



2018

FORT PIERCE
REDEVELOPMENT AGENCY
ANNUAL REPORT

BOARD OF DIRECTORS



LINDA HUDSON, CHAIRMAN - MAYOR



RUFUS J. ALEXANDER III



JEREMIAH JOHNSON



REGINALD B. SESSIONS



THOMAS K. PERONA

TABLE OF CONTENTS

BOARD OF DIRECTORS

OVERVIEW

FISCAL YEAR 2019 ACCOMPLISHMENTS

LINCOLN PARK REVITALIZATION INITIATIVE UPDATE

FINANCIAL INFORMATION



The Fort Pierce Community Redevelopment Agency (FPRA) was established in 1982 to guide the City of Fort Pierce in redevelopment. The purpose of the agency is to revitalize both the physical and economic environment of the Community Redevelopment Area. In 1995 and 1996 the City Commission expanded the boundaries of the CRA and included an area south of Atlantic Avenue to Citrus Avenue and Delaware Avenue. In 2000 the City Commission expanded the boundaries of the CRA and included the neighborhoods west of 7th Street, the Port and the Beaches.

The City of Fort Pierce Commission included these areas since they were in a state of economic and physical decline and in need of redevelopment. This Annual Report and Financial Statements are prepared pursuant to Chapter 163 of the Florida Statutes that requires each CRA to provide an annual report. This report and financial statements are submitted to provide information to the public for Fiscal Year 2019 (October 1, 2018 to September 30, 2019).

H.D. KING SITE



The City of Fort Pierce and Fort Pierce Redevelopment Agency (FPRA) embarked upon a two-phase solicitation process -- Request for Qualifications (RFQ) and Request for Proposals (RFP) -- for the redevelopment of the former H.D. King Plant Site located at 311 Indian River Drive. On November 14, 2018 the City of Fort Pierce and Fort Pierce Redevelopment Agency entered the first phase of the bid process by issuing a Request for Qualifications. Five responses were received by the deadline of January 23, 2019.

At the Special FPRA Board Meeting on February 11, 2019, the Fort Pierce Redevelopment Agency Board selected a shortlist to enter in the Request for Proposals phase. The RFP was issued on February 15, 2019 to the shortlist consisting of: Audubon Development, BH3 Management, Marina View Partners Holding, and Virgin Trains USA. BH3 Management and Marina View Partners have since withdrawn from the process. The submission deadline for sealed proposals has been extended from April 17, 2019 to May 1, 2019 at 3:00 PM.

City staff has identified several technical consultants to assist the evaluation committee (FPRA Board) in the analysis of the proposals. The following firms will serve as technical consultants in their respective field:

- Engineering – Cardno
- Planning – S&ME
- Financial/Economic and Fiscal Analyst – Johnson Consulting

The Treasure Coast Regional Planning Council will serve as the selection process facilitator.

Following discussions with the Treasure Coast Regional Planning Council, staff is recommending the adjusted schedule below:

<i>Date:</i>	<i>Action:</i>
April 15, 2019	Regular FPRA Meeting: Identify Consultants, Facilitator and Adjusted Schedule
May 1, 2019	Deadline for Submittal of Sealed Proposals
May 6, 2019	FPRA Special Meeting: Establish Evaluation Criteria
Weight Scale	
May 8, 2019	Distribute Proposals to FPRA Board and Consultants
May 8 – June 10	Evaluation Period
Week of June 10, 2019	FPRA Executive Session: Presentations by Proposers to
	FPRA Board and Technical Consult
	FPRA Special Meeting: FPRA Board Evaluation

FISHERMAN'S WHARF



The redevelopment agency bought the wharf land for \$5.5 million in 2007.

Fisherman's Wharf is located at the southern end of the Port and acts as a buffer between the working port area and historic downtown Fort Pierce. It is currently underutilized and prime for redevelopment.

The Fort Pierce Downtown Waterfront Charrette occurred March 15-21, 2008. The Citizens' Master Plan proposes to redevelop the area north of downtown known as Fisherman's Wharf into a Mixed-Use Marine District. The proposed District's boundaries are A1A (Seaway Drive) to the south, Avenue H to the north, US1 to the west, and the Intracoastal Waterway to the east.

During the Charrette, participants expressed consistent ideas that preserve and enhance boating, fishing, and other marine related uses and businesses existing in the area. Charrette participants additionally proposed other ideas to transform the area into a complete regional attraction and destination, as well as an economic engine for the City.

On July 2, 2012 the City Commissioners, acting as the Fort Pierce Redevelopment Agency board, voted 4-0 at a special meeting to work with a team of local land owners and businesses to develop the Fisherman's Wharf area. They received two proposals after putting out a RFP in April 2012.

Currently- The County and City are moving forward to develop a Fisherman's Wharf Plan which will address connectivity and buffering, a market feasibility study, urban design, street design, massing and scale, and three (3) conceptual site plans and elevation renderings integrating the findings from the plan. The following project listed below is underway and currently in design for improvements to the infrastructure, utilities, and stormwater treatment system, as well as reconstruction of the Fisherman's Wharf Road.

