

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, MARCH 10, 2026.

1. CALL TO ORDER

Chairwoman Hudson called the meeting to order at 5:05pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

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

4. APPROVAL OF MINUTES

A. Approval of the Minutes of the January 14, 2026 FPRA meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes from the January 14, 2026 meeting.

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

Passed

5. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

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

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

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. Approve Real Property Combination Form for Tax Year 2026 for the Avenue D Parking Lot Parcels.
- B. Approval of Agreement between the Fort Pierce Redevelopment Agency and Bigbelly Solar, LLC for the Purchase and Installation of Trash and Recycling Receptacles in the amount of \$380,448.60.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve items 7A and 7B of the Consent Agenda.

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

Passed

8. NEW BUSINESS

- A. FPRA Resolution 26-01 appointing Wesley Sands, Jr. to the CRA Advisory Committee as Commissioner Gaines's appointee.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Chris Dzadoovsky to approve Resolution 26-01.

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

Passed

- B. FPRA Resolution 26-02 - Approval of Interlocal Agreement between the City of Fort Pierce and FPRA for the Purchase of Flock Safety Equipment not to exceed \$238,400.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Chris Dzadoovsky to approve Resolution 26-02.

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

Passed

- C. Discussion and Direction of Extension Request of Surplus Property — 708 N 18th St

Miriam Garcia, Redevelopment Specialist, gave a brief presentation concerning the surplus property located at 708 N. 18th Street where Grantee, Tyese Miller, is requesting a one-year extension to the deed restriction. Staff suggests the Board approve the extension with either a revision of the Deed to update the completion deadline or to enter into a Surplus Property Agreement to formalize the extension.

Commissioner Michael Broderick asked what the penalty would be if the Deed requirement is not met. Ms. Garcia stated the property would revert to FPRA. Commissioner Broderick requested clarification from City Attorney Sara Hedges of what the process would be if the property was to go back to FPRA. Ms. Hedges stated the Deed would either be Quit-Claimed back to FPRA or would have to go through a brief litigation since the Deed has clear requirements. Commissioner Broderick questioned if the Grantee had applied for any permits within the past 5 years. Ms. Garcia stated that Ms. Miller has not applied for any permits.

Commissioner Chris Dzadoovsky questioned if there was a requirement for Ms. Miller to do landscaping of the property. Ms. Garcia confirmed there was no requirement. Commissioner Dzadoovsky expressed

confusion as to why Ms. Miller invested \$15,000 in landscaping and has not made any strides to pour concrete for the foundation. Commissioner Broderick expressed concern as to why Ms. Miller has not applied for any permits in the past 5 years.

Commissioner Curtis Johnson Jr. stated the situation seems to be a lose-lose for both the FPRA Board and Ms. Miller. Commissioner Johnson stated the intention of the Surplus Properties is to get things built in the community quickly, and he is concerned that there has been nothing done in the past 5 years. Commissioner Johnson added that the City has not had any Impact Fee for the 5 years and is hesitant to approve an extension due to the uncertainty of the foundation being completed in one year.

Commissioner Arnold Gaines questioned City Attorney Sara Hedges regarding the estimated length of litigation if that is the path Ms. Miller chose to take. Ms. Hedges stated litigation is not recommended as it would not be in Ms. Miller's favor but, if needed, it would take a few months. Commissioner Gaines suggested the Board approves the extension with Ms. Miller entering into FPRA's Surplus Property Agreement to ensure FPRA can properly follow up with Ms. Miller regarding the project's progress. Commissioner Gaines asked Commissioner Broderick to share his expertise for a realistic timeline for the extension. Commissioner Broderick shared that it would take 18 months for the project to be completed and by 6 months Ms. Miller should have applied for the permits and the plans submitted for review. Commissioner Gaines requested guidance from Ms. Hedges about whether the Board could legally provide Ms. Miller with a timeline; Ms. Hedges confirmed it is legally feasible.

Commissioner Curtis Johnson Jr. questioned if the Board gave Ms. Miller a timeline of requirements would set forth a precedent for other Surplus Properties. City Attorney Sara Hedges stated no precedent would be set forth as Ms. Miller is already in violation of the existing agreement. Ms. Hedges stated that the Board is within its rights to set requirements for the extension to ensure Ms. Miller's compliance with the agreement and Deed requirements.

