



ANNUAL REPORT

FISCAL YEAR 2022

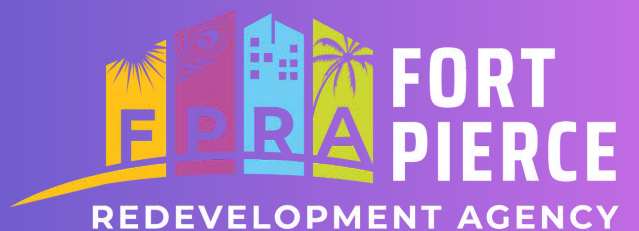


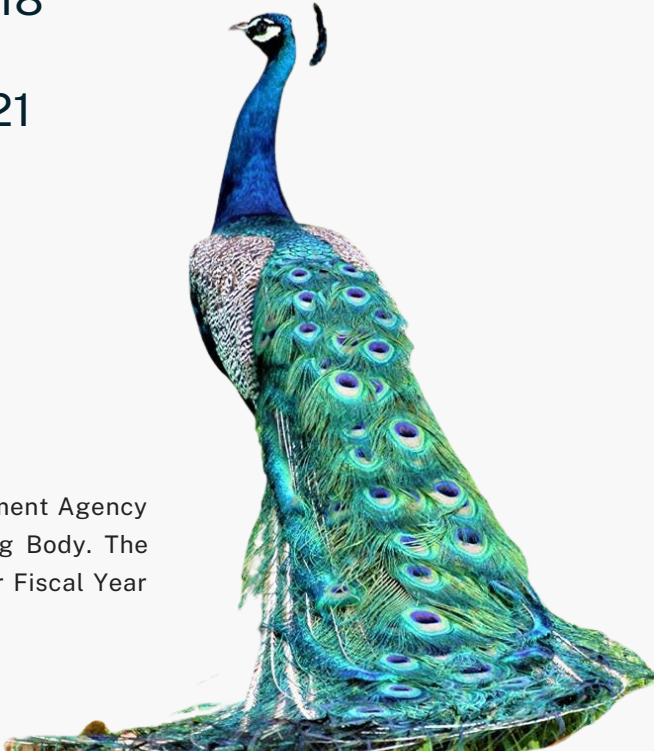


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ANNUAL REPORT

Chapter 163 of the Florida Statutes requires each Community Redevelopment Agency to provide an annual report by March 31 of each year to the Governing Body. The following Annual Report includes accomplishments and financial data for Fiscal Year 2022.





MESSAGE FROM THE DIRECTOR

We are pleased to present the 2022 Fort Pierce Redevelopment Agency Annual Report. The FPRA has made significant progress in our quest to achieve the community's goals for redevelopment set forth in the FPRA Plan. The revitalization of our community continues to be a top priority for the City of Fort Pierce. Led by an energetic, engaged, and knowledgeable FPRA Board, our dedicated team has made great strides in propelling the redevelopment area forward. This report outlines our wide-ranging accomplishments in Fiscal Year 2022 like promoting and leveraging investment in the community through incentives and grant programs, creating public-private partnerships to promote development in the urban core, and expanding community engagement efforts through charettes and events. We look forward to continued progress in 2023 to achieve our mission to restore neighborhoods, foster arts and culture, reset the economic base and connect our community.

A handwritten signature in blue ink, appearing to read 'N/C Mimms'.

Nicholas C. Mimms, P.E., ICMA-CM
City Manager/FPRA Director



OUR HISTORY

To guide the City in its efforts to redevelop both the physical and economic environment of its Downtown, the City established the Fort Pierce Redevelopment Agency (FPRA) in 1982 with the adoption of Ordinance No. H-239. Noting that other areas of the community also need targeted redevelopment activity as well, the City Commission expanded the boundaries of the Redevelopment Area in 1995 & 1996 to include the areas south of Atlantic Avenue to Citrus Avenue and Delaware Avenue. Seeing the success of the FPRA in encouraging redevelopment within the City's core and noting the state of decline for other areas of the City, the Commission substantially expanded the boundaries of the Redevelopment Area again in 2000 to include the neighborhoods west of 7th Street, the Port, and South Beach.



