

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, JULY 12, 2022.

1. CALL TO ORDER

Chairwomen 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 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 the June 14, 2022 regular meeting.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve the Minutes from June 14, 2022, regular meeting.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, 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.

There were no comments from the public.

6. CONSENT AGENDA

- a. Approval of INC's request to sublet space in Mean's Court Center
b. Authorization to advertise RFP 2022-023 Means Court Center Shared Mixed-Use Space

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Arnold Gaines to approve the Consent Agenda.

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

Passed

7. NEW BUSINESS

- a. Review of the FPRA Project-Based Budget for Fiscal Year 2023.

City Manager, Nicholas Mimms, is proposing a budget for the FPRA of \$9 million, with the annual tax revenue totaling \$9,681,680. This will ensure that the FPRA initiative is achieved and to manage the FPRA effectively, additionally a Redevelopment Specialist will be hired. Shyanne Harnage, Economic Development Manager, gave a presentation on the FPRA Project-Based Budget for Fiscal Year 2023. The information presented tonight is all part of developing a cost-effective annual budget and work programs that will provide administrative and operational support for community redevelopment agency activities. Included in the budget are the following:

- Micro-Mobility Transportation \$400,000.00

Chairwomen Hudson asked if the Micro-Mobility Transportation budget of \$400,000 was for a year and would the running 40 hours a week. Commissioner Curtis Johnson inquired about the Freebee transportation and whether ridership will be evaluated in order for adjustments to be made. He also prefers closed cars for the weather. Ms. Harnage confirmed that the \$400,000 would be for one year and the transportation would run for 40 hours a week. She advised that Freebee will be willing to work with the City of Fort Pierce and with it being a mobile application, there would be a lot of data and metrics provided. Nicholas Mimms, City Manager, stated that based on the data from the Micro Mobility scooter there is a need for transportation for work and education. There is a void of transportation east of US Highway 1 and this program will give the opportunity to connect to the interlocal transit station.

- Arts/Cultural Programming – Sunrise Theater \$450,000.00
- Community Policing – School Resource Officers \$350,000.00
- Community Oriented Policing Community Policing – Downtown Detail \$75,000.00

Commissioner Jeremiah Johnson inquired about the Downtown policing details, if they were just going to be operational on certain days of the week. Ms. Harnage, advised that they are aiming for the police detail in the downtown area to be there Thursday, Friday, and Saturday between 6 P. M to 2 A. M.

- Old St. Anastasia Rehabilitation \$500,000.00

Commissioner Johnson asked if the aesthetic repairs being done on Old St. Anastasia would involve just painting. Ms. Harnage stated that it would be exterior restoration such as painting, repair windows and refreshing the building, no structural repairs.

- Buildings Old City Hall Renovation \$350,000.00
- Buildings Sunrise Center Buildout \$250,000.00
- Buildings Maintenance and Operation of FPRA-owned Property \$100,000.00
- Commercial Façade Grants \$250,000.00
- Property Refresh Grants \$50,000.00

Chairwomen Hudson asked if the total budget for the program is in the amount of \$50,000. Ms. Harnage confirmed that the total budget would be \$50,000; there will be fifty \$1,000 grants for refreshing the property on the targeted corridor.

- PAD Mural Program \$40,000.00
- Community Event Sponsorship \$40,000.00

Ms. Harnage, also gave an update on a couple of the 2022 projects previously budgeted:

- Comprehensive Wayfinding Program – \$500,000 to Brand the City of Fort Pierce Neighborhoods.
- Grants: Commercial Façade& Interior Uplift – The Commercial Façade grants launched this year and has awarded \$100,000 worth of grants, and tonight they will present the Interior Uplift recommendation in which a total of \$50,000 will be awarded. A total of \$150,000 has been invested into the local business of the City of Fort Pierce.
- Downtown Master Plan – this program was launched in April; the workshops have been held, and the masterplan is now in the works. This has an investment of \$158,500
- Highwaymen Museum – The project cost for the Highwaymen Museum is \$496,948 and the FPRA will be fronting the initial cost and the grant will be funding the remaining.
- King's Landing – The property has been conveyed to Audubon Development and the FPRA board has agreed to contribute up to \$170,000 for the debris removal, of which \$85,000 has already been transferred to the Developer.