PEACOCK ARTS DISTRICT



On January 3, 2017, the City Commission enacted the Peacock Arts District through Resolution 17-R01. The City of Fort Pierce seeks to inspire redevelopment and renewal of history, art, and culture within a segment of the Orange Avenue corridor, between 10th Street and US Highway 1 which was historically a bustling commercial district. Retail shops, salons, markets, and even government offices once generated an abundance of activity from residents living in the immediate vicinity and beyond, however for some time, the Orange Avenue Corridor between U.S. Hwy 1 and 10th street has experienced challenges of neglect and under investment. The Peacock Arts District (PAD) is located within the Community Redevelopment Agency's (CRA) boundaries.



In 2018, the City of Fort Pierce installed decorative planters, painted by local artists; along the Orange Avenue corridor. The City has since created a selfie-photo location and has created a Peacock Arts District committee consisting of staff. The committee's task is to create a strategic plan for the proposed arts district.



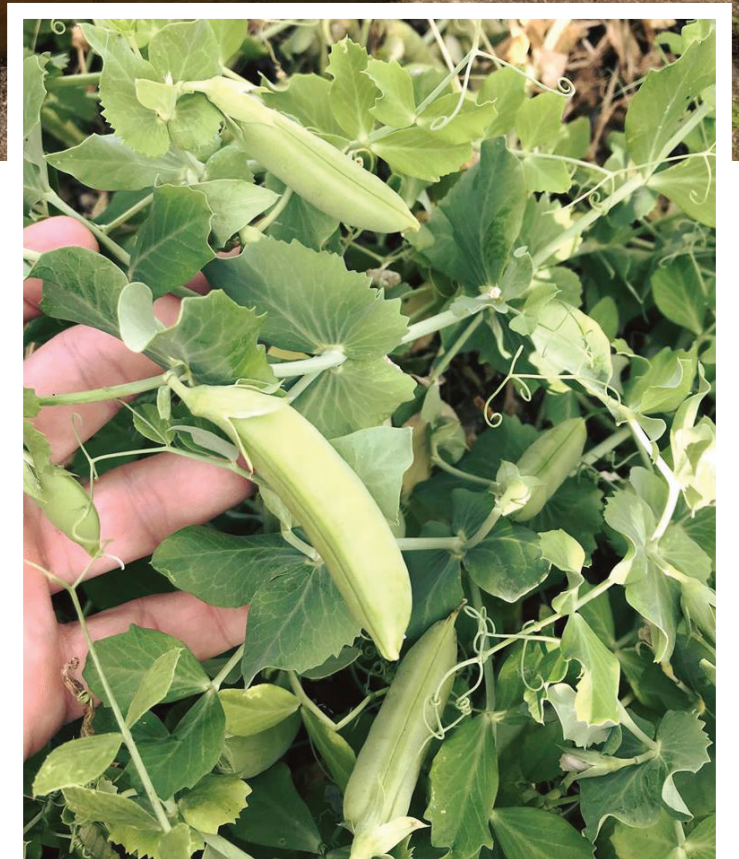
LINCOLN PARK REVITALIZATION



In 2017, the Lincoln Park Revitalization Coordinator position was created to revitalize and redevelop the Lincoln Park neighborhood, one of the City of Fort Pierce’s oldest historic communities. This job will in part entail carrying out a “Creative Placemaking Initiative”, which is defined as “partnering with public, private, non-for-profit, and community sectors to strategically shape the physical and social character of a neighborhood around arts and cultural activities.”



COMMUNITY GARDEN FORT PIERCE *Florida*



Community Gardens promote health and wellness, encourage food production, foster educational opportunities, prevent crime and offer a green space for community organization and engagement. Lincoln Park residents face living in a food desert. The Community Garden at 424 N 9th Street was reactivated to encourage a safe and healthy community. Partnerships with community churches, organizations and neighborhood gardeners. More gardens are planned for the community through public-private-partnerships.

FORT PIERCE RECREATION



On Friday, July 13, 2018, the City of Fort Pierce kicked off its inaugural Fort Pierce FireHawks football and cheer season and dedicated a municipal football field at Lincoln Park Regional Park to Fort Pierce native and hometown hero, Khalil Mack. Expanded recreation activities promote frequent and meaningful activity among youth in the community.



ANNUAL HIGHWAYMEN HERTIAGE TRAIL FESTIVAL & ART SHOW



The 3rd Annual Highwaymen Heritage Trail Festival and Art Show took place on February 17, 2018, in the historic Lincoln Park neighborhood. The annual art show and festival was created to honor the Florida Highwaymen artists. There were booths for many of the 'Original' and 2nd Generation Highwaymen artists who displayed and sold their art, as well as tribute booths for several of the deceased artists. The event included food, novelty vendors, live music and a kids' fun zone. The educational component included a Highwaymen art contest for 5th grade students to learn about the Highwaymen at Fort Pierce schools.

LINCOLN PARK BUSINESS EXPO



The 1st Annual Lincoln Park Business Expo as held on September 7, 2018 at Percy Peek Gymnasium and IRSC Blackburn Educational Building. Over 20 local, small businesses attended to obtain information on available resources and to network.



