

FPRA RESOLUTION NO. 23-07

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, AUTHORIZING THE TRANSFER OF 3.38+/- ACRES BETWEEN AVENUE B AND CANAL TERRACE; DETERMINING THAT IT IS IN THE BEST INTEREST AND WELFARE OF THE CITY AND ITS RESIDENTS; PROVIDING FOR APPROPRIATE BUDGET ITEMS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Fort Pierce Redevelopment Agency, a dependent special district of the City of Fort Pierce (“FPRA”) has recognized and prioritized the need for affordable and workforce housing units within the City of Fort Pierce; and

WHEREAS, the FPRA identified 3.38+/- acres of property between Avenue B and Canal Terrace, just south of Moore’s Creek in the City of Fort Pierce (the “Property”), a survey and legal description of which is attached hereto as Exhibit “A” and incorporated herein; and

WHEREAS, on July 16, 2020, the FPRA published Request for Proposal #2020-031 to identify qualified developers to build single-family residential housing units to be sold to income-eligible buyers as affordable and workforce housing (the “Project”); and

WHEREAS, the FPRA received two proposals with only one proposal deemed responsive to the request based on minimum qualifications, such proposal being presented by East to West Development Corporation, a Florida not-for-profit corporation; and

WHEREAS, on September 8, 2020, the FPRA authorized negotiations for a development agreement to be presented to the FPRA for final review and approval; and

WHEREAS, on January 13, 2021, the FPRA unanimously approved support for the proposal and authorized the Executive Director to proceed with securing a development agreement; and

WHEREAS, the negotiated development agreement was unanimously approved by the FPRA Board on June 8, 2021, and there was executed that certain Development Agreement for Affordable/Workforce Housing with an effective date of June 8, 2021 (the “Development Agreement”); and

WHEREAS, on August 31, 2021, East to West Development Corporation subsequently assigned its interest in the Project and the Development Agreement to OMCII, LLC, a Florida limited liability company (the “Developer”); and

WHEREAS, the terms and conditions of the Development Agreement have been satisfied and Developer and the FPRA wish to transfer the Property; and

WHEREAS, the FPRA intends to approve the transfer of the Property and authorize the necessary parties to execute a deed and other such closing documents necessary to complete the transaction pursuant to the terms of the Development Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, AS FOLLOWS:

SECTION I. The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION II. The FPRA hereby authorizes the FPRA Chair to execute the deed and all other necessary closing documents to effectuate transfer of the Property to Developer, such deed is attached hereto as Exhibit “B” and incorporated herein by reference, or a deed in substantially similar form, finding the transfer of the Property pursuant to the Development Agreement to be in the best interest of the residents within the FPRA boundary.

SECTION III. The members of the FPRA, the City Manager, and the City Attorney or their designee are hereby further authorized to complete any necessary due diligence, execute documentation, or complete other actions necessary to consummate and effectuate the transfer of the Property in accordance with the terms of the Development Agreement.

SECTION IV. This Resolution shall become effective immediately upon its passage and adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this ____ day of November, 2023.

LINDA HUDSON, Chair

ATTEST:

APPROVED AS TO FORM AND
CORRECTNESS:

LINDA COX, City Clerk

SARA HEDGES, City Attorney

Exhibit A: Deed to OMCII, LLC

Exhibit B: Survey and Legal Description for the Property

Exhibit C: Request for Proposal #2020-031

Exhibit D: Proposal from East and West Development Corp.

Exhibit E: Development Agreement

Exhibit F: Assignment from East and West Development Corp. to OMCII, LLC