



2016

FORT PIERCE
REDEVELOPMENT AGENCY
ANNUAL REPORT

BOARD OF DIRECTORS



LINDA HUDSON, CHAIRMAN - MAYOR



RUFUS J. ALEXANDER III



EDWARD BECHT



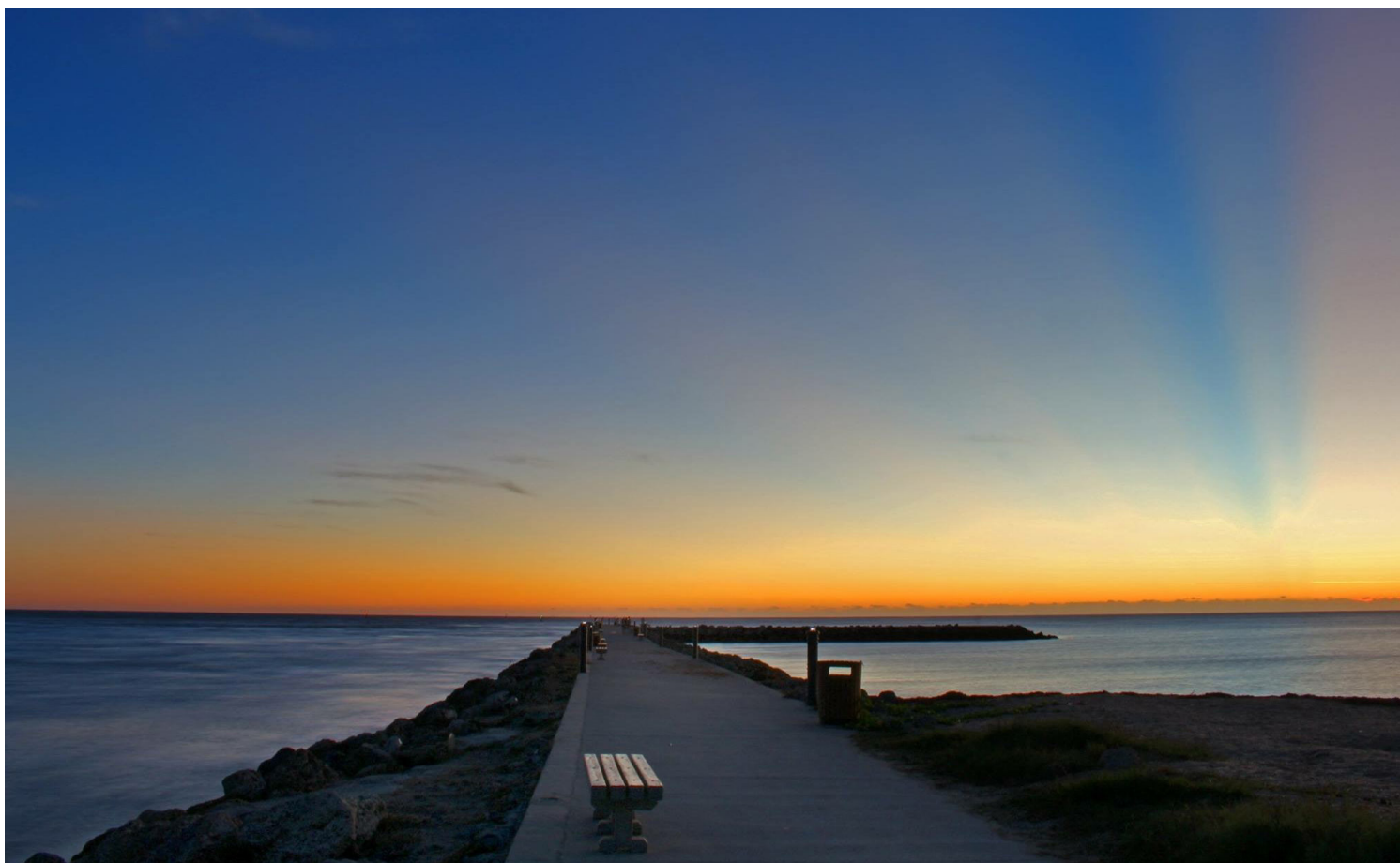
REGINALD B. SESSIONS



THOMAS K. PERONA

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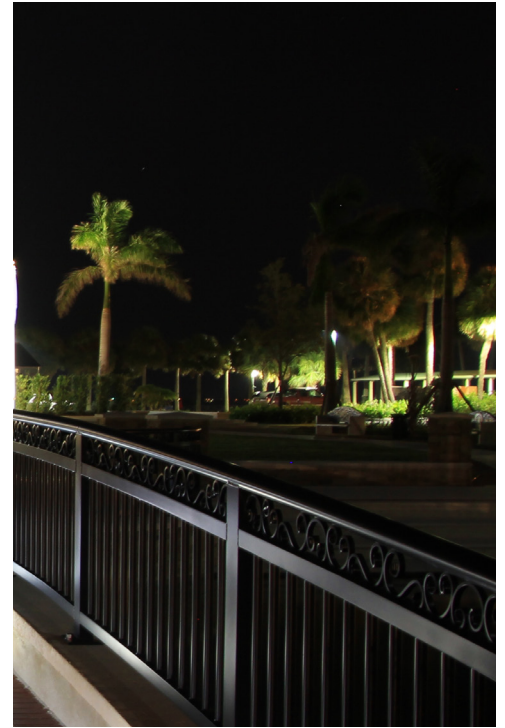
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The Fort Pierce Community Redevelopment Agency (FPRA) was established in 1982 to guide the City of Fort Pierce in redevelopment. The purpose of the agency is to revitalize both the physical and economic environment of the Community Redevelopment Area. In 1995 and 1996 the City Commission expanded the boundaries of the CRA and included an area south of Atlantic Avenue to Citrus Avenue and Delaware Avenue. In 2000 the City Commission expanded the boundaries of the CRA and included the neighborhoods west of 7th Street, the Port and the Beaches.

The City of Fort Pierce Commission included these areas since they were in a state of economic and physical decline and in need of redevelopment. This Annual Report and Financial Statements are prepared pursuant to Chapter 163 of the Florida Statutes that requires each CRA to provide an annual report. This report and financial statements are submitted to provide information to the public for Fiscal Year 2016 (October 1, 2015 to September 30, 2016).

VETERANS MEMORIAL PARK



The park is now flanked on both sides by a water feature, numerous bridges, mosaic benches and an iconic arch feature at the front. Honoring all branches of the military, this project is not only beautiful to look at and enjoy, but also implements numerous Best Management Practices (BMPs) to clean the stormwater run-off. Prior to then improvement, the 44 acre drainage basin was previously discharging, untreated, into the Indian River Lagoon. The first step in this process is to divert the run-off into control structures which then permits discharge into one of four bio-swales. A bio-swale consists of gently sloped banks and a wide, shallow lime-rocked bottom and acts a landscaped element designed to remove pollutants by allowing solids to settle. The banks are planted with vegetation and rip-rap and the bottom of the swale is lined with 6" - 8" diameter limestone rip-rap placed on a drainfield rock base.

