

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, AUGUST 12, 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 Michael Broderick; Commissioner Curtis Johnson, Jr.

Absent: Commissioner Arnold Gaines

Staff Present: FPRA Director Richard Chess  
City Attorney Sara Hedges  
Assistant City Clerk Tina Rel

**4. APPROVAL OF MINUTES**

- A. Approval of the Minutes of the July 08, 2025 FPRA Meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve the minutes of the July 08, 2025 FPRA Meeting.

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

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 Michael Broderick, 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.

No comments.

## 7. CONSENT AGENDA

- A. Approval of the FPRA Mural Program Property Owner Agreement with Project Lift, Inc at 601 Atlantic Avenue
- B. Approval of a FPRA Mural Program Artist Service Agreement with Hannah Lorra Arts for the mural at 601 Atlantic Avenue in the amount of \$10,000.00
- C. Approval of the FPRA Mural Program Property Owner Agreement with 130 N. 2nd Property Owner, LLC
- D. Approval of a FPRA Mural Program Artist Service Agreement with Jesse Jentzen for the mural at 130 N. 2nd Street in the amount of \$40,000.00.

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

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

Passed

## 8. NEW BUSINESS

- A. PULLED AT THE REQUEST OF STAFF. FPRA Resolution 25-12 Approving an Amendment to the Assigned and Assumed Agreement for the Development of King's Landing (Villas Plat) and Release of the City's Reverter to the Villas Plat Property, only.
- B. FPRA Resolution 25-13 Authorizing or Denying a First Amendment to the Grant Agreement for Commercial Façade Improvement Located at 215 N 2nd Street

Assistant City Clerk, Tina Rel, introduced the Resolution, read by title only, into the record.

### FPRA RESOLUTION NO. 25-13

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, AUTHORIZING OR DENYING A FIRST AMENDMENT TO THE GRANT AGREEMENT FOR COMMERCIAL FAÇADE IMPROVEMENT LOCATED AT 215 N 2ND STREET RELATED TO A REQUEST FOR AN EXTENSION OF TIME; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Miriam Garcia, Redevelopment Specialist, reported on the property at 215 North Second Street. She stated that the exterior porch and ADA-accessible parking have been completed, and construction is ongoing at the rear of the building. Due to concerns about potential damage, the applicants delayed full completion of the project.

In response to questions, Ms. Garcia confirmed that work under the façade grant included completion of the porch. Since their extension request in July, most of the parking area has also been completed. The applicants are requesting an extension to finalize the project and submit the required documentation for reimbursement.

The Board noted the significant progress made and expressed support for granting the extension.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 25-13 for a twelve-month extension.

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

Passed

- C. Review and approve CRA Advisory Committee Recommendation for Commercial Facade Grant Application for 1109 Delaware Ave in the amount of \$25,000 - Monarch Lee Homes, LLC.

Miriam Garcia, Redevelopment Specialist, presented the CRA Advisory Committee Recommendation for Commercial Facade Grant Application for 1109 Delaware Ave in the amount of \$25,000 - Monarch Lee Homes, LLC., 510 Orange Ave in the amount of \$25,000 - Bunwin, Inc., 108 S 2nd Street in the amount of \$7,934.50 - Galleria at Downtown Fort Pierce, LLC., and 100 S 2nd Street in the amount of \$20,788.75 – Galleria at Downtown Fort Pierce, LLC.

The Commercial Façade Grant Program intends to significantly enhance the appearance of buildings and reduce blight within the FPRA District. The program provides financial assistance in the form of a reimbursable grant matching 50% of project costs, up to \$25,000. For Fiscal Year 2024–25, the budget was \$300,000. Since the program’s launch in April, five grants have been awarded. Remaining funds total \$207,192.50. Applications are being accepted until August 15, and several additional applications are in progress. Staff requested that the FPRA Board review submissions and award grants to projects that align with the program's goals. Agreements for selected projects will be prepared and presented at the September meeting.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the Commercial Facade Grant Application for 1109 Delaware Ave in the amount of \$25,000.

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

Passed

- D. Review and approve CRA Advisory Committee Recommendation for Commercial Facade Grant Application for 510 Orange Ave in the amount of \$25,000 - Bunwin, Inc

Commissioner Johnson noted that the project includes applying window film to enhance security and curb appeal.

Ms. Garcia clarified that this element was not included in her presentation because it was not part of the agreement. She further explained that the application packet reflects the installation of signage on the school walls, along with window film that will prevent visibility into the building while maintaining visibility from the inside.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve the Commercial Facade Grant Application for 510 Orange Ave in the amount of \$25,000.

