

DRAFT

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 4:30 P.M. ON TUESDAY, MAY 14, 2024.

1. CALL TO ORDER

Chairwoman Linda Hudson called the May 14, 2024, FRPA Meeting to order at 5:05 pm.

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 Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney Sara Hedges

Commissioner Broderick left at 7:31 p.m.

4. APPROVAL OF MINUTES

- a. Approval of the Minutes from April 9, 2024, regular meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the minutes from the April 09, 2024 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

City Clerk Linda Cox entered a request to move item 8a, King's Landing Update before the Consent Agenda.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the agenda as amended.

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

Passed

Commissioner Broderick commented that the reason for the request is to accommodate his recent surgery.

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.

Kris Einstein
Isaac Jones
Becky Demanuel
Chris Gardner

7. CONSENT AGENDA

- a. Approval of the FPRA final Budget Amendment for FY 2022-2023
- b. Authorization to execute Master Services Agreement with BEEFREE, LLC in the amount of \$480,000 for On-Demand Transportations Services
- c. Approve 45-day extension for cure period under the default motion sent to Audubon Development, Inc. on March 21, 2024 regarding the King's Landing project to be coterminous with City Commission's decision on April 19, 2024.
- d. Approval of an Interlocal Agreement between the Fort Pierce Redevelopment Agency and the Treasure Coast Regional Planning Council for a Redevelopment Master Plan for the Island Wastewater Treatment Plant Area

Commissioner Gaines pulled item 7c

Commissioner Jeremiah Johnson pulled item 7b

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve items 7a and 7d of the Consent Agenda.

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

Passed

As to item 7b

Commissioner Jeremiah Johnson requested clarification on the boundaries of the agreement and commented on extended boundaries with no new vehicles.

Sara Delgado, Project Manager, provided the expanded boundaries, hours of the program, number of vehicles including the ADA-accessible vehicle, wait times, the average age of the riders, and the FDOT County grant.

Chairwoman Hudson inquired on the extension to Jenkins Rd and the inclusion of Publix.

Mr. Mimms commented on the Boards desire for expansion, explained the growth corridor, and the inclusion of the Heathcote Botanical Gardens.

Commissioner Curtis Johnson commented on geo-locking it for business, house-to-house movement, and data for economic drive on commercial businesses.

Mr. Mimms commented that this initiative helps connect businesses, transportation, and advertising.

Commissioner Jeremiah Johnson commented on the responses he has received for and against the program.

Commissioner Arnold inquired on a 60-day report on routes and performance.

Mr. Mimms commented that there is a monthly report.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve item 7b of the Consent Agenda.

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

Passed

As to item 7c

Commissioner Arnold Gaines commented that based on the information heard during the update, he is unable to vote in favor of this item.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve item 7c of the Consent Agenda.

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

NAY: Commissioner Arnold Gaines

Passed

8. NEW BUSINESS

a. King's Landing Update

Scott Hawkins, Esq, presented Kyle Gagne, Marriott, Kenny Lewis, Conklin and Lewis, Brooke Harris, King's Landing, Audubon and Dale Matteson, Audubon.

Mr. Matteson introduced Kyle Gagne of Marriott, who presented an update to King's Landing.

The Board inquired on potential partners, legal partnerships, vetting for Audubon, financial statements, timeline, Joe Collier's association, Marriott's expectations, including the site before the investment, who is being considered for the project, why have potential partners not been vetted sooner, time-lapse in a project reset, role in the development agreement, construction timeline, role in the initial contract with Mr. Matteson, parking infrastructure, financial capabilities, and explained the City is not responsible for the current delays.

Mr. Gagne explained operating partnerships/managers, letter of interest, vetting and the financial process, Mr. Colliers' association with Marriott, JV deal timeline, Marriott often makes investments on raw sites, several groups are being vetted, Mainsail wanted the project but was not capable of

moving forward, his role in the development agreement/deal, most projects take two years, brand execution, there are 1 per 1 plans in place for parking, and commented on his willingness to provide financial capabilities.

Mr. Matteson presented the projected timeline, financing, and infrastructure.

The Board inquired on phasing, parking, site work, a reverter letter, and financial commitment documentation outlining the letter of intent.

Mr. Matteson commented that he could provide a letter of intent.

Mr. Lewis commented on the site plan approval, the main site steps that follow, and the construction time frames.

Chairwoman Hudson inquired of City Attorney Sara Hedges about the current timeline.

Ms. Hedges commented 45 days for default of phase two.

Mr. Hawking commented that the contract needs to be recast and an amendment can be made in thirty days or less and requested that they come back before the Board. In addition, suggested that his client meet with the Board every sixty days for updates and review.

Lainey Francisco, Jones Foster commented on the goal and an indication is needed of acceptance of the timeline.

Commissioner Gaines inquired of City Attorney Hedges the process and referenced it 7c of the Consent Agenda,

Ms. Hedges explained the process including item 7c, the requirements for reverter, a potential second agreement, and clarified what is being voted on.

Chairperson Jeremiah Johnson commented on the desire to do what is required to move forward with the project.

Commissioner Broderick excused himself at 7:31 p.m.

b. Means Court Center project status update

Audria Moore, Special Projects Coordinator, provided a brief update on the Means Court Center Project.

c. Authorization to terminate Agreement dated October 27, 2020 to Lease and Improve the 1134 and 1138 Avenue D with Lincoln Park Young Professionals.

Mr. Mimms commented that they are no longer pursuing the completion of the project and are requesting authorization to terminate the agreement. During a meeting, the organization verbalized its desire to terminate the contract.

Chairwoman Hudson inquired on their 501c3 standing. Mr. Mimms commented that he was unaware of their status.

The Board inquired of City Attorney Hedges about the termination of the contract, default of contract notice,

Ms. Hedges commented that this was not presented to her for review and suggested the motion include whether they agree with the termination or in default and noted item 16a of the contract on default.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve the termination of lease and improve 1134 and 1138 of Avenue D in any manner permitted under the existing contract specifically item 16a.

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

Passed

9. STAFF COMMENTS

a. FPRA Programs & Activities Summary

City Manager Nick Mimms introduced Miriam Garcia, Redevelopment Specialist, who presented surplus property updates.

10. BOARD COMMENTS

Commissioner Curtis Johnson inquired on a heat index program as the summer is expected to be a hot one.

Commissioner Gaines announced the Lincoln Park Mainstreet May Day Freedom Day Celebration at Morris Creek Park at 10 a.m. on May 18th and congratulated the recent graduates of Fort Pierce.

11. ADJOURNMENT

Chairwoman Hudson adjourned the meeting at 8:12 p.m.

ATTEST:

CITY CLERK

CHAIRPERSON