

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 4:00 P.M. ON TUESDAY, JANUARY 28, 2020.

1. CALL TO ORDER

Chairwoman Hudson called the meeting to order at 4:00 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chairperson Linda Hudson; Commissioner Rufus Alexander; Commissioner Jeremiah Johnson

Absent: Commissioner Thomas Perona; Commissioner Reginald Sessions

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

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Jeremiah Johnson to excuse Commissioner Tom Perona from the meeting.

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

Commissioner Sessions arrived at 4:27 P.M.

4. APPROVAL OF MINUTES

- a. Approval of Minutes from October 21, 2019 Meeting and November 12, 2019 Special Meeting.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve all minutes.

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

5. COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject on this agenda may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chairperson, as this section of the Agenda is limited to fifteen minutes. The FPRA Board will not be able to take any official actions under Comments from the Public. Speakers will address the Chairperson, Commissioners, and the Public with respect. Inappropriate language will not be tolerated. **Sign-up sheet is located in the lobby.**

No Comments from the public

6. FINANCIAL REPORT FOR QUARTER ENDING DECEMBER 31, 2019

Ms. Johnna Morris, Director of the Finance Department provided information on tax revenue, expenses, and fund availability. Currently, the FPRA has a balance of \$7.5 million in its fund. Ms. Morris made a fund availability projection of \$957,000 by the end of the fiscal year. Chairwoman Hudson inquired if most of the money that the FPRA receives from TIF revenues goes to debt. This year, there is \$5.8 budgeted for the debt service, minus \$450,000 transferred to the Sunrise Theatre and \$400,000 transferred to the general fund to help supplement debt payment. General debt, including the \$5.8 million from the FPRA is estimated around \$9 million.

Commissioner Alexander inquired about how the transferred funds are going to be used by the city, and whether they were going to be used towards road improvements. Mr. Nicholas Mimms explained that either they are received as restricted revenue, or the FPRA designates the use of the revenue. The funds this fiscal year were not earmarked towards road improvement. Commissioner Johnson inquired about how the school resource officers are funded. The City pays the school resource officers, and then the FPRA reimburses. Currently, the FPRA is providing SROs to two schools- Chester A. Moore Elementary and Dan McCarty Middle school.

Mr. Mimms commented that Officer Goz has established a Safety Patrol in the school, and Chairwoman Hudson added that he is planning on conducting a gardening program for the community.

7. OLD BUSINESS

8. NEW BUSINESS

A. CRA Plan Update - S&ME Consultants

Mr. John Jones from S&ME Consultants presented an update for the CRA Plan based on community input. He displayed ideas for the redevelopment of the CRA area which included traffic dieting, landscaping improvements, esthetic remodeling, and development of new infrastructure to further business opportunities and economic growth.

Commissioner Alexander commented on the lane reductions on Orange Avenue and the lack of parking and accessibility that this proposal represented. Mr. Jones, as well as Commissioner Johnson indicated the reduction of on-street parking could be mitigated by more parking spaces added onto the parking garages. Commissioner Johnson commented that the reduction of on-street parking would also require a change in the culture of the city.

Following this discussion, Commissioner Alexander inquired about the plans that had been previously presented to open a fresh market on Avenue D. Mr. Mimms explained that unfortunately, there were only conceptual plans for this market, yet no construction plans. The FPRA is looking to develop spaces for more retail and grocery opportunities for the CRA area. Commissioner Sessions commented that for the plans to be successful, the FPRA should provide financial assistance and economic incentives to business owners and homeowners for the improvement of their properties. Commissioner Alexander added that some owners do not have enough funds to bring their properties up to code.

B. CRA Advisory Committee's Quarterly Report and Recommendations

Chair Charlie Frank Matthews introduced the members of the board that were going to provide their input and recommendations. The CRA Committee presented as their first suggestion: addressing the situation of homelessness in Fort Pierce.

Mr. Jon Neprud presented information on the number of homeless people within St. Lucie County. In order to address homelessness and panhandling in the City of Fort Pierce, Mr. Neprud and the committee researched several ordinances from different locations. Based on the similarity of demographics and language regarding the constitutional rights of citizens, he suggested the City adopt a panhandling ordinance like that of St. Augustine. Commissioner Johnson inquired about how the ordinance was enforced, to which Mr. Neprud answered that the ordinance states that any violation against it is deemed unlawful. He also suggested that education be offered along with a solicitation permit from the city to panhandlers. This would enable the citizens engaging in this practice to understand their rights and obligations.

