

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 5:05 P.M. ON TUESDAY, NOVEMBER 8, 2022.

1. CALL TO ORDER

Chairwoman Hudson called the meeting to order at 5:05 PM

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chairperson Linda Hudson; Commissioner Arnold Gaines; Commissioner Jeremiah Johnson; Commissioner Curtis Johnson, Jr.; 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 September 13, 2022 Regular Meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes of the September 13, 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.

Mario Wilcox
Pamela Carrithers
Samuel Gaines
Caneria Gardner
Kathryn Hensley

6. CONSENT AGENDA

- a. Approval of the lease agreement between the Fort Pierce Redevelopment Agency and the Original Florida Hall of Fame Highwaymen, Inc. to manage and operate the City of Fort Pierce Highwaymen Museum.

- b. Award of Bid No. 2022-030 for General Contractor Services for the Highwaymen Museum to Journey C&D Group, Inc, Fort Lauderdale, FL, in the amount of \$513,945.30.
- c. Approval of First Amendment to Amended and Restated Agreement for Development of King's Landing
- d. Approval of extension request for 809 Delaware Avenue Commercial Facade Grant for an additional 90 days to allow for Building permit process. New deadline February 26, 2023

Commissioner Curtis Johnson Jr. pulled item 6c

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to approve items 6a, 6b, and 6d.

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

Passed

As to item 6c

Commissioner Curtis Johnson Jr. commented on the timetable of the development of King's Landing.

City Manager Nick Mimms commented that there were some adjustments to the timeline.

Shyanne Harnage, Economic Development Manager, clarified the three phases and milestones for each phase and the timeline adjustments.

Chairwoman Hudson commented that during a declaration of emergency developers are given extended time.

Lee Dobbins, on behalf of the applicant, explained that the extension is due to larger amounts of buried concrete than expected and the specifications of the incentives to the hotel builder.

Commissioner Curtis Johnson inquired on the surety that the hotel will accept the proposal.

Dale Matteson, Audubon Development, commented that the hotel is accepting of the proposal.

Commissioner Perona inquired if the recent weather events have dampened Mainsails desire to build in coastal areas and does Audubon Development see any issues that could further delay the project. Mr. Matteson commented that he did not see any change in Mainsails desire to build in Fort Pierce and does not see any additional delays other than construction delays or interest rates.

Chairwomen Hudson inquired if what the Commission is approving is an increase in cost or extended time. Mr. Mimms explained that the incentive package and timeline will change.

Commissioner Jeremiah Johnson inquired on the confidence of the team to meet the dates of the proposed phases. Mr. Matteson explained that the plan is contingent on the city's processes.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve item 6c.

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

Passed

7. NEW BUSINESS

a. Acceptance of the Downtown Master Plan

George Kramer and Carrie Reed, S&ME provided a presentation on the proposed Downtown Master Plan.

There was a lengthy discussion regarding this item including the inclusion and engagement of the youth, transformation of parks and green spaces, parking, festival streets, the creation of a waterfront district and a culture change within the City.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to accept the Downtown Master Plan.

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

Passed

b. Approval to authorize staff to enter into negotiations with Caniera Gardner of Incubate Neighborhood, the highest rank responder to RFP 2022-023, to lease and improve 1,982 square feet of mixed-use shared space in the Means Court Center, located at 532 N 13th Street.

Audria Moore-Wells, Special Projects Coordinator presented an overview of RFP 2022-023 Means Court Center

Questions of Staff:

Commissioner Curtis Johnson inquired on the criteria for the RFP, the current occupier, the status of the second floor, a timeline on the change of use, and voiced his concern with this decision. Ms. Moore-Wells explained the RFP was to determine proposed use of the space that is currently occupied by Lincoln Park Mainstreet and that separately, a change of use for the building has been submitted for the second floor. Mr. Mimms commented that the change of use is required to meet Florida building code provisions, and he does not have a timeline on the change of use.

Chairwomen Hudson inquired on the location of Lincoln Park Mainstreet within the facility, if the proposed area is expansion for INC and commented that both organizations are CDBG funded.

Commissioner Gaines inquired of City Attorney Tanya Earley if he should abstain because he is affiliated with both organizations. Ms. Earley advised to complete the conflict form to be provided by City Clerk Linda Cox.

Commissioner Jeremiah Johnson inquired of Mr. Mimms of the current use of the second floor of the facility and of Ms. Earley if the process and criteria met the legal requirements. Mr. Mimms commented that the FPRA owns the facility and has an existing lease with INC that excludes the presented area. Ms. Earley explained section 2-425 of City code regarding leasing of property for more than one year.

Caneria Gardner, Incubate Neighborhood Center, provided an update on the change of use application and explained the addition of the bank to the facility in the proposed space.

A lengthy discussion was had regarding support of both organization and the ability to make a commitment to maintain services for both organizations.

Mr. Mimms clarified that the recommendation is to authorize staff to go into contractual negotiations.

Chairwomen Hudson inquired if additional direction can be given. Mr. Mimms explained that this is for negotiations, no more than that. Ms. Earley commented that the bid document does not state when the lease agreement starts which could assist in a positive transition for the displaced party.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to approve RFP 2022-023.

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

Other: Commissioner Arnold Gaines (ABSTAIN)

Passed

c. Update on The Root

Audria Moore-Wells, Special Projects Coordinator provided a brief update on the Root project.

Chairwomen Hudson inquired if staff was confident the project would move forward, to which Ms. Moore-Wells responded that they are hopeful.

Commissioner Jeremiah commented on the root project.

d. Update on the Orange Avenue Targeted Corridor Paint Program

Miriam Garcia, Redevelopment Specialist provided an update on the Orange Avenue Targeted Corridor Paint Program.

Chairwomen Hudson inquired on the expansion location, to which Ms. Garcia commented that it would include the U.S. 1 corridor.

e. Update on the Downtown Fort Pierce Police Detail

Miriam Garcia, Redevelopment Specialist provided an update on the Downtown Fort Pierce Police Detail.

Commissioner Jeremiah Johnson commented that the Downtown Business Alliance is pleased with the program.

8. STAFF COMMENTS

a. 2022 Final Taxable Values for CRA

Mr. Mimms commented that the final taxable values for the CRA have been attached.

City Clerk Linda Cox - No comments

City Attorney Tanya Earley – No comments

9. BOARD COMMENTS

Commissioner Curtis Johnson offered direction to staff to consider viable options for the relocation of Lincoln Park Mainstreet, a timetable to vacate and an update on the second-floor change of use.

Commissioner Gaines commented that he agreed with the recommendation of Commissioner Curtis Johnson.

Commissioner Perona commented that tough decisions were made, and staff will return with recommendations.

Commissioner Jeremiah Johnson requested that the Board look at Fort Pierce Main Street as they have moved frequently and the legalities of doing so.

Chairwomen Hudson commented on the Commissioners of District 1 and the participation in the energizing of the community.

Mr. Mimms reminded the Board that Lincoln Park Mainstreet will have to go through the RFP process and is happy to meet with them to determine their needs.

10. ADJOURNMENT

Chairwoman Hudson adjourned the meeting at 7:44 p.m.

ATTEST:

CITY CLERK

CHAIRPERSON