



Lincoln Park Main Street  
P.O. Box 3224  
Fort Pierce, Florida 34948  
(772) 462-2481 (ph) (772)-462-2483 (fax)  
Email: [lincolnparkmainstreet@live.com](mailto:lincolnparkmainstreet@live.com)  
Website: [www.historiclpms.org](http://www.historiclpms.org)

September 12, 2022

City of Fort Pierce  
Gelencia Carter  
Procurement Manager  
100 North US 1  
Fort Pierce, Florida 34950

Dear Ms. Carter:

Lincoln Park Main Street, Inc. (LPMS) is pleased to submit one (1) original and one (1) copy on USB flash drive of the proposal for Means Court Center Mixed-Use Space. LPMS understands the scope of work outlined in the RFP and makes a positive commitment to continue to address the four goals and/or guiding principles of the Fort Pierce Redevelopment Agency (FPRA).

LPMS programming and services contribute to the overall economic, cultural, and social well-being of the Fort Pierce community. In the past several years, LPMS has played a pivotal role in the Community Engagement Meetings, as recent as 2019 and 2020; as such has a keen understanding for developing a strategy for integrating the elements and guiding principles of the FPRA plan.


The person(s) authorized to make representations on behalf of LPMS is listed below:

1. Frank Watkins, President of the Board \*532 N. 13<sup>th</sup> Street, Fort Pierce, FL 34950  
(772) 216 - 1939
2. Shelby Jones, Secretary of the Board \* 532 N. 13<sup>th</sup> Street, Fort Pierce, FL 34950  
(772) 971 - 0861
3. Pamela Carithers, Executive Director \* 532 N. 13<sup>th</sup> Street, Fort Pierce, FL 34950  
(407) 257 - 1678

Sincerely,

A handwritten signature in blue ink, appearing to read 'Frank P. Watkins', is written over a light blue horizontal line.

Frank Watkins  
President, LPMS Board of Directors

<p><b>DELIVER TO:</b>  City of Fort Pierce  100 North U.S. #1  Fort Pierce, FL 34950</p> <p><b>MAIL TO:</b>  City of Fort Pierce Procurement Dept.  P.O. Box 1480  Fort Pierce, FL 34954-1480</p>	<p><b>REQUEST FOR PROPOSALS</b></p>
<p><b>Contact:</b> Purchasing Division, 772-467-3102</p>	<p>RFP No: 2022-023</p>
<p><b>Pre-Proposal Conference Date:</b>  10:00AM, THURSDAY, AUGUST 25, 2022</p>	<p>RFP Title:  <b>MEANS COURT CENTER SHARED MIXED-USE SPACE</b></p>
<p><b>Pre-Proposal Conference Location:</b>  CITY HALL,  100 NORTH U.S. HIGHWAY 1  2nd Floor Conference Room 100  North U.S. 1  Fort Pierce, FL 34950</p>	<p>RFP Opening Location:  City of Fort Pierce Purchasing Division  100 North U.S. #1, 1st Floor  Fort Pierce, Florida 34950</p>
<p><b>RFP Due Date &amp; Time:</b>  3:00 PM, MONDAY, SEPTEMBER 12, 2022</p>	<p>If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.</p>
<p><b>Proposer Name:</b> <u>Lincoln Park Main Street</u>  <u>LINCOLN PARK MAIN STREET</u></p> <p><b>Mailing Address:</b>  <u>P.O. BOX 3224</u>  <u>FORT PIERCE FL</u>  <u>34948</u></p>	<p><i>I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer.</i></p> <p>X <u></u>  Authorized Signature (Manual)</p>
<p><b>City, State, Zip Code:</b></p>	<p><b>Typed or Printed Name:</b></p>
<p><b>Type of Entity (Circle One):</b>  <input checked="" type="radio"/> Corporation <input type="radio"/> Partnership <input type="radio"/> Proprietorship</p>	<p><b>Title:</b>  <u>President of the Board</u></p>
<p><b>Incorporated in the State of:</b> <u>November</u> Year: <u>2006</u></p>	<p><b>Delivery in</b> _____ <b>days, ARO</b></p>
<p><b>Phone Number:</b> <u>772-462-2481</u></p>	<p><b>Payment Terms:</b> Net 30 Days</p>
<p><b>Fax Number:</b> <u>772-462-2483</u></p>	<p><b>FEIN or SS Number:</b></p>
<p><b>E-Mail Address:</b> <u>lincolnparkmainstreet@live.com</u></p>	<p><b>Local Business:</b> <u>Y</u> <u>N</u> <b>MWBE:</b> <u>Y</u> <u>N</u></p>
<p><b>Bid Security is attached, when required, in the amount of \$</b> <u>-0-</u></p> <p><b>F.O.B. DESTINATION</b></p>	<p><b>If returning as a "No Bid" state reason:</b></p>
<p><b>THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID</b></p>	



## DECLARATION OF INTEREST

Each respondent shall execute a Declaration of Interest in substantially the following form:

The undersigned, as Respondent, declares that the only persons interested in this Statement of Qualifications submitted in response to this Request for Proposals are named herein, that no other person or entity has any interest in this Statement of Qualifications or any Proposal which may arise out of the Statement, that this Statement of Qualifications is submitted without connection or arrangement with any other person and that this Statement of Qualifications is true and correct and is in every respect fair, in good faith, and without collusion or fraud.

The Respondent further declares that he/she/it has complied in every respect with all of the instructions to respondents, that he/she/it has read the Request for Proposal and any addenda [which addenda shall be listed in the declaration] which may be issued and that he/she/it has satisfied himself/herself fully with regard to all matters and conditions with respect to the Proposal.

Lincoln Park Main Street

**Name of Firm, Individual or Corporation**

*[Handwritten Signature]*  
**Signature**

*[Handwritten Signature]*  
**Signature**

President, LPM-S Board of Directors  
**(Title)**

Executive Director  
**(Title)**



## DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

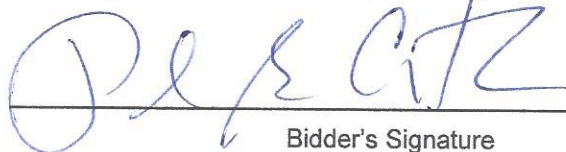
Lincoln Park Main Street

does

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



Bidder's Signature

9/12/2022

Date

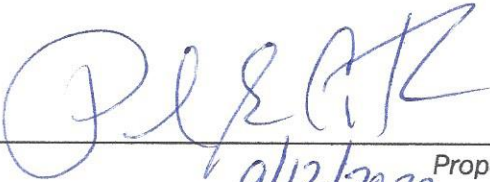


## CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline ~ it is the responsibility of each Proposer to read and comply with the Request for Qualifications in its entirety.