Once through the bio-swale, stormwater enters a deep cell lake for further treatment. Treatment in the lake includes additional settlement and the introduction of increased oxygen levels via aeration fountains which aid in the treatment of organics and nitrogen. Once the lake reaches the control elevation discharge through a control structure will occur. Another treatment component introduced into the park's BMPs is the utilization of pervious sidewalks and parking areas which allow water to filter through several layers of rock and sand and eliminated the majority of stormwater run-off from these features. The new park is another jewel in the waterfront amenities that Fort Pierce offers. Veteran's Park celebrated its ribbon cutting on November 11, 2016.



Proposed
NEW HOME OF RADICAL COSMETICS



Following the recommendation of the CRA Advisory Committee, the FPRC decided to declare a few of its vacant/underutilized properties as surplus. These properties were ranked and reviewed through a public process with several opportunities for public input. At the top of a list, was a vacant manufacturing facility in close proximity to the Port of Fort Pierce and the downtown. A few obstacles had to be overcome, including removing a defunct non-profit tenant from the building who offered train memorabilia. In a joint effort, the FEC Rail partnered to remove the historical “rolling stock” of the museum for safe keeping at another facility. This paved the way for a private label cosmetics manufacturer to negotiate and successfully bid on the property. Now it is being renovated and will soon house 50 full time jobs, with an additional 50 full time seasonal employees.

NEW BEACH PARKING



The City leased a privately owned vacant parcel just west of the Square Grouper) on the Fort Pierce Inlet to be utilized as short term parking for the ever growing businesses surrounding Jetty Park. This lot provides parking spaces to assist beachside businesses. As this lot is just intended to be a short term solution, and not the highest and best use of the property, the City started an analysis of additional properties in the area that could be purchased to meet the long term needs.