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

Passed

- E. PULLED AT THE REQUEST OF STAFF. Review and approve CRA Advisory Committee Recommendation for Commercial Facade Grant Application for 710 Orange Avenue in the amount of \$15,840.45 - Botanical Sanctuary, LLC
- F. Review and approve CRA Advisory Committee Recommendation for Commercial Facade Grant Application for 108 S 2nd Street in the amount of \$7,934.50 - Galleria at Downtown Fort Pierce, LLC

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve the Commercial Facade Grant Application for 108 S 2nd Street in the amount of \$7,934.50.

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

Passed

- G. Review and approve CRA Advisory Committee Recommendations for Commercial Facade Grant Application for 100 S 2<sup>nd</sup> Street in the amount of \$20,788.75 – Galleria at Downtown Fort Pierce, LLC

The Board inquired whether the CRA Advisory Committee is aware of grant applicants and whether applicants appear before the Committee.

Ms. Garcia confirmed that applicants are invited, some attend, and the Committee reviews the full application packets.

The Board expressed mixed views on the current application. Concerns were raised about the level of impact, with some noting that the building has already been rehabilitated and does not appear blighted, and questioned whether replacing windows with high-impact glass would create a significant aesthetic improvement, stating the building already presents well.

Ms. Garcia reported four additional applications pending, totaling approximately \$75,000 in requested funds, with more expected before the August 15 deadline. Unspent funds will roll over to the following fiscal year, when \$100,000 has been allocated for the program. She also explained that the evaluation criteria award higher points for projects with greater private investment.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to deny the Commercial Facade Grant Application for 100 S 2nd Street in the amount of \$20,788.75.

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

Passed

- H. Continued from July 8, 2025 meeting. 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.

Ms. Garcia reported meeting with Mr. Gutierrez and his team regarding their application. The applicant confirmed he wished to proceed with replacing one door and a window on Unit 722, replacing the roof, and adding gravel and pavers to the adjacent vacant lot. Renderings provided depict an “old Florida” barbecue restaurant concept, including outdoor seating and lighting, though those elements were not part of the official application.

The Board discussion centered on the scope of improvements, expressing concern that only part of the building would be upgraded, describing the plan as incomplete, and noting the presence of

security bars on the remaining windows. The Board also emphasized the positive impact of outdoor dining and the potential to stimulate activity in a struggling area, observing that the proposed enhancements would bring much-needed momentum to the neighborhood and could encourage nearby property owners to invest in improvements.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the Commercial Facade Improvement 722 Orange Ave., contingent upon compliance with the conceptual renderings provided.

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

Passed

Chairperson Hudson asked whether the CRA Advisory Committee is reminded that program requirements are minimum standards and that the goal of the façade grant program is to significantly improve building appearances. She emphasized the importance of making this clear, particularly as some applicants are repeat participants. Ms. Garcia confirmed that applications are reviewed with both applicants and the Committee, and agreed to emphasize this point with the Committee on behalf of the Board.

#### I. Proposed Fiscal Year 2026 FPRA Operating Budget and Capital Improvement Plan

Finance Director Johnna Morris presented the proposed FY 2026 FPRA budget, balanced at \$14,654,125, representing a \$1,056,580 increase from the prior year, primarily due to higher ad valorem revenue of \$14,275,325. Major expenditures include \$350,000 for School Resource Officers, \$500,000 for community policing details, \$1,132,860 for ten FPRA officers previously funded through a grant, \$3,685,485 in debt service, a \$500,000 transfer to the Sunrise Theatre, and a \$1.5 million transfer to the General Fund as repayment of outstanding debt.

The Board discussed the anticipated retirement of the General Fund debt balance in the next fiscal year, noting this would be a significant milestone, the \$500,000 transfer to the Sunrise Theatre, and the need to clarify future responsibilities under the new management agreement, emphasizing that operational costs should shift to the new operator while FPRA should retain responsibility only for capital building expenses.

The Board suggested establishing escrow or reserves to address costly building maintenance and protect operations, and posed questions regarding the \$500,000 allocation for community policing. Staff clarified that this funds special duty details, including downtown, Jetty Park, and North 25th Street patrols, with an estimated \$118,000 surplus available for expanded hours or additional initiatives.

The Board noted that while the budget is currently balanced, FPRA revenue remains dependent on legislative authorization.

