

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, SEPTEMBER 14, 2021.

**1. CALL TO ORDER**

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

**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 August 10 2021 Regular Meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve the minutes of the August 10, 2021 meeting.

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

Passed

**5. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**6. NEW BUSINESS**

- a. Approval of Proposed Fiscal Year 2021-22 FPRA Operating Budget

Johnna Morris, Finance Director, provided an overview of the proposed Operating Budget for the 2021-2022 Fiscal Year. The proposed budget of \$7,631,705 had an increase of \$93,088 from FY 2020-2021

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve the proposed FPRA operating budget for the 2021-2022 fiscal year.

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

Passed

b. Lincoln Theater Restoration Update

Rick Gonzalez, President of REG Architects Interiors Planners, provided an update outlining the scope and estimated budget for the master plan for the Lincoln Theater restoration. The existing square footage is 6,735. The proposed plan would add an additional 1,765 square feet. He proposed two-floor plan options for the first floor and second floors. The project grand total is estimated at \$3.5 – 4 million dollars. He suggested that the Fort Pierce Redevelopment Agency apply for multiple state grants.

Board discussion included the challenges of restoring a historic building. They also discussed that they would like to restore the theater to have multiple uses to help generate income. It will include conference rooms, banquet room, and theater. Another concern was not to overextend expectations because if the funds are not raised, this project will not be possible.

Nick Mimms, City Manager, explained that he will be working with the Dr. Martin Luther King, Jr. Commemorative Committee to apply for the African American Cultural and Historical Grant. This structure will be the launch point for the beautification and revitalization of the entire corridor. The next steps are to work with the Dr. MKL, Jr. Commemorative Committee and designate a project manager that has experience with doing these types of projects.

c. Approval of Lease Agreement with Lincoln Park Mainstreet to occupy space in the Means Court Center.

Audria Moore-Wells, Special Projects Coordinator, presented the request for approval of the lease agreement between the FPRA and Lincoln Park Mainstreet, Inc. This organization plans to occupy 1,934 square feet of space on the first floor of the Means Court Center. The lease is a one-year lease, and they will pay \$1.00 per year. The tenant will provide insurance coverage for the contents of the occupied space and FPRA will provide liability insurance for the premises and be responsible for utilities costs.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve the lease agreement with Lincoln Park Mainstreet Inc.

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

Passed

d. Resolution 21-07 authorizing the sale of 321 North 13th Street A/B to the successful bidder, Brego Construction Corp.

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, DETERMINING THE TRANSFER OF THE REAL PROPERTY COMMONLY KNOWN AS 321 NORTH 13TH STREET A/B, 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.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 21-07 authorizing the sale of 321 North 13th Street A/B to the successful bidder, Brego Construction Corp.

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

Passed

- e. Resolution 21-08 authorizing the sale of surplus property on Dundas Court (parcel ID: 2403-711-0001-000-3) to the successful bidder, Brego Construction Corp.

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, DETERMINING THE TRANSFER OF THE REAL PROPERTY COMMONLY KNOWN AS LOT 1 OF J E W MCCULLER'S SUBDIVISION ON DUNDAS COURT, 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.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 21-08 authorizing the sale of surplus property on Dundas Court (parcel ID: 2403-711-0001-000-3) to the successful bidder, Brego Construction Corp.

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

Passed

- f. Resolution 21-09 authorizing the sale of surplus property on Dundas Court (parcel ID: 2410-604-0156-000-7) to the successful bidder, Brego Construction Corp.

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, DETERMINING THE TRANSFER OF THE REAL PROPERTY COMMONLY KNOWN AS LOT 5, LESS THE WEST 40 FEET THEREOF, BLOCK J, B. HOGG'S ADDITION TO FORT PIERCE ON DUNDAS COURT, 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.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to approve Resolution 21-09 authorizing the sale of surplus property on Dundas Court (parcel ID: 2410-604-0156-000-7) to the successful bidder, Brego Construction Corp.

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

Passed

- g. Resolution 21-10 authorizing the sale of 2002 Avenue M to the successful bidder, Progression Properties, LLC.

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, DETERMINING THE TRANSFER OF THE REAL PROPERTY COMMONLY KNOWN AS 2002 AVENUE M, 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.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 21-10 authorizing the sale of 2002 Avenue M to the successful bidder, Progression Properties, LLC.

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

Passed

- h. Resolution 21-11 authorizing the sale of 1409 Avenue J to the successful bidder, Progression Properties, LLC.

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, DETERMINING THE TRANSFER OF THE REAL PROPERTY COMMONLY KNOWN AS 1409 AVENUE J, 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.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to approve Resolution 21-11 authorizing the sale of 1409 Avenue J to the successful bidder, Progression Properties, LLC.

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

Passed

**7. STAFF COMMENTS**

There were no staff comments.

**8. BOARD COMMENTS**

There were no board comments.

**9. ADJOURNMENT**

Chairwoman Hudson adjourned the meeting at 5:40pm

ATTEST:

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CITY CLERK

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CHAIRPERSON