

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 11:00 A.M. ON MONDAY, FEBRUARY 11, 2019.

1. **CALL TO ORDER** - Chairwoman Hudson called the meeting to order at 11:00a.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 Clerk Linda Cox  
City Manager Nicholas Mimms  
City Attorney Peter Sweeney

Commissioner Sessions arrived at 11:01 a.m.  
Commissioner Alexander arrived at 11:02 a.m.

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

5. **COMMENTS FROM THE PUBLIC**

Jeanne Arias  
Dwayne Henry  
Phillip Gates Jr.  
Jake Moriarti

6. **OLD BUSINESS**

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

7. **NEW BUSINESS**

- a. Resolution FPRA 19-01 Appointing two (2) At Large members to the CRA Advisory Committee.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve FPRA Resolution 19-01

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

Passed

- b. Update on the Request for Qualifications No. 2019-003 Redevelopment of the Former H.D. King Plant Site and selection of shortlist to enter the Request for Proposals phase.

Shyanne Helms, Communications Economic Development Manager, made a presentation to the Board. Ms. Helms provided an overview of the H.D. King Plant Site. She mentioned that the FPRA provided input in regards to their desires. The feedback was consistent and everyone would like to see a hotel with Moore's Creek connectivity. She also mentioned that they went out into the community to seek additional

input, including five (5) King Plant Pop-Up sessions at various locations to get input from community members. Their desires were also consistent with the FPRA'S request.

The review committee began a two-phase solicitation process. Phase 1 includes Request for Qualifications (RFQ). Phase 2 includes Request for Proposal (RFP). The solicitation was distributed on many different websites. They were given ten categories they had to meet in addition to providing a preliminary development project program. The review committee received five submittals. They were Virgin Trains, Audubon Development, BH3 Management, Marina View Partners and Jeanne Arias. The review committee is requesting that the FPRA Board select a shortlist to enter the RFP Phase. The City and the FPRA will notify the selected respondents and provide a specific RFP to each of the selected respondents. They are seeking seven requirements that include:

1. A conceptual preliminary development plan including a preliminary site plan showing proposed scale, height, and architecture of the proposed development.
2. A detailed description of the manner in which the proposed development plan achieves the goals established in the Fort Pierce Redevelopment Agency Community Redevelopment Plan.
3. A preliminary assessment of the traffic impacts of the proposed development plan.
4. An analysis of the economic feasibility of the preliminary development plan.
5. A description of a proposed financing plan.
6. Proposed property acquisition terms.
7. A preliminary project implementation schedule.

Once the FPRA Board selects the shortlist, the invitation letters will be sent to those applicants to notify them that they can enter the RFP Phase. The responses will be due by April 17, 2019 and the presentations to the FPRA Board will be in May.

The FPRA Board thanked all the applicants and they all agreed to move forward with four of the five submittals that were received. They include Virgin Trains, Audubon Development, BH3 Management, and Marina View Partners.

Commissioner Perona asked that a consultant be hired to help the FPRA Board through the selection process. Nick Mimms, City Manager, explained that consultants will be hired to assist them with the technical expertise that they need. They will hire Financial, Planning and Engineering Consultants. In addition to these experts, an external facilitator will also be hired to walk them through the evaluation, ranking and deliberation process so that the Board can adequately and professionally rank these firms with their proposals. The cost for these professionals will be about \$65,000 - \$100,000.

Chairwoman Hudson thanked Mr. Mimms for obtaining those professionals because she knows that will help them make the right decision and help give credibility once the right decision is made.

Commissioner Sessions mentioned that he would like to be part of the consultant selection process. The other members of the Board stated that they were comfortable with the consultants that Mr. Mimms selected and they did not wish to be part of that selection process.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Virgin Trains, Audubon Development, BH3 Management and Marina View Partners to submit their RFP with the recommended timeline.

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

Passed

Peter Sweeney, City Attorney, described the term "Cone of Silence" as it relates to the RFP process.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to adopt a Cone of Silence in relation to this RFP and adding it to the RFP as a requirement.

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

Passed

**8. CONSENT AGENDA**

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

**10. BOARD COMMENTS**

Commissioner Johnson thanked Mr. Mimms and Ms. Helms for their presentation.

Chairwoman Hudson thanked the proposer for their interest and faith in the City of Fort Pierce.

**11. ADJOURNMENT** - The meeting was adjourned at 12:00p.m.

ATTEST:

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CITY CLERK

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CHAIRPERSON