

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, AUGUST 10, 2021.

**1. CALL TO ORDER**

Chairwoman Hudson called the meeting to order at 4:30PM.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

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

Staff Present: City Clerk Linda Cox  
City Manager Nicholas Mimms  
Interim City Attorney Tanya Earley

**4. APPROVAL OF MINUTES**

- a. Approval of minutes from the July 19, 2021 Special Meeting and the June 8, 2021 Regular Meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve the minutes from the July 19, 2021 Special Meeting and the June 8, 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.**

Rick Reed  
Charlie Frank Matthews  
Mario Wilcox

**6. NEW BUSINESS**

- a. Approval for staff to enter into negotiations with the highest ranked proposer pursuant to review of proposals associated with RFP 2021-027 Means Court Center Multi-Service Community Hub.

Nick Mimms, City Manager, explained that the Fort Pierce Redevelopment Agency (FPRA) received input from the community regarding the center. The request for proposals was issued on April 22, 2021. The request for proposals closing date was June 22, 2021. The evaluation of 5 respondents was done July 22, 2021. The proposers were Incubate Neighborhood Center, Deanteam, LLC., Word of Faith Christian Academy, Inc., Parents for Progressive Education and Survivors of Murdered Victims Support Group. The highest ranked proposer was Incubate Neighborhood Center with 446 points. Their offer will take full financial responsibility of the property including utilities, repairs, and other expenses. The center will be utilized to provide education, business incubation, home ownership, training programs and resources specifically targeted to the low-income residents. There will be four phases, with each phase increasing the utilization of the property. The organization proposed a 10-year lease with two consecutive 5-year options to renew. The lease would be \$1.00 per month. The evaluation committee consisted of Shyanne Harnage, Tom Kindred, Jr., Johnna Morris, Leslie Olson and Mike Reals. Mr. Mimms' is seeking approval for staff to initiate negotiations with the highest ranked proposer, Incubate Neighborhood Center.

Commissioner Curtis Johnson mentioned that he saw some organizations offering \$1000.00 asked about the dollar mentioned; he reviewed the packets and wanted clarification.

Mr. Mimms explained that when there is a community benefit realized by the tenant, the City or FPRA will allow organizations to lease for \$1.00 to \$10.00. It is advantageous to have one entity in charge of the entire facility. He envisions that this one organization will offer space to the other proposers so that they can bring those resources to the Lincoln Park community.

Chairwoman Linda Hudson's concerns were that the organization is very new and that they have very little funding to do many improvements. Therefore, the FPRA needs to be assured that they are going to be financially able to do what they promise. She will also like consideration of the other organizations to be able to use the center.

Mr. Mimms explained that once the proposer is selected, they will determine milestones to help determine the phases and financing. They will also strongly encourage working with the other proposers and other organizations that the community will benefit from.

Commissioner Tom Perona mentioned that he is excited for this development, and he would like an annual report.

Commissioner Jeremiah Johnson said that all the proposers provided a lot of options and multiple uses with the proposer.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to allow staff to enter negotiations with the highest ranked proposer, Incubate Neighborhood Center in response to RFP 2021-027.

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

Passed

- b. Approval of Lease agreement with the Original Florida Hall of Fame Highwaymen, Inc. for the use of 1234 Avenue D to operate the Highwaymen Museum and African American Cultural Center.

Mr. Mimms is asking the FPRA for approval of the lease agreement with the Original Florida Hall of Fame Highwaymen, Inc. for the use of 1234 Avenue D to operate the Highwaymen Museum and African American Cultural Center.

Commissioner C. Johnson asked if there were going to be any improvements to make sure that this facility is secure since this facility is going to house very valuable artwork.

Mr. Mimms explained that they will assess the grounds and determine what necessary changes are

required. If this building is improved, then this can be a center of tourism, activities, and events. This investment will make this entire area better.

Commissioner Perona said that this museum and cultural center is a great idea. He mentioned that these are the programs that are part of the FPRA responsibility.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve the lease agreement with the Original Florida Hall of Fame Highwaymen, Inc.

