

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 9:30 A.M. ON MONDAY, MARCH 22, 2021.

1. **CALL TO ORDER** - Chairwoman Hudson called the meeting to order at 9:30 am

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: Deputy City Clerk Miriam Garcia  
City Manager Nicholas Mimms  
City Attorney Peter Sweeney  
Purchasing Manager Gelencia Carter

4. **INTRODUCTION AND OVERVIEW BY PURCHASING MANAGER**

Nick Mimms, City Manager, provided an overview of the meeting structure.

Gelencia Carter, Purchasing Manager, gave a brief overview of the procedures for the Special Meeting. She explained that each proposer would make their 30-minute presentation. After the first presentation, the Board will have 15 minutes for questions and answers. If needed, the Board can request additional time for questions and answers.

5. **PRESENTATIONS**

a. Request for Proposals/Qualifications No. 2020-023 Redevelopment of Fisherman's Wharf - Respondent Presentations

- a. Office America Group (30 minutes for presentation and 15 minutes for questions)
- b. 15 minute break
- c. Shelli Associates (30 minutes for presentation and 15 minutes for questions)

The first presentation was made by Office America.

Ricardo Hernandez, CEO, of Office America introduced himself and the project as Blue Marilla. He also introduced Dominick Ranieri of Martin Architectural Group.

Mr. Ranieri explained their design was focused on the City's comprehensive plan. He created a project with space that would function in the most effective way for public gatherings. The Blue Marilla project proposed 76 residential units, 8490 SF of commercial space, 11,592 SF of office space, 16,674 SF of public space, 2 restaurants, and 113 parking spaces.

Reinaldo Padron, Office America Developer, explained that this project would provide connectivity and improve access from Veteran's Memorial Park to Fisherman's Wharf. Therefore, enhancing the access to downtown Fort Pierce. Regarding the office space, Mr. Padron mentioned that even after Covid-19, ninety percent of companies will still allow their employees to work remotely creating a demand for shared office space.

Mr. Hernandez provided a report regarding the finances. He estimates that this project would cost approximately \$23,459,162. They would like to purchase the properties for \$2,000,000. He estimated the project to be completed by February 2024.

Commissioner Tom Perona asked Mr. Hernandez why he wanted to purchase the property instead of leasing. Mr. Hernandez explained that it is much easier to obtain financing when the property is owned. The interest rates are also lower. Commissioner Perona wants to make sure that even if the property was purchased, he would like some guarantees to make sure that the public lands are being used exactly as the Board would like.

Mr. Hernandez confirmed that they have no problem signing a development agreement. Commissioner Jeremiah Johnson asked if Blue Marilla intended to purchase the parcels where the boat ramps are located. Mr. Hernandez explained that they are open for other arrangements. The \$2,000,000 is for the purchase of the FPRA parcels only. It does not include City property that has the boat ramps.

Commissioner J. Johnson asked how this project would overcome parking challenge. Mr. Hernandez explained that first floor parking is the only parking that they can offer with this project. They look forward to working with City planners to help them increase the number of parking spots. Mr. Hernandez also explained that the storm water would be underground.

Commissioner C. Johnson mentioned that this project looks very impressive. He asked about the 10,000 SF office space. Mr. Hernandez mentioned that they would lease that space to a company in Orlando. He also asked approximately how many parking spaces have been planned. Mr. Ranieri explained that there would be approximately 113. He also mentioned that this development will be designed for people to visit by boat, bike ride, or walking in addition to driving to the site.

Chairwoman Hudson asked if the 76 residential units would be for rent or sale. Mr. Hernandez explained that the units would be minimum one-week stay rentals operated by a third party. She also asked if they had reached out to 12ABouy. Mr. Hernandez said that they are aware of the restaurant, but that they had not contacted the owner. They did not want to enter negotiations until they were awarded the bid.

Commissioner Perona asked questions regarding the on-street parking behind the northern building. He asked if these spaces were existing. Andres Montero of Andres Montero Landscape Architecture explained that these additional 15-16 parking spaces would be parallel parking spaces and they are proposed within the right of way on the street. Commissioner Perona also mentioned that the Board has been cautioned about adding more office space to an area that has a large inventory of office space.

Chairwoman Hudson called a 10-minute recess.

The next presentation was made by Shelli Associates

Brad Currie introduced the proposal and the business partners. Chris Shelli of Shelli Associates explained that his team's goal was to create a destination for the City as a gateway into the Port. Mr. Shelli explained that his project includes a place where people can go shopping, dining with live entertainment and have a world class boat facility. He explained that there would be no other boathouse in the county such as this boathouse.

Tod Mowery gave an overview of the concept of the Shelli Associates project. This project would include a 2-story restaurant, 18 residential units, retail, lighthouse tower with a viewing platform, and a state of the art 5 level hurricane rated boathouse.