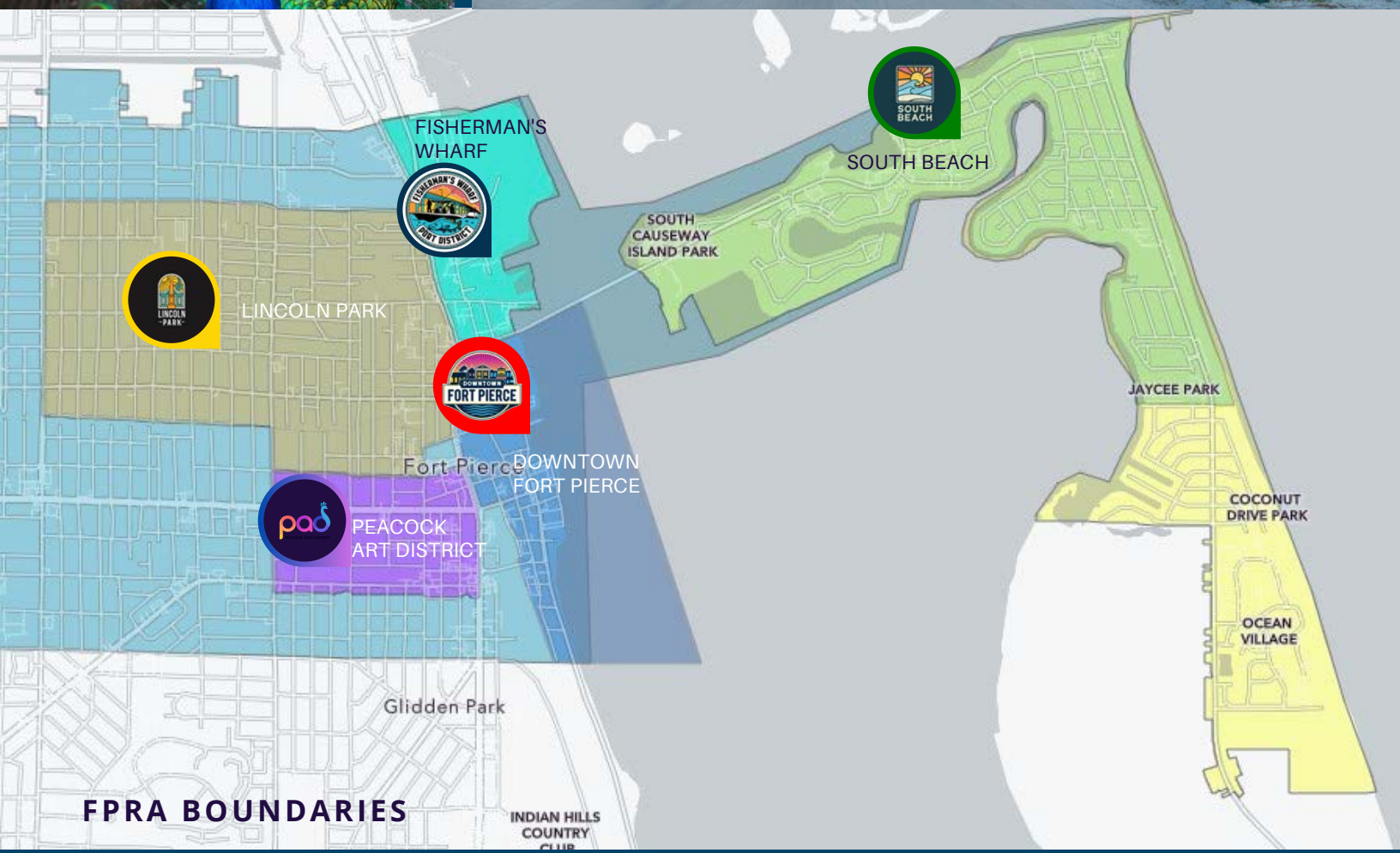
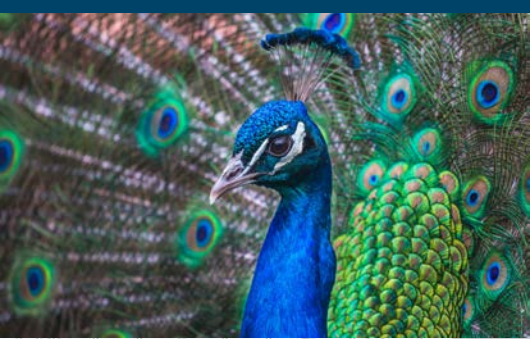
OUR MISSION

The Fort Pierce Community Redevelopment Plan presents a 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.



What is a CRA?

A Community Redevelopment Agency (CRA) is a dependent district established by City government for the purpose of carrying out redevelopment activities that include reducing or eliminating blight, improving the economic health of an area, and encouraging public and private investments in a CRA district. The CRA is governed by State Statutes, Chapter 163, Part III.





CRA Advisory Committee

- Kyle Kauffmann, Chair
- Carolyn Mann-Lurry
- Michael Brown Jr.
- Al Johnson
- Hoyt Murphy Jr.
- Phil Thompson
- Daniel Lee
- Brandon Nobile

The purpose and function of the CRA Advisory Committee is to study, review and provide recommendations, guidance and advice as to matters relevant to the purposes and goals of the Fort Pierce Redevelopment Agency; and to serve as a liaison between the community within the fort pierce redevelopment district boundaries and the Fort Pierce Redevelopment Agency Board.

