



FPRA PROGRAMS AND ACTIVITIES SUMMARY
FY2021 – 1st Quarter

KING'S LANDING

On March 25, 2020, the City of Fort Pierce, Fort Pierce Redevelopment Agency, and Audubon Development executed a Memorandum of Understanding to suspend all deadlines set forth in the development agreement due to the COVID-19 Pandemic. The pandemic constituted a catastrophic Force Majeure Event in accordance with Section 17 of the agreement. However, both parties have been working diligently on tasks that are within control. On December 29, 2020 Governor DeSantis extended his emergency declaration for an additional 60 days therefore extending the tolling of the deadlines associated with the development agreement.

See action item updates below:

- All land development approvals required by the development agreement have been completed including rezoning, future land use, and abandonments. The sovereign submerged lands issue has also been resolved by the state.
- Audubon Development expects to submit their site plan within the next 7-10 days.
- At the July 2020 FPRA Board Meeting, the FPRA Board agreed to place up to \$170,000 of tax credit certificate proceeds into escrow to assist with the removal of the debris. The funding will be available for this purpose once the King's Landing site plan approval process is completed.
- City/FPRA staff has a standing conference call with the Audubon team to maintain open lines of communication to keep this monumental project on track.

LINDSAY SCHOOL OF THE ARTS

On March 26, 2020, the Fort Pierce Redevelopment Agency and The Lindsay School of the Arts, Inc. (LSA) executed a Memorandum of Understanding to suspend all deadlines set forth in the development agreement due to the COVID-19 Pandemic. The pandemic constituted a catastrophic Force Majeure Event in accordance with Section 18.8 of the agreement. On December 29, 2020 Governor DeSantis extended his emergency declaration for an additional 60 days therefore extending the tolling of the deadlines associated with the development agreement.

See action item updates below:

- The field verification phase has been completed by the architect. The schematic design phase has commenced.
- LSA is working on the environmental phase for the removal of the lead paint, mold and asbestos. They are working with LEB Demolition and a state contractor to assist.
- LSA has hosted a few very successful cleanup days with their contractor and the public. LSA also has a team of Trustees through the Sheriff's Office assisting with cleanup.
- LSA has completed sponsorship packets with naming packages available. LSA staff hosts private tours with donors regularly.
- LSA is forming many relationships and community partners to assist with this project.
- LSA has a grant writer assisting with federal grant opportunities and is currently working on a Underrepresented Community Grant through the National Park Service.
- A community garden will be constructed behind the building in partnership with the City of Fort Pierce/CDBG once the HUD funding is received. Construction is slated to commence in Spring 2021.

FISHERMAN'S WHARF

The Fort Pierce Redevelopment Agency embarked upon a two-phase solicitation process -- Request for Qualifications and Request for Proposals -- for the redevelopment of Fisherman's Wharf. The first step of the process was the Request for Qualifications (RFQ). The RFQ was used as a screening step to establish a qualified pool of firms who are eligible to submit responses to a Request for Proposals (RFP).

The Evaluation Committee met on Wednesday, October 7, 2020 to evaluate the qualifications of the six (6) respondents in accordance with the information detailed in Section IV – Scope of Service/Specifications, pg. 17, RFQ Evaluation Criteria. The committee reviewed and scored the responses with respect to development team, professional qualifications and experience and project approach. Five (5) firms met all the guidelines outlined in the RFQ. The Statement of Qualifications received by Pierce Harbor, LLC was incomplete and therefore considered non-responsive. Edgewater Resources has since withdrawn from the process. At the FPRA Board meeting on October 27, 2020, the FPRA Board decided to invite all (4) four qualified respondents to move into the RFP phase. The remaining timeline is as follows:

- Last day for questions – January 18, 2021
- Proposals due – January 25, 2021
- Tentative evaluation committee meeting (purpose: review proposals and prepare questions for presentations) – February 4, 2021
- Presentations to Evaluation Committee – tentatively scheduled for week of February 11, 2021
- Recommendation to FPRA Board – March 23, 2021

