

MINUTES OF A REGULAR MEETING OF THE FORT PIERCE REDEVELOPMENT AGENCY, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:00 P.M. ON MONDAY, OCTOBER 17, 2016.

1. **CALL TO ORDER** - Chairwoman Hudson called the meeting to order at 6:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

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

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

4. **APPROVAL OF MINUTES**

- a. Approval of minutes from the July 18, 2016 Regular Meeting, the August 15, 2016 Special Meeting and the September 12, 2016 Budget Meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Minutes.

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

Passed

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

6. **FINANCIAL REPORT FOR QUARTER ENDING**

- a. **FINANCIAL REPORT FOR QUARTER ENDING SEPTEMBER 30, 2016**

Johnna Morris, Director of Finance, gave a brief presentation on the financial report. As of September 30, 2016 the revenue that was received for FPRA is \$8,072,311 and expenditures \$7,996,969. The available resources are \$164,568. The FPRA will receive about \$400,000 from FPUA. The FPRA Fund will end with an amount between \$150,000 and \$250,000.

7. **OLD BUSINESS**- There was no old business.

8. **NEW BUSINESS**

- a. FPRA Resolution 16-05 authorizing the sale of Voluntary Cleanup Tax Credit Certificate #610 in the amount of \$500,000.00.

Nick Mimms, City Manager, explained that this is continuance of the commitment to utilize Voluntary Cleanup Tax Credits Certificates that the City received to repay the loan from the Treasure Coast Regional Planning Council.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve Resolution 16-05

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

Passed

- b. Approve Purchase Contract for 301 S. Ocean Drive in the amount of \$799,000.

Nick Mimms, City Manager, informed the Board that this item was generated by actions from the Parking Committee. Their recommendations were to identify properties on the beach that could potentially be acquired by the City of Ft Pierce or FPRA for the purpose of expanding the City's parking needs for the beach. The beaches are inundated especially in the upcoming months and we need to prepare and build or provide the necessary infrastructure to provide parking for our residents, visitors, and business owners.

Rebecca Grohall, Planning Manager, explained that the City's parking on the beach has always been of utmost concern. The City has provided short term solutions next to Square Grouper; however, the City needs a long term solution. They have been looking for property that could be acquired short term for a surface lot and in the next 2-5 years for a multi-story parking structure. The parcel with the highest rank based on size and location was 301 S Ocean Dr. There is an active lease on the property that generates \$2000 per month. However, it can be terminated with a 60 day notice. The property was listed at \$849,000 however they made an offer for \$799,000.

Commissioner Perona stated that there was appraisal done for this property and it was valued at approximately \$700,000. These parcels are uniquely located in the middle of the public beach access an economic growth area and that this is an opportunity that the City cannot pass up. He is asking the Commission for their approval because he believes that this is the best solution for parking. He is in full support of this purchase.

Commissioner Alexander stated that he is in support of it but also asked where the funds are being provided for this large purchase. Mr. Mimms explained that the purchase would either be financed by the seller or financed through the City. Commissioner Alexander also asked about the funding for improvement costs for this project. Mr. Mimms explained that additional funds would be required for the improvements, but does not have an estimate at this time.

Commissioner Becht expressed his concerns about possibly having to pay real estate taxes since the property would be collecting rental income. He also inquired about the number of parking spaces that would be available on the property before a multi-story parking structure is built. Mr. Mimms said that it would be 59 spaces. Commissioner Becht suggested that we should use a partner such as the County to help build the parking structure since other County residents and tourists from the County use the City beaches. He explained that this parking solution would be a good investment for the County as well.

Commissioner Sessions expressed his concerns about spending a million dollars on a parking lot. He would like to be more conservative and would like to make sure that the Commission does what is best for the citizens with their tax dollars.

Johnna Morris, Finance Director, explained that this purchase would be financed long term. The City would not be writing a check to pay for this property. Mrs. Morris is looking at long term financing to capitalize now that interest rates are low and before they are adjusted.

Chairwoman Hudson mentioned that in years to come they will look back see that this purchase was a very wise decision although today it seemed like the price was high. She supports the purchase because it is something that the Parking Committee has studied and recommended.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve Purchase Contract.

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

NAY: Commissioner Reginald Sessions

Passed

9. **STAFF COMMENTS** - No additional comments.
10. **BOARD COMMENTS** - Commissioner Becht suggested that once the funds are available, the FPRA would benefit from a dedicated employee whose focus would be the FPRA. The end of year performance review would be tied to the performance of the FPRA.
11. **ADJOURNMENT** - Chairwoman Hudson declared the meeting adjourned at 6:30 p.m.

ATTEST:

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CITY CLERK

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CHAIRPERSON