FPRA LEADERSHIP

The Fort Pierce Redevelopment Agency Board consists of five (5) members who also serve as the Mayor and City Commission. The purpose of the Agency is to revitalize both the physical and economic environment of the redevelopment area. From left to right: Board Member Arnold Gaines, Board Member Jeremiah Johnson, Chairperson Linda Hudson, Board Member Curtis Johnson & Board Member Michael Broderick.



FPRA Board Meetings:

- 2nd Tuesday of each month
- 5:05 pm
- Commission Chambers
100 N. U.S. Highway 1
Fort Pierce, FL 34950

CRA Advisory Meetings:

- 1st Wednesday of each month
- 3:30 pm
- 2nd Floor Conference Room
100 N. U.S. Highway 1
Fort Pierce, FL 34950

Redevelopment Web Page

www.choosefortpierce.com

FPRA STAFF

Nick Mimms
FPRA Director

Marsha Commond
Redevelopment Specialist

Sara Delgado
Redevelopment Assistant

Miriam Garcia
Redevelopment Specialist

Shyanne Harnage
Economic Development Manager

Audria Moore-Wells
Special Projects Coordinator



REDEVELOPMENT ACTIVITIES & ACCOMPLISHMENTS



KING'S LANDING

FPRA Goal 5.4; 7.1; 8.1

Ten years ago, the City demolished the old H.D. King Power Plant and spent the last decade cleaning up the 7-acre site. The City of Fort Pierce and Fort Pierce Redevelopment Agency worked tirelessly for years to find the right redevelopment project for the former H.D. King Plant site in Downtown Fort Pierce and in 2019, history was made. Following a competitive bid process, the FPRA Board selected Audubon Development as the highest ranked bidder in June 2019. The redevelopment of the former H.D. King Power Plant Site remains a top priority for the City of Fort Pierce and FPRA. The development agreement with Audubon Development for the \$85-million-dollar King's Landing mixed-use development was executed in November 2019. Although the time provisions were extended due to the COVID-19 Pandemic, both parties worked together to complete all obligations in the agreement.

On February 7, 2022, the City Commission approved the site plan and all necessary development review applications for King's Landing. On March 8, 2022, the FPRA Board passed a resolution to convey the eleven parcels to Audubon Development and the FPRA executed the warranty deed transferring the parcels to Audubon Development.

Audubon Development is responsible for meeting all benchmarks and deadlines as outlined in the amended and restated agreement that was executed on February 8, 2022. Audubon subsequently began the subsurface debris removal process with a \$170,000 contribution from the FPRA and applied for building permits for the Phase I infrastructure by the deadline of August 22, 2022.

In tandem with the development of King's Landing, the City partnered with the Fort Pierce Utilities Authority and Economic Development Council to apply for a Florida Job Growth Grant through the Florida Department of Economic Opportunity. On August 30, 2022, Governor Ron DeSantis awarded the City of Fort Pierce a \$2.7 million Florida Job Growth Grant to help fund infrastructure improvements in Downtown Fort Pierce. The critical infrastructure improvements include water, wastewater, electric, fiber, natural gas, roadway and sidewalk improvements. The infrastructure upgrades will stimulate more than \$72 million of private investment on along Indian River Drive.





FISHERMAN'S WHARF

FPRA Goal 5.4; 7.1; 8.1

Fisherman's Wharf is located at the southern end of the Port and only a quarter mile from the former King Plant site, acts as a buffer between the working port area and historic Downtown Fort Pierce. It is currently underutilized and represents a significant opportunity to create a destination waterfront development in the Fort Pierce Redevelopment Area.

In early 2020, the Fort Pierce Redevelopment Agency (FPRA) embarked upon a two-phase solicitation process - Request for Qualifications and Request for Proposals - for the redevelopment of Fisherman's Wharf. The goal for the redevelopment is to create a unique place where people will visit and gather to shop, dine, work, and live. Retaining waterfront accessibility to all residents and visitors and enhancing the waterfront for public use is a top priority while also achieving redevelopment of the parcels that will add to the tax base and stimulate the economic activity in the redevelopment area.

The FPRA ultimately executed a development agreement with the highest ranked proposer, Pierce 1 Marina, to develop a \$26 Million mixed-use project including a state-of-the-art automated dry stack boat storage facility, restaurants, water taxi, marina, residential and retail. Throughout 2021 and 2022, both parties worked on their respective obligations per the agreement. The FPRA Board, City of Fort Pierce and Pierce 1 Marina have since executed several amendments to the agreement to extend the deadlines in the agreement for the City to cure title and survey objections raised by the developer. Pierce 1 Marina is expected to submit their development review package for all necessary land development approvals and site plan approval in December 2022.



