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, July 14, 2026.

## 1. CALL TO ORDER

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

## 2. PLEDGE OF ALLEGIANCE

## 3. ROLL CALL

Present: Commissioner Michael Broderick; Commissioner Chris Dzadovsky; Commissioner Arnold Gaines; Chairperson Linda Hudson

Absent: Commissioner Curtis Johnson, Jr.

Staff Present: Sara Hedges, City Attorney

Tina Rel, Assistant City Clerk

Richard Chess, FPRA Director

Chairwoman Linda Hudson entertained a motion to excuse Commissioner Curtis Johnson, Jr.'s absence.

Motion was made by Commissioner Chris Dzadovsky, seconded by Commissioner Arnold Gaines to excuse Commissioner Curtis Johnson, Jr.'s absence.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Chairperson Linda Hudson

Passed

## 4. APPROVAL OF MINUTES

A. Approval of minutes from the June 9, 2026 FPRA Regular Meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Chris Dzadovsky to approve the minutes from the June 9, 2026 FPRA regular meeting.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Chairperson Linda Hudson

Passed

## 5. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Assistant City Clerk Tina Rel informed the Board that Staff has requested for item 8A be pulled from the agenda.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve the agenda with the removal of item 8A.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, 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. Approval of Artist Agreement with Christian Stanley for the Jaycee Park Water Tank Mural Project in the amount of $60,000.00

B. Approval to award Bid No. 2026-034 for Jaycee Park Pavilion Roof replacement to the second-lowest bidder Right Now Roofing, LLC in the amount of $49,975.00

C. Approval of Specific Authorization No. 2, RFQ 2025-022, with Culpepper and Terpening for surveying and engineering design services for the construction of the Jetty West parking lot in an amount not to exceed $100,000.00.

Commissioner Chris Dzadovsky commented that the bid amount of $49,975 for item 7B should be verified since the cap amount presented in the Budget meeting was $25,000.

Motion was made by Commissioner Chris Dzadovsky, seconded by Commissioner Arnold Gaines to approve items 7A through 7C of the Consent Agenda.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Chairperson Linda Hudson

Passed

**8. NEW BUSINESS**

A. PULLED AT THE REQUEST OF STAFF - FPRA Resolution 26-17 Authorizing or Denying a Second Amendment to Grant Agreement for Commercial Facade Improvement located at 2203 Orange Ave (Moved from June 9th Meeting)

B. FPRA Resolution 26-18 approving an Interlocal Funding Agreement Between the City of Fort Pierce and the Fort Pierce Redevelopment Agency for the Jaycee Park Improvement Project

Assistant City Clerk Tina Rel 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 INTO AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF FORT PIERCE, FLORIDA AND THE FORT PIERCE REDEVELOPMENT AGENCY WHEREBY THE FORT PIERCE REDEVELOPMENT AGENCY WILL PROVIDE FUNDING FOR THE JAYCEE PARK IMPROVEMENT PROJECT, AND THE CITY OF FORT PIERCE WILL BE RESPONSIBLE FOR PROJECT MANAGEMENT; PROVIDING FINDINGS;

PROVIDING AUTHORIZATION; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Shyanne Harnage, Community & Economic Development Director, summarized that the Interlocal Agreement has been approved by the City Commisison on the July 6, 2026 Regular City Commission meeting and is now being brought to the FPRA Board for approval. Ms. Harnage shared that item 7B of the Consent Agenda is also under the terms of this Interlocal Agreement.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Chris Dzadovsky to approve FPRA Resolution 26-18.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Chairperson Linda Hudson

Passed

C. FPRA Resolution 26-19 Authorizing or Denying a First Amendment to Grant Agreement for Commercial Facade Improvement located at 515 N Indian River Drive

Assistant City Clerk Tina Rel 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 515 S INDIAN RIVER DRIVE RELATED TO A REQUEST FOR AN EXTENSION OF TIME; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Shyanne Harnage, Community & Economic Development Director, shared that the property owner is working diligently to acquire all necessary permits. Chairwoman Linda Hudson sought clarification that this is the first extension being requested for this property; Ms. Harnage confirmed.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve FPRA Resolution 26-19.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Chairperson Linda Hudson

Passed

D. FPRA Resolution 26-21 approving an Interlocal Funding Agreement Between the City of Fort Pierce and the Fort Pierce Redevelopment Agency for the Sunrise Center Elevator and Public Art Improvement Project

Assistant City Clerk Tina Rel 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 INTO AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF FORT PIERCE, FLORIDA AND THE FORT PIERCE REDEVELOPMENT AGENCY WHEREBY THE FORT PIERCE REDEVELOPMENT AGENCY WILL PROVIDE FUNDING FOR THE SUNRISE CENTER ELEVATOR AND PUBLIC ART IMPROVEMENT PROJECT, AND THE CITY OF FORT PIERCE WILL PROVIDE SITE ACCESS AND COORDINATION SUPPORT; PROVIDING FINDINGS; PROVIDING AUTHORIZATION; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Shyanne Harnage, Community & Economic Development Director, shared that the project under this Interlocal Agreement is to enhance the visual appearance of the Sunrise Center Parking Garage. Ms.

