

MINUTES OF A SPECIAL 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, OCTOBER 21, 2025.

1. CALL TO ORDER

Chairperson Hudson called the October 21, 2025, FPRA Special Meeting to order at 5:05 PM.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

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

4. 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, Board Members, and the Public with respect. Inappropriate language will not be tolerated.

Charlie Wilson

5. NEW BUSINESS

- A. 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.

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

FPRA RESOLUTION NO. 25-12

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, APPROVING AN AMENDMENT TO THE ASSIGNED AND ASSUMED DEVELOPMENT AGREEMENT FOR THE VILLAS PLAT PROPERTY OF KING'S LANDING AND RELEASE OF THE FPRA'S REVERTER ON THE VILLAS PLAT PROPERTY ONLY; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve FPRA Resolution 25-12.

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

Passed

- B. FPRA Resolution 25-17 Approving the Purchase of Real Property Located at 1238 Avenue D, Fort Pierce, Florida, in the Amount of \$150,000.

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

FPRA RESOLUTION NO. 25-17

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 1238 AVENUE D, FORT PIERCE, FLORIDA, IN THE AMOUNT OF ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00); AUTHORIZING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT AND RELATED CLOSING DOCUMENTS; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Broderick thanked staff for their work on the acquisition, noting it is a good purchase that completes the area. He requested access to inspect the property's condition and determine what is needed for stabilization.

Commissioner Johnson echoed his remarks, highlighting the acquisition's importance to the Highwaymen Museum area, thanking staff for their quick work.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve FPRA Resolution 25-17.

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

Passed

- C. Approval of First Amendment to Funding Agreement with St. Lucie County for the Delaware Avenue Intersection Improvement Project to extend the time frame for major construction to occur while school is out of session.

Commissioner Johnson expressed support for the project and inquired about the reason for the extension and funding.

Shyanne Harnage, Community and Economic Development Director, explained that the funding had already been approved, and the schedule was adjusted to begin after the school year to minimize disruption to St. Anastasia and John Carroll schools, and that St. Lucie County is leading the project and coordinating with the schools and church.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the First Amendment to the Funding Agreement with St. Lucie County for the Delaware Avenue Intersection Improvement Project.

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

Passed

- D. Approval of the Highwaymen Museum Artist Services Agreement with Street Art Revolution LLC in the amount of \$25,000 to install a pre-selected image on the east elevation of 1234 Avenue D.

Commissioner Broderick commended the mural project as a special addition to the artist destination area but expressed concern about timing due to ongoing exterior construction around the museum, suggesting the installation occur after that work is completed to prevent potential damage and recommending grading and paving the rear area under the large tree to create a space suitable for fundraising events.

Commissioner Johnson inquired about the construction completion timeframe and the start of the mural.

Audria Moore, Special Projects Coordinator, stated that the mural will begin after construction is complete, that the item was presented for approval so it can proceed when ready, and that the contractor is coordinating with the artist.

Commissioner Broderick inquired as to the relocation of the backflow preventer.

Ms. Moore reported it has been relocated but requires a change order and a licensed plumber for final connection, and that work is paused due to the dumpster enclosure plans, with staff supporting a smaller dumpster size.

Commissioner Johnson commented on the plumbing work and the tree area improvements for potential receptions.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve the Highwaymen Museum Artist Services Agreement with Street Art Revolution, LLC.

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

Passed

- E. Review and approve CRA Advisory Committee Recommendations for Commercial Facade Grant Application for 706 S. US Hwy 1 in the amount of \$25,000 — Blue Sky Property Holdings, LLC

Miriam Garcia, Redevelopment Specialist, presented the CRA Advisory Committee recommendations for approval.

Commissioner Broderick had no questions regarding the application but noted that it represents a substantial improvement and is a perfect example of what the façade grant should accomplish.

Commissioner Johnson commented that projects like this are likely to encourage additional investment in the neighborhood, and emphasized that the façade grant is fulfilling its intended purpose.

All Board members expressed support for the project.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the Commercial Facade Grant Application for 706 S. US Hwy 1.

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

Passed

- F. Review and approve CRA Advisory Committee Recommendation for the Commercial Facade Grant Application for 2210 Orange Avenue in the amount of \$25,000 — Vedex, LLC

Miriam Garcia, Redevelopment Specialist, presented the CRA Advisory Committee recommendations for approval.

The Board commented on the quality of the project, its location in a key area targeted for improvement, and the owner's proactive actions, including trimming hedges to improve visibility and safety.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the Commercial Facade Grant application for 2210 Orange Avenue.