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

Passed

c. Approval of Agreement for Purchase and Development of Fisherman's Wharf with Pierce 1 Marina, LLC.

Shyanne Harnage, Economic Development Manager, gave an overview of the staff negotiations and incentives. She explained that the public improvements will include enhanced public access to the waterfront, relocation of the public boat ramp, right of way improvements of Fisherman's Wharf and improved parking. The development timeline has 2 phases. Phase 1 will commence construction within 6 months of closing, and will include the boat storage building, repair of the seawall, and construction of parking and other related infrastructure. Phase 2 will commence construction within 9 months after completion of Phase 1, and will include restaurant, residential, retail space and other related infrastructure.

Commissioner Perona mentioned that his biggest concern is selling the property. He is not comfortable with selling it, and would rather retain the property and lease it out. He would like to know where the 5 million dollars will be invested. He would like those assets preserved for the future, and he would like the FPRA Board to make a commitment to invest it wisely.

Commissioner C. Johnson is concerned about what is going to happen with the other parcels that aren't owned by the City. He also did not want to sell the property, but the taxable value that this development will bring will be great. He is also looking at potential of parcels on the west side of US Highway 1. He was also concerned about the guarantees of the future of this property if a natural disaster would occur.

Commissioner J. Johnson asked to make sure the properties obtain a survey to determine the correct property lines. He mentioned that a long-term lease agreement might not create as much revenue as this property sale would bring. It is a tough decision to make, but he knows that staff is going to do what is best for the FPRA.

Lee Dobbins, applicant representative, explained that if a natural disaster occurred and the proposed project was destroyed, a new site plan would have to be approved being very specific and indicating exactly what will be built there. The property owner would have to come before the City Commission and FPRA to get approvals of site plans of newly proposed uses. He also explained that there are no issues with submerged lands. He mentioned that there are many partners that they will work with; they have to enter interlocal agreements with St. Lucie County and the City of Fort Pierce with respect to parking. They will talk to the owner of 12A Buoy to figure out if they are going to incorporate the parcel into the site plan or will they develop without that parcel. The development team has a long to do list in order to present the final site plan.

Mayor Hudson also expressed her concerns about selling the property and explained that it pains her to sell the waterfront property. She also wants to make sure that they are very smart about how the 5 million is spent. She would like a serious and strategic plan on how to invest the funds. She also mentioned that the City owns the property from Seaway Drive to Marina Square and the City is currently not earning any tax revenue on that large piece property. She was disappointed that in the developer's proposal, they offered to lease it and now they want to purchase. She wants no more

surprises from the developer and would like them to follow through on their proposal.

Mr. Mimms explained that the FPRA Board will work with the City Commission to strategically plan the utilization of these funds. He believes that a workshop would be a great idea to discuss capital improvements. This type of development is exactly what the FPRA is designed to do; the development will create jobs and more esthetic-attractive area and spur economic development.

Board consensus was to accept the sale for 5 million dollars and restrict funds for an agreed major capital improvements project.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona motioned to approve the Agreement for Purchase and Development of Fisherman's Wharf with Pierce 1 Marina, LLC. The funds from the sale would be restricted for a major capital improvement project.

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

Passed

- d. Approval of First Amendment to Agreement to Lease and Improve the Old St. Anastasia Catholic School.

Shyanne Harnage explained that she is seeking approval for the Amendment to Agreement to Lease and Improve the Old St. Anastasia Catholic School. Due to the COVID-19 Pandemic, the FPRA and The Lindsay School of the Arts, Inc. executed a Memorandum of Understanding to suspend all deadlines set forth in the development agreement. She explained that this amendment reflects the revised time provisions.

Commissioner Perona mentioned that he received emails that demonstrated that there was a problem with the organization and that it would never get to any realization.

Ms. Harnage explained that she is in constant communication with Cindy Bridges and that they are working hard to raise money. Ms. Bridges is also actively seeking state grants. She is getting support from St. Lucie County as well and that the organization is working hard to make this project happen.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve the First Amendment to Agreement to Lease and Improve the Old St. Anastasia Catholic School.