DOWNTOWN MASTER PLAN

FPRA Goal 5.4; 7.1; 8.1

The City and FPRA have embarked upon numerous planning studies that address the downtown including the 2020 FPRA Redevelopment Plan, the 2020 Parking Study, the 2021 Retail Market Study and Strategies, the 2008 Downtown Waterfront Charrette, the 2020 Port of Fort Pierce Master Plan, the 2014 Martin and St. Lucie Regional Waterways Plan. With many new projects planned or underway, it is important for us to have a strong vision for the future with a plan that is both comprehensive and relevant. The FPRA seeks to establish a clear vision for future development within the Central Business District and adopt an implementation strategy to guide (re)development efforts. S&ME's approach will seek to foster sustainable growth while preserving and enhancing the City's unique character, in accordance with the recently adopted revisions of the City's Future Land Use designation.

In March 2022, the Fort Pierce Redevelopment Agency approved S&ME's proposal and initiated the Downtown Master Plan. The community was invited to participate in a series of interactive events in June 2022 as part of the Downtown Master Planning process. During the week, a team of design experts met with stakeholders like local citizens, businesses, community groups, and property owners to develop a shared vision for the future of Downtown Fort Pierce and adopt an implementation strategy to guide development. As part of this effort, the public had three opportunities to collaborate and share their ideas with the project team as well as to learn more about the Downtown Master Planning process.

Stakeholders were also encouraged to provide their feedback online by visiting the Downtown Master Plan project website. This interactive platform allowed community members to share insights by taking a brief survey; commenting on development, mobility, arts and culture, and green space on an interactive map; and prioritizing spending with a budget game.

The Downtown Master Plan will be completed and presented to the FPRA Board in November 2022.



301 SOUTH OCEAN DRIVE FPRA Goal 7.0; 18.3; 22

The Fort Pierce Redevelopment Agency issued a Request for Proposals for two FPRA-owned parcels on South Hutchinson Island in September 2022. The two parcels (301 S. Ocean Drive and 306 Hernando Street) offer approximately .65 acres of property for redevelopment. The property is just steps from the beach and two blocks from Jetty Park. The FPRA will seek a firm to create a redevelopment project that capitalizes on the site's prominent location and provides a mix of complementary uses including a public parking component to serve the South Beach District.

In preparation for the solicitation, the FPRA initiated the demolition of a structure that was on the site so that the site can be offered as a clean slate



OLD ST. ANASTASIA SCHOOL FPRA Goal 12; 12.1; 12.5; 13; 22

On March 8, 2022, the FPRA terminated the lease agreement with The Lindsay School of the Arts due to lack of substantial progress in accordance with Article 2.2(a) of the First Amendment to Agreement to Lease and Improve the Old Anastasia Catholic School. The Lindsay School of the Arts has since vacated the premises and staff has been contacted by various parties interested in the redevelopment of this property. In preparation for the next solicitation, the FPRA demolished the dilapidated accessory building behind the school to make the property more appealing and prime for redevelopment. In addition, the FPRA will work with a contractor to improve the exterior façade of the building.



INFILL LIEN REDUCTION PROGRAM

FPRA Goal 7.0 & 18.3

In January 2022, the City launched an Infill Lien Reduction Program to encourage new construction on vacant property throughout the entire city. The program promotes reinvestment and revitalization of vacant infill properties by providing the property owner relief from the liens levied prior to their ownership in exchange for the development of that vacant parcel. To be eligible for the program, the property must be an infill vacant lot within the city limits of Fort Pierce with no active code enforcement or nuisance abatement cases against it.

The applicant must also affirm that they were not an owner or affiliated in any way with the property at the time the liens were originally recorded. Via development agreement, the City will waive all soft costs associated with the liens and provide a 50% refund of the hard costs paid. There will be specific time parameters associated with obtaining building permits and completing the new residential construction to be eligible for the refund. The majority of inquiries and applications received to date have been for parcels within the Fort Pierce Redevelopment Area.



IMPACT FEE MORATORIUM

FPRA Goal 7.1

The City passed ordinance 22-009 extending the moratorium on the imposition and collection of City impact fees within the Fort Pierce Redevelopment Area until September 7, 2022.

The intent of this moratorium is to assist businesses in the Fort Pierce Redevelopment Agency boundaries reduce their startup costs and to contribute to the sense of vitality that occurs when buildings are occupied. It is our hope that this moratorium will encourage and entice development within the FPRA boundaries. Since infill locations are within the urban core of our community, typically they already have much of the needed infrastructure. Unless extraordinary capital improvements are required, infrastructure costs can be substantially lower for infill development relative to a similar project in an undeveloped area.



FPRA INCENTIVE PROGRAM

FPRA Goal 5.7; 5.9; 7; 7.1; 9

COMMERCIAL FAÇADE

The Commercial Façade Grant Program is intended to support the revitalization of the commercial corridors in the FPRA district by stimulating private investment in improvements that enhance the appearance of buildings and properties and eliminate blight and non-conforming design standards. The Commercial Façade Reimbursable Grants were awarded on April 12, 2022, to the following properties 809 Delaware Avenue, 825 N. Indian River Drive, 1105 Seaway Drive, and 906 Delaware Avenue. The recipients were required to complete their projects within 18 months of the approval of the agreement. We are looking forward to seeing the revitalization that these projects will bring to the FPRA District.



