

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, JULY 28, 2020**.

**1. CALL TO ORDER**

Chairman Pro Tem Perona called the meeting to order at 4:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: Chairman Pro Tem Thomas Perona; Commissioner Rufus Alexander; Commissioner Jeremiah Johnson; Mayor Linda Hudson

Absent: Commissioner Reginald Sessions

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

Mayor Hudson participated by phone.  
Commissioner Alexander participated by phone.  
Commissioner Sessions arrived at 4:07 p.m.

**4. APPROVAL OF MINUTES**

- a. Approval of Minutes from April 28, 2020 Regular Meeting and May 26, 2020 Special Meeting.

Motion was made by Commissioner Jeremiah Johnson, seconded by Mayor Linda Hudson to approve the minutes.

AYE: Chairman Pro Tem Thomas Perona, Commissioner Rufus Alexander, Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

**5. FINANCIAL REPORT FOR MONTH ENDING MAY 31, 2020 (attached)**

Nick Mimms, City Manager, indicated the financial report for the month ending May 31, 2020 is attached to the agenda. If anyone has any questions, he is happy to answer and if not, we will need a motion to accept.

Motion was made by Commissioner Rufus Alexander, seconded by Mayor Linda Hudson to approve the financial report.

AYE: Chairman Pro Tem Thomas Perona, Commissioner Rufus Alexander, Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

**6. 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.**

Charlie Frank Matthews spoke on item 7f.

## 7. NEW BUSINESS

- a. FPRA Resolution 20-02 to Adopt Updated Fort Pierce Redevelopment Agency Plan.

City Clerk, Linda Cox, read the resolution, by title only, into the record.

FPRA RESOLUTION NO. 20-02 - A RESOLUTION of the FORT PIERCE REDEVELOPMENT AGENCY, Pursuant to chapter 163, Florida Statutes, AMENDING THE FORT PIERCE COMMUNITY REDEVELOPMENT PLAN; REAFFIRMING THE FINDING OF THE EXISTENCE OF BLIGHTED AREAS IN THE CITY; EXTENDING THE IMPLEMENTATION PERIOD OF SAID PLAN; PROVIDING FOR NOTIFICATION TO THE TAXING AUTHORITIES; AND PROVIDING for AN EFFECTIVE DATE.

Mr. Mimms introduced Mr. John Jones of S&ME to discuss the updated CRA Plan. Mr. Jones described the extensive public input process that went into developing the strategies, ideas and vision for the future of the CRA area. Mr. Jones gave a presentation on the updated plan which included neighborhood restoration and connections, fostering arts and culture to improve public areas, and connecting neighborhoods with businesses. In addition to capital programming estimates, the plan includes goals, objectives and policies to administer the CRA providing great flexibility. The plan serves as a roadmap for the future of the CRA. It will be up to the FPRA board to establish the priorities and make the funding decisions.

The Board discussed concerns regarding the use of CRA funds in areas that did not appear to be blighted. Everyone agreed that there would be no misuse of funds.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve FPRA Resolution 20-02

AYE: Chairman Pro Tem Thomas Perona, Commissioner Rufus Alexander, Commissioner Jeremiah Johnson, Mayor Linda Hudson, Commissioner Reginald Sessions

Passed

- b. FPRA Resolution 20-04 designating 708 North 18th Street as surplus property and authorization for disposition in accordance with FPRA policy.

City Clerk, Linda Cox, introduced the resolution, read by title only, into the record.

FPRA RESOLUTION NO. 20-04 - A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA; DECLARING CERTAIN REAL PROPERTY OWNED BY THE FORT PIERCE REDEVELOPMENT AGENCY, AND KNOWN AS 1708 N 18<sup>th</sup> STREET, TO BE SURPLUS TO FORT PIERCE REDEVELOPMENT AGENCY NEEDS AND AUTHORIZING STAFF TO DISPOSE OF SAID PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 163.380 OF THE FLORIDA STATUTES; PROVIDING FOR AN EFFECTIVE DATE.

