

DRAFT

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, SEPTEMBER 9, 2025

1. CALL TO ORDER

Commissioner Johnson called the September 9, 2025 FPRA Meeting of the City Commission to order at 5:05 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Commissioner Arnold Gaines; Commissioner Michael Broderick; Commissioner Curtis Johnson, Jr.

Absent: Chairperson Linda Hudson

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

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

AYE: Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.

Passed

4. APPROVAL OF MINUTES

A. Approval of the minutes of the August 12, 2025 FPRA Meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve the minutes of the August 12, 2025 FPRA meeting.

AYE: Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.

Passed

5. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

City Attorney requested that item 8D be pulled under new business to be set at a later date.

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

AYE: Commissioner Arnold Gaines, 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.

Eric Bowdine
Michelle Cavalcanti
Gian Maleki
Henry Szmyt
Lettie Metcalf

7. CONSENT AGENDA

- A. Approval of Property License Agreement for Safety Camera Installation by Flock Safety.
- B. Approval to award Bid No 2025-024 for the Avenue D Resurfacing from 29th Street to US 1 project to C.W. Roberts Contracting, Inc. in the amount of \$4,072,873.50.
- C. Approval of Grant Agreement for Commercial Facade improvement at 1109 Delaware Ave - Monarch Lee Homes, LLC in the amount of \$25,000
- D. Approval of Grant Agreement for Commercial Facade improvement at 510 Orange Avenue - Bunwin, Inc. in the amount of \$25,000.
- E. Approval of Grant Agreement for Commercial Facade improvement at 722 Orange Avenue - Botanical Sanctuary, LLC in the amount of \$25,000
- F. Approval of Grant Agreement for Commercial Facade improvement at 108 S. 2nd St - The Galleria at Downtown Fort Pierce, LLC in the amount of \$7,934.50.

Commissioner Gaines pulled items 7A and 7B.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve consent agenda items 7C-7F.

AYE: Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.

Passed

As to item 7A

Commissioner Gaines commented that this was established in response to community concerns and clarified that it covers the entire City, assisting the Police Department with tracking and investigating crimes.

Commissioner Broderick commented that this is a continuation of the City's ongoing investment in public safety and that the City is continually investing in upgrades to enhance overall safety.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve item 7A.

AYE: Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.

Passed

As to item 7B

Commissioner Gaines commented on the project's cost, the use of grant, state, and City funds to resurface and improve 29th Street to U.S. 1 along Avenue D, notification of affected businesses, the list and prioritization of projects, the high cost of road repairs, and the City's commitment to improving roadways.

Commissioner Broderick commented that over the past three months, the FPRA Board and City Commission have approved over \$20 million for roadway resurfacing projects.

Commissioner Johnson commented that staff are working to communicate repairs to the public, as work on major roads during the holiday season will be disruptive, and added that the improvements respond to the community's expressed need for better roadways.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve item 7B.

AYE: Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.

Passed

8. NEW BUSINESS

A. Fort Pierce Downtown Park Conceptual Design Presentation by Inspire Placemaking Collective

Sara Delgado, Redevelopment Specialist, announced that the presentation by Inspire Placemaking Collective was to present the conceptual design based on community engagement and stakeholder interviews.

George Kramer, Planner and President of Inspire, and Viviana Castro, Landscape Architect at Inspire, were present and presented the proposal for Marina Square.

The Board commented on the great job Inspire did addressing community concerns, advised Inspire to reach out to the individuals who spoke on this item, expressed anticipation for the final product and continued collaboration, raised concerns about parking for the Marina as it appeared to be an afterthought given the investment in the Marina, suggested expanding the concept and possibly adding additional pieces.

Shyanne Harnage, Community and Economic Development Director, stated that some funding could be identified either in combination with or separate from this project for the discussed expansion.

Dean Kubitchek, Marina Director, addressed the Commission regarding financial concerns and other impacts to the Marina with the proposals and suggestions made. He suggested the project be looked at as a whole.

The Board commented that another parking study is not needed, but requested that staff compute the Marina's parking needs.

B. Sunrise Event Center Schematic Design Presentation by Architects Design Collaborative

Miriam Garcia, Redevelopment Specialist, introduced the presenters for the conceptual plan.

Raul Ocampo, with Architects Design Collaborative, introduced the team present from his office. Daniel Diaz presented the proposed conceptual plan.