BEFORE



- The Commercial Façade Grant was approved for up to \$100,000 for a dollar-for-dollar matching grant that could be used to improve sites visible from the public right of way within the FPRA. Each applicant was eligible to receive up to \$25,000 for exterior upgrades.
- The Interior Uplift Grant was approved for \$50,000 for a dollar-for-dollar matching grant to commercial property owners and tenants for interior upgrades with a focus on projects that remedy degraded building systems and extend the economic viability of the building. Each applicant was eligible to receive up to \$10,000 for interior upgrades.
- The FPRA Paint Program was approved for funding of \$50,000 for a reimbursable grant up to \$1,000 per home or business, toward the cost of exterior paint and paint supplies.

INTERIOR UPLIFT GRANT

The Interior Uplift Grant is an incentive program available to commercial property owners and businesses for interior upgrades with a focus on projects that remedy degraded building systems and extend the economic viability of the building. The Interior Uplift Grants were awarded on August 9, 2022, to the following properties 616 Atlantic Ave, 118 N 19th St., 709 S. 5th St., 300 S. 6th St. and 710 Orange Ave. The applicants are required to complete their projects within 18 months of the approval of the agreement.

PAINT PROGRAM

The intent of FPRA Paint Program is to support the revitalization of the FPRA district and assisting property owners to restore and improve the appearance of their commercial and residential properties. The FPRA Paint Program offers financial assistance in the form of a reimbursable grant up to \$1,000 per home or business, toward the cost of exterior paint and paint supplies. The funds will be distributed on a first come, first served basis until all funds are depleted.

SUNRISE THEATRE

FPRA Goal 11.2

The Sunrise Theatre's vision is to be the Treasure Coast's #1 Live Event Destination while fostering an inclusive and welcoming environment for all. Operationally, the use of event management software has enabled information stored in one place for ease of use and access to staff. A new, redesigned website provides for a fresh, updated look and feel for the Sunrise customer experience. Enhanced digital advertising has increased audience reach and effectively communicated and engaged targeted audiences for performances.

The Sunrise Theatre Foundation 501(c)3 with Sunrise Theatre Staff assistance reorganized and is focused on successful fundraising efforts and community awareness of their efforts. While supporting children's programs at the Sunrise Theatre, the Sunrise Theatre Foundation has included financial support of Sunrise Theatre operations and improvements in their mission.

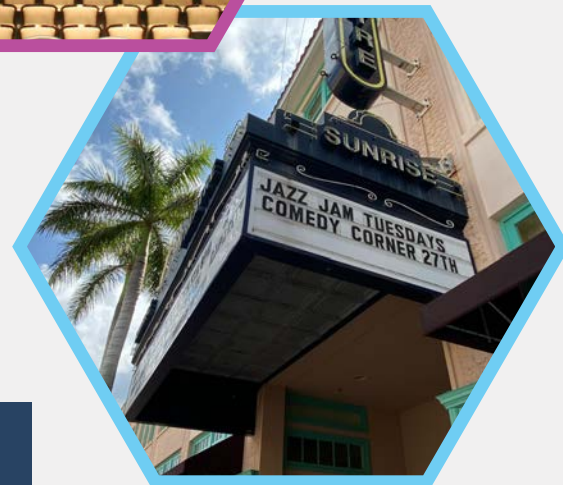
The Sunrise Theatre entered into a consulting agreement with Professional Facilities Management (PFM) to assist with programming, post-performance surveys to patrons, overall operation review and assessment.

Continued focus on artist, patron and staff safety measures through additional safe distance, masks when required signage and hand sanitizers throughout the facility.

The Sunrise Theatre applied for and was awarded a \$150,000 Department of Cultural Affairs Grant in June of 2022. This grant is to be utilized for marketing of performances, graphic design work, social media and other marketing related efforts.

The Sunrise Theatre with assistance from the Sunrise Theatre Advisory Board developed a 5-Year Strategic Plan. The strategic plan is based on a foundation focusing on:

- Enhancing operational excellence with an emphasis on customer service
- Inclusive programming efforts
- Expanding donations, sponsorships and membership programs
- Building a strong foundation



COMMUNITY POLICING

FPRA Goal 14; 14.2; 23; 23.1; 23.3

DOWNTOWN POLICE DETAIL

In an effort to achieve the FPRA's goal of improving public safety and perception of safety within the Redevelopment Area, the FPRA Board implemented and funded a Fort Pierce Police Department Downtown Detail. Detail Officers will patrol the downtown area from Seaway Drive to Citrus Avenue East of US-Highway 1 to check in with our local businesses with the focus of overall safety and building rapport. This detail will serve as a conduit, not only for public safety, but also to build bonds between officers and citizens, visitors, and business owners.