CHECK "Yes" or "No" to each of the following:	YES	NO
Is Request for Proposal cover page completed, signed and attached?	✓	
Proposal envelope marked accordingly.	✓	
Have all proposal requirements listed on page 16 addressed in this proposal?	✓	
Is Declaration of Interest from signed and enclosed?	✓	
Are 2 complete packages included? (1 original and 1 digital copy)	✓	
Is each Addendum (when issued) signed and included?	N/A	

PLEASE SIGN AND RETURN WITH PROPOSAL

  
 \_\_\_\_\_  
 9/12/2022 Proposer's Signature  
 \_\_\_\_\_  
Date

## Organizational Profile and Qualifications

Lincoln Park Main Street, Inc. is a 501c3 nonprofit organization established in 2006 as a member of the National Main Street and Florida Main Street program. The City of Fort Pierce Commercial Redevelopment Area wanted to infuse development in Lincoln Park and in particular the Avenue D corridor and realized the need for an organization to work with to carry out the administrative functions and redevelopment activities.

LPMS is an accredited Main Street program that uses a four-point approach that advocates improvements in the areas of organization, promotion, design and economic vitality to create a positive, distinctive image for the Avenue D corridor and Lincoln Park. Past cultural and community events produced:

- ***Gospel Explosion*** - two national recording artists performed at the Sunrise Theater to a sold-out crowd of 1150 seats. The top three choirs from the Community Summerfest Choir Sing-off performed, along with a community choir.
- ***Community Summerfest*** - ten (10) local choirs from the community competed in a choir sing off at Westside Baptist Church. Three choirs advanced to the Gospel Explosion at the Sunrise Theater to compete for prizes.
- ***Stompin at the Savoy*** - awarded Outstanding Fundraiser by the Secretary of State for a Main Street program.
- ***Key West Seafood Gumbo*** - a fundraiser serving seafood dishes of a slow shrimp boil and gumbo featuring live entertainment and a DJ.
- ***Trick 'R Treat on Moore's Creek, Community Summer Fest, Back to School Bash*** -were community events designed to bring residents together and celebrate culture, traditions, and end of the summer.

### *LPMS Size and Membership, Sponsorship, Donors*

The organization's Board of Directors is comprised of eight (8) members currently with three recruits in the process. The executive board consist of the officers: President, Vice President, Treasurer and Secretary. The standing committees are Promotions, Design and Economic Vitality. The organization has one full-time contract employee who has been with the organization for 12 years, and two part-time contract workers and two part-time volunteers. The two part-time volunteers have been with the organization for 10 years. The volunteer base is 25 - 40 members dependent upon the event. The promotions committee consists of eight (8) members, and the steering committee consists of four (4) members. The membership is currently 43 - 54.

*LPMS range of services include heritage education, historic preservation, promotions, economic vitality, showcase newsletter,*

**Heritage Education:** guided tours in Lincoln Park taking the journey of the Highwaymen Heritage Trail and the Zora Neale Hurston Dusk Tracks. Providing heritage tourism with the opening of the Lincoln Park Black Archives, Lincoln Park Points of Interest, Pioneers of Lincoln Park, Oral and Digital History, and the African American Arts, History and Culture Center.

**Historic Preservation:** Historical Marker Program to identify and designate sites to the register of historic places. Work with programming and funding for the Lincoln Theater and the Highwaymen Museum. Provide the research on the Chitlin Circuit stops in Fort Pierce and produce a plan to host a two-day event with a discussion and a festival. Plan and produce a History Festival and Lectures.

**Promotion:** promote the community in the monthly newsletter, social media, use of digital content, print media and through such programming as Emancipation Proclamation Celebration Brunch; Black History programs; Community Book Signing and Review Festival; Chitlin Circuit Lecture & Festival.

**Economic Vitality:** to infuse the community with available training options to earn a sustainable wage through Learn. Earn. Apprenticeship. Program (LEAP); use of the Business Navigator for Developers, Builders, Businesses Resource Packets – a resource to assist developers, builders, and businesses seeking to expand with resource packets to simplify the business permitting process and to walk through the plans review on to approval.

LPMS has more than 16 years of experience with similar programs as what is being prescribed in this Request for Proposal. The past 16 years, the organization has been a strategic partner with the City of Fort Pierce in the efforts to revitalize the Avenue D corridor through façade improvement grants, rental assistance and building community unity and pride through Jazz on Moore’s Creek.

As a Main Street program, LPMS has received eight awards: 2008, 2012 & 2021 Program of the Month; 2012 Outstanding Special Event (Jazz on Moore's Creek); 2014 Outstanding New Construction (Intermodal Transit Facility); 2014 Outstanding Fundraising Event (Stomp'n' at the Savoy); 2014 Outstanding Volunteer of the Year (Leon Porter); 2015 Outstanding Rehabilitation Project (Granny's Kitchen); 2015 Outstanding Public Improvement in a Main Street District (City of Fort Pierce); 2016 Outstanding Special Event (Highwaymen Heritage Trail & Festival).

## **Executive Director - Pamela E. Carithers** **Supervising the Work**

**MBA, Marketing, DeVry University**  
**B.S. - Computer Information Systems, Florida**  
**Agricultural & Mechanical University**



Pamela Carithers is a marketing and business development professional with more than 28 years experience in operations, nonprofit and program management, corporate event planning and sponsorship, marketing and promotions; advertising, community engagement and information, and fundraising. Ms. Carithers has broad experience in historic preservation and cultural programming, and developing marketing and media press kits, print and collateral material and the creation and use of digital documents for electronic distribution.

Executive Director for Lincoln Park Main Street the past 12 years, Ms. Carithers provides oversight for the organization's budget, the day-to-day operations; organize, coordinate and develop grant applications, proposals and statement of qualifications; develop marketing strategies; promote community engagement through planned cultural historical events and activities; provide monthly, quarterly, and annual reports to the board, City of Fort Pierce, Florida Main Street, and state and federal reporting; solicit funds for sponsorship opportunities.

- 12 years of experience in nonprofit management, coordinating and producing historical and cultural programs in the Lincoln Park/Fort Pierce community, developing and presentation skills on a community development and historic preservation, works well in a team environment or individual, strong oral and written communication skills.
- 15 years of experience with strategic planning for national and statewide engineering pursuits, facilitation of strategy sessions, proposal and grant writing, project and contract management, and online instruction using various learning platforms.
- 10 years coordinated, developed, planned, directed, and evaluated research and analyses for governmental and private sector proposal preparation, analyzed request for proposals (RFPs), statement of qualifications (SOQs) and statement of work (SOWs), program management, planning of technical reports and production documents for the architectural, engineering and construction industry.
- As a corporate representative, served as a committee member, sub-committee chair and committee chair of statewide and national technical conferences; corporate representative for the Business Development Division for Orange County, Florida annual College Networking Job Expo.

**1. Identify desired time of lease, renewal options and proposed rental rate.**

Lincoln Park Main Street (LPMS) proposes to lease the Means Court Center Shared Mixed-Use Space 1,982 square feet on the first floor for a period of thirty (30) years with renewal option for ninety-nine (99) years. The rental rate is \$1.00 per year.

