

CRA Committee Meeting
Meeting Minutes
Wednesday, January 20, 2016

Called to Order: Plythe Freedman, Chairman

Roll Call By: Plythe Freedman, Chairman

Approval of Minutes

- ✚ No Minutes to approve

Old Business

Item 4a – Revisions to CRA By-Laws

- ✚ Postponed to next meeting

New Business

Item 5a – Update by Fort Pierce Police Chief

- ✚ Unable to attend due to conflicting meeting

Salvation Army – Pat Murphy

- ✚ City reissued RFP for 505 N. 7th Street (old ALPI building)
- ✚ City staff along w/ Treasure Coast Homeless Society and the Salvation Army worked to put a proposal together for the RFP
- ✚ Bid closed Jan. 19th and the Salvation Army didn't submit a bid
- ✚ New members on Salvation Army board and couldn't submit at this time
- ✚ Various groups are still on board with this project and still interested in the building
- ✚ Suggestion to move forward with the selection of a realtor and allow them to negotiate with the Salvation Army

Item 5b – Evaluation and Ranking of RFP No. 2016-12

- ✚ Pat Murphy recused himself
- ✚ Rankers should decide if an auctioneer fits the criteria for the RFP
- ✚ Cynthia O'Connell:
 - Believe that the city should employ at least 2 brokers for the residential and commercial properties
 - Should pay 6% commission w/ 3% co-broke when necessary
 - No consultation fees
 - BPO (Broker Price Opinion) should not be paid for
 - Contract term should be for 1 year
- ✚ Keller- Williams submitted a No Bid
- ✚ Believe that there would be a conflict of interest between Mr. Session (commissioner) and Mrs. Session (one of the agents for Coldwell Banker) – C. O'Connell
- ✚ Will be on 2/16 agenda for FPRA
- ✚ Update should be given at each meeting by the broker – Robin Delgado
- ✚ Broker will report to the City Planning Board
- ✚ About an even number of properties owned by the city and the FPRA

- ✚ Not unusual to do some higher properties at lower than 6% - Pat Murphy
- ✚ 125 possible points:
 - Coldwell Banker – 119.3
 - Fleischman Realty Group, LLC – 99.71
 - McCrudy & Company – 98
 - Higgenbotham Auctioneers – 74
- ✚ We need to choose a qualified broker, and if we don't like how they work then we try someone else – Mike Brown
- ✚ Should submit the rankings to the FPRA board and let them decide – John Hopkins
- ✚ Managing 3 or 4 brokers would be cumbersome
- ✚ Monthly reports should be submitted before we meet to go over in the meeting – R. Delgado
- ✚ Conflicts of interest come up w/ the commission all the time, the Commissioner would just then be asked to recuse himself
- ✚ Motion: To forward the ranking sheets to the commission with the recommendation to endorse a single brokerage firm with monthly reportings on all activity and the ability to renew the contract automatically. – M. Brown
 - 2nd – J. Hopkins
 - All in favor, no opposes
 - Abstained by P. Murphy

Item 6 – Public Comments

- ✚ Kathy Townsend
 - If new properties are acquired after the contract, then there must be a new contract written
 - All adendems must be addressed in the beginning

Item 7 – Staff Comments

- ✚ Will meet in the same room for the next year unless stated otherwise

Item 8 – Committee Member Comments

- Robin Delgado will be moving to North Carolina in mid-April or May
 - Will try to do a board solicitation before then
- Welcome of Cynthia O'Connell to the board to replace Erica Ganzi

Meeting Adjourned at 3:15pm