The FPRA Downtown Detail Officers will also provide additional officer presence during events such as parades and festivals. This presence will be above and beyond what is already required through the City's special event permitting process.

Weekly Downtown Detail Hours

FRIDAY	6 PM - 2 AM
SATURDAY	8 AM - 2 AM
SUNDAY	8 AM - 12 PM



MENTORING THE YOUTH



SCHOOL RESOURCE OFFICERS

Fort Pierce Police School Resource Officers understand that campus safety for the students and staff is of the utmost importance. Thanks to the continued support from the FPRA, School Resource Officers are able to conduct patrols on foot, Segway, and now UTV's making it easy to respond quickly to all situations. In Fiscal Year 2022, School Resource Officers attended the following trainings - Lockdown Drills, Behavioral & Psychological Indicators of School Shooters, Annual Active Shooter Training with St Lucie County Sheriff's Office, Bullying Prevention awareness K-12, Code Red Drills, Annual Taser refresher, and ATV / UTV Operator. As stated in the Redevelopment Plan, the FPRA will continue to support the law enforcement and social service providers that are located within the Redevelopment Area and that serve residents of the Community Redevelopment Area.

OAKS AT MOORE'S CREEK - PHASE II

FPRA Goal 5.3 & 5.4

The Oaks at Moore's Creek Phase II is well on its way to becoming a reality. Much has developed in the progress of the 15-lot single-family subdivision. In this public, private partnership between the OMCII, LLC, the FPRA, and the City of Fort Pierce, the entities are working intimately together to identify avenues of funding and innovative methods of community engagement.

In November 2021, the City Commission approved allocating \$722,323.69 to provide a paved public roadway complete with storm drainage facilities, sidewalks, curb and gutter, street lighting, a water distribution system, and a sanitary sewer collection system to support the construction of the affordable, workforce housing development. Then in April 2022, the developers received approval for construction financing from the Florida Community Loan Fund. Coupled with a \$500,000 predevelopment loan previously approved by the Florida Housing Coalition, positioned the project for continued advancement.

Keeping in step with the shared commitment to seeing this project stay on track, the preliminary plat was approved in July 2022 and the developer launched the project website shortly after. As part of the developer's homebuyer outreach plan, major employers in St. Lucie County were contacted and partnerships with local organizations were established. The initial campaign resulted in the developers securing mortgage pre-approval letters for nine potential homebuyers. During the same time, city staff worked closely with the Fort Pierce Utilities Authority to design the plans for infrastructure.

NEW CONSTRUCTION, AFFORDABLE HOUSING COMING SOON!
OAKS AT MOORE'S CREEK, PHASE 2

FOUR MODELS TO CHOOSE FROM STARTING AT \$238K.

THE REGENCY THE STARBURST THE HERON THE SEABREEZE

HERON MODEL
2,092 Sqft Area
3 bedrooms
2.5 baths
1 garage



SEABREEZE MODEL
2,000 Sqft Area
3 bedrooms
2.5 baths
1 garage

STARBURST MODEL
1,534 Sqft Area
3 bedrooms
2 baths
1 garage



REGENCY MODEL
1,800 Sqft Area
3 bedrooms
2 baths
1 garage



MEANS COURT CENTER INCUBATE NEIGHBORHOOD FPRA Goal 9.3 & 9.4

In October 2021, the FPRA approved the lease agreement with Incubate Neighborhood Center to lease and improve the majority of the Means Court Center for utilization as a multi-service community hub.

Within eight months of taking possession of approximately 25,000 square feet of space and the surrounding property, Incubate Neighborhood Center (INC) completed a total transformation of the first level of the two-story building. The improvements completed included a business technology center, conference room, shared office workspace, copy center, internet café, tv production studio, library, an interactive art gallery, new furniture, painting, and carpeting. In March 2022, INC unveiled its progress during a Community Partner Open House and a Ribbon Cutting Ceremony in April.

While facility improvements were underway, INC launched the implementation of an entrepreneurship national business model, workforce development, basic computer courses, credit repair workshops, grant writing workshops, and a homeownership program. Approximately 75 individuals were engaged at different stages of the initiatives. INC also established partnerships with Hands of St. Lucie, Drug-Free St. Lucie, the Department of Health, and Treasure Coast Food Bank.

As our nation planned to celebrate Juneteenth as a national holiday, INC planned, coordinated, and hosted the City of Fort Pierce's inaugural celebration of Juneteenth in the form of a Block Party. This event, attended by more than 1,000 people, featured local vendors, a line-up of performances, and a local art showcase.