After discussion on whether the City had anything in place prohibiting panhandling, Mr. Hoyt Murphy expressed that he has spoken to law enforcement officials, and that they have communicated a need for an ordinance to be able to enforce anything regarding panhandlers. Mr. Murphy and Commissioner Sessions concurred that the homeless in Port Saint Lucie are being transported into Fort Pierce due to the overabundance of food and assistance provided by organizations. Business tax revenue and property tax revenue are affected by this situation, according to Mr. Murphy. He shared his experience of the impact that homelessness has had in his businesses and presented suggestions to address the situation. Among his suggestions, he included that the City adopt a panhandling ordinance, to move out the homeless, and to have a police officer designated to address this situation.

Ms. Christina Gibbons and Mr. Hoyt Murphy presented the committee's recommendation on vacation rentals adjacent to the Peacock Arts District and Lincoln Park to promote growth in the community. She expressed that the process for acquiring a short-term rental business tax receipt is difficult, based on the definitions and provisions in the fire code and the laws. Mr. Murphy proposed creating an overlay district in which short-term rentals were allowed in order to bring greater economic growth into the city, such as the Peacock Arts District.

A recommendation to advertise the Oaks at Moore's Creek project to go out for bid was presented by Ms. Plythe Freedman. Chairwoman Hudson advised that this recommendation was already an item to be discussed on the agenda.

Commissioner Sessions indicated that short term rentals might not be a viable means to revitalize a community, as it does not encourage homeownership leading to residency. He expressed that this is not conducive to permanency in the community. Chairwoman Hudson briefly discussed a research study that was conducted in the CRA area in Orlando to address chronic homelessness. Regarding the comments on fire sprinkler system requirements, Chairwoman Hudson explained that these are established by the state.

Regarding recommendation made by the CRA Advisory Board, Chairwoman Hudson would like Mr. Peter Sweeney to research the St. Augustine panhandling ordinance and assess if implementing a similar ordinance would represent a challenge in the City of Fort Pierce. She also recommended Mr. Nick Mimms have a conversation with the Chief of Police to possibly coordinate efforts with the Sherriff's office. Chairwoman Hudson understands Officer Maldonado worked with the homeless and was excellent and very respectful while working with them, and she would like to know if the Police Department is still assigning him this duty.

Commissioner Alexander suggested that the CRA Advisory Committee present these suggestions to the City Commission. Commissioner Johnson added that looking at the St. Augustine ordinance would be a great idea, and that the assignment of officers to handle the homeless would be a good strategy. Furthermore, regarding the vacation rentals, he would like to have a test area for an overlay district in which they can assess the good and bad aspects of these vacation rentals.

Mr. Mimms would like to see the identification of resources that could aid people who want to be helped get out of homelessness, and could possibly be addressed by providing them with transitional and affordable housing with a focus on rehabilitation. Commissioner Alexander commented that we need to assign some funds, be it in grants or other means, and that we should ask the Fort Pierce Housing Authority to rehabilitate properties that could be used to aid the homeless. He indicated that the homeless cannot be kicked out of the parks, as this could represent a rights violation. Discussion closed with Commissioner Johnson's suggestion that the city provide organizations with a food distribution permit, that these distribution locations be moved outside of parks, and into an established location.

- C. Approval of First Amendment to Developer's Agreement for Development of King's Landing between FPRA, City of Fort Pierce and Audubon.

Ms. Shyanne Helms, Communications and Economic Development Manager, presented an amendment to the developers' agreement changing the Future Land Use of King's Landing from the Mixed-Use Development (MXD) designation into a Central Business District (CBD) designation. Ms. Jennifer Hofmeister, Director of the Planning Department, explained that this amendment would allow the project to move forward, and it would provide for consistency in regulations in the designated area as well as the surrounding areas. She suggested that the Central- Commercial (C4) designation be added as an underlying district to complement the CBD designation, as it provides for greater density and intensity in the area, which is what the City is projecting for the downtown area.

Commissioner Alexander inquired about the reasons why these suggestions were not brought up initially. Ms. Hofmeister indicated that she was not present at the meeting, and that the developer brought the issue to her attention for consideration. Regarding height limitations, Ms. Hofmeister explained that there are no height limitations; however, there are inherent limits to what can fit on a piece of property based on the Floor-Area Ratio (FAR). King's Landing would not be allowed more than 15 units per acre.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve the first amendment to the Developer's Agreement for the development of King's Landing.

