

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 2:00 P.M. ON TUESDAY, NOVEMBER 12, 2019.

1. **CALL TO ORDER** - Chairwoman Hudson called the meeting to order at 2:00 p.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 2:01 p.m.

4. **COMMENTS FROM THE PUBLIC**

Jeanne Arias, 5c
Charlie Frank Matthews, 5b
Doris Tillman, 5c
Marcia Baker, 5c
Pete Tesch, 5c

5. **NEW BUSINESS**

- a. FPRA Resolution 19-04 declaring the following real property owned by the Fort Pierce Redevelopment Agency to be surplus and authorizing staff to dispose of said property: 1134 Avenue D, Parcel ID 2409-501-0305-000-7 and 1138 Avenue D, Parcel ID 2409-501-0306-000-4.

Nick Mimms, City Manager, explained that the FPRA has never declared these parcels as surplus properties because the FPRA had previously reserved this land for the parking needs for the Lincoln Theater. Florida State Statutes require the Board to declare the properties as surplus for disposition. He recommends retaining ownership of these parcels and issuing a long term lease. Mr. Mimms also explained that the RFP can include language stating that the land has been envisioned for future parking needs that can be repurposed by the FPRA as needed.

The Board agreed and was glad to see some interest in the development of these properties.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Jeremiah Johnson to approve Resolution 19-04.

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

Passed

- b. FPRA Resolution 19-03 authorizing proceeding with the sale of Voluntary Cleanup Tax Credit Certificate Number 1005 utilizing Fallbrook Credit Finance as the placement agent.

Mr. Mimms explained that this resolution is to request the sale of the Voluntary Cleanup Tax Credit Certificate. The FPRA successfully completed the rehabilitation of the King Plant site through the Florida Department Environmental Protections Brownfield Program. Through participation of this program, the FPRA has acquired a bonus for successful completion of the cleanup activities. At the October 21, 2019 FPRA Board meeting, research was requested of staff to determine if tax sale proceeds were previously earmarked for distribution to the Fort Pierce Utilities Authority by resolution. Research found no such agreement and the funds can be distributed at the discretion of the FPRA Board.

Chairwoman Hudson expressed that she would like this bonus distributed to the rate payers of the FPUA. Commissioner Perona would like to issue 50 percent to the FPRA and 50 percent to the FPUA. Commissioner Sessions would like the funds distributed to the FPRA to help the blighted areas of the FPRA communities.

Motion made by Commissioner Thomas Perona to split the funds equally. The motion failed by lack of second.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Jeremiah Johnson to approve Resolution 19-03.

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

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Jeremiah Johnson to approve Resolution 19-03 with no direction for the use of funds at this time.

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

- c. Approval of the Agreement for Development of King's Landing with Audubon Development, Inc.

Dr. Kim DeLaney, Treasure Coast Regional Planning Council, made a presentation that highlighted all the key points of the proposed development agreement with Audubon Development.

Board comments and concerns included the risk to the FPRA Board, tax revenues and escrow funds.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to approve the Agreement for Development of King's Landing with Audubon Development, Inc.

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

- 6. **STAFF COMMENTS** - There were no staff comments.
- 7. **BOARD COMMENTS** - There were no Board comments.
- 8. **ADJOURNMENT** - Chairwoman Hudson adjourned the meeting at 4:16 p.m.

ATTEST:

CITY CLERK

CHAIRPERSON

