

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 4:30 P.M. ON MONDAY, MARCH 9, 2021.

1. **CALL TO ORDER** - Chairwoman Linda Hudson called the meeting to order at 4:30 PM.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Chairperson Linda Hudson; Commissioner Jeremiah Johnson; Commissioner Thomas Perona; Commissioner Curtis Johnson, Jr.

Absent: Commissioner Rufus Alexander

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

4. **APPROVAL OF MINUTES**

a. Approval of the minutes from the January 13, 2021 regular meeting.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes of the January 13, 2021 regular meeting.

AYE: Chairperson Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Curtis Johnson, Jr.

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.**

Lee Dobbins, Item 7a
Dale Matteson, Item 7a
Larry Lee Jr., Item 7a
Mike Jacquin, Item 7a
Pete Tesch, Item 7a
Christa Stone, Item 7a
Sohan, Sanjai, Item 7a
Rick Sinnot, Item 7a
Hoyt Murphy Item 7a

6. **FPRA FINAL BUDGET AMENDMENT**

a. Final Budget Amendment for FY2019-2020

Johnna Morris, Finance Director, gave a brief presentation of the Fiscal Year 2019-2020 Final Budget Amendment. The approved budget was \$6,905,034. The amended budget is actually \$6,799,910. There is an increase of 1.52%. The increase was from other funds and projects. Those funds were to be used to fund School Resource Officers in public schools. However, the schools were closed due to Covid 19 and those funds were not utilized.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve the Final Budget Amendment for FY2019-2020.

AYE: Chairperson Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Curtis Johnson, Jr.

Passed

7. NEW BUSINESS

- a. Approval of authorization for staff to enter into contractual negotiations with highest ranked proposer pursuant to the review of qualifications and proposals associated with RFQP 2020-023 Redevelopment of Fisherman's Wharf.

Shyanne Helms, Economic Development Manager, gave an overview of the process of Request for Proposal (RFP) phase for redevelopment of Fisherman's Wharf. The following firms submitted their RFP for evaluations: Azur Equities, Office America Group, Shelli Associates and Smyth Builders. The evaluation committee consisted of 5 staff members and Stan Payne, St Lucie County Port Director. The five staff members were Jack Andrews, City Engineer, Jennifer Hofmeister, Planning Director, Paul Thomas, Building Official, and Dean Kubitschek, Marina Manager.

The evaluation criteria consisted of Preliminary Development Plan, Meeting CRA/Project Goals, Public Benefit, Economic Feasibility, Acquisition/Financing, Schedule and Qualifications/Experience of Proposer.

Azur Equities scored 245 points, Office America Group scored 416 points, Shelli Associates scored 414 points, and Smyth Builders scored 215 points.

Commissioner Tom Perona would like presentations from the two top proposers which are Office America Group and Shelli Associates.

Commissioner Curtis Johnson mentioned that this area is very important to Fort Pierce and that he has specific questions for those proposers. He is looking at the development and economic impact of the area. He would also like the two top proposers come before the FPRA Board and give a presentation.

Commissioner Jeremiah Johnson mentioned that he would like a unique place that people want to visit and gather. He mentioned that he would like an area where people can shop, have ice cream, go fishing, and access a boat ramp. He also agrees and would like the two top proposers to give a presentation. He mentioned that he is very excited for these opportunities that are coming to Fort Pierce.

Chairwoman Linda Hudson mentioned she wants a fair process. It is her understanding that the RFP process can be very subjective even when the committee is doing their best on being objective. She also supports the decision to move forward with presentations from the two proposers. She also mentioned that the FPRA Board should continue to be under the Cone of Silence.

Pete Sweeney, City Attorney, agreed that the Board should continue to be under the Cone of Silence so that the decision would not be influenced in any way during the intervening time.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to request the two highest ranked proposers to come before the FPRA Board and give a presentation of 30 minutes and an additional 15 minutes for Board questions and answers. The presentations should be independent of each other.

AYE: Chairperson Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Curtis Johnson, Jr.

Passed

b. 301 S. Ocean Drive

- Approval of a twelve (12) month lease agreement
- Discussion on possible demolition of existing commercial structure for the expansion of the parking lot

Mike Reals, Public Works Director, explained that the one-year lease for 301 S. Ocean Drive will be ending soon and he is asking for approval of the lease agreement.

Commissioner Jeremiah Johnson mentioned that he would like to renew the lease agreement since the City is generating revenue.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve a twelve (12) month lease agreement of 301 S. Ocean Drive.