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

Passed

- D. Approval to enter into an Agreement of Sale and Assignment of Florida Voluntary Cleanup Tax Credits with Ulta Salon, Cosmetics & Fragrance, Inc. as the Purchaser of Voluntary Cleanup Tax Credit Certificate Number 1005 for the amount of \$455,000.

Mr. Nicholas Mimms announced that Ulta Salon, Cosmetics & Fragrance is interested in purchasing the Voluntary Cleanup Tax Credit Certificate for \$500,000, of which the FPRA would receive \$455,000 upon completion of the sale.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve the Agreement of Sale and Assignment of Florida Voluntary Clean Up Tax Credits with Ulta, Salon & Cosmetics, Inc. as the purchaser.

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

Passed

E. Fisherman's Wharf Redevelopment

Ms. Shyanne Helms, Communications and Economic Development Manager, presented the results of a survey regarding Fisherman's Wharf Development. The County has not expressed interest in doing anything regarding their properties. Mr. Mimms explained that the current owners of the adjacent parcels are not interested in selling them; however, the owners have shown interest in buying the parcel which is owned by the FPRA. Commissioner Alexander elaborated that there needs to be cooperation between the current property owners around Fisherman's Wharf and the City. He also mentioned that there needs to be surrounding community input regarding the new plans for Fisherman's Wharf, as the community has driven several businesses out due to noise complaints.

Commissioner Johnson inquired about expanded public access, and whether that would include a promenade or access to vessels. Ms. Helms indicated that that expansion could include both, a promenade, and access to vessels, as people enjoy sightseeing and walking around the area.

Chairwoman Hudson discussed the possibility of having to move the boat ramp, as there are limitations to access it. Commissioner Johnson indicated that the ramp itself was perfect, yet that the challenge lies with nearby parking spaces. They concurred that if the ramp was moved, it would need to be moved somewhere close to the existing location. A concern of Chairwoman Hudson's is that the boat ramp, as well as 12A Buoy are institutions dear to City of Fort Pierce residents and that the Board should remain mindful of that fact.

Mr. Mimms understands that the potential problems that could arise should be discussed once the FPRA has found a developer to work on the project. He requested the FPRA present a motion so the advertisement of the RFP could move forward. Within the evaluation criteria for the developer, she included the public benefit as this was something that came up constantly in the survey.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to move forward with the advertisement for the RFP as drafted including the proposed schedule.

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

Passed

F. The Oaks at Moore's Creek Phase 2 Request for Proposals

Due to the success of the Oaks at Moore's Creek program, Mr. Nicholas Mimms is requesting the FPRA approve the solicitation of a developer who will work on phase two of this project. The developer must consider price point for the project to proceed.

During the discussion of this topic, Commissioner Alexander inquired about the remainder of the money from that first phase of the Oaks at Moore's Creek that was intended for the development of 12 other residential units. Mr. Mimms, with the help of Ms. Johnna Morris, explained that the remaining money is being put back into the community by using it for the SHIP Program.

Chairwoman Hudson wanted to make sure that Phase 2 of the Oaks at Moore's Creek was different from Phase 1 in that the FPRA will not be the mortgage holder, but rather just providing the land for the development. It has not been determined whether or not the FPRA is giving the land. The permits for the development will not be waived, as they are a state requirement. Mr. Mimms would like the developer to present a proposal which includes what they would need from the FPRA. Commissioner Alexander added that the funds for the Oaks Phase 1 came from Hurricane Recovery funds, and that redevelopment should lead to opening the city. To Commissioner Johnson's understanding, the developer should bring in the ideas regarding the project and the funding for same. Commissioner Sessions reminisced that the original Oaks project had very good responses from citizens and people interested in acquiring the properties.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Jeremiah Johnson to solicit contractors for The Oaks at Moore's Creek Phase 2 project.

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

Passed

G. Economic Development Strategy and Funding

Ms. Shyanne Helms and Ms. Caleta Scott, Grants Administration Manager, presented the economic development strategy for the current fiscal year. This plan had been presented in July with no funding attached. With the sale of the tax credits, the FPRA has \$150,000 in contingency funding available in its budget. Using this amount, Ms. Helms and Ms. Scott presented ideas on how they could be used including, retail recruitments, grants for commercial façade and site improvements, commercial interior improvement, small business grants, and event sponsorship grants.

