

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 TUESDAY, JANUARY 3, 2017.

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Chairperson Linda Hudson; Commissioner Jeremiah Johnson; Commissioner Thomas Perona

Absent: Commissioner Rufus Alexander; Commissioner Reginald Sessions

Staff Present: City Manager Nick Mimms
City Clerk Linda Cox
City Attorney James Messer

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to excuse Rufus Alexander

AYE: Chairperson Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona
Passed

Commissioner Reginald Sessions Arrived at 5:36 p.m.

4. There will be no approval of minutes at the Special Meeting.

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

6. **OLD BUSINESS**

There will be no Old Business discussed at the Special Meeting.

7. **NEW BUSINESS**

- a. Approve the offer to purchase 1401 N 2nd Street in the amount of \$1,000,000 from Lotus Asset Management, LLC

Pete Tesch, representative from the Economic Development Council, gave a brief presentation. Mr. Tesch explained that Radical Cosmetics would like to purchase the former PAL Building. They are a cosmetics manufacturer that would bring a total of 50 new full time and 25 seasonal jobs with an average wage of \$37,500. Mr. Tesch stated that another goal would be to help improve the overall visual appearance of the Community Redevelopment Area.

Rebecca Grohall, Planning Manager, was available for questions.

Chairwoman Hudson asked if the CRA Advisory Board recommended approval. Rebecca Grohall, said yes, they evaluated it and recommended approval based on the purchase price, scope of work, job creation and uses proposed. They ranked it very favorably.

Commissioner Perona had some concerns about the 90% bank financing. Fenton Bajinath, CEO, explained that he has already obtained a letter of approval from the bank. He said that he would finance the difference if the bank did not approve his loan. The building renovations would cost an additional 1 million dollars.

Chairwoman Hudson mentioned that she is glad that this building will be back on the tax rolls and that she is glad that this will no longer be a burden for the City.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to approve item 7. a.

AYE: Chairperson Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

- b. Approve the offer to purchase 301 Florida Avenue in the amount of \$30,000 from Costa Seafood and Grill LLC.

Rebecca Grohall explained that this offer is from Costa Seafood and Grill LLC. They propose to purchase this vacant land and intend to utilize it for a parking lot for their restaurant.

Chairwoman Hudson asked if they would improve the parking lot and Ms. Grohall agreed that yes that it would be improved. Chairwoman Hudson inquired on the appraisal and asking prices. Mr. Mimms stated that the appraisal price is \$41,500 and the asking price is \$55,000.

James Messer, City Attorney, explained the primary function of the FPRA is to improve a blighted area. Hence the FPRA is permitted to consider selling the property below appraisal price once you consider all of the benefits such as the improvement of the community, the elimination of the blighted area, and the collection of property taxes.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to approve item 7. b.

AYE: Chairperson Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

- c. Approve the offer to purchase 414 Avenue D in the amount of \$46,000 from M.K.C. Investment Group Corp.

Mr. Mimms mentioned that this is a proposal that was received from the CRA Advisory Committee for the property formerly known as the Kings Inn. The City has done minimal improvements to the building since it has been declared unsafe.

Ms. Grohall explained that the CRA Advisory Committee recommended approval of this sale with the condition that the building be demolished within 60 days.

Commissioner Sessions inquired as to the appraisal price of the property. Hampton Jackson, Realtor, stated that the purchase price offer is \$46,000 and the appraisal is \$41,500.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve item 7. c. with the condition that the building be demolished within 60 days.

AYE: Chairperson Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

- d. Appoint three (3) At Large members to the CRA Advisory Committee

Linda Cox, City Clerk, explained that the FPRA received three applications to appoint three At Large members to the CRA Advisory Committee. The applications are in the packets for review and the selection process will be held at the next FPRA meeting January 17, 2017.

8. CONSENT AGENDA

- 9. STAFF COMMENTS** - There were no staff comments.

- 10. BOARD COMMENTS** - Commissioner Johnson asked where the funds will be placed once these properties are sold. Mr. Mimms mentioned that the Finance Director has established a restricted revenue account for the sale of the proceeds of the surplus FPRA properties. It will be the FPRA's discretion how they want to use those funds.

- 11. ADJOURNMENT** - Chairwoman Hudson declared the meeting adjourned at 6:10 p.m.

ATTEST:

CITY CLERK

CHAIRPERSON