**2. Description of the concept planned for the Shared Mixed-Use Space.**

***Mission:***

Lincoln Park Main Street (LPMS) mission is to preserve and promote Lincoln Park in particular the Avenue D corridor through historic preservation (preserving the history, heritage and buildings), arts and cultural programming (Festivals, Jazz on Moore's Creek and the Lincoln Park Black Archives), educational enrichment and awareness (Walk Lincoln Park and the Center for African American Studies) and economic vitality (business navigator and resource).

***History***

LPMS was established in 2006 as a nonprofit organization as a member of the National Main Street and Florida Main Street program. The City of Fort Pierce Commercial Redevelopment Area wanted to infuse development in Lincoln Park and in particular the Avenue D corridor and realized the need for an organization to work with to carry out the administrative functions and redevelopment activities.

LPMS is an accredited Main Street program that uses a four-point approach that advocates improvements in the areas of organization, promotion, design and economic vitality to create a positive, distinctive image for the Avenue D corridor and Lincoln Park. Since inception of the program, the organization has been housed in city-owned buildings: The Jackie L. Caynon, Sr. building named in honor of the first African American elected to public office in Fort Pierce and St. Lucie County and the Means Court Center building. For the past 13 years, the City has been a strategic partner.

As a Main Street program, LPMS has received eight awards: 2008, 2012 & 2021 Program of the Month; 2012 Outstanding Special Event (Jazz on Moore's Creek); 2014 Outstanding New Construction (Intermodal Transit Facility); 2014 Outstanding Fundraising Event (Stompin' at the Savoy); 2014 Outstanding Volunteer of the Year (Leon Porter); 2015 Outstanding Rehabilitation Project (Granny's Kitchen); 2015 Outstanding Public Improvement in a Main Street District (City of Fort Pierce); 2016 Outstanding Special Event (Highwaymen Heritage Trail & Festival).

The programs offered were business and technical training/workshops, rental assistance, and façade improvement grants. Business and technical training are workshops offered to the public (businesses and individuals) at no cost. Also available was the one-on-one consulting provided onsite to businesses and individuals.

LPMS rental assistance program was financed by the city through funds collected by the Commercial Redevelopment Area. These funds are provided through ad valorem tax dollars from annual property taxes collected. The program was developed as a mechanism to attract businesses both new and expanding to the Avenue D corridor by paying for six months of rental payments. LPMS administered the program, processed applications, interviewed business owners, monitored the business progress, and provided technical assistance. In 2009 during the housing market crash, funds were not available for allocation and the program folded. The façade improvement grant program was designed to assist property owners with grant funds to update the exterior of the buildings to create a uniformed design look; this was the first step to redeveloping the area and in preserving the building integrity. The façade improvement grant program worked with 21 property owners, \$336,108 in approved funds and \$385,000 in matching funds.

LPMS has developed and produced cultural programming to preserve, promote and share the history of Lincoln Park; have developed heritage literature to educate the public; have celebrated the rich culture and captured the personal stories of residents that offer the community a better understanding of themselves and their communities. Throughout the year and especially during Black History month, LPMS staff present the local history to after school programs, sorority and fraternity organization youth programs, church organizations, community centers, and community organizations.

The award-winning Jazz on Moore's Creek program is a free outdoor concert that features live entertainment, food and retail vendors, beverage vendors and a stage; Christmas on Moore's Creek - a annual toy give-a-way and health & wellness festival; heritage and cultural programming with the Emancipation Proclamation Celebration Bruch - an annual event in observance of the freedom of African Americans highlighting local history makers and trailblazers in Lincoln Park; Black History program The Great Blacks in Wax Exhibit - life size wax figures of African Americans with narration by the founder of the Museum; and Guided Tours both self-guided through the Walk Lincoln Park program which is a downloadable app that features 12 sites with pictures and history: and finally guided tours of Lincoln Park taking the journey of the Highwaymen Heritage Trail and the Zora Neale Hurston Dusk Tracks. Presently, LPMS is launching the Lincoln Park Heritage Education program which

consists of literature and places for education, history, and heritage tourism. The anchor component of this program is the Lincoln Park Black Archives, which is a museum housed in the planned space at Means Court Center.

*Description of Services to be Completed*

**A. Lincoln Park Heritage Education Program**

1. **Lincoln Park Black Archives** - will serve as a central location to collect and preserve information, artifacts, photos, documents, oral recordings to chronicle the history of African Americans in Lincoln Park and St. Lucie County with the goal being to tell the story of the lives and reinforce pride in the community and to educate the public on the accomplishments of African Americans in Lincoln Park, Fort Pierce and St. Lucie County. The display and exhibit of records and artifacts collected, processed, and/or preserved have impacted local, state and national significance. Specific historical importance of individuals, events, organizations, and places are documented by the records, pictures, artifacts, yearbooks, recordings. This project will include the collection of art, genealogies in cooperation with the Treasure Coast Genealogy Society, memorabilia of Lincoln Park, Fort Pierce Central and Westwood High Schools, sports teams, churches, stores, celebrations, recreational activities, video interviews to form a body of oral history and photographs and artifacts either donated or loaned to be scanned and returned.
2. **Lincoln Park African American Art, History, and Culture Center** - Developing and Acquiring materials, pamphlets, books, audios and videos for African American History, Art, and Culture Center (AAHAC) will be a place for learning and exploring the histories of all African Americans and the varying African cultures, slavery, slave rebellions, and the civil rights movement that have shaped African American religious, familial, political, and economic behaviors.
3. **Oral and Digital History Program** - Presentations is a compilation of videos, interviews, discussions, photos, documents, presentations and recordings from trailblazers and historians in the Lincoln Park community that gives an account of the events of an era that spans more than 70 years. The use of pictures and interviews will be used to present factual events in a pictorial method.
4. **Pioneers of Lincoln Park Booklet** - A compilation on the background of community and/or civic members and/or leaders from the Lincoln Park community that have made a significant impact in the community and who have not previously been honored with a building structure and/or park in their name.

5. **Points of Interest in Lincoln Park** - listing places of interest, heritage sites, historic register properties for individuals or organizations alphabetically with details such as names, addresses, and telephone numbers.
6. **Pvt. Pondexteur Williams Exhibit** - a memorial celebration of the life and death of a soldier killed during the Vietnam War and was refused burial in a local cemetery.

**B. Historic Preservation**

1. **Historical Markers Program** - working with property owners to identify historic structures by age, significance, or the people within the district. This program will preserve the structural integrity of properties and have a marker installed at a designated site documenting the history of the building. Historic marker sites add value to heritage tourism.
2. **History Festival and Lectures** - Means Court Center, Fort Pierce, Fl will be the inaugural History and Heritage Festival for the community to enjoy and embrace. This extremely amazing cultural event is a celebration of the legacy of a Lincoln Park community and all its cultural heritage of the residents: African Americans, Native Americans, Bohemian, Jamaican, and Haitian. The festival celebrates the Culture of Lincoln Park and the Caribbean American vibe of St. Lucie County. Our goal is to provide a historical overview of the African American Culture by educating and exposing the public to its rich heritage and traditions. On Location will be arts vendors displaying their artwork, food vendors featuring their best southern soul food, African and Caribbean dishes with Fresh Conch and Seafood and Fish created in all sorts of ways along with other delicious one of a kind authentic food item. In addition, there will be lectures, Arts and Crafts, retail vendors, beverages, and desserts. Live Music will be featured with a local band, DJ and Master of Ceremonies.
3. **Lincoln Theater** - continue to work with the property owner of the historic African American Theater to secure funding to redevelop the theater into a multi-use regional performing arts center.
4. **Highwaymen Museum** - continue to work and serve with the organization as the development of the theater comes to fruition. Collaborate on joint programming.

