

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, NOVEMBER 09, 2021.

**1. CALL TO ORDER**

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

**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  
City Attorney Tanya Earley

**4. APPROVAL OF MINUTES**

- a. Approval of Minutes from October 12, 2021 Regular Meeting

**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.

There were no comments from the public.

**6. CONSENT AGENDA**

- a. Approval of funding in the amount of \$92,575 for professional design services to be provided by Engineering Design & Construction, Inc. (EDC).
- b. Approval to submit and accept a grant application with the Florida Department of State for the Highwaymen Museum to renovate the Jackie Caynon Building, located at 1234 Avenue D, in the amount of up to \$500,000, not requiring matching funds.

As to Item 6B Audria Moore-Wells, Special Project Coordinator, gave an overview on the status of the site plan for the Jackie Canyon building. Estimated completion of repairs and cosmetic changes is set for February 2022 in time for the Highwayman Festival.

- c. Approval to provide a letter of support and partner with Incubate Neighborhood Center to submit a U.S. Economic Development Administration Economic Adjustment Assistance grant to create an incubator for business and a commercial kitchen.

As To Item 6C Canieria Gardner, CEO of Incubate Neighborhood Center, is seeking a letter of support for the grant application. The project will be based on a national model and is estimated to house at least 30 business and create 5.9 jobs per business. They will also provide location for business that involve food and provide training to start their business.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve the consent agenda.

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

Passed

## 7. NEW BUSINESS

### a. Overview of RFP for 301 South Ocean Drive and 306 Hernando Street

Shyanne Harnage, Economic Development Manager, gave brief overview of the RFP that will be advertised, for 301 South Ocean Drive and 306 Hernando Street purchased in 2017. FPRA will solicit bids to create redevelopment project that capitalizes on the site's prominent location and provide a mix of complementary uses including public parking component to serve the south beach district. FPRA goals are to increase private sector investment and improve public parking facilities in the South Beach district. Issuance of RFP is scheduled for January 2022 and due by March 2022. Bid recommendations will be brought to the board in April/ May of 2022.

Commissioner Perona inquired about the property's building, asking if demolition would be a good option due to a potential hazard. Demolition of the building will remove a public hazard and create a blank canvas for RFP.

Commissioner Curtis Johnson asked about the condition of the building, and if an assessment has been done by Code.

Peggy Arraiz, Director of Community Response, explained that demolition of the building will be an average of \$7,000 depending on circumstances.

Commissioner Jeremiah Johnson stated that it was a great idea to demolish building and improve the entrance off A1A to city code.

Commission consensus for demolition

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to accept staff's recommendation to issue RFP for the two parcels.

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

Passed

### b. Update on Surplus Property Disposition Strategy

Shyanne Harnage, Economic Development Manager, gave brief overview on the surplus parcel property disposition. FPRA currently owns 68 parcels, 8 of which have a lease agreement, 25 under purchase agreements or development agreement, 3 open spaces, 12 parcels were sold or are in the process of being sold, 2 are used as parking spaces, and 18 remain surplus. The twelve parcels which have been sold or are in the process of being sold have started construction or have a timeframe for construction to begin. Some closings of the remaining properties are scheduled for November 29, 2021, and others for December, no exact date has been set. Four of the 18 parcels left are general commercial locations and the rest are residential. In order to streamline the process, an online form, timeline requirement, and revised evaluation criteria are proposed to prevent incomplete proposals. FPRA will identify opportunities for property acquisition based on, active condemnations, substantial liens and proximity to city lands or FPRA- owned parcel. To create a more significant impact, the FPRA will solicit proposals for larger cluster properties in combination with surplus properties.

## 8. STAFF COMMENTS

Nick Mimms, City Manager, introduced Redevelopment Specialist Miriam Garcia.

## 9. BOARD COMMENTS

Commissioner C Johnson mentioned that he looks forward to seeing everyone at the food give away this Saturday.

## 10. ADJOURNMENT

Chairwomen Hudson adjourned the meeting at 5:28pm

ATTEST:

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CITY CLERK

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CHAIRPERSON