



4/14/2026

FPRA Board Member  
City Hall  
100 N US Highway 1,  
Fort Pierce, FL 34950

**Subject: FOR THE RECORD: Request for Formal Presentation & Legal Determination – Means Court / Incubate Neighborhood Center Project**

Dear Board Members and Staff of the Fort Pierce Redevelopment Agency,

Please accept this correspondence **for the official record**.

On behalf of the Incubate Neighborhood team, we formally request placement on the **next available FPRA Board agenda** to present a comprehensive update on the Means Court / Incubate Neighborhood Center project, including critical items requiring Board awareness, direction, and legal determination.

As reflected in the submitted construction scope and supporting materials, this project represents a significant public investment aligned with FPRA's statutory purpose of eliminating blight and advancing community redevelopment.

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**1. Project Status & Readiness**

- First floor is substantially complete (pending HVAC coordination)
- Second-floor in fire compliance and improvement scope is defined and ready to advance
- Remaining delays are tied to **HVAC and roof repair coordination**, which are critical path items

The project is **positioned to proceed immediately upon resolution of these items**.

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**2. Continuity of Community Services (Non-Interruption Commitment)**

Although the physical location has been closed, Incubate Neighborhood has **continued to deliver services virtually**, ensuring ongoing support for small business training, technical assistance and community programming.

During the requested presentation, we will provide a detailed update outlined:

- How services have been maintained and delivered during the closure
- Program participation and community engagement efforts
- The strategies implemented to ensure continued access to resources

As we move into the next phase of construction, Incubate Neighborhood Center will continue to prioritize **uninterrupted service delivery**, utilizing both virtual and, where feasible, phased in-person solutions.

**The facility may be closed but services have continued and will continue.**

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### 3. Procurement Compliance Concern – Request for Legal Opinion

This matter requires immediate clarification.

The Incubate Neighborhood team previously submitted contractor quotes to FPRA related to HVAC and roof repair components. To ensure compliance with applicable law and to protect the integrity of this publicly funded project, we formally request a **written legal opinion** addressing the following:

#### Key Legal Questions

1. Whether FPRA may rely upon quotes obtained by a nonprofit applicant for purposes of contractor selection or project approval where FPRA funds are being utilized
2. Whether such reliance is compliant with:
  - Florida Statutes Chapter 163 Part III (CRA powers and public purpose requirements)
  - Florida Statutes Chapter 287 (competitive procurement standards)
  - Florida Statutes Chapter 112 (misuse of public position and procurement integrity)
3. Whether the use of such quotes, absent a formal FPRA-issued solicitation or cooperative purchasing structure, exposes FPRA to:
  - Procurement challenges
  - Audit findings
  - Legal or ethical violations
4. What corrective actions, if any, are required to ensure full compliance prior to expenditure on public funds

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#### 4. Basis for Request (Public Record Clarity & Risk Mitigation)

This request is made to ensure:

- **Transparency in the use of public funds**
- **Compliance with procurement law and ethical standards**
- **Protection of FPRA, its Board, staff, and project partners from avoidable risk**

It is essential that procurement methodology be clearly defined and legally sound **before further project advancement**.

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#### 5. Formal Request

Accordingly, we respectfully but firmly request:

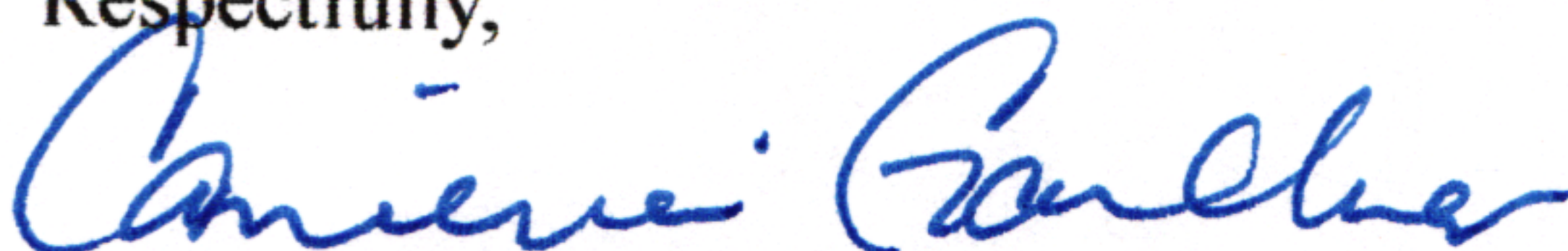
- Placement on the next FPRA Board agenda
- A formal opportunity to present project status and continuity plan
- **A written legal opinion from FPRA counsel** addressing the procurement questions outlined above

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We remain fully committed to advancing this project in partnership with FPRA and in full compliance with all applicable requirements. However, resolution of the procurement issue is **necessary and time-sensitive** to ensure the project proceeds appropriately.

We appreciate your prompt attention to this matter and look forward to confirmation of our placement on the upcoming agenda.

Respectfully,

  
Caniera Gardner