**C. Promotion**

1. **Emancipation Proclamation Celebration Brunch** - an annual event in observance of the freedom of African Americans highlighting local history makers and trailblazers in Lincoln Park. Florida was emancipated on May 20,

1865, and in celebration and education of this freedom holiday, this program is produced to educate the community of the significance of such an event. The committee selects individuals from the community who have contributed significantly to the development and advancement of Lincoln Park. The event is equipped with local talent in song, historical sketches, and film that documents such notable accomplishments.

2. **Black History Program** - The National Great Blacks in Wax Exhibit during Black History month Exhibit will feature eight wax figures for display and a theme such as The Harlem Renaissance featuring life size figures Zora Neale Hurston, Richard Wright, Paul Laurence Dunbar, James Baldwin, Langston Hughes to name a few. Each display is a life-size wax figure with a corresponding information board detailing the description and history of the person in wax and their respective contributions to the heritage, culture and history of African Americans. The respective description of each wax figure will accompany the figures and a discussion with the audience. Dr. Martin will engage the audience with reveling information and history of African Americans from slavery to the present. Videos depicting the history of the establishment of the museum were viewed by the participants, and To Tell the Truth I Game show featuring Dr. Martin and two other women portraying the Real Dr. Martin.

Contributing factors leading to the Harlem Renaissance were the Great Migration of African Americans to northern cities, which concentrated ambitious people in places where they could encourage each other, and the First World War, which had created new industrial work opportunities for tens of thousands of people. The Harlem Renaissance was an intellectual and cultural revival of African American music, dance, art, fashion, literature, theater, politics and scholarship centered in Harlem, Manhattan, New York City, spanning the 1920s and 1930s.

3. **Community Book Signing and Review Festival** - is an event designed to bring together a diverse population, in one location, a book review and signing event with selected authors. It will serve as a treat for every book lover; to engage the youth to develop reading and comprehension skills; to build knowledge and vocabulary critical for understanding new subject matter; and to display and/or exhibit books in the community to promote sales and stimulate interest in reading.

The book festival will integrate the heritage and culture of Fort Pierce and connect the local and visiting authors and their representative books with a community that is rich in heritage and history. Books that will be on display will speak to human experience and can enrich the lives of the readers.

The event will feature live entertainment as the festival begins with attendees engaging with the 15 authors at their individual tents. Inside the hall will be a 45-minute writing workshop and panel discussion.

4. **Chitlin Circuit Lecture & Festival** - One of Fort Pierce's oldest neighborhoods, Lincoln Park was the center of St. Lucie County's African American community during the 1950s and 1960s. Established by Levie Baker, Baker's Flamingo Bar & Grill was the primary chitlin circuit venue in Lincoln Park and Fort Pierce. Property included a rooming house for band members to stay overnight. Despite legalized segregation, performers such as James Brown and the Famous Flames and Billie Holiday still attracted integrated crowds.

Historical Research - initial collect, conduct and review documentation related to the 1940s - 1970s history of individuals, neighborhoods and facilities associated with various entities related to juke joint and Chitlin Circuit history. Special area of emphasis will be targeted to the underrepresented history associated with historic Florida Main Street community of Lincoln Park residents and associated individuals. The next phase will be to host a lecture and festival on the site of Flamingo's Bar and Grill (now the Love Center).

5. **Christmas on Moore's Creek** - an annual toy give-a-way and health & wellness festival held in the community. Started in 2017, LPMS partners the flaming Knight Motorcycle Club to host a toy drive with bike clubs around the state to collect new toys. LPMS also partners with organizations, businesses, and sponsors to produce the event. The strategic partners of Phi Beta Sigma Fraternity, Zeta Phi Beta Sorority and Jalil Masonic Lodge provide the volunteer workforce. Activities include a lecture by a health professional, literature distribution, give-a-ways, kid zone, free food and beverages, Santa, and a stage with a DJ.
6. **Highwaymen Heritage Trail Tours & Zora Neale Hurston Dusk Track Tours** - guided Tours of Historic Lincoln Park of the Zora Neale Hurston Dust Tracks and the Original Hall of Fame Highwaymen Artist Heritage Trails chronicles the lives of these national and internationally known artists.
7. **Walk Lincoln Park** - a downloadable App to a smart phone provides a self-guided tour along 12-points of interest in Lincoln Park with narration and pictures illustrating the lustrous history and heritage of Lincoln Park.
8. **Jazz on Moore's Creek** - The award-winning Jazz on Moore's Creek program is a free outdoor concert that features live entertainment, food and retail vendors, beverage vendors and a stage. This program distributes literature to the public on the importance of keeping the creek clean and how the discharge from pollution affects stormwater runoff.

**D. Economic Vitality**

LPMS is in partnership with the Small Business Development Center at Indian River State College, SCORE of the Treasure Coast, weVenture, St. Lucie Economic Development Council, and CareerSource Research Coast to bring economically viable resources and opportunities to Lincoln Park. The initiative descriptions below provide a view of the services being launched. LPMS has also partnered with a local real estate investor who purchases abandoned and dilapidated properties both residential and commercial, invest in restoring them and selling them to the public.

1. **Learn. Earn. Apprenticeship. Program (LEAP)** - Working in a collaborative fashion with the EDC to launch this Initiative. This effort is focused on a “boot camp” style approach to job training, counseling, industry emersion and life skills instruction aimed specifically at Lincoln Park residents. LEAP identifies opportunities for development of skills, crafts, and trades in various employment industries and/or sectors.
2. **Business Navigator for Developers, Builders, Businesses Resource Packets** - a resource to assist developers, builders, and businesses seeking to expand with resource packets to simplify the business permitting process and to walk through the plans review on to approval.
3. **GAP Analysis** - work within the identified scope of missing amenities or gaps in the community that have impacted the economic conditions and have left the area underserved in vital amenities. Develop strategy that will give potential economic boost to Avenue D through culture programming, healthcare stores, bookstores, hobby store, restaurant, home furnishings store, transportation, and design/professional services.
4. **Youth Driven Historical and Cultural Programs** - to work with state organizations to continue to develop the historical and cultural programs with focus on youth.

**3. Include the days the center will be open for business each week and the hours.**

Monday – Friday 9:00 a.m. – 4:00 p.m.