Community and Economic Development Director, Shyanne Harnage, presented the FY 2026 FPRA Capital Projects, all tied to the adopted Redevelopment Plan goals and policies. The program balances long-term infrastructure projects with high-impact, lower-cost initiatives.

Key projects include:

Indian River Drive Reconstruction (Seaway Dr. to Avenue A): FPRA contribution increased from \$2M to \$3M due to bid results; scope includes on-street parking, Moore's Creek Bridge, and roadway reconstruction.

Depot Drive Enhancements: \$200K for design of improvements to parking and roadway behind Sunrise Theatre, potentially in partnership with St. Lucie County.

Peacock Arts District Parking Lot: \$373K for resurfacing, stormwater, beautification, and public art.

Mural Program Expansion: \$100K to expand murals beyond the Arts District to Lincoln Park, downtown, and the beach.

Alleyway Beautification: Lighting, activation, and public art to connect parking garages to downtown destinations.

Sunrise Center Elevators: Interior upgrades, signage, and art for garage elevators and lobbies.

Marina Square: \$100K to advance to design/engineering phase.

Jaycee Park Improvements: \$90K shade structure for playground, murals on water tanks, pavilion upgrades. Staff will coordinate with partners and Public Works on flooring and grounds issues.

Dreamland Park: \$100K for master planning of additional recreational fields; to be leveraged with grant funding. Commissioners requested immediate attention to irrigation and aesthetics.

Harbor Point Park/Boat Ramp: \$500K toward pre-construction; FPRA committed \$2M total over 4–5 years.

Riverwalk Enhancements: Aesthetic upgrades, banners, benches, 5K trail markers.

Historic Marker Sign Replacement: Updating signage consistent with new wayfinding system.

Trash Compactors: \$200K for solar-powered units to replace existing cans, improve efficiency, and aesthetics.

Percy Peak Gymnasium: \$100K for maintenance, HVAC, sidewalks, and exterior improvements.

Grant and program initiatives:

Facade Grants (\$100K), Commercial Sign Grants (\$50K), Paint Program (expanded, with direct vendor payment option), and two new programs—Demolition Assistance for private property owners and Small Business Support Grants.

Freebee Rideshare: Continuation proposed; program supported by a \$270K St. Lucie County grant through 2027, with reapplication possible.

Ms. Harnage also provided updates on projects carrying over from FY 2025, including:

Sunrise Theatre Master Plan, Lincoln Park Master Plan (with TCRPC), Festival Street Pilot, Gateway Signage (in fabrication), Avenue D Street Trees, and Avenue D Reconstruction (FPRA share: \$1.5M).

Five-year CIP snapshot includes future projects such as Jetty Park West improvements and Moore's Creek connectivity.

Board Discussion:

The Board stressed coordination with park partners (JC Park) and ensuring irrigation/maintenance at Dr. Martin Luther King Jr. park sites.

Broad support for extending Jetty Park parking and beautification, though opinions remain divided on long-term use.

Concerns raised over lease expirations (e.g., Linear Park with U.S. Army Corps), with a request for a comprehensive lease inventory.

The Board emphasized preparing projects for bonding in case of future CRA sunset legislation, noting that debt-backed projects would likely be allowed to continue.

Ms. Harnage concluded by underscoring the importance of advancing design and engineering to ensure projects are “shovel ready” should future funding or bonding opportunities arise.

## 9. STAFF COMMENTS

### A. August 2025 FPRA Programs & Activities Summary

Ms. Harnage reported that the Sunrise Theatre Mural Committee survey is currently live and has already received a significant number of responses. She encouraged community members to participate by casting their vote for their top three mural designs.

## 10. BOARD COMMENTS

Commissioner Broderick reported that the Sunrise Theatre Advisory Board wishes to remain in place to support the new vendor, serving as a liaison and assisting with promotion and operations. He endorsed keeping the committee active, noting it adds value at no cost and can be reevaluated if it becomes unproductive.

Commissioner Johnson reported that he had a very productive meeting with staff, Public Works, and the Downtown Business Alliance to improve organization and resource use moving forward. We discussed implementing structured agendas for community policing and ensuring meetings remain focused. Additionally, on the 20th, we will meet with the owners of the property behind Lincoln Park to understand their vision and explore how the CRA and city resources can support their plans.

**11. ADJOURNMENT**

Chairperson Hudson adjourned the meeting at 6:27 P.M.

ATTEST:

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CITY CLERK

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CHAIRPERSON