

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, APRIL 14, 2026.

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

Absent: Commissioner Arnold Gaines

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

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Chris Dzadoovsky to excuse Commissioner Arnold Gaines' absence.

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

Passed

4. APPROVAL OF MINUTES

A. Approval of minutes from the March 2, 2026 FPRA Special Meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve the minutes from the March 2, 2026 FPRA special meeting.

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

Passed

B. Approval of minutes from the March 10, 2026 FPRA Regular Meeting.

Motion was made by Commissioner Chris Dzadoovsky, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes from the March 10, 2026 FPRA regular meeting.

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

Passed

C. Approval of minutes from the March 19, 2026 FPRA Special Meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve the minutes from the March 19, 2026 FPRA special meeting.

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

Passed

5. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Chairwoman Linda Hudson requested item 8A, Youth Banner Art Showcase Recognition Ceremony, to be moved up on the agenda to prior to item 6, Comments from the Public.

Motion was made by Commissioner Chris Dzadoovsky, seconded by Commissioner Curtis Johnson, Jr. to approve the agenda with the re-ordering of item 8A to be presented prior to the Comments from the Public.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadoovsky, 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.

Canieria Gardner
Mary Sirmons
Delores Hogan-Johnson
Pinkie Hendley

7. CONSENT AGENDA

- A. Approval of Artwork License Agreements for the Youth Banner Art Showcase and Authorization to Produce and Install Pole Banners in the Peacock Arts District
- B. Approval of the FPRA Final Budget Amendment for FY 2025
- C. Approval of Change Order No. 1 to Specific Authorization No. 1 with EXP US Services for Professional Engineering Services for the Downtown Festival Street / 2nd Street Redevelopment Project in the amount of \$24,741.44.

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

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

Passed

8. NEW BUSINESS

A. Youth Banner Art Showcase Recognition Ceremony

Shyanne Harnage, Community and Economic Development Director, presented the students who participated in designing the streetlight banners to be displayed throughout the Peacock Arts District. Chairwoman Linda Hudson thanked the students, their families, and teachers for their participation. Commissioner Curtis Johnson Jr. thanked everyone for their participation, which embodies "One Fort Pierce." City Clerk Linda Cox shared Commissioner Arnold Gaines' message thanking the students for their participation. Ms. Harnage shared that the banners will be displayed across Delaware Avenue and South 10th Street within 30 to 45 days.

B. Sunrise Event Center – Discussion and direction regarding Interior Build-Out: Architectural and Mechanical, Electrical, and Plumbing (MEP) Design Construction Documents attached

Miriam Garcia, Redevelopment Specialist, provided a brief presentation of the Sunrise Event Center project. Danny Diaz, Architects Design Collaborative, presented the 100% construction documents. Jocelyn Gambetta, Architects Design Collaborative, presented the renderings of the Sunrise Event Center showcasing the wall wrap which will display the historical events of Fort Pierce and the event hall that can be partitioned into four separate spaces. Commissioner Curtis Johnson Jr. requested clarification of the total capacity for the event center; Mr. Diaz stated between 200–240 people. Commissioner Michael Broderick questioned if the project is ready for bids; Mr. Diaz confirmed there are no additional documents needed. Commissioner Chris Dzadovsky asked for the price point of the project; Mr. Diaz shared that it is \$288 per square foot. Commissioner Dzadovsky questioned if the Sunrise Event Center project is set to begin construction as the Board should discuss the repairs to the garage. Commissioner Johnson provided clarification that this project is still in the planning stage and agreed with Commissioner Dzadovsky that the Board will need to discuss which project will take priority. Mark Zrallack, City Engineer, provided that the City is currently working on the bids for the repairs needed for the parking garage. Mr. Zrallack further provided that the added weight of Sunrise Event Center project would not be detrimental to the structure of the parking garage. Commissioner Johnson requested that this project, along with any other capital projects be included in the upcoming Strategic Plan updates.

