

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 21, 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 Attorney James Messer

City Clerk Linda Cox

City Manager Nick Mimms

Commissioner Reginald Sessions arrived at 5:38 p.m.

Commissioner Rufus Alexander arrived at 5:43 p.m.

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

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

6. **OLD BUSINESS** - There was no Old Business discussed at the Special Meeting.

7. **NEW BUSINESS**

- a. Resolution 17-01 accepting and approving the offer to purchase 1401 N 2nd Street in the amount of \$1,000,000 from Lotus Asset Management, LLC.

Linda Cox, City Clerk, read the resolution, by title only, into the record as follows.

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA; APPROVING A SALES CONTRACT AND CONVEYANCE BY SPECIAL WARRANTY DEED OF 1401 N 2ND STREET [TAX ID#2403-242-0002-000/1]; ACQUIRED BY THE FORT PIERCE REDEVELOPMENT AGENCY AND OFFERED AS SURPLUS REDEVELOPMENT PROPERTY; PROVIDING FOR THE APPROVAL OF THE FORT PIERCE CITY COMMISSION IN ACCORDANCE WITH FLORIDA STATUTES SECTION 163.380; AND PROVIDING FOR AN EFFECTIVE DATE

Rebecca Grohall, Planning Director, explained that Radical Cosmetics will be purchasing 1401 N 2nd St. to operate a cosmetics manufacturing company. They will make extensive improvements to the interior and exterior improvements that will give the building a brand new face lift.

Pat Murphy, realtor, gave a brief summary of the timeline. He thanked staff for all their hard work and was very grateful that the train was moved from the location prior to closing. He was also available for questions.

Board discussion included that they are glad that the City is finally selling the property. They are also glad that the manufacturer was at the job fair in January. They thanked Fenton Bajinath for his patience and for proceeding with the plans investing his time and money even before being under contract.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve item 7. a.

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

Passed

- b. Resolution 17-02 accepting and approving the offer to purchase 301 Florida Avenue in the amount of \$30,000 from Costa Seafood and Grill LLC.

Linda Cox, City Clerk, read the resolution, by title only, into the record as follows.

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA; APPROVING A SALES CONTRACT AND CONVEYANCE BY SPECIAL WARRANTY DEED OF **301 FLORIDA AVE** [TAX ID#2410-711-0041-000/7]; ACQUIRED BY THE FORT PIERCE REDEVELOPMENT AGENCY AND OFFERED AS SURPLUS REDEVELOPMENT PROPERTY; PROVIDING FOR THE APPROVAL OF THE FORT PIERCE CITY COMMISSION IN ACCORDANCE WITH FLORIDA STATUTES SECTION 163.380; AND PROVIDING FOR AN EFFECTIVE DATE

Rebecca Grohall, Planning Manager, explained that the resolution presented is to approve and accept the offer from Costa Seafood and Grill LLC to purchase 301 Florida Ave. The buyer will be utilizing the vacant land as a parking lot for their restaurant once it is improved.

Hampton Jackson, the realtor, was available for questions.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve item 7. b.

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

Passed

- c. Discussion and direction on the Cobb's Landing Lease Agreement.

Nick Mimms, City Manager, explained that in August, 2005, the FPRA approved a contract to purchase the Manatiki Restaurant property. The FPRA entered into an Interim Lease Agreement effective December 15, 2005 with lanco, LLC to operate the restaurant. The term of the interim lease was six months, from January 1, 2006 to June 30, 2006. In January, 2006, the Procurement Department sought proposals through RFP No. 5587 seeking Lease/Operators for Cobb's Landing (formerly Manatiki Restaurant). On April 26, 2006, the FPRA board authorized staff to begin negotiation of a contract with lanco, LLC. To date, no final contact has been executed. lanco, LLC is now seeking a final lease agreement. Staff recommends resuming contract negotiations with top ranked firm, lanco, d/b/a Cobb's Landing. The final contract term should remain consistent with the original offer in the RFP; meaning the initial contract term would have expired on June 30, 2016 with two (2) five-year extensions ending June 30, 2021 with a final termination of June 30, 2026.

Ian Lloyd and Collin Lloyd, the restaurant operators, explained that they are in agreement with the lease terms and would like to obtain a final lease agreement. They were both available for questions.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve item 7. c.

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

Passed

d. First Quarter Financial Report - Johnna Morris, Finance Director

Johnna Morris, Finance Director, gave the First Quarter Financial report. She reported that the current available resources as of December 31, 2016 are \$5,393,629. The projected revenue overage after all revenue and expenditures will be an estimated \$389,871. This overage will be used to make the first payment of approximately \$85,000 for the land purchase that will be used for beach parking. Mrs. Morris also reported that the total amount due from FPRA to the General Fund is \$8,765,273.

8. **STAFF COMMENTS** - Mr. Mimms explained that St Lucie County received 2 responses for the RFQ advertisement for developers interested in building at Harbour Pointe. Once they are evaluated, ranked and researched they will be presented at the joint board meeting between the City and St Lucie County.

Chairwoman Hudson asked if the City received any information from the State regarding the King Plant property. Jack Andrews, City Engineer, explained that he received the proposed Deed Restrictions. However, he would like to some clarification on some of the restrictions before it is submitted to the City Attorney for review.

9. **BOARD COMMENTS** - Commissioner Perona stated that he would like to have a local title company process the real estate transactions when the City is paying for closing costs.

10. **ADJOURNMENT** - Chairwoman Hudson declared the meeting adjourned at 6:02 p.m.

ATTEST:

CITY CLERK

CHAIRPERSON