

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 5:30 P.M. ON MONDAY, APRIL 13, 2021.

1. **CALL TO ORDER** - Chairwoman 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 Curtis Johnson, Jr.

Absent: Commissioner Rufus Alexander

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

4. **APPROVAL OF THE MINUTES**

a. Approval of minutes from the March 9, 2021 Regular Meeting and March 22, 2021 Special Meeting

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes.

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

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.

Chris Higgins

7. **NEW BUSINESS**

a. Approval to award Bid No. 2021-017 for Sale of Surplus Property at 414 Avenue D to the highest ranked responder, Maria Aleman, 5 Star Car Repair, LLC.

Shyanne Harnage, Economic Development Manager, provided an overview of the surplus property located at 414 Avenue D that was declared surplus on April 18, 2016. The FPRA received an unsolicited proposal in October 2020. The property was appraised for \$17,500 in November 2020. The FPRA issued a Bid on January 26, 2021 and received three respondents. They were evaluated by the CRA Advisory Committee based on utilization of the property, project timeline, and economic impact. 5 Star Car Repair, LLC ranked the highest with a total of 660 points out of 700.

Board discussion included the archway or gateway into the Lincoln Park community. They also want to make sure that this is a timely project that enhances the community. Ms. Harnage and Pete Sweeney, City Attorney, explained that if the provisions are not met, the FPRA could take the property back.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to award the Bid No. 2021-017 for the sale of surplus property located at 414 Avenue D to the highest ranked responder, Maria Aleman, 5 Star Car Repair, LLC.

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

Passed

- b. Approval of the Interlocal Agreement for the Downtown Fort Pierce Smart City Initiative between the Fort Pierce Utilities Authority, the City of Fort Pierce, and the Fort Pierce Redevelopment Agency.

Shyanne Harnage, Economic Development Manager, and Jason Mittler, FPUAnet Manager, presented a concept for the creation of a Smart City in Downtown Fort Pierce utilizing smart kiosks, smart streetlights and FPUAnet fiber optic infrastructure. The Kiosks will provide information and advertising to our residents and visitors. These kiosks will help encourage people to do local activities and eat at local restaurants. They will help spur economic development and improve visitors experience in the Downtown area.

There will be 5 kiosks placed Downtown.

Commissioner C. Johnson asked if the mobile kiosk would operate at a special event in the Lincoln Park community. Mr. Mittler confirmed that the mobile kiosk would work properly in that area as well. He also asked who would own the data that was collected from the kiosk and Mr. Mittler said it would be owned by FPUA and the City.

Businesses would be able to purchase advertising time.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve the Interlocal Agreement for the Downtown Fort Pierce Smart City initiative.

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

Passed

- c. Approval of Request for Proposals for the Utilization of Means Court Center.

Audria Moore-Wells, Special Projects Coordinator, presented an overview of the Lincoln Park Vision. They gathered input from local citizens regarding the utilization of Means Court Center. Some of the features that the citizens would like to see is youth activities, community events, meeting space, small training/conference center, community garden, nonprofit hub, small business incubator, performing arts center and entrepreneur tech hub. The request for proposals advertisement would be issued April 22 and April 29. They would hold a pre bid conference on May 20 at the Means Court Center so that the interested proposers could see the facility. The deadline to submit proposals would be June 7. The evaluation committee would review the proposals by July 2nd. The recommendations would be brought back to the FPRA at the July 13th meeting.

Board discussion included who the evaluation committee would be. Mayor Hudson also requested that the RFP include something to symbolize the excellence in education in the black community.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve the Request for Proposals for the utilization of Means Court Center.

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

Passed

- d. Proposed streetscape and landscape improvements for the revitalization of Avenue D from US Highway 1 to North 29th Street.

Audria Moore-Wells along with Jack Andrews, City Engineer, presented a proposal to revitalize Avenue D between U.S. Highway 1 and North 29th Street. The estimated cost to improve the streetscape is \$840,000.