HIGHWAYMEN MUSEUM

FPRA Goal 11.2

In November 2021, a grant was submitted to the Florida Department of State to renovate the Jackie L. Caynon, Sr. Building to house the City of Fort Pierce Highwaymen Museum. The project received overwhelming support from Senator Gayle Harrell and Representative Dana Trabulsky. In February 2022, the FPRA was notified that the grant was approved for funding. The grant was one of 152 reviewed by a panel in three days. The project received the fourth-highest score and full funding in the amount of \$483,662.

Located in the historical Lincoln Park District, this dedicated space will showcase a copious collection of original Highwaymen art. The museum's central theme will be focused on cultural heritage and serve as a tribute to the Highwaymen artists. In searching for an organization to oversee the daily operations of the museum, to be located at 1234 Avenue D, a request for proposal was issued in June 2022. The Original Florida Hall of Fame Highwaymen, Inc. was the sole responsive bidder and staff received authorization to enter into negotiations with the organization to lease and improve the facility.



The space will offer museum visitors an eclectic experience in highwaymen art and artifacts, and it will promote and provide educational programming for learning institutions world-wide. Highwaymen paintings are bought, sold, and celebrated throughout the country. The artistic contributions the twenty-six original artists have made to the American arts landscape have an even heightened appeal due to the Highwaymen's inspirational story of resilience and fortitude amidst the dark, stifling era of Jim Crow rule. Constructing a museum to honor these men and women will preserve their important and unique role in America's history, and it will be reflective of the area's commitment to recognize and promote diverse cultural representations.

THE ROOT

FPRA Goal 11.1



The model for The ROOT is based on an open space venue that utilizes temporary structures to engage the community through food, popup spaces for small business owners, and entertainment.

The Avenue D commercial corridor is on the cusp of a major transformation that has the potential to alter the course of the community and its residents. The ROOT (Recognizing Ourselves In Others Together) is viewed as an integral component of that makeover. Since breaking ground in 2021 and prior to work beginning at the location, 1134 and 1136 Avenue D, Lincoln Park Young Professionals (LPYP) began activating the site. They hosted "Community Pop Ups and Shopping Events". Due to the huge success, LPYP created, Buy Back the Block, a monthly marketplace held on second Saturdays to allow a few small businesses and food truck vendors to showcase and sell their items.

With the onset of the initial site preparation in November 2021, the community engagement activities ceased. The project has experienced unanticipated interruptions, due in part to some supply chain issues and inclement weather. Despite those minor setbacks, the project is moving ahead and is expected to be completed in early 2023.

PARKING LOT - 1200 AVENUE D FPRA GOAL 18.3



As part of the FPRA's continued efforts to guide the revitalize the communities within the boundaries of the redevelopment area, the board approved funding a plan to develop a parking lot on three parcels owned by the FPRA at the corner of Avenue D and Means Court.

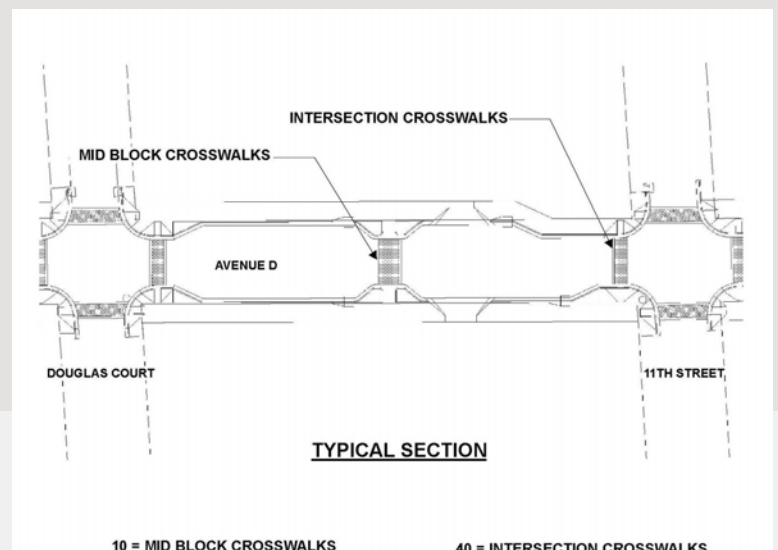
In May 2022, the Parking Committee recommended the installation of free public parking as a method to address the anticipated demand for parking once the City of Fort Pierce Highwaymen Museum, is completed. The new permanent parking area is located within close proximity of the museum and will provide overflow parking for patrons.

AVENUE D RECONSTRUCTION FPRA GOAL 15; 15.1; 16; 16.1; 16.2; 16.3

The Avenue D roadway improvement project is part of a larger vision to revitalize the area and provide connectivity between two of City's oldest historic districts, Lincoln Park and Edgartown. The portion of Avenue D, between U.S. Highway 1 and 29th Street is an important element of the vision to revitalize the historically African-American community and integral to the regeneration of the Avenue D commercial corridor. The plans involve milling and resurfacing, along with the removal of the existing brick paver crosswalks and subsequent construction of new stamped asphalt crosswalks, landscaping and street lighting.