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

Passed

- e. Approval to award Bid No. 2021-026 for Sale of Surplus Property at 318 N 17th Street, identified by Parcel ID: 2409-511-0016-000-5 to the highest ranked responder, Brego Construction.

Ms. Harnage explained that the bid process is currently being reviewed and in the process of being changed. Currently, the bid process is a paper process. The City is recreating the bid forms to streamline the bid process. The bid forms will be electronic, and the respondents will be required to submit specific information. The bidders will not be able to submit their bid without all the specific information. She explained that the goal is to restore the neighborhoods with the infill projects.

The property located at 318 N 17th Street is .17 acres and it is zoned R4. It has a market value of \$4,600. The City received 5 bids and the respondent with the highest bid was Brego Construction with a total of 189 points. This company plans to build a 3 bedroom 2 bath home. They plan to market

to first-time homebuyers for the first 90 days. They estimate that the value of the improvements will be \$130,000 and the estimated completion date would be 12-18 months from the closing date.

Commission questions included why the same construction company is getting awarded all the bids. They also inquired on how does the community find out about the surplus properties.

Ms. Harnage explained that there is a sign placed on the surplus property, they are placed on the City's main webpage banner and also on the redevelopment webpage. They are also advertised in the newspaper and on social media.

Commissioner Curtis Johnson had a concern regarding surplus properties and asked if the Board could get a summary regarding the surplus properties. He would not like for these homes to get built and then not have any buyers causing vandalism to the new homes. He asked for an overall summary of the surplus properties. He asked if Brego Construction had built any homes from their previous awards. He wants to bring attention to these properties and wants local residents to buy a home versus renting. He would like them to start preparing to purchase a home and that is why he wants to bring awareness.

Commissioner Jeremiah Johnson also agreed that he has concerns regarding hundreds of surplus properties that are not on the tax roll. He would also like to see a current surplus property map. He would like to see what has been approved for sale and where these properties stand. He is not worried about the homes not selling since there is a housing shortage at this time.

Ms. Harnage explained that Brego Construction has been awarded a total of 10 properties that have not closed. They are working with outside council to close on those properties. The FPRA plan has a need for affordable housing.

Mr. Mimms explained that the City has a many properties throughout the City that are undeveloped, unsightly and unkept. He said that these surplus properties need to be addressed strategically. The City now has the development opportunities GIS map. He suggests to move forward with developing blocks or sections at one time. He hopes that the Economic Development incentives program will entice the property owners to redevelop their properties. He also mentioned that the goal and objective of these surplus properties, that are not contributing to the tax roll, is to sell them and redevelop the properties.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to award Bid No. 2021-026 to Brego Construction for the sale of the Surplus Property located at 318 N 17<sup>th</sup> St.

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

Passed

- f. Approval to award Bid no. 2021-026 for Sale of Surplus Property at 427 N 16<sup>th</sup> Street, identified by Parcel ID: 2409-506-0038-000-9 to highest ranked responder, Brego Construction.

Ms. Harnage explained that the property located at 427 N 16<sup>th</sup> St is .18 acres and it is zoned R4. The property has market value of \$5,300. The City received 5 bids and the respondent with the highest bid was Brego Construction with a total of 189 points. This company plans to build a 3-bedroom 2 bath home. They plan to market to first-time homebuyers for the first 90 days. They estimate that the value of the improvements will be \$130,000 and the estimated completion date would be 12-18 months from the closing date.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to award Bid No. 2021-026 to Brego Construction for the sale of the Surplus Property located at 427 N 16<sup>th</sup> St.

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

Passed

- g. Approval to award Bid no. 2021-026 for Sale of Surplus Property at 434 N 15th Street, identified by Parcel ID: 2409-503-0033-000-5 to highest ranked responder, Brego Construction.