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

Passed

- G. Review and approve CRA Advisory Committee Recommendations for Commercial Sign Grant Application for 2001 Orange Avenue in the amount of \$5,000.00

Miriam Garcia, Redevelopment Specialist, presented the CRA Advisory Committee recommendation for approval.

Commissioner Johnson inquired about the grant and the reimbursable amount.

Ms. Garcia confirmed that the grant is 100 percent reimbursable.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the Commercial Sign Grant Application for 2001 Orange Avenue.

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

Passed

- H. Review and discussion of CRA Advisory Committee Commercial Facade Application Denial Recommendations

Miriam Garcia, Redevelopment Specialist, presented the CRA Advisory Committee's recommendations to deny four Commercial Façade Grant applications.

Chairperson Hudson discussed applicants having the opportunity to make changes, provide additional information, and resubmit if the Board denies. The Board agreed to look at each application individually.

1217 Delaware Avenue

The Board suggested denying the application, reinforcing the CRA's recommendations, and encouraging the applicant to make minor changes and provide additional details for resubmission.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to deny the application for 1217 Delaware Avenue, recommending it go back with the additions this Board is requesting and bring it back to the CRA Board.

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

Passed

515 South Indian River Drive

Commissioner Broderick discussed the improvement of the building as proposed with an enhanced landscape package.

Commissioner Johnson discussed the application and the additional deck that will be added.

Commissioner Broderick stated that if the end result matches the submitted picture with the landscaping and back building improvements, he is happy with it.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve the application for 515 South Indian River Drive, subject that the picture submitted with the application is the end result.

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

Passed

300 S. 6th Street

The Board agreed with the CRA Board's recommendations.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to deny the application for 300 S. 6th Street, encouraging the applicant to reapply with additional suggested improvements.

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

Passed

616 Atlantic Avenue

Commissioner Broderick commented that paving a parking lot alone is not a façade improvement and does not meet the intent of the program.

Commissioner Johnson noted that the landscaping at the property is not visible to the public.

Commissioner Gaines advised that grant applicants should be informed that improvements such as paving a parking lot or work that is not visible to the public alone do not qualify for façade grants.

Chairwoman Hudson commented that the purpose of the CRA is to remove blight and that the legislature monitors how funds are spent.

The Board reiterated that they are encouraging the applicants to take the recommendations provided and reapply.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to deny the application for 616 Atlantic Avenue, encouraging the applicant to reapply with additional suggested improvements.

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

Passed

I. Gateway Signs Update and Direction on Illumination Options

Sara Delgado, Redevelopment Specialist, presented an update on the Wayfinding Sign Program, noting that the remaining phase includes installation of seven Gateway signs. Mark Zrallack, City Engineer, presented the illumination options: Option 1 is to keep the signs as currently fabricated without added lighting; Option 2 is to install solar panel battery kits to power each sign location; and Option 3 is a hybrid approach using solar power for one location where electrical access is limited and traditional hard-wired connections for the remaining six signs.

The Board discussed the options, with members expressing a strong preference for illuminated signage. Discussion included the seven intersections, project costs, placement of the solar panels, ongoing maintenance responsibilities, and the aesthetics surrounding the signs.

Staff confirmed that the City will be responsible for maintaining both the signs and landscaping.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to direct staff to move forward with Option 2, the Solar-powered Illumination of the Gateway Signs.

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

Passed

J. Approval to execute a Service Agreement between the Fort Pierce Redevelopment Agency and Mow 4 Less for FPRA Properties Lawn Mowing and Maintenance Services in the amount of \$42,750.00

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the Service Agreement with Mow 4 Less.

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

Passed

6. STAFF COMMENTS

A. October 2025 FPRA Programs & Activities Summary

No comments.

7. BOARD COMMENTS

Commissioner Gaines commented on extending the CRA date range and requested that information be brought back to the Board on how this could be accomplished within the City.

Commissioner Broderick spoke about the Highwaymen Museum, emphasizing its importance to the City and the need to ensure it is done right from the start, noting it will serve as a key marketing point and economic driver for the community.

Commissioner Gaines added that the goal should be to make it the best museum in the State, with potential to host large festivals.

Commissioner Johnson expressed concern regarding change orders and emphasized the importance of completing projects correctly the first time.

Chairperson Hudson inquired about the Zora Neale Hurston Trail and the previously discussed improvements, including the addition of signage requesting that staff please look into it.

8. ADJOURNMENT

Chairperson Hudson adjourned the meeting at 6:40 p.m.

ATTEST:

CITY CLERK

CHAIRPERSON