Saturday (by scheduled appointment) 10:00 am – 3:00 pm

Weeknight Evenings (by scheduled appointment)

The center will be open during normal business hours Monday – Friday, 9:00 am – 4:00 pm. The office will be open after hours by appointment with Commissioner Gaines to visit with constituents; and when there is scheduled programming by

LPMS. Upon the Lincoln Park Black Archives is open, the hours will be extended to meet the tourism public by appointment which will often include Saturdays 10:00 am – 3:00 pm.

**5. Provide a detailed list and schedule of renovations for the existing building including structural enhancements, vertical accessibility, furnishings etc.**

The current condition of the mixed-use space in the Means Court Center (1,982 square feet) is the original interior design, flooring, painted walls, restrooms and both interior and exterior doors. Prior to occupying space in September 2021; LPMS proposed to make improvements to the designated area. Due to a one-year initial lease, the board decided to wait until a new lease was executed with a longer term for occupancy.

Contingent upon entering into a long-term lease agreement, below is a detailed list and schedule of renovations for the existing area and furnishings. All changes, repairs, updates and modifications will be approved by the City prior to entering into any contractual renovations/improvements agreements.

- A. Paint the front office and conference room to include the front entry door into the office suite to a neutral color approved by the City.
- B. Replace floorboards in the front office and conference room.
- C. Paint all the remaining walls in the Office Suite.
- D. Remove Carpet and replace with Vinyl Plank waterproof flooring in Classroom # 101 that is used for Lincoln Park Black Archives.
- E. Paint walls in Classroom #101 that is used for Lincoln Park Black Archives.
- F. Paint the door in Classroom #101 that is used for Lincoln Park Black Archives.
- G. Paint walls in both bathrooms in the suite occupied by Lincoln Park Main Street.
- H. Replace toilets in both bathrooms in the suite occupied by Lincoln Park Main Street.

**Schedule of Repairs**

- A. February 2023 - Within 90 Days after execution of lease agreement or whichever comes first;
- B. February 2023 - Within 90 Days after execution of lease agreement or whichever comes first;
- C. June 2023 - Within 180 Days after execution of lease agreement or whichever is first;

- D. July 2023 – Within 210 Days after execution of lease agreement or whichever is first;
- E. August 2023 – Within 230 Days after execution of lease agreement or whichever is first;
- F. February 2023 - Within 90 Days after execution of lease agreement or whichever comes first;
- G. February 2023 - Within 90 Days after execution of lease agreement or whichever comes first;
- H. February 2023 - Within 90 Days after execution of lease agreement or whichever comes first;

Means Court Mixed Use of Space Schedule of Repairs/Renovations							
Item	Task/Renovations	Jan-23	Feb-23	Mar-23	Jun-23	Jul-23	Aug-23
A	Paint the front office and conference room to include the front entry door into the office suite	█					
B	Replace floorboards in the front office and conference room	█	█				
C	Paint all the remaining walls in the Office Suite	█	█	█			
D	Remove Carpet and replace with Vinyl Plank waterproof flooring in Classroom # 101 that is used for Lincoln Park Black Archives.	█	█	█	█		
E	Paint walls in Classroom #101 that is used for Lincoln Park Black Archives	█	█	█	█	█	
F	Paint the door in Classroom #101 that is used for Lincoln Park Black Archives	█					
G	Paint walls in both bathrooms in the suite occupied by Lincoln Park Main Street	█					
H	Replace toilets in both bathrooms in the suite occupied by Lincoln Park Main Street	█					

**6. Include a general business plan for operations: including revenue and expenses.**

***Vision:***

“Where you’ll find the heart and soul and more.” A beautiful, safe and entertaining Main Street neighborhood - proud to host your business, arts events, and serve everyday needs as we revitalize the Historic Lincoln Park Community.

***Mission:***

Lincoln Park Main Street (LPMS) mission is to preserve and promote Lincoln Park in particular the Avenue D corridor through historic preservation (preserving the history and heritage and buildings), arts and cultural programming (Book Festivals, Jazz on Moore’s Creek and the Lincoln Park Black Archives), educational enrichment and awareness (Walk Lincoln Park and the Center for African American Studies) and economic vitality (business technical training).

LPMS works with the Florida Main Street Program, the City of Fort Pierce, St. Lucie County, and other desirous partners in pursuit of its vision; striving to be an economic growth & development model or blueprint for success for other cities and ethnic communities. LPMS embraces asset-based community development, so that grass roots/members of the community (individuals, businesses, corporate supporters, and civic organizations) collaborate to be fully mobilized and invested; and local capacities, capabilities, skills, and assets are applied.

We are proactive (not reactive) while we build a strong and flourishing membership supporting staff and volunteers, secure grants, and other funding, ensure execution of our initiatives, and maintain full accountability.

To pursue the Vision and Mission, the Plan focuses on 5 main goals, summarized as follows:

- 1.- Improve the Organization
2. Support the Business & Cultural Community
3. Build Membership
4. Raise Funds
5. Build Image, Brand Awareness & Advertise

**Goal #1:** Be the voice and advocate for business; increase commerce by maintaining, attracting & growing current and desired new businesses/business mix.

**Objective #1:** By 2024, produce a conceptual Master Plan for the corridor area to show envisioned mix of residential, commercial, retail, public, institutional, religious, recreational and other land uses.

**Strategy #1:** Recruit the city's planner, a professional planner, or student planners to produce the plan, (building on analysis in GAP Report); agree on scope, to include use of green space, design standards, inventory of land use (inventory of buildings, containing sq footage and 'gaps'), etc.

- The Master Planning process will include a market study, by a professional consultant to conduct the Study via use of (in-kind donation), to recommend what type of business should be targeted.
- Request the City's GIS professional to create base maps to give an overview (with key land use information) of the District and corridor.
- Use of the 2006 outdated Charrette and the 2019 5-year Community Development Block Grant (CDBG) Action Plan report as a starting point.

**Goal #2:** To improve status in the community, rebuild and enhance LPMS image, build and promote brand awareness by explaining vision/mission and educating on activities and capabilities.

**Objective #2.a.:** In 2023, adopt a comprehensive marketing/public relations/outreach plan.

**Strategy #2.a.:**

- Hire and/or seek in kind contribution from local firm.
- The plan will assess our current strategies/mechanisms and recommend the best continuing strategies. Analyze our Facebook page, website, monthly newsletter, bi-monthly newspaper column, and 30-minute radio segment; Marketing collateral such as coupons, videos, brochures, etc.; Media such as Public Service Announcements, newspaper "events" page, and "luminaries" section.

**Objective #2.b.:** Continue regular liaison with community and governmental partners and supporters such as City of Ft. Pierce and St. Lucie County.

**Strategy 2.b.:** Deliver regular updates at city/county commission/board meetings.

**Objective 2.c.:** Implement the Lincoln Park Heritage Education program.

**Strategy 2.c.:** Build the Lincoln Park Heritage Education program through distribution outlets, community meetings, radio and television programming, Visit St. Lucie, St. Lucie Public Schools, Afterschool Programs.

**Goal #3:** Raise sufficient funds from non-public sources to ensure a viable/sustainable LPMS.

**Objective #3:** By March 2023, approve a new fundraising campaign/plan which establishes income goals for programming/events, and securing long-term sponsors and donors.

