

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 TUESDAY, JUNE 8, 2021.

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

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

Motion was made by Commissioner Jeremiah Johnson, 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

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.**

Chad Ingram, 411 N 9th St

6. **NEW BUSINESS**

a. Approval of the Development Agreement with Stuart & Shelby Development, Inc. and East to West Development Corporation for Oaks at Moore's Creek Phase II.

Audria Moore-Wells, Special Projects Coordinator gave an overview of the development agreement with Stuart & Shelby Development, Inc. and East to West Development Corporation for Oaks at Moore's Creek Phase II. The development agreement includes the construction of 15 Single-Family Residential Units. The developers will be targeting Affordable/Workforce Housing which includes individuals or households earning between 80% and 120% of the area-wide median income. All the homes will be sold by the developer to income-eligible buyers. There will be four different models available. The homes will range in price from \$225,000 to \$240,000. The 15 homes

would be completed by May 2023. The developers have proposed a potential homebuyer plan to attract qualified buyers to purchase the homes.

City Commission discussion included the potential buyers. They also wanted to know which style of home will be built on which lot. The median household income for Fort Pierce is \$35,198. This would allow a teacher and or first responders an opportunity to apply.

Corey W. O’Gorman of East West Development Corporation explained that the four models were intended to provide a variety to the homebuyers. The homeowner will have the opportunity to choose the model. The intent is to create value and well-built homes resulting in a nice neighborhood.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve the Development Agreement with Stuart & Shelby Development, Inc and East to West Development Corporation for Oaks at Moore’s Creek Phase II.

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

Passed

- b. Approval to Extend Negotiation Period with Shelli Associates for the Redevelopment of Fisherman's Wharf for 60 days.

Nick Mimms, City Manager, explained that he is requesting to extend the negotiation period for 60 days with Shelli Associates for the Redevelopment of Fisherman’s Wharf.

Commissioner Perona mentioned that he understands that this process can be very convoluted and that he will vote in favor of this extension. However, if this company cannot come to an agreement, he would like to move forward with other developers that were interested.

Commission agreed that they would allow this extension only. If it cannot get done, they would seek to find other developers.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to extend negotiation period with Shelli Associates for another 60 days.

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

Passed

- c. Resolution 21-03 authorizing the sale of 414 Avenue D to the successful bidder, 5 Star Car Repair, LLC.

Linda Cox, City Clerk, introduced Resolution 21-03, read by title only.

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 414 AVENUE D, 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.

Nick Mimms, City Manager, explained that this is the resolution to authorize the sale of 414 Avenue D to the successful bidder, 5 Star Car Repair, LLC. The buyer has agreed to improve the fencing and landscaping to brighten up that corner of the intersection.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve the Resolution 21-03 authorizing the sale of 414 Avenue D.

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

Passed

- d. Approval to award Bid No. 2021-023 for Sale of Surplus Property at 321 N 13th Street, identified by Parcel ID: 2409-131-0001-000-1 to highest ranked responder, Brego Construction.

Shyanne Harnage, Economic Development Manager, gave an overview of property located at 321 N 13<sup>th</sup> Street. She explained that staff is seeking approval to award the bid to the highest ranked bidder, Brego Construction. The offer was for \$10,000. They are proposing a single-family home. They will offer an exclusive marketing plan to first-time homebuyers for the first 90 days. The estimated value of the improvements will be \$132,000 and it is estimated to be completed within 12-18 months.

Mayor Hudson asked if there are any agreement provisions to make sure that the developer complies with all that was promised.

Ms. Harnage explained that yes there are reverter provisions in the deed.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to award to the highest respondent, Brego Construction.

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

Passed

- e. Approval to award Bid No. 2021-023 for Sale of Surplus Property at 1409 Avenue J, identified by Parcel ID: 2404-810-0004-000-1 to highest ranked responder, Progression Properties.