Ms. Harnage explained that the property located at 434 N 15<sup>th</sup> St is .16 acres and zoned R4. The market property has a market value of \$4,900. The City received 5 bids and the respondent with the highest bid was Brego Construction with a total of 189 points. This company plans to build a 3-bedroom 2 bath home. They plan to market to first-time homebuyers for the first 90 days. They estimate that the value of the improvements will be \$130,000 and the estimated completion date would be 12-18 months from the closing date.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to award Bid No. 2021-026 to Brego Construction for the sale of the Surplus Property located at 434 N 15<sup>th</sup> St.

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

Passed

- h. Approval to award Bid no. 2021-026 for Sale of Surplus Property at Avenue B, identified by Parcel ID: 2410-604-0134-000-7 to highest ranked responder, Brego Construction.

Ms. Harnage explained that the surplus property located at Avenue B, identified by Parcel ID: 2410-604-0134-000-7 is .17 acres and zoned R4. The market value is \$4700. The City received 5 bids and the respondent with the highest bid was Brego Construction with a total of 189 points. This company plans to build a 3-bedroom 2 bath home. They plan to market to first-time homebuyers for the first 90 days. They estimate that the value of the improvements will be \$130,000 and the estimated completion date would be 12-18 months from the closing date.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to award Bid No. 2021-026 to Brego Construction for the sale of the Surplus Property located at Avenue B.

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

Passed

- i. Approval to award Bid no. 2021-026 for Sale of Surplus Property at North 22nd Street, identified by Parcel ID: 2404-710-0017-000-8 to highest ranked responder, Brego Construction.

Ms. Harnage explained that the surplus property located at North 22<sup>nd</sup> St, identified by Parcel ID: 2404-710-0017-000-8 is .16 acres and zoned R3. The market value is \$4900. The City received 5 bids and the respondent with the highest bid was Brego Construction with a total of 189 points. This company plans to build a 3-bedroom 2 bath home. They plan to market to first-time homebuyers for the first 90 days. They estimate that the value of the improvements will be \$130,000 and the estimated completion date would be 12-18 months from the closing date.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to award Bid No. 2021-026 to Brego Construction for the sale of the Surplus Property located at N 22nd Street.

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

Passed

- j. Review finalists for the FPRA logo contest and select a winner.

Ms. Harnage explained that the current FPRA logo is very outdated and that it was time for a new logo. This item was brought before the Community Redevelopment Agency (CRA) Advisory Committee for recommendations. One of the members suggested that the City have a logo contest. When they launched the international logo contest, Ms. Harnage provided a lot of information regarding the five neighborhoods of the FPRA. She wanted a logo that was representative of the FPRA community. She provided the 4-point action plan that was identified in the 2020 FPRA plan update. These four points include restore neighborhoods, foster arts and culture, reset the economic base and to connect. She presented 4 different logos.

Board consensus was to select the third designer as the logo contest winner. Ms. Harnage will request some subtle changes as requested by the board.

- k. FPRA Resolution 21-06 amending Resolution 21-04 regarding refunding of bonds.

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

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY AMENDING CERTAIN PROVISIONS OF RESOLUTION NO. 21-04 ADOPTED ON JULY 19, 2021; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Mimms explained that they had to make a minor revision to the paperwork refunding the bonds. He is asking for approval of the amended resolution affirming the minor revision. This change is needed to move forward with the financial restructuring of the bonds.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve FPRA Resolution 21-06 amending Resolution 21-04 regarding the refunding of bonds.

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

Passed

- l. FPRA Resolution 21-05 Removing Charlie Frank Matthews from the CRA Advisory Board.

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

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA; REMOVING A MEMBER OF THE COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Curtis Johnson asked Tanya Early, Interim City Attorney, what are the guidelines for removing a member of this CRA Advisory Board.

Ms. Early explained that Resolution 13-05 sets forth the criteria for appointing and removing members

of the CRA Advisory Board. CRA Board members serve at the pleasure of the FPRA Board. She mentioned that at your pleasure means for any reason or for no reason, a CRA Advisory Board member may be removed. She also explained that the CRA Advisory Board selects their chair and co-chair.

