



## CITY OF FORT PIERCE CRA ADVISORY COMMITTEE

### CRA Advisory Committee Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY CRA ADVISORY COMMITTEE HELD ON WEDNESDAY, **OCTOBER 14**, IN FORT PIERCE COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

#### 1. CALL TO ORDER

#### 2. ROLL CALL

Present: Charlie Frank Matthews, Chair; Hoyt Murphy, Jr.; Kristina Gibbons; Sabrina Taylor; Ellen Mancini; Carolyn Mann-Lurry

Absent: Al Johnson; Plythe Freedman; Michael Brown, Jr.

Staff Present: Sara Delgado, Administrative Assistant  
Shyanne Helms, Communication/Economic Development Manager

#### 3. APPROVAL OF MINUTES

- a. Approval of Minutes from the September 16, 2020 Meeting

**Motion was made by Kristina Gibbons, and seconded by Sabrina Taylor**

AYE: Carolyn Mann-Lurry, Ellen Mancini, Hoyt Murphy, Jr., Kristina Gibbons, Sabrina Taylor,  
Chair Charlie Frank Matthews

Passed

#### 4. CHAIRMAN VIEWPOINTS

Chairman Matthews shared four viewpoints:

1. He wants the board to encourage themselves to think strong for what they are trying to do and finalize items.
2. Staff needs to follow the Bylaws.
3. Chairman Matthews wants everyone to know where they are with their strong points and with the help from the Finance Director, the board will be up to date with the new funds and by January 1st, 2021 to have ideas of what to do with the funds.
4. Chairman wanted to congratulate Kristina Gibbons for being appointed by the City Commission to be part of the FPUA Board.

#### 5. OLD BUSINESS

- a. Means Court Community Input Update

Shyanne Harnage received the update from Audria Moore-Wells regarding the Community Input Meeting. A lot of the feedback was received on paper. All the feedback that was handwritten is being compiled and Audria will present that to the FPRA Board on October 27. The board members gave their input as to what they would like to see happen to Means Court. Some of their suggestions were Supervisor of Elections Office, Social Security Office and a Youth Center. Chairman Matthews suggested inviting Audria Moore-Wells to the November meeting for another update.

b. Priority Corridor Redevelopment Strategies

Shyanne Harnage spoke on the main corridors which are 13th Street, 25th Street and Avenue D. These corridors need to be prioritized. Colliers International is the Retail & Business Recruitment Consultant, and they are gathering data on businesses that are missing within the community and what would be successful here in Fort Pierce. That report should be available by late November so by December's meeting, there should be something to report. Kristina Gibbons added Orange Avenue as a priority corridor and it was suggested US 1 also be included especially coming from Vero. Chairman Matthews requested to prioritize Orange Avenue, US 1 and Avenue D. 13th Street and 25th Street could be revisited later on in the new year.

c. Follow-up on FPRA Goal to Enhance Connectivity between Districts and Streetscapes Improvements West of US 1

Shyanne Harnage spoke on the connectivity between districts and tying West of US 1 and trying to enhance those streets. She mentioned that 5th Street is already in the plans to get a streetscape improvement and in that is included underground utilities, decorative street lighting, resurfacing and trees. After speaking to Engineering and Mr. Mimms it was suggested that a written recommendation be made to the FPRA Board for the other streets that need improvements. Ellen Mancini and Kristina Gibbons were in agreement that an area for kids to play should be included as well.

d. Evaluate responses to Bid No. 2020-045 - Sale of Surplus Property - 708 N. 18th Street and make recommendation to FPRA Board

708 North 18th Street was put out for Bid and there were 3 Bids that were received. One of those being Tyese Miller who currently resides in Georgia, but owns the parcel next door at 706 North 18th Street. The board was given an evaluation sheet to evaluate the bidders by economic impact and then the scores will be added up and the bidder with the highest score will be recommended to the FPRA Board. The board filled out their evaluation sheets and it was turned in to score. The scores from the evaluation sheet were tallied and Tyese Miller received 545 points out of 600 points, KIB Construction at 270 points and Team Facey 170 points. This information will be included in the recommendation to the FPRA. Kristina Gibbons made a motion to recommend to the FPRA that the parcel at 708 North 18th Street be sold to Tyese Miller rewarding her the highest Bid. Carolyn Mann-Lurry seconded the motion.

**Motion was made by** Kristina Gibbons, **and seconded by** Carolyn Mann-Lurry that the parcel at 708 N 18th Street be sold to Tyese Miller rewarding her the highest Bid.

AYE: Carolyn Mann-Lurry, Ellen Mancini, Hoyt Murphy, Jr., Kristina Gibbons, Sabrina Taylor,  
Chair Charlie Frank Matthews

Passed

e. Finalize Recommendations to FPRA Board

The recommendations that will be made to the FPRA would be:

- 414 Ave D, the Old Kings Inn be put out to Bid
- 708 North 18th Street be sold to Tyese Miller
- Streetscape improvements - Between Delaware and Orange Ave, West of US1 and East of 7th Street.

Kristina Gibbons will prepare the recommendations and send to staff.

**6. NEW BUSINESS**

a. FPRA Budget Overview by Johnna Morris, Finance Director

Finance Director, Johnna Morris gave an overview on where the CRA and FPRA are financially including debt and expenditures.

b. Incentives for infill development at the request of Pat Murphy

Pat Murphy spoke on a few things he would like to see:

- Waive impact fees
- Waive capital improvement charges
- Declining tax abatement - No taxes the first year
- Planning or the Building Department could create single family box plan homes

Mr. Murphy would like to see single family homes, homeowner occupants instead of developers. Jennifer Hofmeister gave her input on properties especially in Lincoln Park that are gaining recognition. There is a lot of interest in both Commercial and Residential areas. Mr. Mimms spoke about how the CRA board members need to create a standard as to the type of commercial and residential developments we need. Absentee landlords need to do something about the properties. There needs to be different incentives. He requested the CRA members become aggressive and with the support of Code Enforcement and staff, there should be results.

**7. PUBLIC COMMENT**

George Collins, President of St. Lucie County NAACP

**8. STAFF AND COMMITTEE MEMBER COMMENTS**

Shyanne Harnage gave the option to take a virtual class for CRA training, especially the new members who might be interested. The virtual class is on October 26 from 9 AM to 12 PM.

**9. ADJOURNMENT**