PROPERTY ACQUISITION



The FPRA Staff started negotiation with Flagler Development Group (FDG), the real estate arm of FEC Railway for acquisition of two key parcels of land. The first is a linear parcel about ten feet wide, that runs from Avenue A/Marina Way up to Moore's Creek. This parcel was targeted to become a linear parkway connection to the Moore's Creek site and is a key acquisition for the targeted redevelopment of the former HD King site. The second site targeted

for acquisition for FDG is the parcel commonly known as South Depot Drive. Decades ago, this parcel was improved by the City to provide additional parking and utilized by area businesses including the Sunrise Theater. Nearly twelve years ago, the City acquired North Depot drive (its mirror image) to the North after a lengthy eminent domain case. The City was pleased to work with FDG in a friendlier process and start negotiations for the parcel to be a long term asset for the downtown.



Private Investment in the CRA

The Fort Pierce Redevelopment Agency is actively working to diversify our local economy through expanding targeted industries, advancing skilled labor, growing small businesses, and utilizing infrastructure and educational assets.

Many new and growing businesses are making significant contributions to the City while providing valuable services and employment opportunities. The following are just a few that have made significant renovations or constructed new businesses:

New manufacturing: Indian River Biofuels, Radical Cosmetics, and brewing components of Sailfish.

HIGHWAY MEN HERITAGE TRAIL FESTIVAL



The first annual Highwaymen Heritage Art Show & Festival took place on February 20, 2016. The annual art show & festival was created to honor the Florida Highwaymen artists. There were booths for many of the 'Original' and 2nd Generation Highwaymen artists who displayed and sold their art, as well as tribute booths for several of the deceased artists, food, novelty vendors, live music, and a kids fun zone. The annual event also included an educational component for children in Fort Pierce schools to learn about the Highwaymen and to participate in an art contest leading up to the event.

In 2016, the City of Fort Pierce celebrated the completion of the Highwaymen Heritage Trail and held a formal Ribbon Cutting Ceremony for the Highwaymen Heritage Trail, a tribute to the Highwaymen artists and their contribution to the rich cultural history of Fort Pierce. The Ribbon Cutting Ceremony was held at the Intermodal Transit Facility, 725 Avenue D, in front of an exquisite Royal Poinciana Tree mosaic where the artists' names are engraved on affixed bronze plaques. The Highwaymen Heritage Trail and accompanying website (TheHighwaymenTrail.com) is a three year project underwritten by two grants from the Florida Humanities Council (FHC) and the City of Fort Pierce.





USA TODAY – MOST IDYLIC SMALL TOWN

Have you been to downtown Fort Pierce lately? If so, you stepped into one of most idyllic small towns in the United States. Fort Pierce ranked among the nation's most idyllic and historic main streets according to USA Today. Fort Pierce was the only Florida city to make the USA Today list! The publication said, "Fort Pierce, a Treasure Coast 'Old Florida' town, cooled by breezes off the Indian River, won the 2011 Best Main Street designation from the National Trust. Swaying palm trees line the sidewalks, and the atmosphere evokes the early 1900s when the city came into its own. Period Spanish architecture punctuates the downtown area, the star of which is the historic Sunrise Theatre. The Saturday Farmers Market is a must.

<http://experience.usatoday.com/weekend/story/my-weekend-experience/2015/05/19/idyllic-historic-main-streets-across-the-usa/13890553/>

ENRICHING OUR COMMUNITY



In 2013, Representative Larry Lee, Jr. began the “Restoring the Village Initiative” to not only curb violence and crime but to also change the image of our community. Fast forward to 2016, Rep. Lee came up with the goal of beautifying a 1.2 mile stretch of 25th Street. His vision became a reality when over 1,000 volunteers participated in the “Village Resurrection” Cleanup in June 2016.



The Paint our Town program is a collaboration between the City of Fort Pierce and several nonprofit organizations and churches in the community. The Urban Redevelopment Department purchases paint, paint supplies, and new mailboxes while volunteers donate their time to paint homes and spruce up properties located in our historic neighborhoods. Twenty-four homes have been painted since the project began in 2015.

