

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, FEBRUARY 8, 2022.

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

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.

No comments from the public.

6. CONSENT AGENDA

7. NEW BUSINESS

- a. Approval of the Amended and Restated Agreement for Development of King's Landing.

Shyanne Harnage, Economic Development Manager, gave a brief overview of the agreement changes including the adjusted time pursuant to COVID19 pandemic, revised phasing schedule, hotel parcel land transaction changes and the addition of buried debris removal section to include FPRA's contribution of \$170,000. The conveyance of property to Audubon will occur between February 27 and April 8th, and the building permit for phase 1 will be submitted 136 days after closing if the Amended and Restated Agreement is approved by FPRA. She confirmed that some parcels are owned by the City of Fort Pierce.

Commissioner Perona asked for clarification of conveyance of properties.

Commissioner Curtis Johnson jr. asked about the process of the conveyance of properties, and whether it come to the FPRA board again.

Tanya Earley, City Attorney, explained that the conveyance will be presented as a Resolution to the City Commission. The Resolution will explain the parcels and what actions are being authorized. Some parcels are owned by the City of Fort Pierce, so they will be transferred to FPRA and then to Audubon.

Chairman Hudson asked for clarifications on the hotel language changes and if debris removal will take place before or after building permits are submitted. She added that the FPUA was charged solely with the cleanup of toxic chemicals.

Ms. Harnage explained that section regarding escrowing proceeds from the sale to fund infrastructure development and donating them back was removed, this was specific for the first hotelier. She hopes for cleanup to happen simultaneously.

Motion by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve the Amended and Restated Agreement for Development of King's Landing.

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

Passed

- b. Approval of the First Amendment to the Development Agreement for Oaks at Moore's Creek Phase II.

Audria Moore- Wells, Special Projects Coordinator, provided an overview of the First Amendment to the development agreement for Oaks at Moore's Creek Phase II. The City of Fort Pierce and/or Fort Pierce Redevelopment Agency will be responsible for all installation and completion of infrastructure improvements. Therefore, the due diligence period for the agreement will be extended 270 days from March 7, 2022. The developer will be responsible for completing the replat of 15 single-family homes in time for the September 30, 2022, deadline if the Amendment is approved.

The installation of the infrastructure will begin after the completion of the replat and is anticipated to be December 31, 2022. The closing of the property will run between January and March 1st of 2023 and the construction of homes between January and May 2023. The closing of properties and start of construction will overlap due to needed approval from the South Florida Water Management District and other entities that may extend infrastructure completion.

Commissioner Jeremiah Johnson asked how to ensure this process is not slowed and kept moving, as well as questions about the landscape of the region. Ms. Moore-Wells advised that there will be some landscaping and lighting included in the infrastructure, however the landscape on the single-family homes will have its own landscape based on the developer. With the infrastructure being

brought in-house, she stated that the process may be expedited.

Commissioner Curtis Johnson, inquired about the construction of the homes and the qualification process and where interested individual should be directed for application. Mr. Mimms, the City Manager, explained that the Developer will be responsible for building the homes, completing land improvements, and pre-qualifying, approving, and financing them. The City of Fort Pierce will not be involved in any way in the qualification process. The developer will be educating, marketing, and promoted by their division.

Ms. Wells-Moore commented that City of Fort Pierce Grant division has previously held a first-time homebuyer's education workshop and are in contact with the Florida Housing Coalition council. The City of Fort Pierce and FPRA staff has made connection in the community to make sure that this information is getting out to the community.

Chairwomen, Hudson confirmed that the City of Fort Pierce FPRA has contributed to the project, with the infrastructure being completed by the City of Fort Pierce.

Tanya Earley, City Attorney, provided an overview of the difference between the original agreement and the amendment. The due diligence period will be extended 270 days, the infrastructure is now responsibility of the City of Fort Pierce instead of the Developer. In addition, it will move the closing date as it will be tied to the completion of the infrastructure. Once the infrastructure is complete, within 60 days it must close. She also informed that the amendment was not attached because negotiation was occurring up to the last minute, moving this to the next meeting will only push everything one day.

The vote on this item will occur at the next meeting.

c. FPRA Resolution 22-01 Appointing members to the CRA Advisory Board.

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

FPRA RESOLUTION NO. 22-01 A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA; CERTIFYING THE APPOINTMENT OF MEMBERS TO THE COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve FPRA Resolution 22-01.

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

Passed

8. STAFF COMMENTS

Miriam Garcia, Redevelopment Specialist, gave an overview of the FPRA commercial grants. The Commercial Facade Grant received 34 pre-applications and 30 of those were completed in the full application phase. Those applications are currently being evaluated and will go before the CRA Advisory Committee on March 2, 2022 and before the FPRA Board on March 8, 2022. The Interior Uplift Grant has received 20 pre-applications, and they have until March 16, 2022, for the full application period to end. Those applications will be reviewed by the Advisory Board Committee on April 6th and come before the FPRA Board on May 10, 2022.

Shyanne Harnage, Economic Development Manager, gave an update on several projects including, Fishermen's Wharf whose due diligence period has ended. It is currently in the approval period and both the City of Fort Pierce and developer must complete certain obligations. Also, the FPRA is currently in process for a land swap for two public parking parcels owned by St. Lucie County in exchange for Avenue M Extension. Ms. Harnage also updated that the 301 South Ocean Drive demolition has begun with interior fixtures and asbestos removal. This will allow it to be available for RFP to be issued in March of this year. In regards to the FPRA surplus properties, 4 of the 12 parcels have completed closing. The remaining eight were awarded to a single developer who has not been in contact, they have been given ten days to respond before the RFP is reissued.

Ms. Moore- Wells, gave an overview of the Highwaymen Grant, which will be reviewed by the grant panel February 22 to 24. Commissioner Curtis Johnson Jr., Ms. Audria Moore-Wells and Ms. Doretha Hair-Truesdell will all be attending the panel review meeting in Tallahassee.

Ms. Moore- Wells also mentioned that the Incubate Neighborhood will be preparing for their soft opening on March 30, 2022 with all community partners. The Grand Opening that will include the community will be April 19, 2022.

Chairwomen Hudson, questioned what group they are going to go before and if they are aware who will be a part of the Highwaymen Grant Panel.

Ms. Moore- Wells indicated it will be the African American Cultural and Historical panel. After all grants are reviewed, they will be ranked. The list will go to the Senate and the Governor's office to be reviewed; they will then make the decision to distribute the funds accordingly.

Commissioner Curtis Johnson Jr. has advised that they have started to look into who will be part of the panel. He also advised that former Rep. Larry Lee, Jr. will be going to this event, and they have been in contact with Senator Harrell.

9. BOARD COMMENTS

Chairwomen Hudson, wanted to recognized Officer Spotts who will be recognized on the floor of the Legislature, which was arranged by State Representative Dana Trabulsy.

Commissioner Curtis Johnson Jr. questioned Mr. Mimms regarding contacting Rep. Trabulsy office regarding Firehawks. He also asked on the status of the Proclamation for the Wax Museum Exhibit.

Nick Mimms, City Manager, stated he doesn't have an update yet, but staff is working on this process and will update the commissioner.

Linda Cox, City Clerk, advised that the proclamation has been discussed with the Mayor and will be processed.

10. ADJOURNMENT

Chairwomen Hudson adjourned the meeting at 5:13pm