

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 8:30 A.M. ON THURSDAY, MARCH 19, 2026.

1. CALL TO ORDER

Mayor Hudson called this meeting to order at 8:30am.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

Staff Present: City Attorney Sara Hedges
City Clerk Linda Cox
FPRA Director Richard Chess

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.

No comments.

5. NEW BUSINESS

- A. FPRA Resolution 26-03 to authorize the FPRA Chairwoman to execute the Vacant Land/Purchase Contract for property located at 1238 Avenue D between the FPRA and Steven Giordano for the purchase price of \$150,000.00.

City Clerk Linda Cox introduced the resolution, read by title only, into the record.

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, FLORIDA, PROVIDING FOR BOARD REVIEW OF THE COMPLETED PURCHASE AND SALE AGREEMENT ASSOCIATED WITH RESOLUTION 25-17; AUTHORIZING THE FPRA CHAIR, EXECUTIVE DIRECTOR, AND AGENCY ATTORNEY TO EXECUTE THE PURCHASE AND SALE AGREEMENT AND ALL RELATED CLOSING DOCUMENTS FOR THE PROPERTY LOCATED AT 1238 AVENUE D, FORT PIERCE, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Shyanne Harnage, Economic Development Manager, gave a brief presentation to discuss the Purchase and Sale Agreement for the vacant land located at 1238 Avenue D. City Attorney Sara Hedges stated the Purchase Agreement is \$150,000 with a Phase I 60-day period for an environmental study. Ms. Hedges stated the agreement allows for an additional 30-day period if the 60-day period did not suffice before moving to Phase II of the environmental study. Ms. Hedges added that there is a \$5,000 deposit due within 3–5 business days that the lease is executed to be held in escrow. Commissioner Michael Broderick questioned if asbestos testing would be included in the Phase I environmental study; Ms. Harnage stated the terms of the study have not been fully defined yet. Mark Zrallack, City Engineer,

stated that an asbestos survey is not typically involved in Phase I of the environmental study; however, the City is aware of their due diligence and tests for asbestos later in the environmental study. Commissioner Broderick suggested that the asbestos study should be done upfront, so the City can know what is involved with the property before moving forward with either demolition or renovation. Commissioner Curtis Johnson Jr. requested clarification of the proposed timeline for the environmental study. Ms. Harnage stated the updated proposal from the firm that is in place for continuing services is pending and would be presented at the next FPRA meeting and City Commission meeting for approval. Commissioner Broderick stated that waiting for the next meeting to present the proposal would not work as it would cut into the City's due diligence timeline, and suggested that the proposal be given to City Manager Richard Chess to ensure the City meets the deadline for the opening date.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve FPRA Resolution 26-03.

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

Passed

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to provide FPRA Director Richard Chess with specific authorization to sign and enter into an agreement for the Phase I Environmental Study and an Asbestos Study of this property at an appropriate cost deemed by Mr. Chess.

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

Passed

B. Discussion and direction regarding the future use of the property at 1238 Avenue D.

Chairwoman Linda Hudson stated she is for demolishing the building located at 1238 Avenue D. Commissioner Curtis Johnson Jr. stated he is for the demolition of the property but expressed concern about making sure the demolition is completed by the grand opening date set in May 2026. Shyanne Harnage, Economic Development Manager, stated that the demolition should be on tract to meet the May date as there is a continuing service agreement in place through Code Enforcement. Ms. Harnage shared that she has met with the Treasure Coast Regional Planning Council regarding the Lincoln Park Master Plan to come up with suggestions and a plan for the revitalization of this area. Commissioner Michael Broderick stated he is not for demolishing the building and would rather see the property prior to making a decision towards demolition. Commissioner Broderick shared that there might be useful value in the foundation of the building that would allow for renovation rather than demolition. Commissioners Chris Dzadovsky and Arnold Gaines stated that they are for demolishing the building. Commissioner Johnson requested for updates during the Commissioners' weekly meetings to ensure whatever is being done with the property will be concluded by May 6, 2026. FPRA Director Richard Chess clarified the date is May 20, 2026.

6. ADJOURNMENT

Chairwoman Hudson adjourned the meeting at 8:55am.

ATTEST:

CITY CLERK

CHAIRPERSON