**Strategy #3:** See Capstone report for ideas, identified resources; Secure corporate financial or in-kind sponsorships for LPMS or specific services, events; Targeted grant applications for foundation, or private support (with public match assumptions).

**Goal #4:** To keep the organization viable and sustainable, ensure effective, smooth, accountable, and efficient operations, delivery of services, and programming.

**Objective #4.a.:** By March 2023, rewrite/enhance the Bylaws, ensuring enforcement, compliance and Board commitment.

**Strategy 4.a.:** The Organizational Committee shall draft recommended bylaws changes which comply with the Florida Main Street Program, and which shall include fundraising, sponsorships, grants, donations, governance, and membership/fee structure refinement, including a new 3-year membership category.

**Objective 4.b.:** All Committees (especially Finance) will immediately improve reporting to and consensus from the Board as to status and activities.

**Strategy 4.b.:** Financial records (duplicate) will be well organized, with ready access at the LPMS office.

**Objective 4.c.:** By Jan. 2023, the LPMS Executive Director shall update and balance the organization work plan (with schedule).

**Strategy 4.c.:** Upon the adoption of this Operations Plan, assign the completion of each element to responsible and willing Board Members, staff, volunteers, or committees.

- LPMS will realign LPMS offered services in keeping with Mission, with delegation to outside partners through cooperative agreements (examples include Workforce Solutions, SCORE, and IRSC)
- Include programming and events calendar.

**Objective 4.d.:** Conduct training/orientation meetings for Board Members 3 times/year.

**Strategy 4.d.:** Possible in conjunction with board meetings.

**Objective 4.e.:** Improve staffing and better utilize equipment (e.g. computers).

**Strategy 4.e.:** Hire or obtain in-kind support to improve volunteer list management, and office operations via AARP.

**Goal #5:** Build and maintain individual, community and business memberships.

**Objective 5:** By June 2023, present welcome packets to at least 10 businesses.

**Strategy #5:** Carefully select at least 10 and include Business Technical Training in the area from SCORE and the SBDC information, latest newsletter, list of board members with contact information, membership information.

**Objective 5.a.:** By July 2013, improve the computerized membership data.

**Strategy 5.a.:** Must be able to better track and monitor memberships and renewals.

- Purchase/obtain software with greater data sharing capacity.
- Continue letters and follow up phone calls to prospective members/renewals.

**Objective 5.b.:** In 2023, host 2 Membership Networking receptions.

**Strategy 5.b.:** Construct invitation list focusing on cultural and arts community, businesses on the street and in the corridor/district; send invitations; announce in newsletter; outreach for new prospects; including key officials, non-profits, Zora Fest supporters/organizers, Florida Highwaymen, Friends of the Library, etc.

***Target Market:***

LPMS has a target audience of Fort Pierce and St. Lucie County for programming and includes residents of Fort Pierce, St. Lucie County, the Treasure Coast which includes Indian River, Martin, St. Lucie and Okeechobee Counties.

Products will be distributed through welcome/visitor centers, Black History programming, local cultural festivals, placement at businesses, handed out during community-wide events, local schools and colleges, churches, and other descriptive circulars to be posted around town. Distribution of products will be available at the office and every event function of the organization. Mailings upon request.

LPMS will target members from all communities and special emphasis on the underserved communities, African American community, travel groups on the Treasure Coast interested in heritage education and tourism, school aged children from the St. Lucie School District, and college students from Indian River State College. The groups described are the primary target market to engage the population in the arts and culture, business, and humanities, serve as an educational source, and to demonstrate the economic tenacity of local culture.

***Education & Outreach Activities:***

Educating the public on the contributions of local and visiting writers to the community, city and state through reading, book reviews, writing workshops, and exhibits. There will be presentations to the community through pictures, exhibit displays, literature displays, and documents. Guest lectures will also be available along with presentations of historical documents, photos, and videos.

***Other outreach activities include:***

- Attend local business expos, community functions, school career/college fairs - distribute Literature
- Economic Development Council Monthly Luncheons
- Visit After school Programs - Promote the program
- Visit local Churches
- Presentation to Civic groups and community organizations
- Place brochures, rack cards, pamphlets, posters in the community
- Publish in monthly newsletter
- Publish on social media outlets
- Publish on website

<b>Lincoln Park Main Street Revenue &amp; Expenses</b>	
<b>Income</b>	
Grants & Donations	\$127,238.00
Jazz on Moore's Creek	\$ 10,000.00
Memberships	\$ 2,500.00
Newsletter Advertising	\$ 4,500.00
Emancipation Celebration	\$ 6,000.00
Christmas on Moore's Creek	\$ 5,000.00
Sponsorships	\$ 5,000.00
<b>Total Income</b>	<b>\$160,238.00</b>
<b>Expenses</b>	
Business Licenses and Permits	\$ 1,750.00
Computer Maintenance and Software	\$ 1,500.00
Continuing Education	\$ 1,200.00
Dues and Subscriptions	\$ 500.00
Equipment Rentals	\$ 500.00
Insurance: General Liability	\$ 199.00
Insurance: Professional Liability	\$ 532.00
Jazz on Moore's Creek Expense	\$ 7,000.00
Marketing: Banners, Brochures, T-Shirts	\$ 700.00
Equipment Purchase, Tables, Chairs	\$ 0.00
Office Supplies	\$ 1,200.00
Payroll Expense	\$ 32,000.00
Postage and PO Box Rental	\$ 300.00
Professional Fees: Accounting	\$ 1,800.00
Rent Expense	\$ 1.00
Cleaning Service Expense	\$ 400.00
Comcast: Cable, Internet and Telephone	\$ 2,600.00
Travel	\$ 2,000.00
Utilities	\$ 200.00
EGP Printer Maintenance	\$ 1,200.00
Petty Cash Fund	\$ 1,200.00
Emancipation Celebration Brunch	\$ 6,500.00
Christmas on Moore's Creek	\$ 4,500.00
Other Consulting Fees:	\$ 3,000.00
Historical Resources Lincoln Park Heritage Education	\$ 50,000.00
Art and Culture: General Program	\$ 10,429.00
Fl. Humanities Counsel ARP	\$ 8,000.00
Department of State ARP	\$ 4,009.00
Art South Grant	\$ 4,800.00
Contingency (Repairs)	\$ 7,000.00
<b>Total Expenses</b>	<b>\$155,220.00</b>

***Marketing Strategy for Advertising and/or Promoting to the Public***

LPMS will utilize various marketing strategies to communicate the program and purposes to the community. Advertisement will highlight the programs, history and heritage and its importance to the Lincoln Park Community, Fort Pierce, St. Lucie County and tourism and the pivotal role reading plays in the development of African American literature.