AYE: Chairperson Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Curtis Johnson, Jr.

Passed

Mr. Reals discussed the possible demolition of the existing commercial structure located at 301 S Ocean Drive. The approximate cost for the demolition, abatement, parking lot expansion and additional lighting would be \$26,500.00. It would provide fourteen additional parking spots.

Nick Mimms, City Manager, explained that the Parking Committee recommended that the structure on the property be demolished to provide additional spaces. In his opinion, he does not believe that the City is in dire need 14 additional spaces.

Commissioner Perona mentioned that with the building in the front of the property, the citizens and visitors don't know that the free parking lot is there. He would rather look at long term solutions. His other concern was to provide ample notice to the tenant once the City decides to move forward with demolition of the structure.

Commissioner Jeremiah Johnson mentioned that going from forty-six to sixty parking spaces would be nice. However, that area needs more than that. Therefore, the Board needs to put a plan in place with budget and finances for the future of this parcel.

Commissioner Perona mentioned that there is a lot of property on Hutchinson Island ready for development. Once these properties are developed, the biggest problem will be parking. He along with Commissioner Jeremiah Johnson are looking at multi-level parking lot.

Mr. Mimms mentioned that in 2016, the City hired Walker Parking consultants. One of the major strategic initiatives was identifying public parking areas. This location is perfect since it is between

restaurants and has direct beach access. Mr. Mimms mentioned that a vertical structure is required on the beach, sooner than later, to assist with the parking needs.

Commissioner Curtis Johnson agreed with Mr. Mimms and mentioned that they could plan the structure with retail and a mechanized lift.

Mr. Mimms recommended that due to the increase in traffic, visitors, and number of businesses staff will develop a plan. This plan should include research, prepare a RFP, and seek development partners.

The Board gave consensus to move forward with developing a plan within six months.

c. CRA Advisory Committee Recommendations

Charlie Frank Matthews, Chair of CRA Advisory Committee, explained that the committee has reviewed the utilization of the first floor of the Sunrise Center, and they recommend that FPRA solicit proposals to begin generating revenue.

Commissioner Jeremiah Johnson asked Mr. Matthews if the the CRA Advisory Committee discussed the type of use that should be solicited for the Sunrise Center.

Mr. Matthews explained that they should lease the 4000 square feet for retail or office space for organizations such as insurance companies. They do not want to create competition for other downtown businesses.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to accept the recommendation and issue a Request for Proposals for the Sunrise Center.

AYE: Chairperson Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Curtis Johnson, Jr.

Passed

Sabrina Taylor, Vice Chair of the CRA Advisory Committee, recommended that the FPRA take into consideration the residential infill development strategy that will be presented by Chad Ingram as it relates to flexible zoning, incentivizing tax lien mitigation and concepts for new construction.

There was no action taken.

d. Residential infill development strategies presentation by Chad Ingram

Chad Ingram, President of EKhaya Fort Pierce LLC. Mr. Ingram spoke regarding the blighted areas of Lincoln Park. He also spoke regarding the holistic design system for creating sustainable human settlement and food production systems called Permaculture.

He provided blight and lien mitigation strategies. He also spoke about infill and affordable housing and first time homeownership. Another strategy that he spoke about was for the City to use tree trimming mulch citywide on vacant lots to retard weed growth which would cut lot clearing costs.

Commissioner Perona was very concerned about the City getting into the mortgage business. He mentioned that the City would never do that again. He explained that the FPRA Board can take a look at liens and develop a plan to assist and be a partner with an organization that wants to develop a series of lots and turn them into affordable housing. He is asking that staff come up with a plan to make this happen.

Commissioner Curtis Johnson thanked Mr. Ingram for his time and efforts. He has some great ideas to help accomplish the home ownership, which is important to him. He asked the Board to help find a way to revitalize these neighborhoods. There are many challenges, however, Mr. Ingram has some very creative solutions for affordable home ownership possibly using cargo ship containers.

Commissioner Jeremiah Johnson mentioned that this is a program that is much needed and that a process should be initiated.

Mayor Hudson mentioned that the Board wants to assist with creating affordable homeownership and does not want empty lots and boarded up houses. She said that she appreciates the time and interest that Mr. Ingram has taken to provide some solutions.

Mr. Mimms mentioned that there are other communities that have experience with Mr. Ingram's suggestions. He would like the opportunity to work with Mr. Ingram along with the Planning Manager, Building Official and Code Compliance Manager to implement some of Mr. Ingram's procedures and recommendations. The City has been talking about residential infill for several years and it is now time for action. He mentioned that in 60 days, at the May FPRA meeting, he would be able to provide some of the goals.

