

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, MARCH 11, 2025.

1. CALL TO ORDER

Chairperson Hudson called the Mach 11, 2025 FPRA Meeting of the City Commission to order at 5:05 P.M

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chairperson Linda Hudson; Commissioner James Taylor; Commissioner Curtis Johnson, Jr.

Absent: Commissioner Arnold Gaines; Commissioner Michael Broderick

Staff Present: City Clerk Linda Cox
Interim City Manager Devoshay Johnson
City Attorney Sara Hedges

Attendees:

Commissioner Broderick arrived at 5:47 p.m.

4. APPROVAL OF MINUTES

- a. Approval of Minutes from February 11, 2025 FPRA Meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner James Taylor to approve the Minutes of the February 11, 2025 Meeting.

AYE: Chairperson Linda Hudson, Commissioner Curtis Johnson, Jr., Commissioner James Taylor
Passed

5. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Commissioner Johnson requested clarification on the Consent Agenda.
Sara Hedges, City Attorney, requested the addition of item 8d as FPRA Director Discussion.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner James Taylor to approve the agenda with the addition of item 8d.

AYE: Chairperson Linda Hudson, Commissioner Curtis Johnson, Jr., Commissioner James Taylor
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.

No comments

7. CONSENT AGENDA

- a. Approval of the amended interlocal agreement for the Downtown Fort Pierce Smart City Initiative.

Commissioner Johnson inquired why the Wi-Fi does not extend further north and requested that this issue be considered for future expansion.

Interim City Manager Devoshay Johnson explained that there was no reason for the current limitations on the Wi-Fi coverage but acknowledged that it could be reconsidered.

Daniel Retherford, Chief Operating Officer of FPUA, mentioned that he had reached out to Mr. Mittler regarding the possibility of extending the coverage.

Ms. Hedges indicated that an amendment would be necessary to expand the boundaries of the service area.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner James Taylor to approve item 7a of the Consent Agenda.

AYE: Chairperson Linda Hudson, Commissioner Curtis Johnson, Jr., Commissioner James Taylor
Passed

- b. Approval of the Grant Agreement for Commercial Facade Improvement 200 N US Hwy 1
- c. Approval of the Grant Agreement for Commercial Facade Improvement 2912 Orange Avenue
- d. Approval of the Grant Agreement for Commercial Facade Improvement 305 S 7th St
- e. Approval of the Grant Agreement for Commercial Facade Improvement 110 S Ocean Dr

As to items 7b-7e

Commissioner Johnson requested clarification of the presentation, the qualification process, and the façade grant criteria.

Miriam Garcia, Redevelopment Specialist, commented that she created one presentation, but each item required an individual motion.

Shyanne Harnage, Community & Economic Development Director, explained the new applicant process, the new Resolution for the grant process, the grant agreement, scoring, and the mission of the FPRA.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner James Taylor for approval of items 7b-7e of the Consent Agenda.

AYE: Chairperson Linda Hudson, Commissioner Curtis Johnson, Jr., Commissioner James Taylor
Passed

8. NEW BUSINESS

- a. FPRA Resolution 25-03 formally establishing the Commercial Sign Grant Program and corresponding guidelines.

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

FPRA RESOLUTION NO. 25-03

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, FORMALLY ESTABLISHING THE COMMERCIAL SIGN GRANT PROGRAM AND CORRESPONDING GUIDELINES THERETO, PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

Miriam Garcia, Redevelopment Specialist, presented the Commercial Sign Grant Program and corresponding guidelines.

Commissioner Johnson commented on the sign improvement and the increase of funds to forty thousand dollars.

Commissioner Taylor inquired on the upfront cost.

Ms. Garcia commented on the options available for upfront costs.

Motion was made by Commissioner James Taylor, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 25-03.