Brad Currie explained the project goals. The four goals are to restore the neighborhood by redeveloping the site with uses that transition between the Downtown area, Riverwalk, and the Derecktor Shipyard. Their plan will also provide a gathering space for festivals and for marine related events. Their plan would connect neighborhoods by providing the SunTrail Greenway, water taxi and

improvements to Indian River Drive and Fisherman's Road. Financing is in place today, and they do not need to wait to get financing. The St. Lucie Economic Development Council did an economic impact study and the research showed that there would be \$26,498,000 in recurring annual impact. This project would also add about 217 jobs.

Mr. Shelli mentioned that they have 100% of financing in place and fully funded for the project. He mentioned that the income stream from the boathouse is what will make this project thrive. He told the Board that his proposal will not be a competitor for Kings Landing. The boathouse will have the highest hurricane rating possible, and it will have the most advanced technology. They are proposing a long-term lease instead of a purchase.

Michael Jacquin went over the building schedule. There will be multiple buildings onsite, and it can be expected to be completed in 12-14 months after approval of building permits. Mr. Jacquin also provided some additional benefits that the project could provide such as staging for first responders, rooftop solar panels to collect recycled water to be used for boat wash systems, electric vehicle charging stations, partnerships with Taylor Creek Marina and Fort Pierce Marina. They would also like to have free monthly events that will attract families and new customers from the community.

Commissioner C. Johnson asked about the use of 18 residential units. Mr. Mowery explained that they would have 18 residential units with a clubhouse and on street parking. There would be nine retail spaces. They are not offering office space because this proposal does not want to compete with other office space in the City that is vacant at the time.

Commissioner C. Johnson also inquired about the height of the walkway over the ramp. Mr. Mowery informed the Board that the walkway height would be 18 feet high. He also asked about the timeline. Mr. Jacquin explained the 12-14 month timeline after the permits.

Commissioner Perona asked about the boathouse design of the boathouse from the south end. Mr. Mowery explained that it would be the same as the design as the north end. Commissioner Perona also inquired on regarding the parking. Mr. Mowery explained that they are going to add 40 on street parking spaces, they would improve the County's gravel parking lot and make it 58 spaces. Mr. Mowery also explained that the boathouse will be fully automated. There will be no lift or loud noise coming from the facility.

Commissioner J. Johnson asked about the stormwater quality if other parcels could not be purchased. Mr. Mowery said yes they do have other options if what they presented was not possible.

Chairwoman Hudson explained that she watched the video of the fully automated boathouse. She asked if the boathouse would have a full-service concierge like the one in the video. Mr. Jacquin said yes. She also asked what the minimum rental length would be of the 18 residential units. Mr. Mowery explained that it would be at least one-year lease and that would it would be managed by a third party management company.

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

Bearl Musse  
Rick Simnotz  
Lisa Keen  
Thomas Hawley  
Pete Tesch  
Jason Waters  
Taylor Pervis

Krista Stone

**7. BOARD DISCUSSION AND EVALUATION OF PROPOSALS**

- a. Fort Pierce Redevelopment Agency Board action regarding the proposals.

Chairwoman Hudson explained that she likes the offer of the lease over a purchase. She mentioned that the video of the state-of-the-art boathouse is fully fascinating and that having a boathouse like this will put Fort Pierce on the map and hopefully bring people from all over the county to Fort Pierce.

C. Johnson thanked both presenters for their presentations. He looked at the proposals from an economic standpoint and he was looking for job creation for the local community. He looked at this project as a gateway coming from Lincoln Park community and wants this project to create not only jobs, but also for entertainment for the residents of Lincoln Park. His concerns with the Office America project would be parking for the 76 residential units and over 10,000 SF of office space.

J. Johnson also thanked both proposers for their time and efforts. He mentioned that when the public was asked what would help the waterfront become more vibrant, the public's comments were that they would like shopping, fishing, restaurants, night life, and entertainment, mixed use parks, and playgrounds. He mentioned that one proposer has more of an intensive use than the other and that mattered to him. Water quality is very important to him. The lagoon is the most precious resource, and he wants to make sure that it is protected. The structures also played a role in his decision. One proposal has a proposed structure that is 4-5 stories high. The other proposal has a linear massive structure that wraps around the entire Fisherman's Wharf. That linear massing was not what he had envisioned for Fisherman's Wharf. Parking is also an issue, and he would like conceptual ideas to build upon from the proposer that is selected.

Commissioner Perona explained that FPRA Board has at least over 150 years of experience working with Fort Pierce. He said that this decision is very important to Fort Pierce. Parking is the main concern for the project. . He also mentioned that connecting from point "A" and point "B" without a car is something that they are going to be talking about regularly. He also spoke about the best fit for Fisherman's Wharf and that in his opinion, one proposer was the better fit.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to enter negotiations with Shelli Associates for the redevelopment of Fisherman's Wharf.

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

Passed

**8. BOARD COMMENTS**

There were no Board comments.

- 9. ADJOURNMENT** - Chairwoman Hudson adjourned the meeting at 12:14pm.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
CHAIRPERSON