

MINUTES OF A SPECIAL MEETING OF THE FORT PIERCE REDEVELOPMENT AGENCY, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 5:30 P.M. ON MONDAY, FEBRUARY 16, 2016.

1. **CALL TO ORDER** - Chairwoman Hudson called the meeting to order at 5:30pm.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Chairperson Linda Hudson; Commissioner Rufus Alexander; Commissioner Thomas Perona; Commissioner Reginald Sessions

Absent: Commissioner Edward Becht

Staff Present: City Manager Nick Mimms  
City Clerk Linda Cox  
City Attorney Rob Schwerer

Commissioner Edward Becht arrived at 5:35pm.

4. There was no approval of minutes at the Special Meeting.

5. **COMMENTS FROM THE PUBLIC** - There were no comments from the public.

7. **OLD BUSINESS**

There was no Old Business discussed at the Special Meeting.

8. **NEW BUSINESS**

9. **CONSENT AGENDA**

A. Award for Realtor Services RFP 2016-012

B. Consideration of Agreement to Purchase Voluntary Cleanup Tax Credit (VCTC) Certificates by Fallbrook Credit Finance.

Commissioner Sessions pulled item **9A**.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve item **9B**.

AYE: Commissioner Rufus Alexander, Commissioner Thomas Perona, Commissioner Reginald Sessions, Chairperson Linda Hudson

Passed

As to item **9A**, Commissioner Sessions abstained due to potential conflict of interest with Coldwell Banker Paradise.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve item **9a**.

AYE: Commissioner Rufus Alexander, Commissioner Thomas Perona, Chairperson Linda Hudson

Other: Commissioner Reginald Sessions (ABSTAIN)

Passed

Commissioner Sessions filed form 8B as required.

10. **PUBLIC COMMENTS** - There were no comments from the public.
11. **STAFF COMMENTS** - Nick Mimms, City Manager, stated that he is very happy the RFP has awarded the realtor services RFP contract. It was awarded to Coldwell Banker being that they were the highest ranked firm.
12. **BOARD COMMENTS** - Mayor Hudson stated that the City is having a public meeting about the properties and about Orange Ave. February 25, 2016. Rebecca Grohall, Planning Manager, explained that the City is having an open house for the Orange Ave area. At this time the focus is on Orange Avenue west of US Highway 1 leading up to St. Anastasia. The meeting will be held on Orange Avenue the evening of February 25, 2016 5:30pm to 7:00pm. The meeting will be located at 601 Orange Avenue. The meeting is set up as an open house forum. The residents will be able to come any time during the time period rather than listening to a formal presentation from the staff.

Commissioner Alexander asked Mr. Mimms if he could give the public some understanding of what the City wants to do in regards to these FPRA properties. Mr. Mimms explained that there is a wide array of the types of properties that the City owns including Industrial, Commercially Zoned, and Residentially Zoned properties. In regards to the larger properties, we are going to have to look at economic development and how the redevelopment of these properties spur the areas within the CRA to help the region economically improve job growth and area revitalization. The CRA Advisory Committee along with staff and the realtor will help get qualified proposals from qualified individuals that will redevelop these properties. The plan for these properties is not only the sales price as much as it is about the redevelopment.

Mayor Hudson asked if they would also be working on the King Power Plant property. Mr. Mimms confirmed they will have dozens of properties including the King Plant property. It is envisioned that this project cleanup will be complete this year and the realtor will start aggressively marketing it and find out exactly what the community needs. There has been talk about the hospitality industry for many years and he believes that now could be the time. The City hosts national and regional events and unfortunately these visitors do not have many places to stay. If the City could get a hotel with a conference center, that would be ideal. However, there are other options as well and with the experience and assistance of the realtor; the options will be reviewed to determine the future of the CRA.

Commissioner Sessions inquired if the actual zoning of an area is not conducive to its best marketable position to sell it. Would the Commission review it in order to make that determination to make it more compatible with the particular market? Nick Mimms explained that the realtor would come to Commission with recommendations as to how it could realize the highest and best use for the property and how it could spur the area it's targeted to redevelop. Hence, if there are issues with the zoning, he believes that it can be solved pretty simply. He believes that the City Commission can weigh re-zoning as an option if there is an issue. He hopes that the realtor would make those types suggestions. At that point, they will be able to market the property appropriately. He is confident that the realtor will come back with some very good recommendations for the City.

13. **ADJOURNMENT** - There being no further business, Chairwoman Hudson declared the meeting adjourned at 5:43p.m.

ATTEST:

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CITY CLERK

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CHAIRPERSON

