

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 4:00 P.M. ON TUESDAY, MAY 26TH, 2020.

1. **CALL TO ORDER**- Mayor Hudson called the meeting to order at 4:00 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. There will be no approval of minutes at the Special Meeting.

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, Board Members, and the Public with respect. Inappropriate language will not be tolerated. Sign-up sheet is located in the lobby.

Charlie Frank Matthews  
Chris Gardner  
Kris Einstein  
Upendo Shabazz

6. **OLD BUSINESS**

There will be no Old Business discussed at the Special Meeting.

7. **NEW BUSINESS**

a. Lincoln Theater Restoration Update by representative of Dr. Martin Luther King, Jr. Commemorative Committee

Ms. Pamela Carrithers, on behalf of the Martin Luther King, Jr. Commemorative Committee, and Mr. Reginald Floyd, from the Theater Restoration Committee, presented the topics and points discussed in their September 19th, 2019 meeting. The Committee wrote a new vision and mission for the restoration of the Lincoln Theater. The Lincoln Theater is to serve as a regular venue for the performing arts in the Lincoln Park community. She stressed the importance of renovating the building, as it was built in 1946 and would not be compliant with the city's building code. To accomplish this goal, the theater's footprint in the area needs to be expanded. This expansion would also ensure the financial sustainability of the theater, as there are plans of building a hall that would also be used as a rental facility for activities. Mr. Floyd added that the mission of the theater is and will be to educate the community through the arts.

Commissioner Sessions inquired whether or not item 7c. of this agenda would be indirect conflict with their plans for expansion. Ms. Carrithers confirmed that it would be in direct conflict. There was further discussion on this topic, which concluded with encouraging the Martin Luther King, Jr. Commemorative Committee and the Theater Restoration Committee to bring their grant applications to the board so that

they would have a better understanding of the plans for theater restoration. Another point that was made by the board was that there needs to be stronger communication between the organizations and City Hall. The board reiterated that the plans discussed on item 7c are not to build permanent structures on the adjacent lot to the Lincoln Theater, but rather they would be removable structures that would encourage people to go to the Lincoln Park area encouraging economic growth. Ms. Carrithers requested the non-permanent nature of the project in item 7c be put in writing to avoid future issues.

Further discussion of restoration plans included the importance of expanding in order to add bathrooms to the theater, the feasibility of the project, the possibility of parking issues, and ADA compliance on the renewed structure.

- b. Approval to award RFP No. 2020-007 Property Lease - Human Development Resources Center Gymnasium, to Boys and Girls Club of St. Lucie County with a ten (10) year term with two, five-year renewal options and a monthly lease rate of \$1.00.

Mr. Mike Reals, Public Works Manager was available to answer questions regarding the proposed property lease between the FPRA and The Boys & Girls Club of St. Lucie County for which he was seeking approval. Chairwoman Hudson inquired how beneficial the relationship between the FPRA and the Boys & Girls Club of St. Lucie County had been in past contracts and leases. Mr. Reals assures that the relationship has been beneficial for both parties.

Of the 6 parties that were interested, 2 submitted proposals. Both proposals were evaluated and the Boys & Girls Club was deemed the stronger candidate. Commissioner Sessions expressed his concerns regarding access for the general public into the building, as it was originally built for public access. Mr. Mimms assured Commissioner Sessions that the building will remain accessible to the public while Boys & Girls Club is the tenant. Commissioner Sessions requested this to be put in writing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve lease as presented.

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

Passed

- c. Approval to authorize staff to enter into negotiations with Upendo Shabazz on behalf of Rooted In Change, Inc./dba as Lincoln Park Young Professionals, of Fort Pierce, FL, the highest rank responder for RFP 2020-013, for the redevelopment of 1100 block of Avenue D.

Mr. Mimms began by outlining that the Lincoln Park Young Professionals are bringing temporary economic redevelopment opportunity to the Lincoln Park area, and that this was the plan since the proposal was presented. City staff evaluated both of the proposals that were presented, and deemed the proposal by the Lincoln Park Professionals and the Alleghany Ministries was the more beneficial to revitalize the Avenue D corridor. This proposal does not include any permanent structures, as most of the temporary structures will be repurposed shipping containers. The ROOT initiative presented by the Lincoln Park Young Professionals would enhance the area and help the Lincoln Park area become an Arts and Cultural District. This enhancement would give citizens a place to visit and create a habit in the population to visit the area.

