

**FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE**

CRA Regular Meeting - Wednesday, May 17, 2017 - 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. Minutes from the April 19, 2017 meeting
4. **CHAIRMAN VIEWPOINTS**
5. **OLD BUSINESS**
6. **NEW BUSINESS**
 - a. Sunshine Law Review
 - b. CRA History and Overview
 - c. Vacant Properties List Update
7. **PUBLIC COMMENT**
8. **STAFF AND COMMITTEE MEMBER COMMENTS**
9. **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.

All CRA Advisory Committee meetings are limited to one hour.

CRA Advisory Committee

Meeting Date: 05/17/2017

Re:

Information

SUBJECT

Minutes from the April 19, 2017 meeting

Attachments

CRA Minutes 4/19/17

DRAFT



CITY OF FORT PIERCE CRA ADVISORY COMMITTEE

CRA Advisory Committee Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY CRA ADVISORY COMMITTEE HELD ON WEDNESDAY, **APRIL 19, 2017, IN FORT PIERCE 2ND FLOOR CONFERENCE ROOM, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.**

1. CALL TO ORDER

2. ROLL CALL

Present: Kristina Gibbons; Charlie Frank Matthews; Hoyt Murphy, Jr.; Cindi O'Connell; Junette Raymond; Allan Reed; Chair Plythe Freedman

Absent: Michael Brown, Jr.; Al Johnson

Staff Present: Rebecca Grohall, Planning Director
Alicia Rosenthal, Executive Assistant

3. APPROVAL OF MINUTES

- a. Minutes from the February 15, 2017 meeting

Motion was made by Kristina Gibbons, and seconded by Cindi O'Connell to approve the minutes from the February 15, 2017 meeting.

AYE: Hoyt Murphy, Jr., Cindi O'Connell, Junette Raymond, Allan Reed, Kristina Gibbons, Charlie Frank Matthews, Chair Plythe Freedman

Passed

4. CHAIRMAN COMMENTS

Chair Freedman thanked everyone for coming to the meeting and reminded everyone of the purpose and function of the CRA committee.

5. OLD BUSINESS

6. NEW BUSINESS

a. **Fisherman's Wharf Collaborative City/County Redevelopment Project**

Ms. Grohall gave a presentation of the Fisherman's Wharf redevelopment project and answered questions from the committee regarding hotel location, parking solutions, cost, slowing traffic, landscaping, smart lighting and way finding signage.

8. **ELECTION OF CHAIR, VICE-CHAIR AND SECRETARY**

Mr. Matthews nominated Ms. Raymond for Secretary and Ms. O'Connell for Vice-Chair. Mr. Murphy Jr. nominated Mr. Matthews for Chair.

Motion was made by Charlie Frank Matthews, and seconded by Hoyt Murphy, Jr. to elect June Raymond as secretary.

AYE: Hoyt Murphy, Jr., Cindi O'Connell, Junette Raymond, Allan Reed, Kristina Gibbons, Charlie Frank Matthews, Chair Plythe Freedman

Passed

Motion was made by Charlie Frank Matthews, and seconded by Hoyt Murphy, Jr. to elect Cindi O'Connell as Vice-Chair.

AYE: Charlie Frank Matthews, Hoyt Murphy, Jr., Cindi O'Connell, Junette Raymond, Allan Reed, Kristina Gibbons, Chair Plythe Freedman

Passed

Motion was made by Hoyt Murphy, Jr., and seconded by Cindi O'Connell to elect Mr. Matthews as Chair.

AYE: Kristina Gibbons, Charlie Frank Matthews, Hoyt Murphy, Jr., Cindi O'Connell, Junette Raymond, Allan Reed, Chair Plythe Freedman

Passed

9. **PUBLIC COMMENT**

Mr. Matthews introduced his standing leaders of the community.

Susie Cassens commented on how well the committee is doing.

10. **STAFF COMMENTS**

Ms. Grohall stated the closing of 1401 N. 2nd Street, took place on Friday, April 14, 2017 to Radical Cosmetics, a high end cosmetic company, which will bring a number of jobs to the community.

Ms. Grohall provided information on the closing dates for the historic post office building and the Florida Avenue closing.

Mr. Murphy, Jr. gave an update on the Kings Inn property and he asked if the city would demolish the derelict building, since it takes 8 -10 months for a national build to suit company to close on the property. Ms. Grohall stated the city, historically, would not under take the expense of a demolition but the recommendation can be made to the city manager.

