

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, JULY 08, 2025.

1. CALL TO ORDER

Chairperson Hudson called the July 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; Commissioner Curtis Johnson, Jr.

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

4. APPROVAL OF MINUTES

A. Approval of the Minutes of the May 13, 2025 FPRA Meeting.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes of the May 13, 2025 FPRA Meeting.

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

Passed

B. Approval of the minutes of the June 10, 2025 FPRA meeting

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the minutes of the June 10, 2025 FPRA Meeting.

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

Passed

5. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

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

AYE: Chairperson Linda Hudson, Commissioner Arnold Gaines, Commissioner Michael Broderick, 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 public comments

7. CONSENT AGENDA

- A. Approval of Change Order No. 13 - General Contractor Services, Second Floor Leveling in the amount of \$8,385.68 for the City of Fort Pierce Florida Highwaymen Museum renovation project.
- B. PULLED - NOT PROCEEDING. Review of Change Order No. 14 - General Contractor Services, Replacement of Windows in the amount of \$26,166 for the City of Fort Pierce Florida Highwaymen Museum renovation project.
- C. Approval of Change Order No. 15 - General Contractor Services for a Dumpster Enclosure in the amount of \$26,775 for the City of Fort Pierce Florida Highwaymen Museum renovation project as per the City Code.
- D. Approval of Change Order No. 16 - General Contractor Services, Expanded Parking Lot Scope in the amount of \$41,229.43 to correct the parking lot elevation to prevent water intrusion.
- E. Approve recommendation from the Arts and Culture Advisory Board to issue a call for artists, evaluate submissions, and recommend an artist to the city commission for this public art installation of a mural on the FPRA owned Highwaymen Museum building.
- F. Approve CRA Advisory Committee recommendation to authorize staff to facilitate a community-driven selection process, allowing residents and visitors of Fort Pierce to vote on their favorite mural design among the three finalists for the Sunrise Theatre Mural Design.
- G. Approval of an Interlocal Agreement between the Fort Pierce Redevelopment Agency and the Treasure Coast Regional Planning Council for the development of the Lincoln Park Master Plan in the amount of \$152,500.00
- H. Accept CRA Advisory Committee's recommendation for Selection of Artists and Properties for FY25 FPRA Mural Program as follows: Jesse Jentzen for 130 N. 2nd Street (Sailfish) and Hannah Lorra for 610 Atlantic Avenue (Project Lift), in accordance with the new FPRA Mural Program structure adopted by the FPRA Board.

Commissioner Broderick pulled items 7E, 7F, and 7H.

Commissioner Johnson pulled item 7G.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve items 7A,7C and 7D of the Consent Agenda.

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

Passed

As to items 7E,7F and 7H

Commissioner Broderick suggested streamlining the process to a single board or committee.

Shyanne Harnage, Community and Economic Development Director, explained the funding process and how they are reviewed.

Commissioner Gaines inquired if the CRA loses control over decision-making.

Mayor Hudson commented on funneling through the Arts and Culture Board with CRA input.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve items 7E,7F, and 7H of the Consent Agenda.

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

Passed

As to item 7G

Commissioner Johnson highlighted the promising opportunities for development and community advancement in Lincoln Park.

Jessica Williams was available for questions regarding the Lincoln Park Master Plan.

Commissioner Broderick commented on the Master Plan and its redevelopment use.

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

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

Passed

8. NEW BUSINESS

A. Interim 6-Month Update on 5th Tesla Freebee Vehicle Performance

John Janice, Vice President of Economic Development, Freebee, presented a six-month update on the 5th Tesla.

The Board inquired about several key aspects of the initiative, including the proposed territory expansion, its potential economic impact, the implementation of QR codes for accessing resources, rider wait times, engagement with the St. Lucie County Transit Director, driver coordination, South Beach operational policies, and strategies for marketing the program's outcomes.

Mr. Janice addressed the territory expansion, emphasizing ongoing efforts to collect and refine data. He noted the introduction of the 611 banners as part of the outreach strategy, improvements in wait times, and his upcoming meeting with Adolfo Covelli scheduled for next month. He also discussed shift coverage, steps being taken to resolve issues specific to the South Beach area, and the broader goal of positioning the region as a model microtransit city through targeted marketing efforts.

B. Authorization to Negotiate the Purchase of 1238 Avenue D

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick authorizing the negotiation for the purchase of 1238 Ave D.

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

- C. Review and direction regarding a Grant Agreement for Commercial Facade Improvements for Botanical Sanctuary, LLC at 722 Orange Ave. in the amount of \$25,000.00.

Redevelopment Specialist, Miriam Garcia, presented the Commercial Facade application for Botanical Sanctuary LLC.

The Board acknowledged the positive direction of the FPRA funding initiative and expressed appreciation for the efforts made thus far. However, members raised concerns regarding the consistency of recent improvements, specifically seeking clarification on what prompted the changes in door consistency. Additional points of discussion included the applicant communication, costs associated with roofing, the scope of related improvements, and the eligibility criteria for applicable repairs.

Ms. Garcia clarified the factors that led to the recent improvements in door consistency, addressing concerns with overall consistency, discussing applicant communication, costs related to roofing, the scope of associated improvements, and the criteria for determining eligibility for applicable repairs.

Emily Fingerhut of Savannah Concierge, on behalf of the applicant, commented on the Peacock House Arts Foundation expansion plan and addressed concerns related to the roof. The Board voiced concern that the scope of the proposed façade grant application did not align with the program's original intent, emphasizing that the board is not responsible for funding all building repairs and expressed reluctance to approve repeated or partial improvements without a comprehensive plan. Concerns were raised about selectively replacing one door when adjacent properties remain in disrepair, potentially leading to additional requests.

The Board noted dissatisfaction with funding cosmetic improvements without addressing the overall structural or aesthetic issues, debated the inclusion of roof repairs, which are only permitted if visible from the public right-of-way and accompanied by other qualifying façade work, and expressed concern that the proposed project did not reflect a unified or complete renovation and lacked the design clarity typically expected in such applications.

City Attorney, Sara Hedges, clarified that while the CRA Advisory Committee recommended the project, the final decision rests with the Board, including whether to approve the request fully, partially, or not at all.

The Board expressed appreciation for the applicant's investment but concluded that the current proposal did not meet their standards for façade grant approval.

Commissioner Taylor made a motion to approve item 8C. However, the motion received no second.

Ms. Hedges requested that staff display the façade grant guidelines, specifically page 5, which lists roof repair and replacement as eligible improvements. However, clarification was needed regarding whether the visibility requirement refers to the front or side right-of-way.

The Board lacked consensus on the proposal and that more clarity and alignment were needed.

Ms. Hedges recommended postponing the decision and allowing staff to work with the applicant on a revised design that better aligns with grant criteria and board expectations.

The Board generally agreed they want to support improvements to the building, but felt several elements of the proposal needed to be reconsidered.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to continue item 8C to the next FPRA Meeting.

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

Passed

9. STAFF COMMENTS

- A. July 2025 FPRA Programs & Activities Summary

10. BOARD COMMENTS

11. ADJOURNMENT

Chairperson Hudson adjourned the meeting at 6:38 p.m.

ATTEST:

CITY CLERK

CHAIRPERSON