RETAIL/BUSINESS RECRUITMENT

Colliers International was selected as real estate consultants in response to RFP No. 2020-08 – Fort Pierce Retail and Business Recruitment Plan. Following a presentation to the FPRA Board on July 28, 2020 and a kick-off call with City staff on August 5, 2020, the Colliers International team commenced work on the first phase of the project. Phase 1 involves a Comprehensive Market and Retail Feasibility Study evaluating the community retail needs by understanding the demographic and psychographic trends of the community, identifying spending patterns of local consumers, conducting a retail void (or "GAP") analysis, peering Fort Pierce against comparable cities with viable success stories, and cataloging opportunities for the City's focus districts. Phase I has now been completed and Phase II has commenced which includes the identification an optimal tenant mix strategy and a roadmap to recruiting targeted retailers, including recommendations on economic development initiatives. The final report is expected to be completed by the end of January 2021 and will be presented to the FPRA Board on February 23, 2021.

SURPLUS PROPERTY

The restoration of Fort Pierce's neighborhoods is a key strategy to revitalizing the Fort Pierce Redevelopment Area and has been identified in our updated FPRA Plan. One way to accomplish this goal is to dispose of surplus residential property owned by the FPRA. A database of FPRA-Owned Property has recently been created. The database contains information regarding each property owned by the Fort Pierce Redevelopment Agency and its surplus status. This list is currently being reviewed to identify clusters of property suitable for redevelopment. These clusters will go before the FPRA Board for approval to solicit bids in the near future. Deed restrictions or reversionary clauses should be considered when disposing of these properties to ensure that the proposed utilization is accomplished in a timely manner.

708 NORTH 18TH STREET

Tyese Miller was selected by the FPRA Board as the highest bidder for 708 North 18th Street. A development agreement is currently being drafted by the City Attorney's Office to include a reversionary clause if residential construction has not commenced within five (5) years. The agreement will go before the FPRA Board on February 23, 2021.

OLD KING'S INN SITE – 414 AVENUE D

The FPRA Board reviewed an unsolicited proposal received from Ms. Maria L. Aleman for the vacant property located at 414 Avenue D. The FPRA Board decided not to accept the unsolicited proposal and to solicit bids for the property instead. In preparation for the bid, an appraisal was completed by Fuller-Armfield-Wagner Appraisal & Research Inc. The property has been appraised at \$17,500. The timeline for the solicitation is as follows:

- Issue bid – January 19, 2021
- Bids due – February 24, 2021
- CRA Advisory Committee Meeting (Evaluation Committee) – March 17, 2021
- Recommendation to FPRA Board – March 23, 2021

THE ROOT

The project is currently on schedule. Most recently Lincoln Park Young Professionals received approval of its application for a variance and a Certificate of Appropriateness from the Historic Preservation Board. LPYP next step is to submit a minor site plan.

MEANS COURT PLAZA / AVENUE D STREETScape

Several aspects of the plans for Means Court Plaza are moving ahead. Staff has met with representatives of Lincoln Park Main Street to identify the area the organization will occupy and set an expected move in date. In addition, a meeting was held with Fort Pierce Utilities Authority to discuss working together to achieve the goals of the plans for Means Court Plaza. To identify future occupants for the Means Court Center, a RFP is being developed to solicit proposals and is expected to be completed in February 2021.

As for the Avenue D Streetscape, staff is working on a project plan for the revitalization of the Avenue D, from U.S. Highway 1 to North 29th Street, to include a cost estimate for new streetscape design, street furnishings, uniform business and addresses signage that incorporates the selected color palette. The plan is expected to be completed by February 2021.

LINCOLN THEATER

Staff and representatives of the Martin Luther Jr. Commemorative Committee and the Lincoln Theater Restoration Subcommittee met and discussed the status of the restoration of the historic theater. As a result of the discussion, a plan was developed that calls for staff working closely with the committee to provide guidance and direction to get the project back on track.