1. **Social Media.** Post the announcement and the local connection along with images and photos to all social media outlets.
2. **VisitSt.Lucie.** Promotion and advertising with St. Lucie County Tourism via website and magazine.
3. **Brochures.** Flyers, brochures, and other descriptive circulars to be posted around town 45 days prior to grand opening.
4. **Print Media.** Newspapers, magazines, and specialty publications.
5. **Broadcast Media.** Radio block programming discussing the history, locations and purpose of bringing reading to life to a broad base of people.
6. **Flyers.** Strategically located in Welcome Center, City Hall, St. Lucie Co.
7. **Website.** Organization website announcing and promoting the programs

In addition to the promotional and marketing plan identified above, the strategic partnership with VisitStLucie.com and FortPierceTours.com will be utilized to broaden the reach of attendees as both publications are statewide. Also, the use of the highwaymenTrail.com and ZoraTrail.com are destination marketing campaigns for St. Lucie County and Fort Pierce that promote a multi-faceted approach to attract new and repeat visitors to our area. Welcome to sunny St. Lucie - the jewel of the Treasure Coast. In addition to targeted marketing campaigns designed to court regional and out-of-state visitors to the vibrant coastal community of Fort Pierce and Hutchinson Island, these campaigns also strategically engage in marketing of "local events" programming, including promotion of festivals and concerts.

Current marketing campaigns focus on outdoor recreation and the environment (beaches of Hutchinson Island and Fort Pierce Tours), major sporting events (Annual Fishing Tournament on St. Lucie River and Spring Training for the New York Mets Baseball Team), heritage and cultural attractions (Highwaymen Heritage Trail and Zora

Neale Hurston Dust Tracks Heritage Trail) and the award-winning Jazz on Moore's Creek events.

***Community Engagement: Educational Benefits and Public Awareness***

LPMS programming will enhance public awareness of historic preservation, Fort Pierce history and heritage for the local community by examining the plight of blacks during the Jim Crow south. Programs will educate the public on the contributions of African Americans to the community, city and state through tours of the facilities exhibits which chronicles the lives of the community members who have made significant impacts to the community through exhibit displays, art, literature displays, documents, yearbooks and artifacts from Lincoln Park Academy, Means Court School, and memorabilia. Guest lectures will also be available along with presentations of historical documents, photos, and videos. Also, a depiction of oral histories through digital media and production.

Sociological patterns and tendencies resulting from slavery and segregation and will hold history up to a piercing light, examine what made families strive for excellence and gather oral histories from the local community today. Participation by the local black leaders, ministers, educators, office holders, businessmen and women, long-time residents will be transformed as they revisit critical areas in their respective lives and how rich the lives of others within the community have changed. This thought-provoking experience will give an opportunity to the senior class and the youth to both learn from each other and embrace the similarities they share.

**7. Description of how the proposed use meets the goals of the Fort Pierce Redevelopment Agency.**

This application continues to build upon previous accomplishments of Lincoln Park Main Street. These successes include award-winning Jazz on Moore's Creek outdoor concert, Stompin' at the Savoy fundraiser, Christmas on Moore's Creek annual toy give-away and health & wellness festival, Emancipation Proclamation Celebration Bruch - an annual event in observance of the freedom of African Americans, and Walk Lincoln Park. Our more recent successes includes conducting 2,465 surveys in Lincoln Park; secured funding for the design plans and budget updates of the Lincoln Theater; secured funding to implement the Lincoln Park Heritage Education program.

The proposed use meets the goals of the four (4) point Action Plan that focuses on: Restoring the Neighborhoods within the Redevelopment Area; Fostering Arts and

Culture; Re-Setting the Economic Base of the Fort Pierce Redevelopment Area; and, Connecting neighborhoods, destinations and employment centers.

*Goal #1: The Restoration of Neighborhoods (Moore's Creek and the Avenue D corridor) The vision for these neighborhoods includes improving the public areas within and connecting the neighborhoods with multi-modal streets and tree-lined sidewalks, encouraging, and enabling increased home ownership and encouraging and enabling private sector development of new residential units to update existing development patterns.*

To meet the beautification portion of this goal, LPMS is in partnership with Boots on the Ground, a community-based organization that organizes a monthly group of people to clean up trash along the Avenue D corridor and side streets and some tree planting.

LPMS is in partnership with the Small Business Development Center at Indian River State College, SCORE of the Treasure Coast, weVenture, St. Lucie Economic Development Council, and CareerSource Research Coast to bring economically viable resources and opportunities to Lincoln Park. The initiative descriptions below provide a view of the services being launched. LPMS has also partnered with a local real estate investor who purchases abandoned and dilapidated properties both residential and commercial, invest in restoring them and selling them to the public.

**Business Navigator for Developers, Builders, Businesses Resource Packets** - a resource to assist developers, builders, and businesses seeking to expand with resource packets to simplify the business permitting process and to walk through the plans review on to approval.

**GAP Analysis** - work within the identified scope of missing amenities or gaps in the community that have impacted the economic conditions and have left the area underserved in vital amenities. Develop strategy that will give potential economic boost to Avenue D through culture programming, healthcare stores, bookstores, hobby store, restaurant, home furnishings store, transportation, and design/professional services.

*Goal #2 Foster Arts and Culture: The vision for the Fort Pierce Redevelopment Area includes improving the public art areas and outdoor gathering and performance spaces, connecting cultural assets and neighborhoods through complete streets, and supporting the implementation of the City's Arts and Culture Master Plan.*

LPMS mission is to preserve and promote Lincoln Park in particular the Avenue D corridor through historic preservation (preserving the history, heritage and buildings), arts and cultural programming (Festivals, Jazz on Moore's Creek and the Lincoln Park

Black Archives). LPMS has been a leader in the Lincoln Park community for developing and producing cultural programming. LPMS heritage education program brings to life the history, heritage and culture of Historic Lincoln Park while preserving the artifacts, documents, memorabilia, and the legacy of the community. The community of Lincoln Park is home to a plethora of Black History. This program highlights the Points of Interest in Lincoln Park; Pioneers of Lincoln Park; The Center for African American History, Art and Culture; Oral and Digital History Presentation; a website; and the Lincoln Park Black Archives. One of the oldest neighborhoods in Fort Pierce, Lincoln Park is a culturally and historically rich community and in the heart of this community is the Zora Neale Hurston Dust Tracks and the Highwaymen Heritage Trail.

LPMS is a member of the Highwaymen Organization and Lincoln Theater Restoration Committee. To continue to work with the Lincoln Theater Restoration Committee in the pursuit of redeveloping the historic African American Theater and to secure funding to redevelop the theater into a multi-use regional performing arts center. As the renovation gets underway with the Highwaymen Museum, LPMS will continue to work and serve with the organization and collaborate on joint programming.

The outdoor gathering and performance space is achieved through such festivals as Jazz on Moore's Creek, the proposed History and Heritage Festival and Christmas on Moore's Creek. Participating in the Highwaymen Heritage Trail and Art Show brings visitors and residents alike out to engage in the arts and culture. The guided tours of Lincoln Park connect the community to the many cultural assets.