Ms. Grohall said she relayed the comments the committee had about the homeless on the waterfront to the city manager and at this time there is no activity being taken about homelessness. Ms. Grohall suggested to meet one on one with Chief Diane Hopley- Burney to discuss homeless concerns.

Ms. Grohall stated Commercial Facade grants are available for the Orange Avenue and Avenue D corridor.

11. ADJOURNMENT

CRA Advisory Committee

Meeting Date: 05/17/2017

Re:

Information

SUBJECT

Sunshine Law Review

Attachments


Sunshine Law



Board Appointed Committees
and the
Florida Sunshine,
Public Records,
and
Code of Ethics Laws


CRA Advisory Committee





This presentation highlights the requirements of the following three laws and how they relate to Board appointed committees.

- ❖ The Sunshine Law,
- ❖ The Public Records Law,
- ❖ and the Florida Code of Ethics.



The Laws

- ❖ **SUNSHINE LAW**
Protects the public from “closed door” decision making and provide a right of access to governmental meetings.

(F. S. Sec. 286.011 (“Sunshine Law”) and Fl. Constitution Art. I, Sec. 24)

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The Laws

- ❖ PUBLIC RECORDS LAW
Creates a right of access to records made or received in connection with official business of a public body.

(F. S. Chap. 119)

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The Laws

- ❖ CODE OF ETHICS
Protects against conflict of interest and establishes standards for the conduct of elected officials and government employees in situations where conflicts may exist.

(F. S. 112, Part III, Code of Ethics for Public Officers and Employees and the Fl. Constitution Art. II, Sec. 8)

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The Sunshine Law --

Gives the public access to meetings of "any board or commission of any state agency or authority or of any agency or authority of any county, municipal corporation, or political subdivision" *AND*

- Allows the public to observe each preliminary step leading to the final decision.
- Prevents the Board from creating closed committees that narrow the Board's decisions.
- Applies to Board appointed committees.
- An AG opinion advises it also applies to an individual Board member, appointed to negotiate, narrow decisions, or make decisions for the full Board.

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Meetings subject to the Sunshine Law --

include formal or casual discussions about a matter on which the Board or Committee may foreseeably take action, between:

- ⊗ Two or more Board members, or
- ⊗ Two or more members of a Decision Making Committee.

In other words - telephone or e-mail communications, or exchanges during workshops, social events, football games and neighborhood barbeques are to be avoided as they may violate sunshine.

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The Sunshine Law imposes three Obligations of Openness

1. Reasonable notice of meetings subject to the Sunshine Law must be given.
Requires giving the public reasonable and timely notice so they can decide whether to attend. What is "reasonable" or "timely" depends on the circumstance. Does not necessarily require a newspaper advertisement.

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The Sunshine Law imposes three Obligations of Openness

2. Public must be allowed to attend meetings; given opportunity to comment through "Public Comment" section of Agenda
 - ⊗ Meetings cannot be held at exclusive or inaccessible facilities.
 - ⊗ No evasive actions are allowed, such as:
 - Circulating written reports to elicit responses or positions on issues.
 - Using staff, lobbyists, or other means to seek other members' positions about issues.

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The Sunshine Law imposes three Obligations of Openness

- 3. Minutes of the meetings are required. Written minutes must be taken and made available promptly.
 - Sound recordings may also be used, in addition to written minutes.
 - Minutes may be a brief summary of meeting's events.
 - Minutes are public records.
 - Minutes must record the votes.

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The Sunshine Law does not apply to --

- ❖ Private Committees or groups like a homeowners association
- ❖ Board created focus groups or other such committees that:
 - Only provide individual input, data and facts as part of staff's development in its advisement to the Board

The Sunshine Law is broadly construed – Exemptions are narrowly construed

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Sunshine Law: Penalties for Noncompliance

(Also apply to Decision Making Committees)

A violation of the Sunshine Law by the Board or a Decision Making Committee, can nullify Board decisions.


Criminal Penalties:

- It is a second degree misdemeanor to knowingly violate the Sunshine Law.
- Punishable with a fine of up to \$500 and/or up to 60 days imprisonment.

Other Penalties Include:

- Removal from position.
- Payment of attorney's fees incurred by the challenging party, as well as declaratory and injunctive relief.

