

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 5:30 P.M. ON MONDAY, JULY 16, 2018.

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 Nicholas Mimms

Commissioner Sessions arrived at 5:38 p.m.
Commissioner Alexander arrived at 5:51 p.m.

4. APPROVAL OF MINUTES

- a. Approval of the minutes from the April 16, 2018 regular meeting, the May 21, 2018 special meeting and the June 18, 2018 special meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve item 4a.

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

5. COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject on this agenda may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chairperson, as this section of the Agenda is limited to fifteen minutes. The FPRA Board will not be able to take any official actions under Comments from the Public. Speakers will address the Chairperson, Commissioners, and the Public with respect. Inappropriate language will not be tolerated. **Sign-up sheet is located in the lobby.**

Jeanne Arias spoke on item 8e.

6. FINANCIAL REPORT FOR QUARTER ENDING

7. OLD BUSINESS

8. NEW BUSINESS

- a. Consideration of Agreement to Facilitate the Sale of Voluntary Cleanup Tax Credit (VCTC) Certificate by Fallbrook Credit Finance.

Ms. Rebecca Grohall, Planning Director reported that the city has paid approximately \$1.44 million dollars toward the loan from the Treasure Coast Regional Planning Council revolving loan fund for for the clean up of the H. D. King Plant site leaving a balance of \$261,603.00. We have an existing tax credit of \$174,000 which should net the FPRA \$147,000 to be used toward the debt. We have another credit out there which the state makes available to us once funds become available; those funds should allow us to pay the remaining loan balance as well as reimburse some of the other miscellaneous expenses incurred for the clean up.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve item 8a.

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

- b. Approval of Voluntary Tax Credit Application and Affidavit for the issuance of the Site Rehabilitation Completion Order (SRCO) with No Further Action (NFA) for the HD King Property.

Ms. Grohall indicated that what is before you is an application for a bonus which is granted at the time all of the remediation is complete.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson

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

- c. Resolution FPRA 18-03 appointing two (2) At Large members to the CRA Advisory Committee following a vote.

Ms. Cox indicated that there applications included in the packets for two at-large seats on the CRA Advisory Board. Ms. Mimms indicated that the FRPA Board asked him approximately two years ago to identify a college student, Lillian Jimenez, whose application has also been included on the agenda. Ms. Cox distributed the ballots for FPRA votes.

Chairwoman Hudson voted for Allan Reed and Lillian Jimenez
Commissioner Perona voted for Allan Reed and Lillian Jimenez
Commissioner Johnson voted for Anna Bennett and Allan Reed
Commissioner Sessions voted for Ellen Mancini and Allan Reed

Ms. Cox reported that Mr. Reed received 6 points and would therefore be reappointed. There was a three way tie between Lillian Jimenez, Anna Bennett and Ellen Mancini. New tie-breaking ballots were distributed.

Chairwoman Hudson voted for Lillian Jimenez
Commissioner Perona voted for Lillian Jimenez
Commissioner Johnson voted for Anna Bennett
Commissioner Sessions voted for Ellen Mancini

Ms. Cox announced that Lillian Jimenez received the most votes.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve the resolution appointing Allan Reed and Lillian Jimenez.

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

- d. Discussion for future of the historic St. Anastasia Property located at 910 Orange Avenue. This property was added to the National Register of Historic Places in 2000. The City has invested in its future through a full roof replacement and new windows. The property has been identified in several documents including the Strategic Plan 2018, the Arts Master Plan, and identified as a landmark redevelopment project for the Peacock Arts District. The City has received interest from at least one prospective partner (attached) indicating the time is right to advance this project. Staff recommends issuing an RFQ for the property soliciting for a redevelopment partner.

Mr. Mimms reported that there is great interest and momentum for the redevelopment of the St. Anastasia Building. He believes if we can identify a partner that can bring capital investment to this facility, it will certainly enhance the entire area. With all the interest, Mr. Mimms indicated it may be time to explore what opportunities exist for the redevelopment of this facility.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to direct staff to look into the RFP/Q process to develop the parcel with a private partner.

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

Passed

- e. HD King Update and Review of Proposal

Ms. Shyanne Helms, Communication Manager, reported that they are on schedule with the RFQ process established at the last meeting. The next step is to aggressively launch the community outreach effort to include an online survey. The appraisal is being ordered by Ms. Grohall which is ahead of schedule. Chairwoman Hudson suggested there might be an opportunity for a condo type hotel, like a timeshare, as we move through this process.

Mr. Mimms referred to the unsolicited proposal that was received during the FPRA meeting earlier tonight regarding parcels on the western side of Second Street. Staff would recommend that they be allowed to continue to gain community input and be permitted to work through the RFQ/P process as presented rather than accepting the unsolicited proposal at this time. The individual submitting the unsolicited proposal is welcome to submit this proposal during the upcoming RFQ/P for that portion of the entire property of interest to her.

9. STAFF COMMENTS

Mr. Mimms reported that the Planning Director and Public Works Director have been working to acquire a reasonable contract for demolition of the Kings Inn property. They recently received a new bid in the amount of \$37,500.00 to complete the wet demolition of the property, including proper disposal of the asbestos materials. Mr. Mimms feels confident that the vendor can properly perform the required tasks. Mr. Reals indicated that this vendor was vetted through the County and the county is satisfied with their work. After discussion, consensus was to have Mr. Mimms move forward with the contract as it is within his spending limit authority.

10. BOARD COMMENTS

11. ADJOURNMENT

Meeting adjourned at 6:19 p.m.

ATTEST:

CITY CLERK

CHAIRPERSON