

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, JANUARY 14, 2026.

**1. CALL TO ORDER**

Chairperson Hudson called the January 14, 2026 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: City Attorney Sara Hedges  
FPRA Director Richard Chess  
Assistant City Clerk Tina Rel

**4. APPROVAL OF MINUTES**

A. Approval of the Minutes of the December 9, 2025 FPRA Meeting.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes of the December 9, 2025 FPRA 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 Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the agenda.

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 Change Order No. 19, General Contractor Services, Expansion of the Paver Garden for an amount not to exceed \$14,040 as requested by the City Commission and FPRA.
- B. Approval to Award Bid No. 2026-017 for the Trash and Recycling Receptacles for Downtown Fort Pierce, Jetty Park, and River Walk to the only respondent Big Belly Solar, LLC in the amount of \$380,448.60

Commissioner Michael Broderick pulled item 7B.

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

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

Passed

As to item 7B, Sara Delgado, Redevelopment Specialist, gave a brief presentation to discuss the number of units to be replaced and the design of the new units. Commissioner Curtis Johnson Jr. inquired about the number of units that are solar-powered compactors. Ms. Delgado verified that the units that are in areas with the greatest amount of foot-traffic—parts of River Walk, Jetty Park, and on corners of Downtown Fort Pierce—would be the ones that are solar-powered compactors. Commissioner Curtis Johnson Jr. inquired about who would be designing the illustration part of the trash cans and if there is a way to change the illustration seasonally. Ms. Delgado confirmed that the City of Fort Pierce would be designing the illustrations in house to ensure that the designs are specific to the City. Ms. Delgado also confirmed that the units mainly in Downtown Fort Pierce would have inserts placed on the sides so that new information or seasonal illustrations can be placed. Commissioner Arnold Gaines inquired if local businesses could sponsor some of the units. Ms. Delgado stated that FPRA can look into sponsorship options.

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

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

Passed

## 8. NEW BUSINESS

- A. King's Landing Quarterly Update - Bill Ware, Live Oak Holdings

Bill Ware, Development Manager, of Live Oak Holdings gave a brief presentation covering the quarterly updates for the King's Landing Development. The Purchase and Sale Agreement with Audubon is intact and in full effect. Keller Williams will be handling the Marketing and Sales for the Residential Condominium units. Live Oaks Holdings is in the process of searching for a sales center in Downtown Fort Pierce. Mr. Ware confirmed that Project Designs are in continuation. Mr. Ware confirmed that Civil Plans are complete, and the City will receive the Civil Plans by Friday, January 16, 2026 to begin the review process. There are continued discussions with the Economic Development Council related to the Incentive programs in place and to explore other incentives that may be available from the city, county, state, or federal. Mr. Ware stated that Live Oak Holdings has received confirmation that the plans with Marriott for the new hotel franchise are under way and are progressing smoothly.

B. Presentation of the Hutchinson Island Committee Initiative as Recommended by the CRA Advisory Committee

Introduced by Phil Thompson, Chairperson of the Fort Pierce CRA, the private, volunteer Hutchinson Island Organization Committee gave a presentation on their mission to establish and protect the historic identity of Hutchinson Island in Fort Pierce. Charles Wilson, agent for the Hutchinson Island Organization Committee, as the main presenter for The Hutchinson Island Organization Committee, has requested to establish Hutchinson Island as a permanent Fort Pierce destination, adopt an association to represent businesses, coordinate with other civic groups in the City of Fort Pierce, and to promote community activities and information to draw locals and tourists to Hutchinson Island. Representatives of the Hutchinson Island Organization Committee, Jennifer Frey and Stacy Annone, gave brief presentations regarding the revenue and tourism opportunities that Hutchinson Island brings to the City of Fort Pierce and St. Lucie County. Commissioner Michael Broderick is appreciative of the presentation given to promote Hutchinson Island. Commissioner Arnold Gaines also voiced appreciation and asked for the Hutchinson Island Organization to provide written requests to the Mayor and City Commission so that they are able to bring the concerns to the proper avenues and ensure that the concerns are addressed. Commissioner Gaines stated this will allow for the Commission to preemptively plan so that the concerns brought up by the Hutchinson Island Organization can be scheduled for future and upcoming FPRA board meetings.

C. Zora House Presentation by Zora Neale Hurston Florida Education Foundation and The Conservation Fund

Marina Santos, President, of the Florida Education Foundation and Matt Sexton, Senior Vice President, of the Conservation Fund gave a presentation about the preservation of the historic home of Zora Neale Hurston. Mayor Linda Hudson asked for clarification if the Florida Education Foundation is asking for financial assistance from the City of Fort Pierce. Ms. Santos confirmed that the Florida Education Foundation is requesting assistance from the City of Fort Pierce for Phase 1 the acquisition of the historic home from the Conservation Fund totaling in the cost of \$92,760. Mayor Hudson stated that she believes this presentation and request would have to go before the Historic Preservation Committee before the Mayor and Commission can approve City involvement. Commissioner Curtis Johnson, Jr. requested the Florida Education Foundation to provide written requests to the Mayor and City Commission so that they are able to bring the concerns to the proper avenues and ensure that the concerns are addressed. Commissioner Arnold Gaines expressed his agreement with Commissioner Johnson's request for a written document. Commissioner Michael Broderick expressed reservations towards the City funding this acquisition without a clear breakdown and timeline for the project. Commissioner Broderick requested this breakdown and what grants the Florida Education Foundation may be seeking to be detailed in the written request for approval. Mayor Linda Hudson requested the Florida Education Foundation to see if they are able to track the international interest in Zora Neale Hurston when people come to the attractions available in Fort Pierce.

**9. STAFF COMMENTS**

No comments.

A. January 2026 Programs & Activities Summary

**10. BOARD COMMENTS**

No comments.

**11. ADJOURNMENT**

Chairperson Hudson adjourned the meeting at 6:52 p.m.

ATTEST:

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CITY CLERK

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CHAIRPERSON