Ms. Harnage advised that they will be coming back in December or January with a Capital Improvement program and how it will be funded. Commissioner Curtis Johnson stated that it is a great investment to refresh the currently unoccupied building for organizations to rent for events. The additional spaces are needed for meetings since they are in short supply; an example is the River Walk, which is always booked. Chairwomen Hudson asked about the beach parking lot at 301 S Ocean Dr. Ms. Harnage informed the board that the demolition has been started, a budget has been created, and the RFP will be going out soon. Commissioner Jeremiah Johnson brought up the possibility of taking the opportunity of additional real estate near Atlantic Ave, from 5th to 7th Streets. Ms. Harnage advised the board that there are some additional ideas coming in the Downtown Master Plan.

b. Review CRA Advisory Committee recommendations for Interior Uplift Grant

Miriam Garcia, Redevelopment Specialist, presented the Interior Uplift Grant program overview and recommendations by the CRA advisory committee. The goal of the program is to remove deterioration and improve the energy efficiency of existing buildings, making them more viable for occupancy. This program offers financial assistance in the form of a reimbursable grant matching 50% up to \$10,000. The pre-application process started back in January; in February and March was the evaluation period. In May the city staff evaluated the criteria and in July the CRAAC reviewed the rankings for the recommendation to the board. Mrs. Garcia also briefly went over the evaluation criteria and the steps required by the applicant after the board issues the awards. The top 5 highest ranked applicants with the possibility of 200 points are the following:

- 616 Atlantic Ave - 171 points
- 118 N 9th St - 156 points
- 709 S 5th St - 153 points
- 300 S 6th St - 152 points
- 710 Orange Ave - 151 points

Commissioner Perona asked how the 5th place was determined since there was a three-way tie.

Chairwomen Hudson inquired if nonprofits were allowed to apply and if they received a good response.

Commissioner Curtis Johnson noted that there is nothing in place addressing one applicant receiving multiple awards.

Mrs. Garcia informed that the CRA committee revised the three applicants and went with 710 Orange Avenue due to the visibility. She also advised that nonprofits were allowed to apply and there was a good response from the community. The CRA Committee did bring up the concerns of one applicant being awarded for multiple properties. At this time there is no stipulation in the program overview, so it was not taken into consideration.

Chairwomen Hudson asked if in the future there a stipulation for common ownership.

Mrs. Garcia informed the board that if it is their desire to add this stipulation, it can be added.

City Manager, Nicholas Mimms, commented that the program was created to improve targeted geographic areas; there is a possibility of one entity to have multiple locations. It would be hard for the FPRA to refuse an application because they own multiple properties.

c. **FPRA Resolution 22-03 Appointing At-Large members to the CRA Advisory Board**

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve FPRA Resolution 22-03 Appointing At- Large member to the CRA Advisory Board.

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

Passed

8. STAFF COMMENTS

City Manager, Nicholas Mimms, informed the board that the building behind St. Anastasia was demolished today.

Chairwomen Hudson, inquired about the additional Redevelopment Specialist position.

Mr. Mimms advised that due to the vast number of projects the FPRA will be undertaking, there is a need for additional professional staff that can manage the projects effectively.

Commissioner Jeremiah Johnson commented that this position will be a well-rounded unique position for someone who can manage these programs and be able to do administrative and be in the field.

9. BOARD COMMENTS

Mr. Matteson with Audubon Development gave a brief update on the King's Landing Project. After the title was transferred to Audubon, they began with the cleanup and the environmental permit. On Friday afternoon, they were given the okay from the FDPE to proceed with moving the dirt to the site. On Thursday the crew will be out at the site and begin working on removing 80 caps. The preliminary permit will be submitted for infrastructure in late August.

Commissioner Jeremiah Johnson asked by how many days did they beat the deadline on the building permit. He also inquired if the engineers and architects had been working on the hotel portion.

Mr. Matteson advised that not by much, but they are on track. He informed the board that the hotel is an autograph hotel which is unique; it is customized to look like the area it's located in.

10. ADJOURNMENT

Chairwomen Hudson adjourned the meeting at 5:43 pm.

ATTEST:

CITY CLERK

CHAIRPERSON