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Public Records Law


Public Records include: All documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of physical form or means of transmission made or received pursuant to law in connection with transaction of official business by the agency. *(Fl. Stat. Chapter 119)*

The Public Records Law Applies to:

- Records developed by the Board, Board Appointed Committees, and employees
- All types of records including written communications, letters, notes and e-mails.

Numerous exemptions are identified in
Fl. Stat. 119.07 and other statutes.

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Florida Code of Ethics

Addresses:

- Standards of Conduct
- Voting Conflict
- Financial Disclosure

- Applies to:
 - County or City Commissioners.
 - Board Employees.
 - Board Appointed Committees.
- Prohibits certain actions or conduct.
- Requires certain disclosures be made to the public.

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Standards of Conduct

Prohibit Public Officials, including Board Appointed Committee Members, from . . .

- ❖ Soliciting and Accepting Gifts. May not solicit or accept anything of value that is based on an understanding that their vote, official action, or judgment would be influenced by such a gift.
 - ❖ Accepting Unauthorized Compensation. May not accept any compensation, payment, or thing of value that is given to influence a vote or other official action.
- ❖ Misusing Their Public Position. May not corruptly use their official position to obtain a special privilege for themselves or others.
 - ❖ Disclosing or Using Certain Information. May not disclose or use information not available to the public and obtained by reason of their public positions for the personal benefit of themselves or others.

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CRA Advisory Committee

Meeting Date: 05/17/2017

Re:

Information

SUBJECT

CRA History and Overview

Attachments

No file(s) attached.

CRA Advisory Committee

Meeting Date: 05/17/2017

Re:

Information

SUBJECT

Vacant Properties List Update

Attachments

Tiered List of FPRA Properties



FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE
Tier 1 Properties

	Address	Recommendation	Update (8/17/15)
1	N/A	FPRA Board appoints two (2) alternate to the CRA Advisory Committee. These members will be able to participate in discussions and committee activities, but will only vote when needed due to the absence of other appointed members	No action taken by FPRA
2	N/A	Create page on City of Fort Pierce website that showcases featured properties available for lease, purchase, rental or redevelopment. Also, launch aggressive marketing and advertising campaign to spark interest and gain proposals for the increased utilization of the featured properties	Task complete. New City of Fort Pierce Website launched 12/15/14
3	200 N. Indian River Drive (Green Market Area)	Consider the three (3) proposals presented by Public Works Manager Mike Reals for landscaping and fencing improvements requested to control vehicular traffic and improve the aesthetic appearance of the area. It is further recommended that the special event fee for this area include an additional fee that will be used for the maintenance of these grounds..	Task complete. Public Works Department completed \$14,000 project to enhance area aesthetics and walkability
4	N 2 nd Street & Backus Ave (Old King Plant Site)	CRA Advisory Committee has requested to be included in the review of all plans and proposals associated with RFP 2014-010.	The only responsive proposer to RFP 2014-010 withdrew their proposal. Work continues to clean the site with scheduled completion in 2016
5	SR A1A (Jetty Park)	Create designated spaces within lot that is presently being used as additional parking for the heavily visited park.	Task complete.
6	25 Fisherman's Wharf	Current utilization is functioning. Additional aesthetic improvements may create more appealing atmosphere	Task complete.
7	1401 North 2 nd Street	Include property with recommendation #2	RFP No. 2015-039 advertised on March 3, 2015. Bid Opened June 9, 2015. No bids were received for this property.
8	414 Avenue D	Include property with recommendation #2	RFP No. 2015-039 advertised on March 3, 2015. No bids were received for this property.



FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE
Tier 1 Properties

	Address	Recommendation	Update (8/17/15)
9	505 North 7 th Street	Include property with recommendation #2	RFP No. 2015-039 advertised on March 3, 2015. No bids were received for this property.
10	2902 Avenue D	Include property with recommendation #2 for rental only	Task complete. Facility is being utilized for recreational programming and event rental.
11	N 13 th Street (Oaks at Moore's Creek)	Advertise a Request for Proposals for a qualified developer to create a residential development within the vacant cluster of properties that is architecturally consistent with the existing area homes	RFP No. 2015-027 has been advertised and one (1) responsive bid was received. City Staff has initiated negotiations with Stuart & Shelby pursuant to their proposal.
12	110 North 10 th Street (Old St. Anastasia Building)	Table this conversation until after the replacement of the doors, windows, and columns.	Window replacement is complete. Additional funding for doors and columns was not approved by State of Florida Department of Emergency Management.
13	500 Orange Avenue	Include property with Recommendation #2 allowing the City of Fort Pierce to retain ownership.	RFP No. 2015-039 advertised on March 3, 2015. Bid Opened June 9, 2015. Three (3) bids were received for this property. Evaluation of the bids by the CRA Advisory Committee continues August 19, 2015.



FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE
Tier 2 Properties

	Address	Recommendation	Update (8/17/15)
1	100 N US Highway 1 City Hall Parking Garage Building	Recommend that the city puts out an RFP to describe the property welcoming ideas of developers.	RFP No. 2015-051 is being advertised for Realtor Services that will assist the City of Fort Pierce with the disposal of surplus property. Bids are due for this RFP on September 7, 2015.
2	306 N 16 th Street	Review the City of Fort Pierce and FPRA rules of sales of surplus properties. Put on the website to be sold.	Bid No. 2015-006 has been reviewed and approved by FPRA Board with recommendation to sell to adjacent property owner for \$5,250.
3	1200 Block of Avenue D (South of Ellis Police Substation)	Sell property at appraised value or give it to someone with a reverter clause that they must build a building to at least minimal standards.	RFP No. 2015-039 advertised on March 3, 2015. Bid Opened June 9, 2015. One (1) bid received. Proposer has requested proposal is tabled until further notice.
4	1100 Block of Avenue D (West of Lincoln Theatre)	Coordinate with the MLK Commemorative Committee to work together toward the development of the Lincoln Theater.	No action taken at this time. The adjacent Lincoln Theatre is under construction
5	400 Block of Douglas Court	Combine the properties and give it to a viable developer with a reverter clause to build a single family residential home.	RFP No. 2015-039 advertised on March 3, 2015. Bid Opened June 9, 2015. No bids were received for this property. RFP No. 2015-051 is being advertised for Realtor Services that will assist with the disposal of surplus property. Bids are due for this RFP on September 7, 2015.



FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE
Tier 3 Properties

	Address	Recommendation	Update (8/17/15)
1	301 Florida Avenue	Move forward with a property appraisal and advertise for sale	Property included in Bid 2015-039. Bids were opened June 9, 2015. No bids for this property were received. RFP No. 2015-051 is being advertised for Realtor Services that will assist with the disposal of surplus property. Bids are due for this RFP on September 7, 2015.
2	South 3rd Street Parcel ID# 2415-123-0001-000-5 (Across from Main Police Station)	Move forward with the request submitted by Artistry in Mosaics with detailed evaluation of economic impact for the community in comparison to property value	City of Fort Pierce approved Resolution 15-R13 on August 3, 2015 approving the transfer of property to the private developer for business expansion purposes.
3	600 Block North Causeway (Adjacent to Little Jim Bait & Tackle)	Communicate with Saint Lucie County and Florida Department of Transportation to determine the feasibility of the transfer of ownership and maintenance of land. If found to be feasible, then accept this potential transfer.	The City of Fort Pierce / FPRA will not be entering into a lease agreement with FDOT at this time.
4	N/A	Initiate property appraisals for all public properties that have been identified for purchase, lease, or redevelopment. This will establish baseline for future negotiations and economic impact analysis	Contract for appraisals split between three (3) local companies. Task is complete



FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE
Tier 4 Properties

	Address	Recommendation	Update (8/17/15)
1	Mohawk Avenue Parcel ID #1428-702-1035-000-3	Move forward with a property appraisal and advertise for sale	RFP No. 2015-051 is being advertised for Realtor Services that will assist the City of Fort Pierce with the disposal of surplus property. Bids are due for this RFP on September 7, 2015.
2	600 Block North Causeway (Adjacent to Little Jim Bait & Tackle)	Public Purpose Lease option with State of Florida not deemed to be feasible alternative at this time. The forecasted additional costs to the City of Fort Pierce for maintenance would not be justifiable. If property would be used for commercial or retail purposes by the City of Fort Pierce, then the State of Florida would need to lease the property at fair market rate which would generate additional costs to the City.	City of Fort Pierce /FPRA Staff has notified Saint Lucie County of this accepted recommendation, and no further action is required at this time.
3	N/A	Consider Events Coordinator/Manager position to assist the City of Fort Pierce with event preparation, management, traffic control, and parking requirements.	Issue will be considered during the FY 2016 Budget Cycle