

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, APRIL 08, 2025.

1. CALL TO ORDER

Chairperson Hudson called the April 08, 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 Arnold Gaines; Commissioner Michael Broderick; Commissioner James Taylor

Absent: Commissioner Curtis Johnson, Jr.

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

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to excuse Commissioner Johnson's absence.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner James Taylor

Passed

4. APPROVAL OF MINUTES

- a. Approval of the Minutes from the March 11, 2025, FPRA Regular Meeting,

Motion was made by Commissioner Michael Broderick, seconded by Commissioner James Taylor to approve the Minutes of the March 11, 2025 Regular Meeting.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner James Taylor

Passed

5. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Chairperson Hudson requested that items 8f and 8g under new business be moved to 8a and 8b.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve the agenda as amended.

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

Delores Hogan-Johnson

7. CONSENT AGENDA

- a. Approval of Change Order 1 for Specific Authorization 7 to EDC, Inc. in the amount of \$4,800.00 To complete design services for Avenue D from US 1 to Indian River Drive to reflect citizen input and design changes.
- b. Approval of Specific Authorization 1 with Architects Design Collaborative, LLC. for design services of the 4th Floor of the Sunrise Center into a functional and attractive meeting and event venue in an amount not to exceed \$22,500.00.
- c. Approval of Expenditure to Fort Pierce Utilities Authority for Phase 3 and 4B of the Smart City Initiative in the amount of \$65,000

Commissioner Broderick pulled item 7b.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner James Taylor to approve items 7a and 7c of the Consent Agenda.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick,
Commissioner James Taylor

Passed

As to item 7b

Commissioner Broderick commented on the need for detailed plans and a proposal for documents prepared for the bid.

Shyanne Harnage, Community & Economic Development Director, clarified the proposed project and construction drawings are forthcoming.

The Commission commented on the proposed space, including proposed use.

Commissioner Broderick provided the history of the space.

Mayor Hudson commented on the need for a business plan for the space moving forward.

Commissioner Gaines commented on the possible benefits of this as an event space.

Interim FPRA Director, Devoshay Johnson commented that Old City Hall was lost as an event space.

Motion was made by Commissioner Michael Broderick, to approve item 7b of the Consent Agenda.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick,
Commissioner James Taylor

Passed

8. NEW BUSINESS

- a. Moved from 8f to 8a. FPRA Resolution 25-07 approving or denying the Third Amendment to the Amended and Restated Agreement for Development of King's Landing.

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

FPRA RESOLUTION NO. 25-07

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, REGARDING THE REQUEST FOR A THIRD AMENDMENT TO THE AMENDED AND RESTATED AGREEMENT FOR DEVELOPMENT OF KING'S LANDING AND THE SALE OF PROPERTY FROM AUDUBON DEVELOPMENT, INC TO LIVE OAK HOLDINGS GROUP, LLC; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve Resolution No. 25-07 approving the Third Amendment.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner James Taylor

Passed

- b. Moved from 8g to 8b. FPRA Resolution 25-08 Accepting the Western Peninsula Master Plan

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

FPRA RESOLUTION NO. 25-08

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, RECEIVING AND ACCEPTING THE FORT PIERCE WESTERN PENINSULA MASTER PLAN WITH NO IMPLEMENTATION REQUIREMENT; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Dana Little, Treasure Coast Regional Planning Council, presented the Western Peninsula Master Plan.

Commission Comments:

The Board commented that the plan is impressive, shareholders, noise, public input, inquired on the logistics of applying elements of the proposed plan, acreage, and wave mitigation.

Mr. Little commented on applying elements of the proposed plan, confirming seventy acres, and protecting the marina.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner James Taylor to approve Resolution 25-08, accepting the Western Peninsula Master Plan.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner James Taylor

Passed

- c. Oaks at Moore's Creek Project Update and Discussion on Next Steps along with consideration of second Subordination and Standstill Agreement

Daniel Rosemond, Developer, Oaks at Moore's Creek, gave a presentation of the project status and discussed the next steps for the development, including the subordination and standstill agreement.

The Board inquired about the ramifications for the City and the FPRA, what specifically is being requested of the Board, the financial impact, the outcome if the FPRA denied the request, if other financial institutions were considered for financing, if the City was contracted to provide buyers, and the reverter.

Mr. Rosemond clarified that he is essentially asking the FPRA to serve as the bank for the development of the remainder of the project.

Ms. Hedges commented that it does not appear that the developer has the funds to move forward and clarified the next steps if the FPRA denies the request. In addition, she clarified that the City was not contracted to provide buyers.

Mr. Rosemond commented that they do have the capital funding but require qualified home buyers to proceed; the City agreed to collaborate, and commented on the reverter clause.