AYE: Chairperson Linda Hudson, Commissioner Curtis Johnson, Jr., Commissioner James Taylor
Passed

- b. Discussion regarding three (3) CRA Advisory Committee Recommendations

Phil Thompson, Chairperson, CRA Advisory Committee, presented three recommendations to:

1. The Members of the CRA would like the City of Fort Pierce to Draft and Adopt Legislation which would mandate that blighted commercial and residential Structures that have been vacant for a minimum of five (5) years be demolished by the respective owners at their expense. The said Legislation must empower the City of Fort Pierce Code Enforcement, Magistrate Court and Building Department, as well as the St. Lucie County Fire District, to hold the owners accountable for allowing their properties to become blighted and unsafe structures that contribute to decreased surrounding property values, crime and vagrancy.

2. To minimize blight, the committee recommends the FPRA budget be amended to include a significant line item for demolition of abandoned residential and commercial properties.

3. The committee recommends offering the services of the CRA Advisory Committee in vetting all developers of FPRA projects

The Board inquired on the demolition process, what triggers an unsafe structure

Ms. Hedges commented on the existing process and clarified structural processes.

Mr. Thompson commented on what determines a safe structure and makes the owner responsible for related fees. In addition, how other municipalities handle this issue was investigated.

Commissioner Broderick arrived at 5:47 and commented on his concerns with the recommendations.

Mr. Thompson commented on the recommendation to amend the budget to include demolition funds and offering the CRA's service vetting all developers of FPRA projects.

c. City of Fort Pierce Florida Highwaymen Museum Project Update.

Audria Moore, Special Projects Coordinator, presented the update on the Highwaymen Museum project update.

The Board inquired on the lease agreement and commented on the Tourist Development funds availability.

Ms. Moore commented that she had reached out to Charlotte Bireley, Director of Tourism & Marketing for St. Lucie County, to determine how this should be presented.

The Board commented on the tourism routed to the City.

Commissioner Broderick commented on taking a tour of the property, addressed flooring, impact glass, parking lot drainage issues, and commended the contractor on top-notch renovations.

The Board discussed reaching out to St. Lucie County Tourism, the inclusion of garbage receptacles, benches, the need for additional funding, and acquiring the property next door.

Mr. Devoshay Johnson commented that he and Ms. Hedges discussed the purchasing code of ordinance and this ask has been included.

Ms. Hedges commented that she will provide more details as they move forward in the process.

The Board commented on a change order.

Ms. Hedges commented that a change order is not on the agenda, this item is only an update.

Commissioner Johnson commented on the urgency of the adjacent property and the possibility of a special meeting.

d. ADDED ITEM: FPRA Director discussion

Ms. Hedges inquired if the intent of the Board is for Mr. Chess to be FPRA Director, a position held by the previous City Manager.

Commissioner Taylor inquired about the process and commented on the previous City Manager being paid for the position.

Ms. Cox commented that the FPRA paid a portion of the City Manager's salary as is standard.

Ms. Hedges commented that she would confirm the salary details.

Commissioner Taylor inquired about Ms. Harnage's title.

Ms. Cox clarified Ms. Harnages' position.

Commissioner Broderick commented that based on her current position, she be considered for the position.

Commissioner Johnson commented on the credentials necessary for this position and that discussion continued on this topic.

The Board briefly discussed the topic on appointing a CRA Manager.

Ms. Hedges commented on the verbiage for FPRA Director to be added to Mr. Chesses' contract and will follow up with him.

Mr. Johnson commented on the historical context and the pros and cons of the proposed.

9. STAFF COMMENTS

a. FPRA Programs & Activities Summary Report - March 2025

Ms. Harnage commented on the JCPenney parking lot and the FPRA annual report.

The Board asked about the Freebie map, including whom Freebee reports to and the actual number of vehicles on the road.

Ms. Harnage noted that the boundaries have changed since August; however, due to excessive wait times, the boundaries were reduced. Ms. Delgado is the administrator for Freebie and will confirm the number of active vehicles.

10. BOARD COMMENTS

Motion was made by Commissioner Curtis Johnson, Jr., to excuse Commissioner Gaines.

AYE: Chairperson Linda Hudson, Commissioner Curtis Johnson, Jr., Commissioner James Taylor
Passed

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Passed

11. ADJOURNMENT

Chairperson Hudson adjourned the meeting at 6:42 p.m.

ATTEST:

CITY CLERK

CHAIRPERSON