Mayor Hudson asked if coordination is done with FPUA to make sure nothing has to be done twice. Mr. Andrews confirmed that they do coordinate with FPUA.

Commissioner J. Johnson asked if they could install the DOT solar powered sign at the busiest pedestrian crossings. Mr. Andrews confirmed.

Mike Reals, Public Works Director, presented the proposed landscape improvements of Avenue D. Due to ADA accessibility, lack of irrigation and overhead powerlines many of the right of ways cannot be improved. They have decided to improve the roundabout at 15th Street and Avenue D. That would be the focal point of this project. The estimated cost for these improvements would be \$151,600.

A partnership with FPUA will provide \$1,000,000 in infrastructure improvements to place utilities underground from N. 15th Street to N. 25th Street.

Mr. Mimms explained that now that the concept has been presented, he and Johnna Morris, the Finance Director, will identify the funding for this project. Today's goal is for the FPRA to accept this as a capital improvement project. The project will come back to the FPRA Board for formal approval once he receives bids from contractual partners.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr.

to approve the concept and authorize staff to proceed with procurement services as needed.

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

Passed

- e. Parklet Program Discussion

Shyanne Harnage explained that 12 downtown businesses used 15 parking spaces for parklets. The businesses have enjoyed having these parklets and they are aware that they may come to an end very soon. She suggested to keep them through the first Friday Fest in May.

Commissioner J. Johnson mentioned that because the first Friday Fest in May will be the Centennial Celebration of the inlet, the City will most likely need those additional 15 parking spaces.

Commissioner Perona mentioned that they were glad that they partnered with the downtown businesses. Parking is very limited and this is causing a bigger parking problem in downtown

Mayor Hudson asked what other opportunities do the businesses have for outdoor entertainment or dining. Mr. Mimms explained that they have to option to apply for a Sidewalk Café permit. However, that is contingent on the width of the sidewalk. She also asked staff to explore other ideas for the businesses to have other options.

Commission consensus was to end the Parklet Program on April 30, 2021.

- f. Discussion on the future utilization of the vacant property located at 2902 Avenue D behind the Percy Peek Gymnasium.

Shyanne Harnage discussed the future of the vacant property located at 2902 Avenue D behind the Percy Peek Gymnasium. She explained that the vacant property is approximately 2 acres. This property was included in the model block of the updated FPRA plan. The community input was to utilize this property for possible grocery store, linear park or affordable housing. A developer was interested in developing college dormitory housing. The CRA Advisory Committee suggested that a Request for Proposals be issued for the property. Ms. Harnage explained that she is looking for input from the FPRA Board.

Chairwoman Hudson asked if this property was built in partnership with Indian River State College. Mr. Mimms confirmed that this was built with funding from FPRA, Indian River State College and The Boys and Girls Club. Mayor suggested to speak to the President of IRSC.

Commissioners J. Johnson and C. Johnson mentioned that the majority of that land is used for stormwater drainage.

Board consensus included to contact the IRSC President and St. Lucie County to find out what their plans are for the property. They would like to create a partnership to build something to satisfy, not only the college, but also the community in this area.

8. STAFF COMMENTS

- a. Fort Pierce Redevelopment Agency Annual Report for Fiscal Year 2020

Mr. Mimms explained that the plans for Audubon Development site have been received. The FPRA will be approving the site plan in the near future. He mentioned that negotiations with Shelli Associated will begin April 14, 2021. Lastly, he explained that the FPRA had another successful year and provided the annual report.

9. BOARD COMMENTS

Commissioner J. Johnson spoke about Community Development Districts. He asked for Mr. Sweeny to explore how this applies to short term rentals.

- 10. ADJOURNMENT** - Chairwoman Hudson adjourned the meeting at 6:30 p.m.

ATTEST:

CITY CLERK

CHAIRPERSON