questions please feel free to call me at (772) 467-3749, or email me at gcarter@city-ftpierce.com.

We appreciate your interest in doing business with the City of Fort Pierce and we certainly hope you will continue to have an interest in future projects.

Sincerely,
CITY OF FORT PIERCE

Gelencia Carter, MPA
Purchasing Manager

/gc

cc: Nick Mimms, Deputy City Manager
Tony Barnes, Director of Administrative Services
Angela Wilkinson, Executive Assistant
File

CRA Advisory Committee

Meeting Date: 11/18/2015

Re: Letter of Intent for Purchase of 1401 North 2nd Street by Mr. George Porter

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

Information

SUBJECT

Letter of Intent for Purchase of 1401 North 2nd Street by Mr. George Porter.

Attachments

Letter of Intent - G. Porter Re - Purchase of 1401 N. 2nd Street

RECEIVED

TIME _____

NOV 02 2015

CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

LETTER OF INTENT

[10/31/2015]

Ladies and Gentlemen:

This will set forth the preliminary intention of the parties as to general terms upon which George Porter ("**Buyer**") would consider acquiring from you Fort Pierce Redevelopment Agency ("**Sellers**") Property located in Saint Lucie County, FL more particularly described in Section 1 below.

1. Upon the closing of the sale, Buyer would acquire all Seller's right, title and interest in and to 1401 N 2nd Street, Fort Pierce FL 34950 in exchange for an aggregate payment at closing of \$ 700,000.00 in cash, subject to adjustment, and promissory notes of Buyer in the aggregate principal amount of \$700,000.00. The Seller would receive cash equal to \$ 700,000.00 for the said property. Our willingness to consider this proposed transaction is conditioned on the willingness and eventual agreement of all stakeholders of the property to sell on terms acceptable to Buyer.

2. As promptly as practicable and in any event by George Porter's, ("**Buyer's**") counsel will prepare an initial draft of a definitive ("**Purchase Agreement**") and other related agreements for review by you and your counsel. The draft Purchase Agreement will provide for customary representations and warranties, covenants, conditions to closing, escrows, and indemnities. The parties will endeavor to negotiate and execute a final definitive Purchase Agreement on or before _____, and to close the sale on or before _____. The parties anticipate that prior to the execution of any definitive Purchase Agreement, Buyer will have the opportunity to conduct due diligence of the property and you will have the opportunity to conduct due diligence of Buyer.

3. It is understood that before the parties would consider entering into a definitive Purchase Agreement, (a) Buyer shall have been satisfied with the results of its due diligence investigation of the property, and (b) Buyer shall have become satisfied that it is able to borrow \$ 700,000.00 for the purchase price on terms acceptable to Buyer.

4. It is agreed that each party shall bear its own legal, accounting, investment banking, and other expenses in connection with the negotiation, documentation, and closing of the acquisition, whether or not a closing occurs. Each party represents that it has not engaged any broker or finder in connection with the acquisition.

5. The parties agree that this letter is merely an expression of intent and neither party is under any legal obligation to the other unless and until a definitive Purchase Agreement is executed, except for the provisions of paragraph 4, this paragraph 5, and paragraph 6.

6. It is agreed that any party may cease pursuit of the contemplated transaction at any time for any or no reason. No party is obligated to negotiate in good faith. If the foregoing is in accordance with your understanding, please execute and return the enclosed copy of this letter.

Very truly yours,

Buyer

Agreed to as to Paragraphs 4, 5 and 6.

Seller 1

George Porter Citrus Inc. Local Economic Impact



1401 North 2nd Street, Fort Pierce FL 34950



Economic Impact

- Employer
- Developer
- Truck driving School
- Localized Daycare for employees
- Proposed planting of 100 groves of short supply citrus
- Use of FP port for export

Employer

- 100 employees projected
- Over 20 trainees and apprentices
- projected Payroll of 3.1 Million/Year
- Take home pay of over \$500/Wk.
- Hiring local truck owner operators

Developer

- Rehabilitation of 1402 North 2nd St.
- Use of Saint Lucie County PACE program which increases tax revenue back to county
- Supports 100+ job to the local economy
- Locally owned and operated

Truck Driving School

- Training and apprenticeship of Truck drivers.
- Targeting unemployed and persons with barriers to employment
- Local workforce development



Onsite day care for employees

- Provide day care services to employees for free and a reduced rate to the local public
- Proposed Transportation of children to and from schools to the packing plant.
- Offer childcare services on par with local childcare providers



Proposed local Citrus Agriculture

- Proposed planting of 1000 groves of citrus in short supply
- Groves will be located inside the County limits to reduce emissions and fuel consumption in the logistics
- Additional jobs created as a result of the groves

Export activity to the Port

- Propose consolidation of Citrus products for export here at the local port.
- Increase port activity
- Reduce shipping cost for stakeholders
- Increased economic activity

Tax Contribution

- Added tax revenue from Employer
- Added revenue from employees in the form of purchasing power
- Added Tax revenue from PACE Tax Assessment

Conclusion

- We pay more taxes to local economy
- Generate revenue from the purchase for the agency
- Provide and support significant number of jobs
- Help ease the hardship of childcare for working parents
- Local workforce development
- Re-invigorate local agriculture
- Develop currently unused property
- Foster opportunities to due local exporting



CRA Advisory Committee

Meeting Date: 11/18/2015

Re:

Information

SUBJECT

Planning Department Update Presented by Rebecca Grohall, Planning Manager

Attachments

No file(s) attached.

CRA Advisory Committee

Meeting Date: 11/18/2015

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: 11/18/2015

Re: Committee Member Comments

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

Information

SUBJECT

COMMITTEE MEMBER COMMENTS

Attachments

No file(s) attached.
