

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, APRIL 12, 2022.

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 Arnold Gaines; Commissioner Jeremiah Johnson; Commissioner Curtis Johnson, Jr.

Absent: Commissioner Thomas Perona

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

4. APPROVAL OF MINUTES

- a. Approval of Minutes from March 8, 2022, Regular Meeting

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Jeremiah Johnson to approval the Minutes from March 8, 2022

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Jeremiah Johnson, 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.

There were no public comments.

6. CONSENT AGENDA

- a. Approval of the Grant Agreement for Commercial Facade Improvement for 809 Delaware Ave
- b. Approval of the Grant Agreement for Commercial Facade Improvement for 825 N Indian River Drive
- c. Approval of the Grant Agreement for Commercial Facade Improvement for 1105 Seaway Drive

- d. Approval of the Grant Agreement for Commercial Facade Improvement for 906 Delaware Avenue

Commissioner Jeremiah Johnson Pulled Item 6d

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve items 6a, 6b, and 6c.

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

Passed

As to Item 6d Commissioner Jeremiah Johnson advised he will abstain due to conflict.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve item 6d.

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

Other: Commissioner Jeremiah Johnson (ABSTAIN)

Passed

7. NEW BUSINESS

- a. Presentation by the Director of Finance to provide a Financial Overview of the Fort Pierce Redevelopment Agency and its associated funds

Johnna Morris, Director of Finance gave an overview of the FPRA Financial status.

Chairwoman Hudson questioned if an additional \$275,000 was previously approved for the Sunrise Theater, making the total amount of funds to be received \$450,000.

Commissioner Curtis Johnson, asked to confirm if the total spent budget was revised to \$675,000 and if there are any additional projects that can be ventured in.

Ms. Morris stated that in a previous meeting the additional \$275,000 were approved by the board for the Sunrise Theater. A portion of the funds came from the FPRA and another from Solid waste, with a total transfer of about \$975,000. She confirmed that the expenditure from the FPRA budget was \$675,000. The director of Sunrise Theater told Ms. Morris that they are doing very well, especially with the Shuttered Venue Grant and will hopefully finish the fiscal year strongly.

Mr. Mimms stated that the CRA can delve into redevelopment from several angles such as economic development, infrastructure improvement, and supporting business or housing solutions. This year they started with the Economic Development program which they are hoping to expand. Currently, there are no specified programs, but they are hoping to explore various ways to enhance neighborhoods and strengthen tax base.

Ms. Morris explained the debit balances included various projects and properties that the FPRA purchased and developed, including the parking garage. She mentioned that the last payment for the garage debt service is 2032.

- b. PULLED AT STAFF'S REQUEST. Approve CRA Advisory Committee Interior Uplift Grant Award Recommendations
- c. Authorization to release the previously allocated \$170,000 to Audubon Development for the commencement of debris removal on the former King Plant site.

City Manager, Nick Mimms is requesting that 50% of allocated funds be dispersed to Audubon for the commencement of debris removal on the former Kings Plant site.

Chairwomen Hudson and Commissioner Gaines both inquired if all allocated funds are not used will the remaining funds be returned to the FPRA.

Mr. Mimms stated that the allocated funds are from the bonus voluntary cleanup tax credit proceeds and that the staff has recommended to pay Audubon the full \$170,000. While the maximum disperse amount is \$170,000, if the cost of debris removal is less, they will issue the lesser amount.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve authorization to release the previously allocated \$170,000 to Audubon Development for the commencement of debris removal on the former King Plant site.

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

Passed

8. STAFF COMMENTS

City Clerk, Linda Cox informed the Board Commissioner Perona did indicate that he was not able to make it to the FPRA meeting.

- a. Fort Pierce Redevelopment Agency Annual Report for Fiscal Year 2021

Miriam Garcia, Redevelopment Specialist, gave an overview of the recent Fort Pierce Redevelopment Agency Annual Report for Fiscal 2021.

Commissioner Jeremiah Johnson questioned what is included in the community policing and transportation category in the annual report.

Chairwoman Hudson inquired if the tram expenditure was included in the transportation category. She also asked if the School Resource Officer expenditure is included in the community policing category.

Commissioner Gaines questioned the status on the Lincoln Theater development.

Commissioner Curtis Johnson asked for an updated on the Root Project development.

Mrs. Garcia explained that the Cops Hiring program and that the school resource officer expenditures were under the community policing category. She stated that under the transportation category they have listed South Beach parking investments. She did advise that the Annual Report was filed with the state as required by the statute. The Annual Report was publicized on the city's website; a copy was sent to the county and the Redevelopment Association.

Mr. Mimms also explained that community policing included a grant in which the salary of five officers who are strictly doing policing in the FPRA is being partially paid by the Federal

Government. The Federal Government pays a greater percentage of the salary, as the years progress, the City of Fort Pierce will start paying more of the salary and the Federal government will pay less. The tram, South Beach Parking, and cost to retrofit the area and prepare for temporary parking costs were in the transportation expenditures. Mr. Mimms informed the board that there is a resolution for the restoration of the Lincoln Theater and the FPRA has spent \$35,000 for a design created by Rich Gonzales. Mr. Mimms advised that the Root Project has obtained Development Permit compliance and the contractor is finalizing the paperwork for permit to be issued by the Building Department.

Chairwoman Hudson asked about the proceeds of the sale of Fisherman's Wharf and whether the funds will go back to the FPRA or General funds.

Mr. Mimms explained that the commission had decided to keep the funds in escrow for a capital improvement project.

Mr. Mimms questioned the board If they would like to expand some the programs that they saw in the Annual Report.

Chairwoman Hudson and Commissioner Curtis Johnson both agreed that the expansion of the Facade Grant is of intrest.

Commissioner Curtis Johnson also stated that some of the program's goals that can be developed or expanded may be able to align with the strategic plan and target major gateways in the city. Additionally, enhancing economic development programs to allow businesses in the community to operate and increase tax revenue.

Commissioner Jeremiah Johnson presented to the board the possibility of including programs that will bring activity to the Peacock Art District, 17th Street, Avenue D and 7th Street incorporating the Intermodal station and further discussion regarding the funds of the Fisherman's Wharf sale.

Commissioner Gaines expressed that he would like to see the funds being used toward projects like affordable housing and possibly a homeless shelter. Mr. Gaines also stated that he would like to meet with those in charge of the Lincoln Theater because having the theater running can be a catalyst for the area activity.

City Manager, Nick Mimms informed the board that the original Facade Program was funded at \$100,000, while the Interior Uplift Program at \$50,000. Additional grant programs in the works are the residential and business innovation grants. These are all programs that can be expanded, and staff will brainstorm suggestion for funding. Mr. Mimms stated that the county is anticipating development from Moore's Creek all the way to Avenue D. The county is waiting to draft an RFP language, once the RFP is drafted the City of Fort Pierce will review it, and it is intended to work with the county on redevelopment of that area.

9. BOARD COMMENTS

No comments from the Board.

10. ADJOURNMENT

Chairwomen Hudson adjourned the meeting at 5:24 pm

ATTEST:

CITY CLERK

CHAIRPERSON