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

Bill Ware, Development Manager, of Live Oak Holdings gave a brief presentation discussing the quarterly updates for the King's Landing Development. Mr. Ware provided a summation of the milestones hit and requested a fourth amendment to update the timeline for upcoming milestones. Commissioner Curtis Johnson Jr. inquired if the amendment would affect the proposed hotel completion date of July 11, 2028. Mr. Ware provided the amendment is to ensure that the proposed completion date is actually met. City Attorney Sara Hedges stated that Audubon's legal counsel will have to sign off on the fourth amendment agreement. Mr. Ware stated he will have his counsel and Audubon's counsel contact Ms. Hedges promptly to ensure the draft is completed quickly so that it may be presented at an upcoming City Commission Regular Meeting for approval. Shyanne Harnage, Community and Economic Development Director, requested direction from the FPRA Board regarding the feasibility study and conference space as that would impact the timeline for the project.

D. FPRA Resolution 26-04 Authorizing or Denying a Third Amendment to Grant Agreement for Commercial Façade Improvement located at 207 Orange Ave.

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, AUTHORIZING OR DENYING A THIRD AMENDMENT TO THE GRANT AGREEMENT FOR COMMERCIAL FAÇADE IMPROVEMENT LOCATED AT 207 ORANGE AVENUE RELATED TO A REQUEST FOR AN EXTENSION OF TIME; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Miriam Garcia, Redevelopment Specialist, gave a brief overview of the applicant's request for a third extension to July 10, 2026. Chairwoman Linda Hudson stated she has no objection to the extension, but this would be the final extension given by the FPRA Board. Commissioner Michael Broderick inquired if the applicant is already in the process of receiving the building permit; Ms. Garcia provided the applicant has not begun the process yet.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Chris Dzadoovsky to approve FPRA Resolution 26-04.

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

Passed

- E. FPRA Resolution 26-05 Authorizing or Denying a First Amendment to Grant Agreement for Commercial Facade Improvement located at 510 Orange Avenue.

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, AUTHORIZING OR DENYING A FIRST AMENDMENT TO THE GRANT AGREEMENT FOR COMMERCIAL FAÇADE IMPROVEMENT LOCATED AT 510 ORANGE AVENUE RELATED TO A REQUEST FOR AN EXTENSION OF TIME; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Miriam Garcia, Redevelopment Specialist, gave a brief overview of the applicant's request for an extension to September 9, 2026. Ms. Garcia informed the Board that the applicant had to go through the Conditional Use process and submit the permit to the Planning Board. The Planning Board will be bringing the application before the City Commission in May. As such, the applicant is requesting an extension to September 9, 2026, to allow them 6 months to get the Building permits to begin construction.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve FPRA Resolution 26-05.

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

Passed

- F. FPRA Resolution 26-07 Entering an Interlocal Agreement Between the Fort Pierce Redevelopment Agency and Fort Pierce Utilities Authority for the Installation of a Public Art Mural on the Water Tank Located at Jaycee Park

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, ENTERING AN INTERLOCAL AGREEMENT BETWEEN THE FORT PIERCE REDEVELOPMENT AGENCY AND FORT PIERCE UTILITIES AUTHORITY FOR THE INSTALLATION OF A PUBLIC ART MURAL ON THE WATER TANK LOCATED AT JAYCEE PARK; PROVIDING FINDINGS; PROVIDING AUTHORIZATION; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Shyanne Harnage, Community and Economic Development Director, shared that the mural's theme will have a playground and waterfront element. Ms. Harnage stated the artwork will be presented to both

the FPRA and FPUA Boards for approval.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Chris Dzadoovsky to approve FPRA Resolution 26-07.

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

Passed

- G. FPRA Resolution 26-08 Authorizing a Requested Extension from the Owner of 708 North 18th Street; Approving a Surplus Property Sale Agreement; Approving an Amended Deed

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, AUTHORIZING A REQUESTED EXTENSION FROM THE OWNER OF 708 NORTH 18TH STREET; APPROVING A SURPLUS PROPERTY SALE AGREEMENT; APPROVING AN AMENDED DEED; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Miriam Garcia, Redevelopment Specialist, provided an update to the discussion held during the March 10, 2026 FPRA meeting. Ms. Garcia informed the Board that rather than building a duplex, the grantee will be building a single-family dwelling as the lot size is too small for a duplex. Chairwoman Linda Hudson questioned if the grantee is in agreement with this change; Ms. Garcia confirmed. Commissioner Curtis Johnson Jr. inquired if the grantee had already signed the agreement with the changes made; Ms. Garcia confirmed. Ms. Garcia clarified that the type of dwelling was the only change and that the grantee is still in agreement with the previously decided milestones set in the March 10, 2026, FPRA meeting. FPRA Director Richard Chess shared that, moving forward, the Building, Planning, Engineering, and FPRA Departments will be sure to discuss all requirements and implications prior to bringing recommendations before the FPRA Board.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Chris Dzadoovsky to approve FPRA Resolution 26-08.