Ms. Harnage gave an overview of this property located at 1409 Avenue J. She explained that staff is seeking approval to award the bid to the highest ranked bidder, Progression Properties. The offer was for \$6,200. They are proposing a single family home. The estimated value of the improvements will be \$114,000 and the construction is estimated to be complete within 18- 24 months.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to award the bid to the highest respondent, Progression Properties.

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

Passed

- f. Approval to award Bid No. 2021-023 for Sale of Surplus Property on Dundas Court, identified by Parcel ID: 2403-711-0001-000-3, to highest ranked responder, Brego Construction.

Ms. Harnage gave an overview of this property on Dundas Court identified by Parcel ID: 2403-711-0001-000-3. This property is at the corner of 10<sup>th</sup> and Dundas. She explained that staff is seeking approval to award the bid to the highest ranked bidder, Brego Construction. Brego Construction offered \$10,000. They are proposing a single family home. They will offer an exclusive marketing plan to first-time homebuyers for the first 90 days. The estimated value of the improvements will be \$132,000 and it is estimated to be completed within 12-18 months.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to award the bid to the highest respondent, Brego Construction.

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

Passed

- g. Approval to award Bid No. 2021-023 for Sale of Surplus Property on Dundas Court, identified by Parcel ID: 2410-604-0156-000-7, to highest ranked responder, Brego Construction.

Ms. Harnage gave an overview of this property on Dundas Court identified by Parcel ID: 2403-711-0001-000-3. This property is at the corner of 10<sup>th</sup> and Dundas. She explained that staff is seeking approval to award the bid to the highest ranked bidder, Brego Construction. Brego Construction offered \$10,000. They are proposing a single family home. They will offer an exclusive marketing plan to first-time homebuyers for the first 90 days. The estimated value of the improvements will be \$132,000 and it is estimated to be completed within 12-18 months.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to award the bid to the highest respondent, Brego Construction.

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

Passed

- h. Approval to award Bid No. 2021-023 for Sale of Surplus Property at 2002 Avenue M, identified by Parcel ID: 2404-609-0111-000-6, to highest ranked responder, Progression Properties.

Ms. Harnage gave an overview of this property located at 2002 Avenue M. She explained that staff is seeking approval to award the bid to the highest ranked bidder, Progression Properties. The offer was for \$4800. They are proposing a single-family home. The estimated value of the improvements will be \$114,000 and the construction is estimated to be complete within 18- 24 months.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to award the bid to the highest respondent, Progression Properties.

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

Passed

- i. Solicitation Overview and Marketing Plan for the first floor of the Sunrise Center

Ms. Harnage provided an overview of the solicitation and marketing plan for the first floor of the Sunrise Center. She explained that the first floor of the Sunrise Center has 4000 square feet of space. The Fort Pierce Redevelopment Agency is seeking proposals from firms having financial resources and vision to create a unique addition to the downtown business district. The FPRA is looking for a tenant that generates to the overall economic, cultural, and social well-being of the Fort Pierce community. The FPRA will review all proposals, but recommends the uses identified in the Colliers International Retail/Market study for downtown. The CRA Advisory Committee suggested a pharmacy, bookstore, and retail. Staff is seeking approval to launch Collier's marketing initiative this month in June. Issue the Request for Proposals in August, the RFP would be due in October and then provide the recommendations to the FPRA Board in December.

Commissioner Curtis Johnson expressed concerns about parking challenges.

Commissioner Perona said that he wants the new potential business to compliment businesses that are already downtown.

Commissioner Jeremiah Johnson said that this space is large enough for multiple uses. He also mentioned there is a growing need for additional handicap parking spaces in the parking garage.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to move forward with the RFP.

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

Passed

j. Overview of the proposed FPRA Incentive Program for commercial and residential incentives.

Ms. Harnage made a presentation of the proposed FPRA Incentive Program for commercial and residential incentives. She explained that they are seeking a funding request of \$100,000 for Commercial Façade Grants. The Commercial Façade grant is a dollar-for-dollar matching grant (up to \$25,000) that can be used to improve sites visible from the public right-of-way within the FPRA. They can include building facades, landscaping, irrigation, lighting, signage, exterior painting, awnings, windows and doors.