- e. Approval of funding for the Revised Lincoln Theater Restoration Project Proposal with Program and Fees for Master Planning Phase developed by REG ARCHITECTS, INC. Architectural, Planning & Interior Design in the amount of \$30,000.

Mr. Mimms explained that the Dr. Martin Luther King Commemorative Committee is seeking funding for the revised Lincoln Theater Restoration Project Proposal to enable the renovation project to get back on track.

Rick Gonzalez, REG Architects, gave a brief presentation and explained that if the FPRA Board approves this funding the theater committee can raise funds and submit for state bids from historic and cultural resources. Mr. Gonzalez provided a proposal of \$30,000.00 for their services that will include three architectural renderings. The proposal will have an assessment, updated drawings, and a study to obtain public input. They would provide two renderings of the exterior and one of the interior space.

Mayor Hudson mentioned that the Lincoln Theater is owned by the Dr. Martin Luther King Commemorative Committee and that she would like to support this effort and help raise money and obtain grants.

Commissioner Jeremiah Johnson asked Mr. Gonzalez approximately how much would the cost be per square foot to renovate the building. Mr. Gonzalez explained that the approximate cost could be \$300.00 - \$350.00.

Commissioner Perona would like to help with making the Lincoln Theater a reality. He also asked that the Board obtain regular updates on the progress.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve the funding for the revised Lincoln Theater Restoration Proposal in the amount of \$30,000.00.

AYE: Chairperson Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Curtis Johnson, Jr.

Passed

- f. Retail Market Overview & Strategy presented by Colliers International

Kenneth M. Krawnow provided a very detailed report of the City's retail Strengths, Weaknesses, Opportunities and Threats. He mentioned that the strengths outnumber the weaknesses and that there are many opportunities. The report indicated that there is a large gap or void in the following types of retail: furniture and home furnishings, electronics and appliances, luggage, bags, leather goods and accessories, shoes and footwear and specialty food and drinks.

Mr. Mimms explained that this is an interim report and that the City has never had a market analysis like this before. With this report, the City can now recruit, attract and bring new businesses to Fort Pierce.

Mr. Krasnow explained that now that he has provided the market analysis, his firm will begin to market to different retailers.

No action was taken.

- g. Resolution 21-01 reappointing members to the CRA Advisory Board.

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

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.

Ms. Cox indicated that after soliciting applications for two vacancies on the CRA Advisory Board, the applications received were for two existing members that were seeking reappointment. The two members are Carolyn Mann-Lurry and Kristina Gibbons.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 21-01 reappointing Carolyn Mann-Lurry and Kristina Gibbons to the CRA Advisory Board.

AYE: Chairperson Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Curtis Johnson, Jr.

Passed

- h. Resolution 21-02 authorizing the sale of 708 North 18th Street to the successful bidder, Tyese Miller.

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

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, DETERMINING THE TRANSFER OF THE REAL PROPERTY COMMONLY KNOWN AS 708 N. 18TH STREET, FORT PIERCE, FLORIDA, PREVIOUSLY DECLARED AS SURPLUS PROPERTY TO BE IN THE BEST INTEREST OF THE PUBLIC; DETERMINING THAT A BID FOR THE REAL PROPERTY FROM A THIRD PARTY PURCHASER FOR VALUE TO BE IN THE PUBLIC INTEREST, AND AUTHORIZING AND DIRECTING THE OFFICERS, ATTORNEYS AND AGENTS OF THE FORT PIERCE REDEVELOPMENT AGENCY TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT TRANSACTIONS AND PROVIDING AN EFFECTIVE DATE.

Mr. Mimms explained that staff seeks approval for the sale of this surplus property.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve Resolutions 21-02 authorizing the sale of 708 North 18th Street to the successful bidder, Tyese Miller.

AYE: Chairperson Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Commissioner Curtis Johnson, Jr.

Passed

8. STAFF COMMENTS

There were no staff comments.

9. BOARD COMMENTS

Commissioner C. Johnson is excited about the future of the FPRA.

Commissioner J. Johnson asked Mr. Mimms if the City has accepted bids on the Kings Inn property. Mr. Mimms confirmed and informed the Board that they will be presented at an upcoming meeting.

10. ADJOURNMENT - Chairwoman Hudson adjourned the meeting at 3:54pm.

ATTEST:

CITY CLERK

CHAIRPERSON