

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 15, 2019.

1. CALL TO ORDER

Chairwoman Linda Hudson called the meeting to order at 5:30p.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 Reginald Sessions arrived at 5:42p.m.

Commissioner Rufus Alexander arrived at 5:44p.m.

4. APPROVAL OF MINUTES

- a. Approval of the minutes from the April 15, 2019 regular meeting and the May 6, 2019 special meeting.

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

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

5. COMMENTS FROM THE PUBLIC

There were no comments from the public.

6. NEW BUSINESS

- a. Resolution FPRA 19-02 appointing an at-large member to the Community Redevelopment Advisory Board to fill the unexpired term of Allan Reed following his resignation.

Linda Cox, City Clerk, introduced the resolution, read by title only into the record Resolution FPRA 19-02 appointing an at-large member to the Community Redevelopment Advisory Board to fill the unexpired term of Allan Reed following his resignation. The vacancy was for one at large seat. The three applications that were received were for Curtis Johnson, Jr., Carolyn Mann- Lurry, and Cynthia O'Connell. Commissioner Jeremiah Johnson selected Cynthia O'Connell. Commissioner Tom Perona selected Curtis Johnson, Jr., and Chairwoman Hudson selected Curtis Johnson, Jr. As a result, Curtis Johnson Jr. was appointed to the Community Redevelopment Advisory Committee.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve FPRA Resolution 19-2.

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

b. Request to initiate RFQ/P for redevelopment of Fisherman's Wharf property.

Nick Mimms, City Manager, explained that he believes that it is a good time to move forward with the redevelopment of the 3.2 acres at Fisherman's Wharf. There is no defined use for this property. At this time, the building is being used for storage. There are 3 parcels and he presented a prospective development process. This item was reviewed by the CRA Advisory Committee. Mr. Mimms recommends that the same process be followed as the King Plant site. City staff is asking for approval to move forward with the Request for Qualifications & Proposals to find a developer to partner with the City and FPRA to develop this waterfront property.

Mayor Hudson asked if consultants could be used for this process. Mr. Mimms explained that it would be up to the Board to hire consultants for this redevelopment.

Commissioner Perona asked to have some sensitivity for the existing businesses that are already in this area and would like to have open communication with the local businesses.

Commissioner Johnson mentioned that the Board should partner with St Lucie County to include their input for this development.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to proceed with the RFQ/RFP for the redevelopment of the Fisherman's Wharf property.

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

c. Tax Credit sales proceeds distribution to the Fort Pierce Utilities Authority

Mr. Mimms explained that the Fort Pierce Redevelopment Agency and the Fort Pierce Utilities Authority have completed the environmental cleanup of the H.D. King Plant site to meet the Department of Environmental Protection standards for residential occupancy. All outstanding loans have been paid off. He indicated that the eligibility of excess funds needs to be distributed to the FPUA upon the project completion and the tax credit expenditures. The amount eligible to be disbursed to the FPUA is \$97,483.36.

Board discussion included the supplemental expenses to Treasure Coast Regional Planning Council and Fall Brook Credit Finance.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve the disbursement of funds in the amount of \$97,483.36 to the FPUA.

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

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

Passed

d. CRA Advisory Committee's Quarterly Report and Recommendations

Charlie Frank Matthews, Chairman of the CRA Advisory Committee, gave a report and provided the following updates:

1. The S&ME consultant was hired to review the CRA plan.
2. Homeless situation - business owners have been attending the monthly meetings of the Treasure Coast Homeless Council once a month in Vero Beach. They have also met with the Salvation Army trying to help feed the homeless situation and transportation services. Adam's Place will be hosting a feeding program.
3. He also mentioned that the committee members would benefit from training by attending the conference for Florida Redevelopment Association. They would like at least three committee members to attend the

conference to get training on the latest developments within CRA.

Mr. Mimms mentioned that he thinks it is important that the CRA committee members attend the academy since none of them have ever attended any CRA educational or training session.

e. Economic Development Plan Presentation

Shyanne Helms and Caleta Scott gave a presentation and explained the citywide and FPRA initiatives. Ms. Helms explained that the focus on Marketing is to change the perception of the City and that the hard work has been paying off. The City has received several national recognitions. Ms. Helms also explained that the City's website would have an economic development page that would gather all the information so that it can be easily accessible all on one page.

Ms. Scott and Ms. Helms also discussed the different incentives that are available the Lincoln Park, South Beach, Peacock Arts, and Downtown districts.

7. **STAFF COMMENTS** - There were no staff comments.
8. **BOARD COMMENTS** - There were no board comments.
9. **ADJOURNMENT** - Chairwoman Hudson adjourned the meeting at 6:16p.m.

ATTEST:

CITY CLERK

CHAIRPERSON