Tyese Miller, Grantee, stated that she is currently in the process of signing a contract with a builder to move the permitting process along in hopes of getting the Foundation completed within the year. Ms. Miller admitted a lack of understanding of the requirements set forth in the Deed. Commissioner Michael Broderick questioned if the builder Ms. Miller is in contact with will complete all the plans and permits for her; Ms. Miller confirmed. Ms. Miller added that she is looking at lenders as well for financial assistance for the project. Commissioner Broderick suggested Ms. Miller pay the beginning portion of the fees upfront and to recover the money through financing to expedite the process for permitting.

Commissioner Arnold Gaines questioned if this property and the adjacent property to the East were both owned by Ms. Miller's family; Ms. Miller confirmed. Chairwoman Linda Hudson stated the timeframe set in the extension must be followed and that the Board would not consider another extension if the deadlines are not met. Commissioner Curtis Johnson Jr. requested clarification if the milestones not being met would trigger the property to revert to FPRA. City Attorney Sara Hedges stated it would not be an automatic action, but it would trigger the agreement to be presented in front of the Board for consideration to terminate the contract. Commissioner Johnson strongly suggested that Ms. Miller meets with the builder and get—in writing—an iron-clad agreement before accepting the new Surplus Property Agreement from the FPRA Board. Commissioner Chris Dzadoovsky suggested adding a requirement of monthly updates from Ms. Miller to Ms. Garcia regarding the progress of the project to the extension.

Motion was made by Commissioner Arnold Gaines, that no decision be made on an extension and that the FPRA instead agree to enter into a new contract with the applicant, including stipulations requiring that plans and permits be submitted within one to six months, the foundation be poured within six to twelve months, and the full build be completed within twelve to eighteen months. City Attorney Sara Hedges expressed legal concerns by not referring to this as an extension, and the motion was withdrawn.

Motion was made by Commissioner Arnold Gaines, to enter into a new extension with stipulations requiring plans and permits within one to six months, a poured foundation within six to twelve months, a full build within twelve to eighteen months, monthly check-ins with FPRA staff, and under the new surplus property agreement. Motion was withdrawn.

Commissioner Michael Broderick stated that an eighteen-month extension should include benchmarks of six months to have professional plans submitted for permitting, twelve months to have the foundation completed, and eighteen months to have the certificates of occupancy issued for the completion of construction, and Commissioner Arnold Gaines added that there should be one-month check-ins with FPRA staff.

City Attorney Sara Hedges recapped the stipulations and benchmarks for the record.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to grant an extension for eighteen months with benchmarks of one to six months to have plans submitted for permitting approval with the Building Department, six to twelve months to have the foundation poured, twelve to eighteen months to have the certificate of occupancy issued for the building, monthly check-ins with the FPRA, specifically Redevelopment Specialist Miriam Garcia on this property, and to have these requirements included in the surplus property agreement that the FPRA currently uses.

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

Passed

9. STAFF COMMENTS

A. March 2026 Programs & Activities Summary

FPRA Director Richard Chess shared that Marriott approved the King's Landing Development.

10. BOARD COMMENTS

Commissioner Michael Broderick requested the timeline for the King's Landing Development be reviewed and discussed at an upcoming FPRA meeting prior to the deadline. FPRA Director Richard Chess stated Kev Freeman, Planning Director, is working on creating the timeline to bring to the Board. Shyanne Harnage, Community and Economic Development Director, shared with the Board that Bill Ware, Development Manager of Live Oak Holdings, will be in attendance of the next FPRA meeting if the Board had any questions. Commissioner Chris Dzadoovsky reiterated that his vote against the extension request to move forward with the new rules and procedures the Mayor and Commissioners discussed putting in place in a previous City Commission Meeting. Commissioner Dzadoovsky stated his goal is to continue moving towards the path of repairing the challenges the City has come to face. Commissioner Broderick stated that there is a new process in place for the Surplus Properties which has shown great success. Commissioner Curtis Johnson, Jr. stated this applicant was presented in between the old process and the current process which allowed some flexibility which is why the extension request was presented. Commissioner Arnold Gaines shared that the Great American Clean up will take place March 14, 2026 and he hopes to see everyone there. Commissioner Gaines shared that the Community Tree Equity Planting will take place March 13, 2026 and the Zora Experience Festival is taking place March 13 and March 14, 2026 as well and he hopes the community will come out to support.

11. ADJOURNMENT

Chairwoman Hudson adjourned the meeting at 6:21pm.

ATTEST:

CITY CLERK

CHAIRPERSON