Mayor Hudson asked if the CRA Advisory Board Members are appointed at large or by Board members.

Linda Cox, City Clerk, explained that Charlie Frank Matthews was originally appointed by Commissioner Reginald Sessions. She also noted that Mr. Matthews' appointment expires January 20, 2022. Commissioner C. Johnson kept him as his appointee when he got elected. This board is made up of 9 members and there are currently 8 members on the board.

Commissioner C. Johnson said that when he learned of Mr. Matthews legal matters, he was very disappointed. He said that he would like for Mr. Matthews to serve the remaining five months, but asked him to step down as chair. He said that he has much respect for Mr. Matthews, but it has placed him in a very challenging position. He told Mr. Matthews that he cares for him and that the Board appreciates his service.

Commissioner Perona said that he will support any recommendation from Commissioner C. Johnson.

Mayor Hudson mentioned that Mr. Matthews' legal matters are private and that the court system has taken care of them.

Commissioner Jeremiah Johnson said that they appreciate everything that Mr. Matthews brings to the City of Fort Pierce. His wisdom means a lot to him.

Charlie Frank Matthews, CRA Board Member, mentioned that he agreed to the terms that Commissioner C. Johnson suggested. He will step down as chair and will serve the remainder of his term. He mentioned that the co-chair would automatically become the chair of the board and then the board would elect another co-chair.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to deny the FPRA Resolution 21-05 removing Charlie Frank Matthews from the CRA Advisory Board.

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

Passed

## **7. STAFF COMMENTS**

### **a. FPRA Programs & Activities Update**

Mr. Mimms gave an overview of the FPRA Activity Report. He explained that many of these projects were discussed on today's agenda. He mentioned that they are working with the developers of Oaks at Moore's Creek and the R.O.O.T. Lincoln Park Mainstreet lease will be presented at the September FPRA meeting. The MKL, Jr. Commemorative Committee is continuing to move forward with the planning stages of the restoration of the Lincoln Theater. He mentioned that St. Lucie County Sheriff's Office is looking at the possibilities of entertaining a Memorandum of Understanding for funding from the Sheriff's Office to fund half of the City's allocation for school resource officers. He mentioned that the Sunrise Theatre Advisory Board has a strategic planning subcommittee, and their objective is to identify an outlook for the future utilization of the theatre.

Commissioner Jeremiah Johnson asked the board to have a plan and objective to meet for the Sunrise Theatre. He asked them for to think of a long-term plan. He asked if the strategic plan could be presented to this Board.

Mr. Mimms said that they can put together a workshop to determine the grant requirements and stipulations on how the funds can be used for the theatre. He would also like to discuss the future operation, ownership, and utilization of the theatre. He agrees that the City needs a 5-10 year outlook on the theatre.

**8. BOARD COMMENTS**

Commissioner J. Johnson said that he is proud of the FPRA, and that the agency is doing what they are supposed to be doing. He mentioned that monumental decisions were made at this meeting, and he is happy with the direction that the FPRA is going.

Chairwoman Hudson shared that she attended the Keep Fort Pierce Beautiful meeting and that she is very pleased with the committee because they are very energetic. They also discussed neighborhood restoration.

Commissioner Curtis Johnson mentioned that citizens are looking to be engaged and more involved in the community. They are also seeking to join city boards and committees. He agreed that the FPRA made some monumental decisions at tonight's meeting that are going to impact the blocks and neighborhoods of the City. He agrees that it was a difficult decision to sell Fisherman's Wharf property, but he knows that it is the right decision to move forward. He thanked staff for their support.

Commissioner Perona mentioned that when he was elected in 2010, the amount of money that the FPRA owed was very frightening. He is happy that the FPRA has used its assets to help recover. He is very glad that the FPRA now has money to spend instead of having to take money from the General Fund. He stated that these are some great accomplishments, and that he is very happy with the standings of the FPRA Board.

**9. ADJOURNMENT**

Chairwoman Hudson adjourned the meeting at 7.25pm.

ATTEST:

---

CITY CLERK

---

CHAIRPERSON