The Board commented on the efficiency and flexibility of the proposal, noting its potential for a wide range of uses and suggesting moving to the design phase, discussed the city's need for a new meeting space as other local venues are often booked far in advance, inquired about the maximum occupancy, expressed appreciation for the wallpaper idea featuring the history of Fort Pierce and its railroad tracks, and that the project will be beneficial in bringing new business to downtown Fort Pierce.

Richard Chess, City Manager, commented on the cost estimates and outlined the next steps for the project.

Raul Ocampo clarified that the presented design and its cost estimates do not include the cost of roofing.

C. Consideration of Continuation of Fifth (5th) Standard Tesla Vehicle in Freebee Fleet and Approve Execution of a Second Contract Amendment to the Master Service Agreement.

Sara Delgado, Redevelopment Specialist, presented two options for consideration. Option 1 was to amend the contract to allow the fifth Tesla vehicle to operate from October 1, 2025, through September 30, 2026. Option 2 was to amend the contract to allow the fifth Tesla vehicle to operate through the remainder of the contract term, ending in May 2027.

The Board discussed the two options.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve option 2.

AYE: Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.

Passed

D. 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.

Pulled.

- E. FPRA Resolution 25-14 Entering an Interlocal Funding Agreement between the FPRA and the City of Fort Pierce for the Indian River Drive Corridor Improvements Project in an amount not to exceed \$3,000,000.

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

FPRA RESOLUTION NO. 25-014 A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, ENTERING AN INTERLOCAL FUNDING AGREEMENT BETWEEN THE FPRA AND THE CITY OF FORT PIERCE FOR THE INDIAN RIVER DRIVE CORRIDOR IMPROVEMENTS PROJECT; PROVIDING FINDINGS; PROVIDING AUTHORIZATION; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Shyanne Harnage, Community and Economic Development Director, addressed the Board and stated that this is a new approach to ensure we identify our funding, how it is going to be used, and create that in a formal interlocal agreement.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve Resolution 25-14.

AYE: Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.

Passed

- F. FPRA Resolution 25-15 appointing a member to the Community Redevelopment Agency Advisory Committee.

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

FPRA RESOLUTION NO. 25-15 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 Gaines – Charlie Hayek
Commissioner Broderick – Dennis Beach
Commissioner Johnson – Lucian Lewis

Commissioner Broderick orally changed his vote to Charlie Hayek.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to appoint Charlie Hayek to the Community Redevelopment Agency Committee.

AYE: Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.

Passed

- G. FPRA Resolution 25-16 Authorizing or Denying a Second Amendment to Grant Agreement for Commercial Facade Improvement located at 207 Orange Ave

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

FPRA RESOLUTION NO. 25-16 A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, AUTHORIZING OR DENYING A SECOND AMENDMENT TO THE GRANT AGREEMENT FOR COMMERCIAL FAÇADE IMPROVEMENT LOCATED AT 207 ORANGE AVENUE RELATED TO A REQUEST FOR AN EXTENSION OF TIME; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Richard Chess, City Manager, provided a brief overview and staff recommendation.

The Board inquired with the City Attorney regarding the legal stance.

Sara Hedges, City Attorney, advised that it was within the Board's discretion to approve or deny the extension.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve Resolution 25-16 authorizing a second amendment to the grant agreement for commercial facade improvement at 207 Orange Ave.

AYE: Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.

Passed

- H. Review and Accept Fiscal Year 2026 FPRA Operating Budget and Capital Improvement Plan

Johnna Morris, Finance Director, provided an overview of the 2026 FPRA Operating Budget.

The Board inquired about the line item for leases.

Ms. Morris confirmed that the line item included only leases within FPRA boundaries.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve fiscal year 2026 FPRA Operating Budget and Capital Improvement Plan.

AYE: Commissioner Arnold Gaines, Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.

Passed

9. STAFF COMMENTS

- A. September 2025 FPRA Programs & Activities Summary

10. BOARD COMMENTS

Commissioner Gaines commented that the City needs to have a serious discussion about building another parking garage and asked staff to ensure downtown businesses are notified when agenda items affecting downtown are considered so they can provide input.

Commissioner Broderick commented on prior parking studies and cost offsetting alternatives, recommended reviewing the most recent study again, and the need to account for all City-owned properties, including costs and the revenue they generate.

11. ADJOURNMENT

Commissioner Johnson adjourned the meeting at 7:19 p.m.

ATTEST:

CITY CLERK

CHAIRPERSON