

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, APRIL 15, 2019.

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; Commissioner Reginald Sessions

Absent: Commissioner Rufus Alexander

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney Peter Sweeney

4. APPROVAL OF MINUTES

Approval of the Meeting Minutes of the February 11, 2019 Special Meeting.

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

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

Passed

5. COMMENTS FROM THE PUBLIC

Colin Lloyd spoke on item 8a.

6. FINANCIAL REPORT FOR QUARTER ENDING

(The Quarterly Report will be presented at the May 6, 2019 Commission meeting).

7. OLD BUSINESS - There was no Old Business to discuss.

8. NEW BUSINESS

- a. Approval of the assignment of the Cobb's Landing Lease Agreement dated July 17, 2017 between the Fort Pierce Redevelopment Agency and Ianco, LLC indicating they to Donna Qvarnstrom and Diego Larroude, owners of Salty 4 Eleven, LLC.

Nick Mimms, City Manager, informed the Board that he received a request for the transfer of the lease to Salty 4 Eleven, LLC. wish to accept the terms of the existing lease.

Commissioner Tom Perona mentioned that he was happy to see this succession.

Chairwoman Linda Hudson mentioned that she was has had a great working relationship with the owners of Salty 4 Eleven, LLC. and looks forward to working with them in future.

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

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

Passed

- b. Approval of the Scope of Work and associated cost in the amount of \$74,924.00 to complete the update of the Community Redevelopment Plan submitted by S&ME Consultants.

Mr. Mimms explained to the FPRA Board that the 2001 Community Redevelopment Plan needs to be updated and revised. The consultant will complete three main tasks. They are (1) Update and revise the 2001 Community Redevelopment Plan to be consistent with the current Comprehensive Plan and Land Development Code, (2) Identify capital projects and redevelopment programming, and (3) Evaluate the extension of the operational timeframe of the Community Redevelopment Agency.

Chairwoman, Linda Hudson, asked if this consultant is familiar with the CRA legislation and helped other CRAs.

Rebecca Guerra, Interim Planning Director, explained that this consultant has done several CRA updates and that this firm is very familiar with the legislation.

In response to Commissioner Tom Perona, Mr. Mimms informed the Board that the CRA Redevelopment Plan should be updated every 5 to 10 years.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve item 8b.

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

Passed

- c. Authorize staff to enter into negotiations with The Lindsay School of Arts for the restoration of the Old St. Anastasia Catholic School as the only responsive bidder to RFP 2019-008.

Rebecca Guerra, gave brief presentation of the two responses received to the RFP. The first response by Jeanne M.C. Joseph was deemed nonresponsive based on the content of the documentation. The other response was from Lindsay School of Arts.

Staff requested approval to move forward to negotiate with Lindsay School of Arts.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to approve item 8c.

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

Passed

- d. Update on the Request for Proposals No. 2019-003 Redevelopment of the Former H.D. King Plant Site to include approval of adjusted schedule and identification of technical consultants.

Mr. Mimms provided an update and informed the Board that at the February 11, 2019 meeting the FPRA 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. He also explained that the submission deadline for sealed proposals has been extended

from April 17, 2019 to May 1, 2019 at 3:00 PM. On May 6th the FPRA Board will hold a Special Meeting to establish the Evaluation Criteria and Weight Scale to use when evaluating the proposals. The proposals will be distributed to the FPRA Board and Consultants on May 8th. May 8-June is the evaluation period. The week of June 10, 2019 the FPRA will have a Special Closed Meeting for presentations and also a Special FPRA Meeting for an overview of proposals and Board evaluation.

9. STAFF COMMENTS - There were no staff comments.

10. BOARD COMMENTS

Commissioner Perona asked for an update on the balance of the Tax Credits after retiring all the loans. He asked for a recap of process and funding. The update will be provided at the Regular FPRA Meeting in July.

Commissioner Sessions congratulated Lindsay School of Arts on being awarded the RFP.

11. ADJOURNMENT - The meeting adjourned at 6:06 p.m.

ATTEST:

CITY CLERK

CHAIRPERSON