King's Inn - 414 Avenue D

Constructed in 1926, the Old Kings Inn represented 5,624 square feet for the former, historic motel that laid vacant in the Lincoln Park District for well over a decade. This two-story masonry commercial structure embodied the characteristics of a Mission architectural style expressed by a flat roof, barrel tile porch and rough textured stucco that once complimented the beautiful historic look of Fort Pierce still seen throughout downtown to this day. The FPRA purchased the old hotel for \$332,500 in 2007. Due to the disrepair of the King's Inn; the FPRA Board authorized the demolition the old King's Inn building located at 414 Avenue D. The King's Inn demolition began on November 26, 2018 and was completed on December 3, 2018.



505 N. 7th STREET

The City of Fort Pierce FPRA recently sold one of its surplus properties. City Commission approved the sale of the property located at 505 N. 7th Street on November 19, 2018 to Maloma Peterkin for Dreamchaser School. The subject property was sold for \$75,000.00.

FINANCIAL INFORMATION

FORT PIERCE REDEVELOPMENT AGENCY OPERATING ACCOUNT PROFIT & LOSS STATEMENT

OPERATING INCOME	ADOPTED 2018	ACTUAL 2018	VARIANCE
Taxes			
311 10 Ad Valorem Taxes	\$ 5,240,683	\$ 5,798,627	\$ 557,944
Licenses and Permits			
329 20 Lot Clearing Permits	0	0	0
Intergovernmental			
334 90 EPA Brownfield	0	0	0
347 54 Marina Dockage	0	11,202	11,202
384 90 Other Grants	0	0	0
Miscellaneous Revenue			
361 10 Interest on Investments	\$ 500	\$ 8,807	\$ 8,307
362 14 Leases	170,000	205,697	35,697
363 10 Liens	1,000	0	(1,000)
369 40 Reimburse-Contract Services	9,000	8,528	(472)
369 90 Other Misc. Revenues	2,000	803	(1,197)
Transfers			
Transfer from General Fund	\$ 550,967	\$ 274,994	(\$275,973)
TOTAL RESOURCES	\$ 5,974,150	\$ 6,308,658	\$ 334,508

OPERATING EXPENSES	ADOPTED 2018	ACTUAL 2018	VARIANCE
Personnel Services	\$0	\$0	\$ 0
OPERATING			
3120 Legal Fees	\$ 0	\$ 0	\$ 0
3200 Accounting & Auditing	5,000	5,000	0
3468 Marina Operation	10,000	8,479	(1,521)
3490 Contractual Fees	1,000	47,161	46,161
4020 Travel	0	0	0
4110 Communications	7,930	0	(7,930)
4120 Freight and Postage	500	0	(500)
4310 Utilities	29,130	18,024	(11,106)
4510 Insurance	85,000	83,702	(1,298)
4620 Site Maintenance	10,000	3,195	(6,805)
4650 Vehicle Maintenance	2,500	318	(2,182)
4651 Vehicle Parts	0	369	369
4652 Equipment Maintenance	0	45	45
4675 Software Maintenance	0	155	155
4710 Reproduction	0	0	0
4810 Advertising	1,000	520	(480)
4911 Loan Interest	0	654	654
4920 Cost of Goods Sold/Fuel	0	0	0
4940 Bad Debts	0	112	112
4950 Settlement of Claims	0	0	0
4960 Administrative Fees	125,000	125,000	0
4985 Real Estate Taxes	30,000	29,153	(847)
4990 Miscellaneous Expenses	1,000	1,024	24
5110 Office Supplies	0	0	0
5210 Gas and Oil	1,000	1,616	616
5410 Book, Publications, Subscrip., Mbrshps.	3,940	3,940	0
Capital Outlay			
6100 Land	\$ 0	\$ 0	\$ 0
6320 Other improvements	0	80,944	80,944
6445 Other Equipment	0	6,525	6,525
AID TO PRIVATE ORGANIZATIONS			
8340 Other Grants & Aids	\$ 0	\$ 0	\$ 0
8346 I Youth Activities	20,000	1,204	(18,796)
TRANSFERS			
9001 Transfer to General	\$ 2,614,917	\$ 2,761,918	\$ 147,001

FORT PIERCE REDEVELOPMENT AGENCY OPERATING ACCOUNT PROFIT & LOSS STATEMENT

OPERATING INCOME	ADOPTED 2018	ACTUAL 2018	VARIANCE
9105 Transfer to CDBG	\$ 0	\$ 14,350	14,350
9110 Debt Service CRA (201)	2,576,233	2,576,233	0
9166 Sunrise Theatre	450,000	450,000	0
TOTAL EXPENSES	<u>\$ 5,974,150</u>	<u>\$ 6,219,642</u>	<u>\$ 245,492</u>
NET INCOME (LOSS)		\$ 89,016	



Mission Statement

To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work.

WWW.CITYOFFORTPIERCE.COM ■ [FACEBOOK.COM / FTPIERCE](https://FACEBOOK.COM/FTPIERCE)