

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 WEDNESDAY, NOVEMBER 12, 2025.

1. CALL TO ORDER

Chairperson Hudson called the November 12, 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 Curtis Johnson, Jr.

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 September 09, 2025 FPRA Meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes of the September 09, 2025 FPRA Meeting.

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

Passed

B. Approval of the Minutes of the October 21, 2025 FPRA Special Meeting.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve the minutes of the October 21, 2025 FPRA Special Meeting.

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

Passed

5. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to pull item 7C and 7G at staff's request.

AYE: Chairperson Linda Hudson, 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.

No comments.

7. CONSENT AGENDA

- A. Approval of Specific Authorization No. 2 with Architects Design Collaborative, LLC. for Architectural Services for Design, Development and Construction Documents for the interior build out of the 4th Floor of the Sunrise Center in an amount not to exceed \$96,500.00.
- B. Approval of Change Order No. 1 for Inspire Placemaking Collective, concerning the Downtown Conceptual Design Additional Services at the request of the FPRA board to evaluate parking, access and stakeholder coordination, in the amount of \$51,500.00.
- C. PULLED AT THE REQUEST OF STAFF 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.
- D. Approval of an expenditure for a Purchase Order to cover the Fort Pierce Off-Duty Detail expenditures for details located at Jetty Park, Downtown, and North 25th Street in the amount not to exceed \$381,940 for FY2026.
- E. Approval of Grant Agreement for Commercial Facade improvement at 706 S US Hwy 1 — Remnant Construction, LLC in the amount of \$25,000
- F. Approval of Grant Agreement for Commercial Facade improvement at 2210 Orange Ave — Vedex, LLC in the amount of \$25,000
- G. PULLED AT STAFF'S REQUEST. Approval of Grant Agreement for Commercial Facade improvement at 515 S Indian River Dr — Crownman FL, LLC in the amount of \$25,000
- H. Approval of a reimbursable grant agreement with Jesus is King Church, Inc. for the installation of a commercial sign at 2001 Orange Avenue, in the amount of \$5,000.00.
- I. Approval of R.K. Contractor's Change Order No. 1 in the amount of \$41,422.00 as needed for field changes encountered during construction of FPUA's Indian River Drive and Avenue B Water Main Upgrades construction project; the change order amount will be reimbursed through the Florida Jobs Growth Infrastructure Grant.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve the Consent Agenda.

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

Passed

8. NEW BUSINESS

- A. FPRA Resolution 25-18 - Entering into an Interlocal Funding Agreement Between the FPRA and St. Lucie County for the Harbour Pointe Park Boat Ramp in an amount not to exceed \$500,000.00

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

FPRA RESOLUTION NO. 25-18

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, AUTHORIZING THE CHAIR TO EXECUTE A FUNDING AGREEMENT BETWEEN THE FPRA AND ST. LUCIE COUNTY FOR THE HARBOUR POINTE REGIONAL BOAT RAMP AND ASSOCIATED CIVIL INFRASTRUCTURE PROJECT; PROVIDING FOR FINDINGS, AUTHORIZATION, AND AN EFFECTIVE DATE.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve Resolution 25-18.

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

Passed

- B. FPRA Resolution 25-19 Entering an Interlocal Funding Agreement Between the FPRA and the City of Fort Pierce for the Avenue D Resurfacing Project in an amount not to exceed \$1,500,000.00

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

FPRA RESOLUTION NO. 25-19

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 AVENUE D RESURFACING PROJECT; PROVIDING FINDINGS; PROVIDING AUTHORIZATION; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The Board inquired as to why the project stops at 29th Street, noting that if it is funding related it should be brought back to the Board for consideration, and further commented that the FPRA boundary may end at 29th Street.

City Manager Richard Chess will verify and confirm.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve Resolution 25-19.

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

Passed

- C. FPRA Resolution 25-20 Approving an Amendment to the Interlocal Agreement between the City of Fort Pierce, Fort Pierce Redevelopment Agency, and St. Lucie County for the Development of the Avenue D Model Block Project; Approving a Ground Lease Agreement Between St. Lucie County, the Fort Pierce Redevelopment Agency, and Pinnacle at Moore's Creek, LLC for the Development of the Avenue D Model Block Project Pursuant to the Amendment to the Interlocal Agreement; Authorizing The Execution of the Lease Agreement and Related Documents

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

FPRA RESOLUTION NO. 25-20

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, APPROVING AN AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF FORT PIERCE, THE FORT PIERCE REDEVELOPMENT AGENCY, AND ST. LUCIE COUNTY FOR THE DEVELOPMENT OF THE AVENUE D MODEL BLOCK PROJECT; APPROVING A GROUND LEASE AGREEMENT BETWEEN ST. LUCIE COUNTY, THE FORT PIERCE REDEVELOPMENT AGENCY, AND PINNACLE AT MOORE'S CREEK, LLC FOR THE DEVELOPMENT OF THE AVENUE D MODEL BLOCK PROJECT PURSUANT TO THE AMENDMENT TO THE INTERLOCAL AGREEMENT; AUTHORIZING THE EXECUTION OF THE LEASE AGREEMENT AND RELATED DOCUMENTS; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The Board inquired about the land lease for affordable housing, the challenges of securing funding on leased land, and the groundbreaking date.

City Attorney Sara Hedges confirmed it is a 99-year ground lease for affordable housing.

Director of Community and Economic Development Shyanne Harnage commented that this is a joint effort under an interlocal agreement, the resolution outlines the next steps including executing the ground lease, city parcels were removed from the project due to encumbrances, Phase 1 will focus on the County parcel and two FPRA parcels to the south, and establishing site control will allow Pinnacle to apply for low-income housing tax credits.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 25-20.

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

Passed

D. Discussion and Direction on Sunrise Theatre Mural Community Poll Results and Project Update

Redevelopment Specialist Sara Delgado presented an update, covering the final mural selection, building preparation, and associated repair costs.

The Board discussed rear wall repairs, exterior work, including the roof, active leaks, and receiving a full assessment of needed building repairs.

The City Manager confirmed that a full assessment of the needed building repairs is currently underway.

City Attorney Sara Hedges advised that full construction or renovation would require us to go through the procurement process, likely an RFP, while the current work under discussion is limited to the area needed to prep for the mural.

Ms. Hedges summarized that the Board's direction is to obtain a total assessment of structural and exterior repairs before proceeding with the mural, move forward with the selected artist and design, and return the item for a formal vote.

9. STAFF COMMENTS

No comments.

A. November 2025 FPRA Programs & Activities Summary

10. BOARD COMMENTS

No comments.

11. ADJOURNMENT

Chairperson Hudson adjourned the meeting at 5:32 P.M.

ATTEST:

CITY CLERK

CHAIRPERSON