An additional \$50,000 for Interior Uplift Grants. These grants provide matching grants to commercial property owners and tenants for interior upgrades with a focus on projects that remedy degraded building systems and extend the economic viability of the building. An applicant could receive a dollar-for-dollar matching grant of up to \$10,000 for upgrades or installation to new electrical, HVAC, plumbing sprinkler/fire suppression systems, grease trap installation, lighting, and ADA improvement.

An additional \$25,000 of funding is being requested for the Business Innovation Grants. This program is designed to assist businesses in the FPRA with \$2,500 grants to improve and/or invest in new equipment and technology to help adapt a contactless business model in the pandemic environment, improve operations, increase efficiency and reduce costs and energy consumption, retain and create new jobs, enhance the skill level of existing jobs, expand sales revenue, and lastly improve competitiveness of new markets.

An additional \$25,000 funding request is for Residential Infill Incentives. These funds would be designed to promote development of unimproved lots within the FPRA. The FPRA will provide \$2,500 grants to the lot owner for the construction of new detached single-family home on their residential lot within the FPRA.

The last program that Ms. Harnage presented is the Residential Infill Incentives which is a Lien Reduction Redevelopment Program. The development agreement would waive soft costs, reduce hard costs by 50%, the balance of the hard costs would be applied as non-ad valorem fee and paid over five years. The developer would have 12 months to obtain the building permits and commence vertical construction. It would include a default provision that indicated if the milestones are not met, the hard costs revert to the original full amount.

Chairwoman Hudson mentioned that this lien reduction program is what they have been asking for

help with.

Commissioner Perona is glad that there lien reduction program and would like to set a cap on the hard costs. He also asked if a sunset provision to review the program in a couple of years.

Commissioner J. Johnson also wanted to add another provision to the lien reduction program of an additional 24 months to complete the construction with the Certificate of Occupancy. He also mentioned that he would like to evaluate the lien reduction program to see if there is a positive impact.

Mr. Mimms explained that this program does not require funding from the FPRA. It would be a City of Fort Pierce program. The purpose of this program is to help people in the FPRA district motivated for development. He mentioned that the everyone wants to see the same thing which is to see these neighborhoods thrive, build the tax base, and want to increase single-family home ownership. He explained that the they would be provided an annual report.

Commissioner C. Johnson said that he likes the lien reduction program as well. He asked property owners that had been heard before the City Commission for lien reductions would qualify for this program.

Mr. Sweeney explained that if their previous lien reductions were not paid off or satisfied, then yes. They could come back after 45 days to apply for this program.

Commission consensus for the lien reduction program included to allow 12 months to obtain the building permits and a maximum of 24 months to complete the construction of the home and obtain the Certificate of Occupancy. The would also like a cap on the hard costs of up to 50% or \$10,000. They would also like an annual evaluation of the programs to provide details and see how the programs are working.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve the Economic Development Grant of \$200,000.

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

Passed

## **7. STAFF COMMENTS**

Linda Cox, City Clerk, mentioned that this is a great program and it will be great for the City.

## **8. BOARD COMMENTS**

Commissioner J. Johnson said that it is a great program and is glad that they are acting as the Redevelopment Agency.

Commissioner Perona said its unbelievable that the FPRA has \$200,000 to spend. He is excited that these funds are going to help the residents and businesses.

Commissioner C. Johnson said that he wants to encourage staff to get the word out on the programs and funding that is available for the community for residents and business owners.

Chairwoman Hudson said that she will make sure that she informs the public at the next Sunrise City Spotlight.

## **9. ADJOURNMENT**

Chairwoman Hudson adjourned the meeting at 5:55pm

ATTEST:

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

\_\_\_\_\_  
CHAIRPERSON