Commissioner Sessions is concerned about the proposal to bring mobile food vendors into that area, as he understands that it will impact brick and mortar restaurants negatively. Commissioner Perona encouraged the Board to be excited about this opportunity, and he added that he does not see a conflict between this initiative and the plans for the Lincoln Theater. Commissioner Sessions reiterated that safety and precautions are necessary, and that the board needs to make sure that there are no conflicts between parties.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to authorize staff to enter into negotiations with Upendo Shabazz on behalf of Rooted In Change, Inc./dba Lincoln Park Young Professionals, of Fort Pierce.

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

Passed

- d. Approval of authorization for staff to enter into contractual negotiations with the highest rank responder, Colliers International, pursuant to the review of proposals associated with RFP 2020-008 Retail/Business Recruitment.

Ms. Shyanne Helms, Communications and Economic Development Manager, requested the board to approve entering into an agreement with Colliers International for retail recruitment. The company would oversee market research, development of a retail/ business recruitment plan, and the implementation of said plan. The Board was concerned with how this would not only help bring new businesses into the City, but how it would impact the existing businesses. Ms. Helms explained that the data and studies to be conducted by the company would be made available and accessible to existing businesses, so they too could benefit from the information. Another concern was the timing of this agreement, as due to COVID-19 there is a need of funding to help citizens and businesses impacted. Entering into an agreement with Colliers International would serve as an aid to promote business to not only come into Fort Pierce, but existing businesses to prosper.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to authorize staff to enter into negotiations with the highest ranked respondent, Colliers International.

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

NAY: Commissioner Reginald Sessions

Passed

- e. Fisherman's Wharf Redevelopment -- RFQ/P No. 2020-023

Mr. Mimms and Ms. Helms proposed a new schedule to continue the Fisherman's Wharf Improvement project. Commissioner Johnson inquired if there was an existing Evaluation Committee, which Ms. Helms confirmed. Commissioner Sessions expressed that the City was doing great things.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve schedule as presented.

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

Passed

- f. COVID-19 Economic Recovery Strategy

Ms. Helms presented an idea to allow businesses to use the city's right-of-way temporarily to allow them to continue operating and receive customers. This program would entail closing 2nd Street during the weekends to allow this to happen. Commissioner Sessions requested that Mr. Hans Kraaz be invited into the meetings to decide on street closures. In order to reopen the Farmer's Market, the Craft Market, and the Jazz Society, Commissioner Johnson proposed they present a re-opening plan to the City and then the City would notify the State. For this year's 4th of July fireworks show, Mr. Mimms had the idea that the show is still offered, yet that there be no street festivals. He also proposed people stay inside their cars to watch the fireworks. To better assist businesses, on Monday, June 1st the City Commission will evaluate a measure for reduction/ waiver of fees.

**8. CONSENT AGENDA**

There were no items on the consent agenda.

**9. STAFF COMMENTS**

Mr. Mimms announced that the City received a good note from the Property Appraiser regarding the City's taxable value increasing 5%. Ms. Linda Cox commented that she would compile a list of approved food vendors, as she understands that there are not many that are registered on Avenue D.

**10. BOARD COMMENTS**

Commissioner Perona expressed that the Fire Board entered negotiations with a Clerk Treasurer. Miss Patty Duval was highly recommended by staff to occupy this seat. No other committees are meeting.

Commissioner Sessions asked to have an official announcement made from the City about beach re-openings. Mr. Mimms made the announcement following Commissioner Sessions' comment. Chairwoman Hudson reminded the citizens to please, complete the Census. Commissioner Sessions stressed the importance of the Census count for federal funding, and he reassured illegal immigrants living in the City to not fear the Census, as it cannot be used to deport them.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to excuse Commissioner Alexander.

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

Passed

**11. ADJOURNMENT**

The meeting was adjourned at 6:05 P.M.

ATTEST:

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CITY CLERK

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CHAIRPERSON