23
Houses

200-300
Students

1,000+
Volunteers



HD KING POWER PLANT SITE

Remediation of HD King Site - Completed

The City's contractor has completed the third and final phase of site remediation and a certificate is anticipated before the end of calendar year 2016. The City will conduct a public meeting to solicit ideas and input, and anticipates issuing an RFP for a site developer.

HD KING POWER PLANT MEETING



COMMUNITY INPUT

A community meeting was held inviting residents and neighbors to participate in a visioning exercise for the HD King site. It was a prime opportunity for residents to give their feedback to a variety of questions including “What is most important to you?” and “What is a dealbreaker?”. Residents also were given large size aerial photos of the site and markers and asked to sketch their ideas. The aerial map of the site gave the citizens a chance to draw out what they saw for the future of the site. Staff used two large size prints of the same aerial photograph – so that residents could sketch on either.

Members attending sketched out a hotel with conference center, ample parking, retail and restaurants, a high-end small grocery store, condominiums or townhomes, an outdoor café, they want the bridges raised so boats can access the waterway, a possible water taxi, the area must be pedestrian friendly, there should be a buffer or screening area from the Fort Pierce Utility Authority pumps.

FISHERMAN'S WHARF

Fisherman's Wharf is located at the southern end of the Port and acts as a buffer between the working port area and historic downtown Fort Pierce. It is currently underutilized and prime for redevelopment. The County and City are moving forward to develop a Fisherman's Wharf Plan which will address connectivity and buffering, a market feasibility study, urban design, street design, massing and scale, and three (3) conceptual site plans and elevation renderings integrating the findings from the plan. The following project listed below is underway and currently in design for improvements to the infrastructure, utilities, and stormwater treatment system, as well as reconstruction of the Fisherman's Wharf Road.



2ND STREET IMPROVEMENTS

The North 2nd Street Roadway Improvement project involves the widening and reconstruction of the following roadways; North 2nd Street, and Indian River Drive (north of Seaway Drive), as well as Avenue H (east of US Hwy 1), in the City of Fort Pierce. The project also includes improvements to the stormwater drainage system, and discharges to the Intracoastal Waterway and Taylor Creek, and will provide upgraded utilities to the area (potable water, sanitary sewer, electric, and gas). The project is almost 40% complete with most of the main-line utilities upgrades installed. Over the next few weeks, the Contractor will focus on installation of the utilities around the FEC rail spur crossings, and will establish the layout of the roadway and curbing for road construction to the north of Avenue M.



FINANCIAL INFORMATION

FORT PIERCE REDEVELOPMENT AGENCY OPERATING ACCOUNT PROFIT & LOSS STATEMENT

OPERATING INCOME	ADOPTED 2016	ACTUAL 2016	VARIANCE
<u>Taxes</u>			
311 10 Ad Valorem Taxes	\$ 4,290,334	\$ 4,443,310	\$ 152,976
<u>Licenses and Permits</u>			
329 20 Lot Clearing Permits	0	104	104
<u>Intergovernmental</u>			
334 90 EPA Brownfield	0	2,045,979	2,045,979
347 54 Marina Dockage	75,000	48,883	(26,117)
384 90 Other Grants	0	0	0
<u>Miscellaneous Revenue</u>			
361 10 Interest on Investments	\$ 500	\$ 6,126	\$ 5,626
362 14 Leases	148,000	167,609	19,609
363 10 Liens	1,000	375	(625)
369 40 Reimburse-Contract Services	9,000	21,421	12,421
369 90 Other Misc. Revenues	2,000	1,369	(631)
<u>Transfers</u>			
Transfer from General Fund	\$ 1,831,636	\$ 1,451,422	(\$380,214)
Transfer from Construction Fund	\$ 0	\$ 5,929	\$ 5,929
TOTAL RESOURCES	<u>\$ 6,357,470</u>	<u>\$ 8,192,527</u>	<u>\$ 1,835,057</u>