*Goal #3 "Re-set The Economic Base": Connecting neighborhoods to jobs downtown, and along the waterfront and connecting neighborhoods to businesses, galleries, restaurants and boutiques, Beachside, in Lincoln Park and the Peacock Arts District through multi-modal streetscape improvements.*

Providing opportunities for individuals to attain a better quality of life and a sustainable wage, the Learn. Earn. Apprenticeship. Program (LEAP) will provide that vehicle. Working in a collaborative fashion with the EDC to launch this Initiative. This effort is focused on a "boot camp" style approach to job training, counseling, industry emersion and life skills instruction aimed specifically at Lincoln Park residents. LEAP identifies opportunities for development of skills, crafts, and trades in various employment industries and/or sectors.

Connecting people and galleries, restaurants and waterside and galleries is achieved through the Highwaymen Heritage Trail & Zora Neale Hurston Dusk Track guided

tours of Historic Lincoln Park which is a great part of the Zora Neale Hurston Dust Tracks and the Highwaymen Heritage Trail, which chronicles the lives of these national and internationally known artists. Further, Walk Lincoln Park – a downloadable App to a smart phone provides a self-guided tour along 12-points of interest in Lincoln Park with narration and pictures illustrating the lustrous history and heritage of Lincoln Park.

The award-winning Jazz on Moore’s Creek program is a free outdoor concert that features live entertainment, food and retail vendors, beverage vendors and a stage. This program distributes literature to the public on the importance of keeping the creek clean and how the discharge from pollution affects stormwater runoff.

*Goal #4: Connecting the neighborhoods, amenities and destinations with streetscape improvements, trailheads, multi-modal roadways, multi-use paths and tree-lined sidewalks. The vision includes the anticipated development of additional residential units, small businesses, and private sector investment along these connections and near destinations.*

LPMS has partnered with a local real estate investor who purchases abandoned and dilapidated properties both residential and commercial, investing in restoring them and selling them to the public. LPMS will work with the investor to identify properties and negotiate a not to exceed maximum price agreement so the properties will be affordable.

Connecting private sector investment and businesses seeking to expand in Lincoln Park with the Business Navigator for Developers, Builders, Businesses Resource Packets – a resource to assist developers, builders, and businesses seeking to expand with resource packets to simplify the business permitting process and to walk through the plans review on to approval.

Extracting data from the GAP Analysis to help an investor decide what characteristics of the building specifications that would be needed for a potential expansion – work within the identified scope of missing amenities or gaps in the community that have impact the economic conditions and have left the area underserved in vital amenities. Develop strategy that will give potential economic boost to Avenue D through culture programming, healthcare stores, bookstore, hobby store, restaurant, home furnishings store, transportation, and design/professional services.

**A. Appendices**

- 1. Secretary of State Certificate**
- 2. 15-Year Anniversary**
- 3. Listing of Board Members**
- 4. Lincoln Park Main Street Stompin' at the Savoy**

**2022 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# N06000011842

**Entity Name:** LINCOLN PARK MAINSTREET, INC.

**Current Principal Place of Business:**

532 N. 13TH STREET  
FT PIERCE, FL 34950

**Current Mailing Address:**

P.O. BOX 3224  
FT PIERCE, FL 34948

**FEI Number:** 20-5912630

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

CARITHERS, PAMELA  
532 N. 13TH STREET  
FT PIERCE, FL 34950 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** PAMELA E. CARITHERS

04/30/2022

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title            PRESIDENT  
Name            WATKINS, FRANK  
Address        532 N. 13TH STREET  
City-State-Zip: FT PIERCE FL 34950

Title            TREASURER  
Name            TAYLOR, CHRISTINE  
Address        532 N. 13TH STREET  
City-State-Zip: FT PIERCE FL 34950

Title            SECRETARY  
Name            JONES, SHELBY J  
Address        532 N. 13TH STREET  
City-State-Zip: FT PIERCE FL 34950

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** FRANK WATKINS

O

04/30/2022

Electronic Signature of Signing Officer/Director Detail

Date



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
LINCOLN PARK MAINSTREET, INC.

### Filing Information

<b>Document Number</b>	N06000011842
<b>FEI/EIN Number</b>	20-5912630
<b>Date Filed</b>	11/15/2006
<b>Effective Date</b>	11/09/2006
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	12/08/2011

### Principal Address

532 N. 13th Street  
FT PIERCE, FL 34950

Changed: 04/30/2022

### Mailing Address

P.O. BOX 3224  
FT PIERCE, FL 34948

### Registered Agent Name & Address

Carithers, Pamela  
532 N. 13th Street  
FT PIERCE, FL 34950

Name Changed: 03/01/2019

Address Changed: 04/30/2022

### Officer/Director Detail

#### **Name & Address**

Title President

Watkins, Frank

532 N. 13th Street  
FT PIERCE, FL 34950

**Title Treasurer**

Taylor, Christine  
532 N. 13th Street  
FT PIERCE, FL 34950

**Title Secretary**

Jones, Shelby J  
532 N. 13th Street  
FT PIERCE, FL 34950

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	06/09/2020
2021	04/19/2021
2022	04/30/2022

**Document Images**

<a href="#">04/30/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/29/2020 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/09/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/01/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/08/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/02/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/25/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/03/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/14/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/17/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/12/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/08/2011 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/04/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2008 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/15/2006 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>

FLORIDA  
*Main Street*

2021 Florida Main Street  
Secretary of State Awards

*In Recognition*

Fifteen Year Anniversary  
Lincoln Park Main Street  
2006-2021

*David Lee*  
Governor  
Secretary of State

**Lincoln Park Main Street  
Board of Directors Listing  
2022 - 2024**

Name	Position	Address	Email	Phone
Frank Watkins	Director	2090 4 <sup>th</sup> Avenue sw Vero Beach, FL 32962	flwatkins@bellsouth.net	772-216-1939
Vacant	Vice President			
Christine Taylor	Director	1650 Timberlake Dr., Ft. Pierce, FL	Christaylor01@bellsouth.net	772-519-0405
Shelby Jones	Secretary	1753 SW Erie Street Port St. Lucie FL	Sjay1965@gmail.com	772-237-4357 (home) 772-971-0861 (cell)
Jenny Champagne	Director	2255 SE Veterans Memorial Pkwy, Suite 9225		772-678-0678 (cell) 772-462-7862 (ofc)
Simone Dupree	Director	2298 SW Picture Terrace Port St. Lucie, FL 34953	simoneldupree@gmail.com	772-342-7078
John Hayes	Director	606 South 11th Street, Ft. Pierce, FL 34950	jonmarchaz@yahoo.com	772-233-0237
Eric Hatcher, Jr.	Director	2513 Avenue J, Ft. Pierce, FL 34947	Ehatcher421@hotmail.com	772-532-0081
Commissioner Arnold Gaines	Director	1505 Avenue Q Fort Pierce, FL 3450	againes@cityoffortpierce.com	772-214-2512
Commissioner Curtis Johnson, Jr (Alternate)	Director	1501 N. 21 <sup>st</sup> Street Fort Pierce, FL 34950	cjohnson@cityoffortpierce.com Curtis@thecuveygroup.com	772-206-3966



Lincoln Park Main Street (Stompin At The Sazoy 2013)