Harnage shared that Interlocal Agreement is needed as the parking garage is a City facility that was constructed with FPRA funding. Ms. Harnage stated the designs will come before the Board at a later date.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve FPRA Resolution 26-21.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Chairperson Linda Hudson

Passed

E. FPRA Resolution 26-22 appointing members to the Community Redevelopment Agency Advisory Committee.

Assistant City Clerk Tina Rel 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; CERTIFYING THE APPOINTMENT OF MEMBERS TO THE COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

Assistant City Clerk Tina Rel stated that Commissioner Curtis Johnson Jr. has selected Felicia Franklin Forbes as his direct appointment. Ms. Rel passed out the ballots for the two at-large seats.

Commissioner Michael Broderick voted for Edward Becht and Evans Edmond.
Chairwoman Linda Hudson voted for Edward Becht and Jessica Sampson.
Commissioner Chris Dzadovsky voted for Edward Becht and Jessica Sampson.
Commissioner Arnold Gaines voted for Edward Becht and Jules Paul.

For the Community Redevelopment Agency Advisory Committee at-large members, Edward Becht will be reappointed, Jessica Sampson and Felicia Franklin Forbes will be appointed.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve FPRA Resolution 26-22 re-appointing Edward Becht and appointing Jessica Sampson and Felicia Franklin Forbes to the Community Redevelopment Agency Advisory Committee.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Chairperson Linda Hudson

Passed

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

Bill Ware, Development Manager of Live Oak Holdings, gave a brief summation of the quarterly updates for the King's Landing Development. Mr. Ware provided a summation of the milestones hit and provided updates for the pending permits. Mr. Ware provided commentary from Joe Collier, Hotel Managing Operating Partner of Main Sail Lodging and Development, regarding the proposed bond financing for equity and participation in ownership of the proposed Marriott Tribute Hotel. Commissioner Chris Dzadovsky questioned if the allegations in the third amendment have been satisfied.
Shyanne Harnage, Community and Economic Development Director, provided that the proposed fourth amendment is to update the timeline for upcoming milestones. Ms. Harnage provided that during the drafting of the fourth amendment, the discussion of the hotel financing came forward. Ms. Harnage shared that the FPRA Staff is seeking direction from this discussion on how the Board would like to move forward.

Commissioner Dzadovsky questioned if the developer's current default would be waived with the fourth amendment; City Attorney Sara Hedges confirmed. Commissioner Dzadovsky questioned if there are any performance bonds involved with this project; Ms. Hedges confirmed. Commissioner Dzadovsky suggested implementing a performance bond penalty for each milestone moving forward to ensure that there are no future defaults. Commissioner Arnold Gaines expressed concern about the request of $15 million from the City brought forth from Main Sail. Commissioner Gaines questioned if the project could be completed without the $15 million; Mr. Ware provided it is Live Oak's intention to complete the project. Mr. Ware shared that Live Oak is looking at a pool of local investors to receive the financing for the project. Commissioner Michael Broderick seconded the concern about the requested $15 million from the City. Chairwoman Linda Hudson echoed the financing concern.

Commissioner Dzadovsky questioned if a SHADE meeting could be held; Ms. Hedges provided a SHADE meeting can only be held when there is pending litigation. Commissioner Broderick suggested a Special Meeting be held instead so that the residents of Fort Pierce are aware of what the Board discusses regarding the King's Landing Development and of the votes made. Commissioner Gaines suggested that public comments should be allowed on this topic during the Special Meeting to allow taxpayers an opportunity to speak. Commissioner Gaines suggested that Mr. Ware provide the Board with a status update within two weeks of the estimated amount of time needed to secure the financing for the $15 million. Ms. Hedges suggested that the update be added to the agenda for the August 3, 2026 City Commission Regular Meeting and the Special Meeting can be set at a later date dependent on the update provided by Mr. Ware.

## 9. STAFF COMMENTS

A. July 2026 FPRA Programs and Activities Summary

FPRA Director Richard Chess thanked the Board for their comments and discussion. Mr. Chess commented that he is in support of the Board's decisions and that his role is to be a good steward of the City's funds and to protect the residents' tax dollars.

Shyanne Harnage, Community & Economic Development Director, shared that the new trash bins have been installed Downtown, in Jetty Park, and in River Walk. Ms. Harnage shared that residents in the Peacock Arts District and in the Lincoln Park District have expressed interest in having the trash bins installed in those areas as well. Ms. Harnage provided that this installation was a pilot to test how well the trash bins are received and FPRA is planning to install more throughout the Lincoln Park District and in the Peacock Arts District within the next fiscal year.

## 10. BOARD COMMENTS

Commissioner Michael Broderick commended FPRA Director Richard Chess on his finance expertise.

Commissioner Arnold Gaines commented that any residents interested in investing in the King's Landing Project should contact Bill Ware directly rather than going through the City. Commissioner Gaines requested that two of the trash bins that were installed Downtown around the City's parking garage be relocated; with one in the Lincoln Park District and one in the Peacock Arts District.

Commissioner Chris Dzadovsky had no comments.

Chairwoman Linda Hudson had no comments.

## 11. ADJOURNMENT

Chairwoman Hudson adjourned this meeting at 6:54pm.

ATTEST:

CITY CLERK

CHAIRPERSON