Commissioner Alexander inquired whether the grants for event sponsorship were paid before or after the event. Ms. Scott elaborated that as part of the grant process, the organizations would be required to provide a budget in order to determine how much funding they would need. Commissioner Johnson commented that \$2,500 for an event sponsorship grant seems to be a generous amount. Ms. Helms responded that since the proposed amount is 'up to \$2,500' the amount itself is on a case-by-case basis. In order to protect the city, members of the board recommended that when the grants for events are awarded, that the organizations receive an advance, and then receive the remaining amount after the event.

Regarding the commercial façade and site improvement grants, Commissioner Johnson commented that the businesses would benefit more if parking remodeling and safety lighting were not included within the uses of the grant money. Both of those improvements are relatively low cost compared to other improvements.

Commissioner Alexander inquired about security lighting and parking in the City. Mr. Mimms assured him that both our parking and our lighting are sufficient. If there are areas that need more lighting, they are evaluated and addressed as needed.

Commissioner Sessions mentioned that doors and windows could be something that the FPUA could assist with rather than being included in this grant. Mr. Mimms explained that the FPUA weatherization program is geared toward residential structures rather than commercial. The proposed funds are for commercial structures and for aesthetic improvements.

According to Chairwoman Hudson, the CRAs do not want to fund festivals at the state level. It is important that with the event sponsorship grants, the FPRA remains mindful of everything that might not be permissible. Commissioner Alexander added that it is important to have a safety component during these special events. Chairwoman Hudson agreed and added that this necessity is fulfilled though permitting of the activities.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to move forward with the implementation of the economic strategy and the associated funding.

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

Passed

H. FPRA Resolution 20-01 reappointing members to the CRA Advisory Board.
Linda Cox, City Clerk, read the resolution, by the title only, into the record,

FPRA RESOLUTION NO. 20-01

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA; **CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF MEMBERS TO THE COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE**; AND PROVIDING FOR AN EFFECTIVE DATE.

Chairwoman Hudson spoke to her appointee, and they wanted to be reappointed. Since no other appointee has indicated otherwise, Chairwoman Hudson entertained a motion to reappoint all members.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to reappoint the members of the CRA Advisory Board.

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

Passed

I. FPRA Programs and Activities Update - First Quarter FY 2020.

Mr. Mimms presented a summary of the activities that are taking place during this first quarter of the 2020 Fiscal Year. Among the activities, he mentioned King's Landing, Lindsay School of the Arts, the Sunrise Theatre, school resource officers (Segway Patrolers), retail recruitment consultant, and the Lincoln Park Young Professionals who are working with Alleghany Ministries west of the Lincoln Theatre.

J. Fort Pierce Redevelopment Agency Funding Expenditure Details

Every quarterly meeting, Mr. Mimms will be presenting a list of expenditures which will include bond funds, Sunshine Loan Funds repaid by TIF revenue, and operating funds for capital improvements.

9. STAFF COMMENTS

Mr. Mimms likes the relaxed environment in which to make decisions and suggests FPRA meetings remain individually rather than immediately proceeding commission meetings. Chairwoman Hudson concurred with Mr. Mimms. Commissioner Johnson would like for the meetings to be possibly earlier in the afternoon.

Mr. Sweeney will look into the ordinance as suggested.

10. BOARD COMMENTS

Commissioner Alexander mentioned that he is concerned that the FPRA is not supporting the revitalization of the Lincoln Theatre enough, as it was only mentioned once during the whole meeting. Mr. Mimms assured that a representative from Lincoln Park Main Street is partnering with the Martin Luther King Commemorative Committee to identify grants. He proposed to bring a member of the Martin Luther King Commemorative Committee to the FPRA's next meeting to discuss joint efforts between them and the FPRA to move forward the Lincoln Theatre. Commissioner Sessions would like to have taxpayer input, since it is their money they are proposing to use. Commissioner Johnson is thankful for the staff's hard work and the contributors' information. Chairwoman Hudson would like to have some attention paid to areas west of 33rd Street.

11. ADJOURNMENT

The meeting was adjourned at 7:30 P.M.

ATTEST:

CITY CLERK

CHAIRPERSON