

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, TUESDAY, DECEMBER 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
City Attorney Tanya Earley

4. APPROVAL OF MINUTES

- a. Approval of the minutes from November 09, 2021 FPRA Meeting .

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve the minutes from November 09, 2021, FPRA 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.**

There were no comments from the public.

6. CONSENT AGENDA

- a. Approval of retainer agreement with Matthew D. Weidner, P.A. as outside counsel for foreclosure actions related to code enforcement/nuisance abatement liens under the supervision of the City Attorney.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve consent agenda

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

Passed

7. NEW BUSINESS

a. CRA Advisory Committee Activity Update by Chairwoman Sabrina Taylor.

Sabrina Taylor, CRA Chairwomen, provided an annual update of the CRA 2021 Activities. Five key activities include received, reviewed, and recommended 14 properties for surplus status, which were then approved by FPRA. Secondly, identified priority corridors of the FPRA District. The primary corridors that were determined as priority are Orange Avenue, Avenue D, 25th Street and 13th Street. Third, provided recommendations and ideas regarding the FPRA incentive programs focusing on improving commercial and residential development. Fourth, provided feedback on the future utilization of the first floor of the Sunrise Center and 301 S Ocean Drive prior to the issuance of the Request for Proposals. Finally, provided recommendations for the rebranding of the FPRA and suggested launching a logo contest.

As of January 2022, CRA meetings will be held on the first Wednesday of the month from 2:00 PM to 3:30 PM. Sabrina Taylor will remain in her capacity of chairwomen and will continue to update the board on a quarterly basis to maintain unity and transparency.

Chairwomen Hudson expressed her gratitude to Sabrina Taylor and the CRA committee for their hard work.

Commissioner Curtis Johnson also endorsed that gratitude and expressed concern about committee assignment terms coming to an end in 2022 and whether Chairwomen Taylor has any recommendations.

Chairwomen Sabrina Taylor advised they are actively looking to recruit young and active talent for the board.

Commissioner Jeremiah Johnson also expressed his gratitude and discussed the possibility to expand training for the board members.

b. The Root Project Update

Caleta Scott, representative of The Lincoln Park Young Professionals mentioned some accomplishments of the organization including membership growth, partnership with City Census Outreach and NAACP. There has also been collaboration with small businesses creating a Flagship event "Buy Back the Block", which is held every second Saturday of the month.

Bruce Lewis stated that after the approval of the land lease that took place on October 27, 2021, a survey was completed along with approval of minor site plan on 6/30/2021, finalized all the F & E improvements and program supports elements. Bruce Lewis stated that estimated time of completion is March or April of 2022. They are requesting expedited building plan review and request for waiver and reduction in impact fees.

General Contractor Steve Cooper informed that they plan to apply for a building permit before year's end 2021, and that they hope to begin construction in late January 2022 with the issuance of the building permits.

Nick Mimms, City Manager, confirmed that impact fees are not dealt with at FPRA board. He also does not believe there will be impact fees, since it is not a new construction. He affirmed that they will

be working with the organization to arrive at a resolution that will benefit all parties.

- c. PULLED AT STAFF'S REQUEST - FPRA Impact Fee Moratorium
- d. Resolution 21-18 restructuring the CRA Advisory Committee to establish attendance requirements and revising the terms.

Commissioner Jeremiah Johnson asked whether the language is consistent in section 2, absence from three consecutive regular meeting.

Linda Cox, City Clerk, confirmed that it is.

- e. Update on FPRA maintenance efforts.

Mike Reals, Public Works Director, explained to the board that original estimate was incorrect and that it would be 156 and 120 for mowing per cut, which is double of what was originally presented. The mowing estimate would be \$7,050 a month and \$84,000 annually. Presented also was an estimate from one vendor currently being used by the City of Fort Pierce for pressure washing 54 miles of sidewalk in the Lincoln Park Area. Mr. Reals advised that they have put in a request for a second work squad who could do most of the work, and it's about \$65,000 a year. Mr. Reals shared that they have started a litter crew with two temporary employees who have started going out and collecting litter, trimming around telephone poles and mailboxes. They have partnered up with Career Source, taking students, and volunteers to fill positions as there are multiple internal positions open. Mr. Reals stated that right of way maintenance has always been done on as needed basis and not part of routine. Mowing and weed eating has always been a routine process.

Commissioner Perona suggested finding more innovated ways to accomplish the maintenance of the area, such as "adopt a block" with incentives.

Commissioner Curtis Johnson stated that the main concern in the Lincoln Park area is not the mowing but the litter, trimming and the sidewalk being unwalkable due to dirt, glass on the ground and cracks. Commissioner Curtis Johnson agrees with Commissioner Perona on adopting more innovative methods to maintain these areas such as the "Adopt a Block" and having organization getting involved. The lack of knowledge of the "adopt a block" program may be the reason for the lack of involvement, and if it were more prominent and offered incentive, more people would get involved. Businesses in the FPRA can contribute to the solution by taking care of the litter around their facilities space and improving its appearance.