Jennifer Hofmeister, Planning Director, explained that the property is located within the Lincoln Park Historic District and she received a letter from a family member describing the history of the property that was in her family since 1940; the property went under county ownership in 2004 and was transferred to the CRA in 2007. The family would like the opportunity to bid on the property to bring it back into family ownership.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Jeremiah Johnson to approve FPRA Resolution 20-04.

AYE: Chairman Pro Tem Thomas Perona, Commissioner Rufus Alexander, Commissioner Jeremiah Johnson, Mayor Linda Hudson, Commissioner Reginald Sessions

Passed

- c. Approve Retail/Business Recruitment Work Scope from Colliers International in the Amount of \$28,000

Nick Mimms, City Manager, introduced Ken Krasnow, Colliers International, to provide an overview of the scope of work and timeline for the City's retail recruitment program under the negotiated agreement. Mr. Krasnow explained the three phases of the plan. The first phase is gathering all of the data analytics to understand our current conditions. The second phase will be to build an actionable plan to attract the desired business. Finally, the third phase is the ongoing effort to continue to refine the plan.

Mr. Krasnow explained in greater detail how they would gather the detail and was responsive to the board's questions.

Motion was made by Mayor Linda Hudson, seconded by Commissioner Reginald Sessions to approve the scope of work.

AYE: Chairman Pro Tem Thomas Perona, Commissioner Rufus Alexander, Commissioner Jeremiah Johnson, Mayor Linda Hudson, Commissioner Reginald Sessions

Passed

- d. FPRA Resolution 20-03 approving the purchase from the St. Lucie County School Board of the Means Court Elementary School and the Plan for Future Utilization of Means Court Center

Linda Cox, City Clerk, introduced the resolution, read by title only, into the record

FPRA RESOLUTION NO. 20-03 - A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY AUTHORIZING THE PURCHASE OF PROPERTY, COMMONLY KNOWN AS MEANS COURT ELEMENTARY SCHOOL, FROM THE SCHOOL BOARD OF ST. LUCIE COUNTY, FLORIDA; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY AND INCIDENT TO SUCH PURCHASE; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Mimms introduced Caleta Scott, Grants Administrator and Audria Moore-Wells, Special Projects Coordinator. Also in attendance is Marty Sanders of the St. Lucie County School District. Means Court Elementary School will serve as an integral part of the revitalization of the Avenue D corridor. Both Public Works and the Building Department have inspected the property and found it to be structurally sound. Ms. Moore-Wells discussed the history of the school and its importance to the area. Ms. Scott discussed the concept of using the building to create a community service hub, including space for business development, non-profit groups, continuing education for adults, a performing arts center, a tech hub for entrepreneurs, youth outreach and a farmer's market community garden.

Mr. Saunders indicated that they have had very few problems with the building; however some equipment is at the end of its life, such as the air conditioning units. The city will have title insurance as part of the purchase as well. The transfer was well received by everyone, creating lots of excitement for the future of the area.

Motion was made by Commissioner Jeremiah Johnson, seconded by Mayor Linda Hudson to approve FPRA Resolution 20-03.

AYE: Chairman Pro Tem Thomas Perona, Commissioner Rufus Alexander, Commissioner Jeremiah Johnson, Mayor Linda Hudson, Commissioner Reginald Sessions

Passed

- e. FPRA Resolution 20-05 Appointing members to the Community Redevelopment Agency Advisory Committee.

Linda Cox, City Clerk, introduced the resolution, read by title only, into the record.

FPRA RESOLUTION NO. 20-05 - A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA; CERTIFYING THE APPOINTMENT OF MEMBERS TO THE COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

Currently, there are three at-large seats open. The City Clerk distributed the ballots.

Commissioner Alexander voted for Mann-Lurry, Taylor and Hodge-Wims.  
Mayor Hudson voted for Taylor, Mancini and Baxevanis.  
Commissioner Johnson voted for Mancini, Baxevanis, Mann-Lurry.  
Commissioner Sessions voted for Taylor, Hodge-Wims and Mancini.  
Chairman Pro Tem Perona voted for Mancini, Mann-Lurry and Baxevanis

The appointees will be Ellen Mancini, Sabrina Taylor and Carolyn Mann-Lurry.