Chairperson Hudson inquired if it was the responsibility of the City to provide the buyer pipeline; Ms. Hedges clarified that it is not the responsibility of the City to provide buyers. She further explained the reverter, and will review the contract for default options. Shyanne Harnage, Community and Economic Development Manager, commented on the risks to the City.

Mr. Rosemond commented on the reverter if they attempt to provide anything other than affordable housing.

The Board discussed the contract details, costs to the City, acquisition costs, unit price point for affordable/workforce housing,

Ms. Hedges referenced the development agreement and the potential home buyer plan. In addition, she explained the request and the subordination and standstill agreement for pre-construction.

Mr. Rosemond explained the compliance issue with Florida Housing Finance Corporation, pre-development loan approval, and direction on construction financing with FPRA acting as the lender.

Mr. Devoshay Johnson commented that the staff's recommendation is not to proceed with the developer's request.

The Board commented on the staff's recommendation not to move forward and inquired on the reverter clause.

Ms. Hedges explained the next steps in the process for the City and clarified that the entire property is included in the contract reverter.

Mr. Rosemond commented that the subordination and standstill agreement has not been approved and that the Florida Housing Corporation has provided funding by securitizing the property with the loan for compliance.

The Board inquired if someone had been in contact with the Florida Housing Corporation. Ms. Hedges commented that she had spoken with a representative from the Florida Housing Corporation, limited to the details and language of the agreement.

Mr. Broderick requested that Ms. Hedges have an additional conversation with Florida Housing Corporation to determine if the property was used for collateral on the previous loan; Ms. Hedges agreed.

Mr. Rosemond commented that without the subordination and standstill agreement before them

today, they would be inhibited from proceeding.

Commissioner Gaines inquired if the FPRA would be in breach of contract if the Board denied the request.

Ms. Hedges confirmed that the Board would not be in breach of contract and referenced the specifics of the contract.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner James Taylor to deny the request for the subordination and standstill agreement.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick,
Commissioner James Taylor

Passed

- d. Approval of the FPRA final Budget Amendment for FY 2023-2024

Johnna Morris, Finance Director, presented the final budget amendment for FY 2023-2024.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner James Taylor to approve the FPRA final budget amendment for FY 2023-2024.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick,
Commissioner James Taylor

Passed

- e. FPRA Resolution 25-01 formally establishing the Commercial Facade Grant Program and corresponding guidelines.

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

FPRA RESOLUTION NO. 25-01

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, FORMALLY ESTABLISHING THE COMMERCIAL FAÇADE 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 Facade Grant Program and corresponding guidelines.

The Board inquired if this is throughout the FPRA District, the requirement for payment upfront.

Ms. Garcia confirmed that it is within the FPRA District, and the department is considering alternative methods for funding.

Motion was made by Commissioner James Taylor, seconded by Commissioner Arnold Gaines to approve Resolution No. 25-01.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick,
Commissioner James Taylor

Passed

- f. FPRA Resolution 25-05 appointing Patience Landers to the CRA Advisory Committee as Commissioner Gaines's appointee.

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

FPRA RESOLUTION NO. 25-05

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA; CERTIFYING THE APPOINTMENT OF MEMBERS TO THE COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve Resolution No. 25-05 appointing Patience Landers.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner James Taylor

Passed

- g. FPRA Resolution 25-06 appointing two at-large positions to serve on the CRA Advisory Committee.

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

FPRA RESOLUTION NO. 25-06

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA; CERTIFYING THE APPOINTMENT OF MEMBERS TO THE COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Broderick - Brandon Nobile and Doug Miller

Commissioner Gaines - Brandon Nobile and Lucian Lewis

Commissioner Taylor - Brandon Nobile and Doug Miller

Mayor Hudson - Brandon Nobile and Doug Miller

Motion was made by Commissioner Michael Broderick, seconded by Commissioner James Taylor to approve Resolution No. 25-06 appointing Brandon Nobile and Doug Miller.

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner James Taylor

Passed

9. STAFF COMMENTS

Devoshay Johnson, Interim FPRA Director-No comments

Linda Cox, City Clerk-No comments

Sara Hedges, City Attorney - No comments

- a. 2024 FPRA Annual Report

10. BOARD COMMENTS

Commissioner Broderick inquired if the Sunrise Building is eligible for the facade grant, inquired of Commissioner Taylor if the tourist development funds were available to assist them with new signage, and if he is willing to facilitate the request.

Ms. Cox commented that they are not eligible for the facade grant.

Commissioner Taylor provided an update on the tourist development application.

Commissioner Gaines thanked Staff for their hard work.

Mayor Hudson thanked staff for the March 31st report.

11. ADJOURNMENT

Chairperson Hudson adjourned the meeting at 8:15 pm.

ATTEST:

CITY CLERK

CHAIRPERSON