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

Passed

- H. ADDED ITEM: Update on Incubate Neighborhood Center, 532 N 13th Street, Means Court

Shyanne Harnage, Community and Economic Development Director, provided a brief presentation covering the timeline of this project and the current status. In December 2024, Incubate Neighborhood Center came before the FPRA board to request the first amendment of the lease agreement, establishing FPRA's consideration to participate in the funding of specific improvements, HVAC installation, and roof repairs. The tenant submitted a revision to the change of use permit proposing to remove the second floor improvements. Following the revision to the change of use permit, the City Manager informed the tenant's legal counsel that the second floor improvements are required and the removal of these improvements would result in the recommendation for a lease termination. Currently, the second floor improvements are still incomplete and Staff is seeking confirmation that the project will continue as originally planned.

Commissioner Michael Broderick inquired about the tenant's rent for the building. Ms. Harnage shared that the tenant pays \$12 annually. Commissioner Chris Dzadoovsky expressed that this lease agreement is not beneficial for either party and expressed concern that the lease agreement placed a financial burden on the tenant. Commissioner Dzadoovsky stated that the process of leasing property must be

reevaluated to not run into this situation again. Chairwoman Linda Hudson shared that when the property was gifted to the City of Fort Pierce, the structure had good bones and was thought to be a good investment to enhance this specific block of Lincoln Park.

City Attorney Sara Hedges expressed concern that the tenant is in default of the current lease agreement and stated that the lease can be terminated for cause. Ms. Hedges shared that outside counsel recommended this lease agreement be terminated, and the City should move towards using use agreements rather than lease agreements. Chairwoman Hudson requested clarification of how a use agreement is different to a lease agreement; Ms. Hedges provided that the use agreement would limit the tenant to run a facility that is agreed upon by the FPRA Board while not considering the tenant as a lessee under the law.

Commissioner Curtis Johnson Jr. stated that the tenant needs to present the FPRA Board with a timeline with dates for the completion of this project along with informing the Board if they have the financial capacity to complete these projects. FPRA Director Richard Chess shared that it may be beneficial for both parties to terminate this lease agreement. Mr. Chess suggested that the City should take on the improvements and repairs of this building and, once completed, enter into an operating agreement to bring back the tenant to the property and include additional tenants as well, so that there is revenue being generated from renting the property. Mr Chess suggested that the tenant present the FPRA Board with a revised schedule including start and end dates, dollar amounts, and their plans for moving forward with this project for another discussion. Commissioner Johnson shared Mr. Chess' sentiment and stated that, upon receiving that information, if the Board decides to terminate the lease, then they can set an expectation of when the property will be open for the community.

9. STAFF COMMENTS

A. 2025 FPRA Annual Report

FPRA Director Richard Chess requested an update on the property on Avenue D. Shyanne Harnage, Community and Economic Development Director, provided that Staff has received specific authorization for the survey, a separate specific authorization for the phase one environmental, and a third specific authorization for the asbestos report. Ms. Harnage stated that they should meet all the deadlines once the authorizations are presented to the Legal Department and the consultants.

Shyanne Harnage, Community and Economic Development Director, shared that the 2025 Annual Report has been published in accordance with Florida Statutes. Chairwoman Linda Hudson shared that the FPRA did a great job providing a lot of information. Chairwoman Hudson suggested that a report of what FPRA has accomplished since it was formed in 1982 should be created.

10. BOARD COMMENTS

Commissioner Curtis Johnson Jr. thanked the Board for an engaging conversation and stated that they will now have to discuss which projects must be prioritized.

11. ADJOURNMENT

Chairwoman adjourned this meeting at 8:01pm.

ATTEST:

CITY CLERK

CHAIRPERSON