Commissioner Jeremiah Johnson commented that maybe we can focus on major corridors, in the business district so to not overextend funds available. Also, he stated the Downtown Business Association would like to look at the area of Orange Avenue and 2nd Street to have it pressure washed.

Nick Mimms, City Manager, stated that he agrees that there should be more emphasis on incentive programs to keep neighborhoods clean. He also believes it would be beneficial to upgrade the litter and trash crew and have it at a recurring basis.

8. STAFF COMMENTS

- a. Highwaymen Museum Grant Application

As to item 8a, Audria Moore-Wells, Special Project Coordinator, gave a brief update on the grant application for Highwaymen Museum. The budget request of \$500,000 has been reduced to \$483,662 after adjustment and the grant application was submitted before the deadline. Ms. Moore-Wells went over the different repairs, and improvements that will be completed with the funds. She also advised that the grant application is currently under review and the committee will meet in January.

Chairwoman Hudson asked whether it was discussed to have a Royal Poinciana on the property. Ms. Moore-Wells stated that nothing is set in stone and that the grant's primary focus is the renovation of the building. She also stated that this project has the full support of Senator Harrell, Representative Trabulsy, and they've both provided a letter of support.

Chairwoman Hudson recommended reach out to Representative Toby Overdorf for support.

b. FPRA Programs & Activities Summary

Shyanne Harnage, Economic Development Manager, gave a brief overview of the FPRA Projects. Kings Landing Certificate of Appropriateness was approved by the Historic Preservation Board and now is ready to move forward. There is also lots of progress with Main Sail Hospitality Group and with the Economic Council incentive package request which will come before the City Commission in January. They will also be coming to the FPRA board with the amended and restated agreement in January. The due diligence period for Fisherman's Wharf is coming to an end, and they are in contact with the city attorney and the development team.

Miriam Garcia, Redevelopment Specialist, reported that 38 applications were received during the pre-application period of November 21-24 for the Commercial Façade Grant, and 34 have been pre-approved. The application period will run between December 8 until January 26, in which the applicants will need to submit all their plans and supporting documentation. Out of 38 applications submitted, 21 are out of district one and 13 are in district two. Once all applications are reviewed, they will go to the CRA Board in February 2022 and then to the FPRA Board in March 2022. Commissioner Curtis Johnson asked how many out of the 34 applications will be funded and who will decide on the ones that will receive the grant. He also asked if they received more applications after the video was created to promote the grant.

Mrs. Garcia stated that they have \$100,000 and there is a maximum \$25,000 each project, so only about 4 can be chosen. They will be choosing the project with the biggest impact on the commercial corridor and will be reviewed by a staff committee. She also advised that before the video was created, they only had 6 application submission and after the video, there were more application were submitted.

Mrs. Garcia also mentioned that the next grant for Interior Uplift will launch December 15, 2021, for commercial property owners to renovate the interior of business. The maximum is \$10,000 with a 50% match, the launch will be sent out in English, Spanish and Creole.

9. BOARD COMMENTS

Commissioner Curtis Johnson mentioned that the block of 11th and 12th St was cut and cleaned due to some displeasing activity. They are hoping to turn it into a productive neighborhood project, a growth garden or something else. The Project seems to be led by Mr. Templeton who has nonprofit and composed of regular citizens.

Commissioner Jeremiah Johnson, questioned if there has been any communication with the county on the redevelopment near Moore's Creek where the Old Fort Pierce Jails stands. Commissioner Jeremiah Johnson also asked if the Moore's Creek area, east of 7th to Kings Landing, Manatee Center was being maintained.

Nick Mimms, City Manager, stated that the last redevelopment concept for Moore's Creek was for a homeless veteran's village, which was unwanted. There has not been any additional redevelopment concept for the area since then. He also informed that east of 7th street is adjacent to the state building, and they maintain that area. The areas east of US highway 1, in the Natalie's areas going to

Moore's Creek is maintained from time to time.

Mr. Mimms commented that since the Health Department is moving, this would be a great time to have a private developer provide a proposal for development to meet the goals, needs and objectives of the FPRA.

Chairwoman Hudson noted that a few people who were not included in the honoring of Mr. Little would have liked to be involved. She advised that in the future to be more mindful to include others and broaden to invite St. Lucie County and elected officials.

Commissioner Perona stated that this situation came up during the Sunrise Theater Board meeting and there will be doing two meet and greets coming up for Mr. Little. A group is taking the initiative to reach out to others who might wish to celebrate Mr. Little.

Commissioner Jeremiah Johnson brought up the topic of tracking the date and economics for the annual report with the increased tax revenue provided by investment in the community.

10. ADJOURNMENT

Chairwoman Hudson adjourned the meeting at 6:28pm

ATTEST:

CITY CLERK

CHAIRPERSON