

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 14, 2023.

1. CALL TO ORDER

Chairperson Linda Hudson called the November 14, 2023, FPRA Regular Meeting to order at 5:05 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chairperson Linda Hudson; Commissioner Arnold Gaines; Commissioner Michael Broderick; Commissioner Jeremiah Johnson; Commissioner Curtis Johnson, Jr.

Staff Present: City Manager Nicholas Mimms
City Attorney Sara Hedges
Records Management Coordinator Tina Rel

4. APPROVAL OF MINUTES

- a. Approval of Minutes from October 10, 2023, FPRA Regular Meeting

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Jeremiah Johnson to approve the minutes from the October 10, 2023, FPRA Regular Meeting.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Jeremiah Johnson, Commissioner Curtis Johnson, Jr.

Passed

5. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to accept the agenda as set.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Jeremiah Johnson, Commissioner Curtis Johnson, Jr.

Passed

6. 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.

Chad Ingram
Larry Winter

7. CONSENT AGENDA

- a. Approval of the Third Amendment to the grant agreement between the State of Florida, Department of State and the City of Fort Pierce extending the grant period for the Highwaymen Museum project.
- b. Approval of the Second Amendment to the Development Agreement for Oaks at Moore's Creek Phase II.

Item 7a of the Consent Agenda was pulled at the request of Commissioner Michael Broderick.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the remainder of the Consent Agenda.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Jeremiah Johnson, Commissioner Curtis Johnson, Jr.

Passed

Project Manager, Audria Moore-Wells, provided an update of the Highwaymen Museum project and addressed questions posed from the Board.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve item 7a of the Consent Agenda,

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Jeremiah Johnson, Commissioner Curtis Johnson, Jr.

Passed

8. NEW BUSINESS

- a. FPRA Resolution 23-07 Authorizing the execution of a deed to transfer fifteen (15) residential lots and a right of way, known as Oaks at Moores Creek Phase II, approximately 3.38 acres located between Avenue B and Canal Terrace, to OMCII, LLC, a Florida limited liability company.

Records Management Coordinator, Tina Rel, introduced the Resolution, read by title only, into the record

FPRA RESOLUTION 23-07

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, 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.

Project Manager, Audria Moore-Wells, provided a brief overview of FPRA resolution 23-07 and answered questions posed by the Board.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Jeremiah Johnson to approve FPRA Resolution 23-07.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Jeremiah Johnson, Commissioner Curtis Johnson, Jr.

Passed

- b. FPRA Resolution 23-06 authorizing the execution of the sale and development agreement for 424 & 426 Douglas Court.

Records Management Coordinator, Tina Rel, introduced the Resolution, read by title only, into the record

FPRA RESOLUTION NO. 23-06

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, DETERMINING THE TRANSFER OF THE REAL PROPERTY COMMONLY KNOWN AS 424 DOUGLAS COURT AND 426 DOUGLAS COURT, FORT PIERCE, FLORIDA, PREVIOUSLY DECLARED AS SURPLUS PROPERTY TO BE IN THE BEST INTEREST OF THE PUBLIC; DETERMINING THAT A BID FOR THE REAL PROPERTY FROM A THIRD PARTY PURCHASER FOR VALUE TO BE IN THE PUBLIC INTEREST, AND AUTHORIZING AND DIRECTING THE OFFICERS, ATTORNEYS AND AGENTS OF THE FORT PIERCE REDEVELOPMENT AGENCY TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT TRANSACTIONS PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Redevelopment Specialist, Miriam Garcia, provided a brief overview of Resolution 23-06 and answered questions posed by the Board.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve FPRA Resolution 23-06.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Jeremiah Johnson, Commissioner Curtis Johnson, Jr.

Passed

- c. FPRA Resolution 23-05 authorizing the execution of the sale and development agreement for 612 N 25th Street.

Records Management Coordinator, Tina Rel, introduced the Resolution, read by title only, into the record

FPRA RESOLUTION NO. 23-05

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, DETERMINING THE TRANSFER OF THE REAL PROPERTY COMMONLY KNOWN AS 612 NORTH 25TH STREET, FORT PIERCE, FLORIDA, PREVIOUSLY DECLARED AS SURPLUS PROPERTY TO BE IN THE BEST INTEREST OF THE PUBLIC; DETERMINING THAT A BID FOR THE REAL PROPERTY FROM A THIRD PARTY PURCHASER FOR VALUE TO BE IN THE PUBLIC INTEREST, AND AUTHORIZING AND DIRECTING THE OFFICERS, ATTORNEYS AND AGENTS OF THE FORT PIERCE REDEVELOPMENT AGENCY TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT TRANSACTIONS PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Redevelopment Specialist, Miriam Garcia, provided a brief overview of Resolution 23-05 and

answered questions posed by the Board.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Michael Broderick to approve FPRA Resolution 23-05.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Jeremiah Johnson, Commissioner Curtis Johnson, Jr.

Passed

- d. Progression Properties LLC redevelopment update for 1409 Avenue J & 2002 Avenue M requesting an additional extension; deadline to commence construction was November 10, 2023

Pamela Carithers, Progression Properties, LLC. and General Contractor Lloyd Constant provided an update and addressed questions posed by the Board.

The Board expressed timing concerns due to upcoming building code changes and inquired as to how much additional time is needed.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve an extension of 120 days from November 15, 2023, with issued building permit.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.

NAY: Commissioner Jeremiah Johnson

Passed

- e. General Contractor Services Agreement for the Exterior Restoration of Old St. Anastasia, Bid No. 2023-037, for the Amount of \$588,168.46.

Item 8e was pulled at request of City Manager, Nick Mimms.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Michael Broderick to postpone item 8e until the December FPRA meeting.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Jeremiah Johnson, Commissioner Curtis Johnson, Jr.

Passed

- f. Discussion and direction regarding the Unsolicited Development Proposal submitted by ACCEL Schools and TechnoArts Academy for the purchase and redevelopment of Old St. Anastasia School

City Manager, Nick Mimms commented on receiving an unsolicited proposal and suggested moving forward with the advertisement of the RFP for vendor services for Old Anastasia School.

The Board discussed the community interest in Old St. Anastasia and expressed interest in moving forward with an RFP.

- g. Lincoln Park Community Policing

City of Fort Pierce Police Deputy Chief, Kenny Norris along with City of Fort Pierce Police Major Eric Chan, provided an overview of Lincoln Park Community Policing strategy and answered questions posed by the Board.

The Board discussed the benefit of building community relationships and expressed appreciation for the City of Fort Pierce Police Department.

h. 301 South Ocean Drive Discussion

The Board discussed the outcome of 301 South Ocean Drive and the reasons why the proposal was not accepted.

City Manager, Nick Mimms, clarified that the FPRA Board decided not to accept the proposal and took no further action regarding 301 South Ocean Drive.

9. STAFF COMMENTS

a. FPRA Programs & Activities Summary

No Comments.

10. BOARD COMMENTS

The Board discussed the need for Freebee services to be expanded into new areas.

In response to Chairperson Linda Hudson question, Mr. Mimms, gave an update on the RFP for a mobility vendor.

Commissioner Michael Broderick expressed his appreciation for the new template for the Surplus Property Sale Agreement.

11. ADJOURNMENT

Chairperson Linda Hudson adjourned the meeting at 7:55 p.m.

ATTEST:

CITY CLERK

CHAIRPERSON