Motion was made by Mayor Linda Hudson, seconded by Commissioner Rufus Alexander to approve FPRA Resolution 20-05.

AYE: Chairman Pro Tem Thomas Perona, Commissioner Rufus Alexander, Commissioner Jeremiah Johnson, Mayor Linda Hudson, Commissioner Reginald Sessions

Passed

- f. Approval to place proceeds from tax credit certificate in escrow for subsurface improvements to remove remnants of pre-existing King Power Plant for construction purposes.

Nick Mimms, City Manager, explained to the Board that they have identified numerous additional concrete structures that are beneath the surface of the Kings Landing Site at about the four to five foot mark. The developer has requested that the FPRA share in the cost of removing the buried debris; staff is recommending that the bonus proceeds of the tax certificate sale be placed in escrow for the purpose of possibly removing the subsurface structures to facilitate the ease of development and construction.

Mr. Mimms further clarified that the FPRA sought and secured the loans associated with the clean-up activity through the Regional Planning Council and has subsequently repaid those loans. He further clarified that the contractor was hired to remove the identified contaminants in the soil which was removed to a certain depth and new soil was brought in; the underground structures were not part of the site clean-up as mandated by the FDEP. The estimates for removal of the structures is between \$100,000 and \$150,000 and the property is still owned by the FPRA.

There were concerns expressed regarding allocating the money in the midst of a pandemic and hurricane season.

Motion was made by Mayor Linda Hudson, seconded by Commissioner Jeremiah Johnson to place up to \$170,000 in escrow for the remediation of the site with the use of the balance of the funds to be determined at a later date.

AYE: Chairman Pro Tem Thomas Perona, Commissioner Jeremiah Johnson, Mayor Linda Hudson

NAY: Commissioner Rufus Alexander, Commissioner Reginald Sessions

Passed

- g. Discussion on possible demolition of 301 S. Ocean Drive.

Mike Reals, Public Works Director, offered a brief presentation regarding 301 S. Ocean Drive. At a previous meeting, there was a request to get more in-depth information on the construction of beach parking on this site. Mr. Reals indicated that if we demolish the existing business, we would have net gain of 14 parking spaces.

The current lease with the tenant is expiring and generates approximately \$25,000.00 per year in rent. Under the current lease, the city is the owner of everything inside, including the coolers, and we would be responsible for replacement and/or repair. The Board discussed the lease terms, the future potential for that site, the timing of the need for additional beach parking and identifying of funding for any parking construction. Additionally, it was suggested that the beach parking lot potential be included in the parking study.

Motion was made by Commissioner Jeremiah Johnson, seconded by Mayor Linda Hudson go month to month on the lease of the property with the existing tenant and direct staff to reevaluate and renegotiate the lease to make the tenant responsible for all equipment and the interior of the building, with a term not to exceed 364 days; and that the Board reevaluates the lease in 180 days.

AYE: Chairman Pro Tem Thomas Perona, Commissioner Rufus Alexander, Commissioner Jeremiah Johnson, Mayor Linda Hudson, Commissioner Reginald Sessions

Passed

h. FPRA Programs and Activities Summary - FY2020 3rd Quarter

Mr. Mimms referenced the program and activity summary of FPRA Activities which is attached to the agenda. Mr. Mimms indicated that the city will partner with the School Board to get information out to the community about school options and openings.

**8. STAFF COMMENTS**

Staff continues to work and think differently these days; but great things are happening.

**9. BOARD COMMENTS**

Commissioner Sessions is excited that the city is getting Means Court school.  
Mayor Hudson would like to hear from our School Resource Officers at a future FPRA meeting.  
Commissioner Alexander is fully behind the Kings Landing project.  
Commissioner Johnson had no comments.  
Chairman Pro Tem Perona was happy with the great reports and future plans; keep things moving with frequent updates.

**10. ADJOURNMENT**

Chairman Pro Tem Perona adjourned the meeting at 7:38 p.m.

ATTEST:

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CITY CLERK

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CHAIRPERSON