

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, JUNE 11, 2024.

1. CALL TO ORDER

Chairwoman Linda Hudson called the June 11, 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

4. APPROVAL OF MINUTES

- a. Approval of Minutes from the May 14, 2024 regular meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Jeremiah Johnson to approve the minutes from the May 14, 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 Manager Nick Mimms introduced the letter to Lincoln Park Young Professionals for termination of lease as item 7e.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to add the letter of termination to the Consent Agenda as item 7e. and approve agenda as amended.

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.

Becky Demanuel

Charlie Hayek

Isaac Jones

Mario Wilcox

Rick Reed

7. CONSENT AGENDA

- a. Approval of expenditure of \$51,266.40 for the purchase of twelve (12) overt cameras in key areas throughout the redevelopment area.
- b. Approval of the award of the Indian River Drive and Avenue B water main utility construction project to the low bidder, RK Contracting, Inc., in an amount not to exceed \$298,913.28; construction funding will be fully reimbursed in accordance with the Florida Job Growth Infrastructure Grant, DEO Grant Agreement No. G0100.
- c. Approval to award the Avenue D and Means Court Parking Lot construction contract to the low bidder, Close Construction Services, LLC, in an amount not to exceed \$385,610.50.
- d. Approval to utilize FPUA's unit price contract with Mastec North America, Inc. and authorize Mastec to proceed with the electrical relocation work along Indian River Drive in an amount not to exceed \$194,740.94.
- e. ADDED ON ITEM: Approval of letter to terminate lease agreement with Lincoln Park Young Professionals to improve 1134 and 1138 Avenue D.

Commissioner Gaines pulled items 7a, 7c, and 7e.

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

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

Passed

As to item 7a

Commissioner Gaines commented on the need and usage of the overt cameras and inquired on funding to expand the cameras to the downtown area.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. 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

As to item 7c

Commissioner Gaines commented on concerns expressed by residents on barriers, traffic patterns, and parking for existing residents.

Mr. Mimms explained that landscaping will be installed in the form of hedges and trees, but additional barrier methods can be utilized. In addition, community need for parking will be addressed.

Commissioner Curtis Johnson inquired on the design and drainage.

Mr. Mimms explained that a conceptual design was presented, and drainage would be along Avenue D.

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

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

Passed

As to item 7e

Commissioner Gaines commented on concerns with the contract.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve item 7e of the Consent Agenda.

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

NAY: Commissioner Arnold Gaines

Passed

8. NEW BUSINESS

- a. Resolution FPRA 24-01 approving a Community Aesthetic Feature Agreement between the Fort Pierce Redevelopment Agency and Florida Department of Transportation to place local identification markers (gateway signs) in rights-of-way.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

FPRA RESOLUTION NO. 24-01

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA ("FPRA") APPROVING AND AUTHORIZING THE FPRA DIRECTOR OR DESIGNEE TO EXECUTE A COMMUNITY AESTHETIC FEATURE AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE DESIGN, CONSTRUCTION, INSTALLATION AND MAINTENANCE OF LOCAL IDENTIFICATION MARKERS ON FDOT MEDIANS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES, RULES AND REGULATIONS; AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Jeremiah Johnson to approve Resolution FPRA 24-01.

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

Passed

- b. Consideration of Second Amendment to the Amended and Restated Agreement for Development of King's Landing.

City Attorney Sara Hedges presented the 2nd amendment and restated agreement for King's Landing.

Commissioner Broderick explained that he had a lengthy discussion with Harbert Realty Services and expressed his opinion of their financial resources and what it could mean for the project.

The Board commented on the time frames, invoices and mitigation, Harbert Realty Services, subrogation with Audubon and Harbert Realty Services, disclosure for partners, and an exit strategy.

City Attorney Hedges noted the memorandum of understanding from May 16th, interest percentages, and the provision for finance development.

Scott Hawkins, Jones Foster, commented on the amendment and was available for questions.

The Board inquired on the contingent liabilities, mitigation cost, due diligence, environmental impacts of undeveloped land, and timelines.

Ms. Hedges commented that a directive is needed with specifics, a motion as to what is needed moving.

Commissioner Broderick suggested 45 days for Audubon and Harbert Realty Services to come to a joint venture agreement subject to a City agreement on the timeline, resolution of the debris claim, notification provisions, and 90-day due diligence period once the joint agreement is reached. Commissioner Gaines commented on the contract, default, and tolling of the contract.

Ms. Hedges commented on the contract, triggering dates, and confirmed with Mr. Hawkins and his client their willingness to accept the amendments.

Mr. Hawkins expressed his concerns and would like a tolling of the contract for 45 days.

Chairwoman Hudson commented on receiving documentation at the last minute, financing, and protecting the taxpayers.

The Board inquired on the options to toll, trip hazards, and if the timeline would be affected by contract changes.

Ms. Hedges commented that if tolled it would create new timeframes in the development phases and does not believe it is necessary to do so, but analysis is required.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Jeremiah Johnson to grant 45 days to continue the discussion without tolling, without future notices of default, and without triggering the reverter to determine if Audubon and Harbert Realty Services can complete a joint venture agreement. The City is to be notified immediately upon agreement either way and will receive weekly check-ins by Friday during the 45-day period.

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

NAY: Commissioner Arnold Gaines
Passed

- c. Resolution FPRA 24-02 Authorizing and Directing to Proceed with the Reverter to Retake the King's Landing Property, to Include Authorization for Litigation.

Postponed to August 13, 2024 FPRA meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Jeremiah Johnson to approve postponement to the August 13, 2024 FPRA meeting.

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

Passed

9. STAFF COMMENTS

- a. May FPRA Programs & Activities Summary

City Manager Nick Mimms - No comments.

City Clerk Linda Cox - No comments.

City Attorney Sara Hedges - No comments.

10. BOARD COMMENTS

Commissioner Gaines commented on the recent events in the City, additional cameras, and requested the Board meet with Block Builders Community Action group and other organizations to assist the City as opportunities are being lost due to negativity in the media.

Chairwoman Hudson commented that the community wants to be a part of the solution and the work done by the City for the youth.

Commissioner Curtis Johnson commented on the use of the CRA to maximize investment in the community, expressed being disturbed by the recent events, and would like to hear from the Chief of Police on community involvement.

Commissioner Broderick commented on the impact of being present at community functions.

Commissioner Jeremiah Johnson commented on tying into the pastoral groups and the need for change because everything matters.

11. ADJOURNMENT

Chairwomen Hudson adjourned the meeting at 7:51 p.m.

ATTEST:

CITY CLERK

CHAIRPERSON