In relation to Edgartown, the improvements are in step with the historic concept envisioned for this neighborhood. Avenue D between U.S. Highway 1 and Indian River Drive is to receive a complete reconstruction with a new roadway, curb & gutter, sidewalks, crosswalks, drainage improvements, raised plateau intersection at 2nd Street, decorative streetlights, ADA upgrades, landscape, and irrigation.

The 1.84-mile project is estimated to cost \$3,000,000 and is in the design phase. The final plans are expected to be completed by the end of July 2022 and construction is expected to begin during the 1st quarter of the 2023 fiscal year. It is estimated that the project will take eight months to complete.





FINANCIAL STATEMENTS

FISCAL YEAR ENDING
SEPTEMBER 30, 2022

Community Redevelopment Agency Annual Report

Fort Pierce Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID

383

Registered Agent	Mr. Nicholas Mimms
Mailing Address	100 North U.S. 1 Fort Pierce, FL 34954
Office Address	P.O. Box 1480
Telephone	(772) 467-3000
Fax	(772) 489-8042
Email	nmimms@cityoffortpierce.com
Website	www.cityoffortpierce.com/169/Fort-Pierce-Redevelopment-Agency
County(ies)	St. Lucie
Local Governing Authority	City of Fort Pierce
Date Created / Established	Wednesday, December 8, 1982
Creation Documents	City Ordinance H-239
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Monday, October 15, 2018

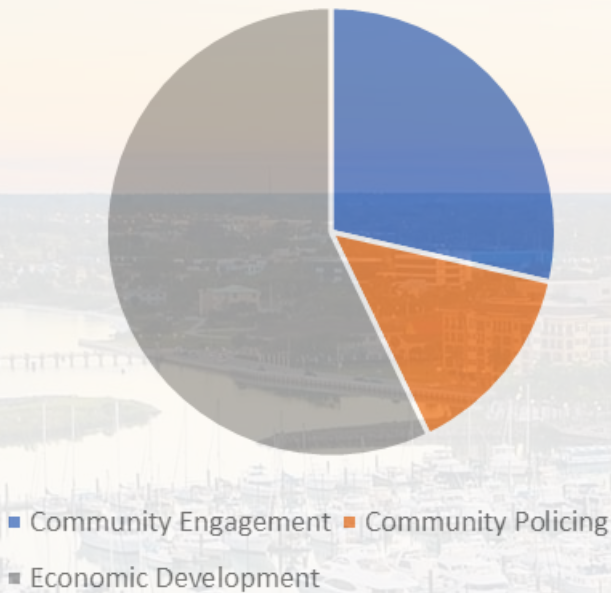
Total number of Activities started	6
Total number of Activities completed	14
Current Year Taxable Value in CRA	\$ 915,117,390.00
Actual expended increment revenue	\$ 7,664,861.00
Base Year Taxable Value in CRA	\$ 311,043,186.00
Current Year Tax Increment Value	\$ 604,074,204.00
Total amount expended for low and middle income affordable housing	\$ -

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

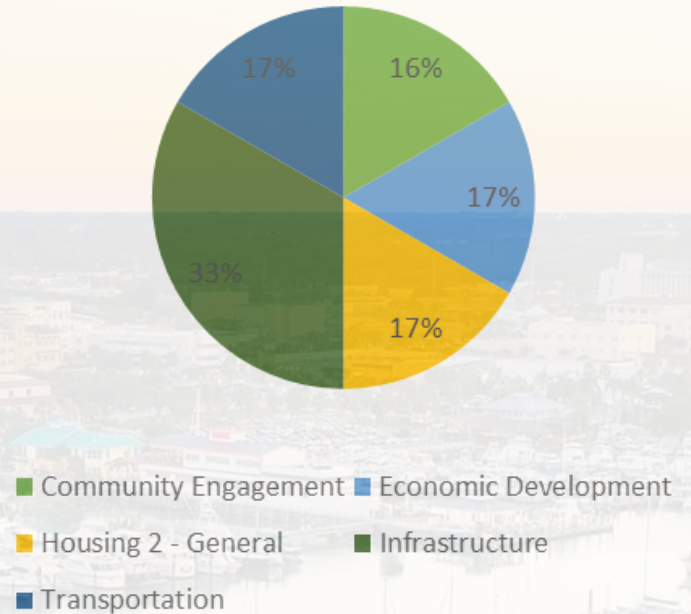
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COMMUNITY REDEVELOPMENT ANNUAL REPORT

COMPLETED (C) ACTIVITIES BY COUNT



STARTED (S) ACTIVITIES BY COUNT



ACTIVITIES SUMMARY (\$)