OPERATING EXPENSES	ADOPTED 2016	ACTUAL 2016	VARIANCE
Personnel Services	\$0	\$0	\$ 0
<u>OPERATING</u>			
3120 Legal Fees	\$ 50,000	\$ 54,345	\$ 4,345
3190 Consultant Fees	\$ 0	\$ 25,066	25,066
3200 Accounting & Auditing	5,000	5,280	280
3468 Marina Operation	10,000	6,824	(3,176)
3490 Contractual Fees	1,000	33,588	32,588
4020 Travel	0	1,205	1,205
4110 Communications	10,000	7,547	(2,453)
4120 Freight and Postage	500	14	(486)
4310 Utilities	30,000	29,842	(158)
4510 Insurance	85,000	86,432	1,432
4620 Site Maintenance	10,000	9,723	(277)
4650 Vehicle Maintenance	15,000	987	(14,013)
4675 Software Maintenance	0	978	978
4710 Reproduction	0	0	0
4810 Advertising	1,000	646	(354)
4911 Loan Interest	0	1,004,529	1,004,529
4920 Cost of Goods Sold/Fuel	0	0	0
4940 Bad Debts	0	0	0
4950 Settlement of Claims	0	0	0
4960 Administrative Fees	75,000	75,586	586
4985 Real Estate Taxes	28,000	18,949	(9,051)
4990 Miscellaneous Expenses	1,000	30,337	29,337
5110 Office Supplies	0	105	105
5120 EDP Supplies	0	116	116
5210 Gas and Oil	1,000	757	(243)
5410 Book, Publications, Subscrip., Mbrshps.	1,000	3,052	2,052
<u>Capital Outlay</u>			
6100 Land	\$ 0	\$ 8,531	\$ 8,531
6320 Other improvements	0	1,057,406	1,057,406
6440 Vehicles	0	16,642	16,642
<u>AID TO PRIVATE ORGANIZATIONS</u>			
8340 Other Grants & Aids	\$ 0	\$ 19	\$ 19
8391 Fort Pierce PAL	20,000	21,391	1,391

FORT PIERCE REDEVELOPMENT AGENCY OPERATING ACCOUNT PROFIT & LOSS STATEMENT

OPERATING INCOME	ADOPTED 2016	ACTUAL 2016	VARIANCE
TRANSFERS			
9001 Transfer to General	\$ 2,832,438	\$ 2,607,263	(\$225,175)
9110 Debt Service CRA (201)	2,731,532	2,442,710	0
9166 Sunrise Theatre	450,000	450,000	0
TOTAL EXPENSES	<u>\$ 6,357,470</u>	<u>\$ 7,999,870</u>	<u>\$ 881,130</u>
NET INCOME (LOSS)		\$ 192,657	

FORT PIERCE REDEVELOPMENT AGENCY BOND ACCOUNT CASH & INVESTMENTS STATEMENT

Beginning Available Cash & Investments	\$ 0	
Plus Income:		
Interest (FY 2014)	<u>0</u>	
Total Income		0
Less Monthly Expenditures:	0	
Total Expenditures:		<u>0</u>
Current Cash & Investment Balance		<u><u>\$ 0</u></u>

BOND ACCOUNT PROFIT & LOSS STATEMENT

Resources (Income)	Original Budget	Revised Budget	Received LTD	Unrealized Balance
Bond Proceeds	40,577,052	40,577,052	40,577,052	
Florida Community Trust (Rollins)	3,200,000	2,966,735	2,966,734	
Florida Community Trust (Moore)	0	1,941,394	1,941,394	
Boys & Girls Club	1,000,000	1,000,000	1,000,000	
Interest	1,274,195	1,308,636	1,308,636	
Grant & Misc	648,260	1,386,823	1,386,823	
Transfer from General Fund	372,500	1,179,741	1,179,741	
Total Income	<u>47,072,007</u>	<u>50,360,381</u>	<u>50,360,380</u>	0

Resources Used (Expenses)	Original Budget	Revised Budget	Expended LTD	Encumbered Balance
Moore's Creek Park	673,617	219,737	219,737	0
A1A Lighting/Landscape	473,823	284,535	284,535	0
Northwest Pioneer Park	880,772	875,043	875,043	0
Ave D Bus Terminal	750,000	388,964	388,964	0
Land & Fill	100,000	100,000	100,000	0
Fisherman's Wharf	10,750	10,750	10,750	0
A1A (Phase 1) Underground Electric	1,260,000	935,935	935,935	0
Avenue Q Sewer Project	65,000	62,647	62,647	0
Harbor Isle Roundabout	203,623	203,623	203,623	0
Jetty	75,000	76,101	76,101	0
FPRA Transfer	0	171,574	171,574	0
	<u>4,492,585</u>	<u>3,328,909</u>	<u>3,328,909</u>	0

Projected Cash & Investments **\$ 0**



Mission Statement

To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work.

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