

City of Palm Bay, Florida

BAYFRONT COMMUNITY REDEVELOPMENT AGENCY

Special Meeting 2021-01

Held on Thursday, the 18th day of February 2021 at City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida.

This meeting was properly noticed pursuant to law; the minutes are on file in the Bayfront Community Redevelopment Agency Office, City Hall Annex, Palm Bay, Florida.

The meeting was called to order by Chairman Medina at approximately 6:01 p.m.

ROLL CALL:

CHAIRPERSON:	Rob Medina	Present
VICE-CHAIRPERSON:	Kenneth Johnson	Present
COMMISSIONER:	Donny Felix	Present
COMMISSIONER:	Jeff Bailey	Present
COMMISSIONER:	Randy Foster	Present
COMMISSIONER:	Peter Filiberto	Present
COMMISSIONER:	Aaron Parr	Absent
BAYFRONT CRA ATTORNEY:	Patricia Smith	Present

STAFF MEMBERS:

Joan Junkala-Brown, Bayfront CRA Administrator; Danielle Crotts, Agency Secretary; Suzanne Sherman, City Manager; Patricia Smith, City Attorney.

CONSENT AGENDA:

There were no items to consider under Consent Agenda.

ADOPTION OF MINUTES:

1. Bayfront CRA Regular Meeting 2020-06; December 3, 2020

Motion by Vice-Chairman Johnson, seconded by Commissioner Felix, to approve the minutes as presented. Motion carried unanimously.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

There were no Public Comments.

NEW BUSINESS:

1. Letter of Intent – Pelican Harbor Marina parcels

Mrs. Junkala-Brown discussed the Letter of Intent (LOI) and welcomed Frigate's owner, Steve Muller, and General Manager, Scott Anderson.

Mr. Anderson and Mr. Muller spoke about their vision of the property and what the proposed project would include.

Commissioner Felix had some concerns with the proximity of the Frigate's in Melbourne, Florida. Mr. Anderson addressed his concern and said the proposed Palm Bay restaurant would be similar, however the cost of food would be lower and with more of a resort-style atmosphere. Commissioner Felix shared his excitement of the project.

There was additional discussion on the number of jobs that would be created, parking requirements, public access, renovations to existing docks, and added amenities such as an amphitheater.

Commissioner Filiberto asked if the current tenant, Paddling Paradise, would be retained on the property. Mr. Muller said they would do their best to keep them as tenants on the property as he felt it would add value to the site.

Commissioner Bailey asked who would be responsible for maintaining and monitoring the existing docks. Mr. Muller stated their intent was to take full control of docks to include repairs, maintenance, and management of the docks, as well as the addition of rental slips. Overnight docking would not be permitted.

Chairman Medina expressed his excitement for the project.

Mrs. Junkala-Brown spoke briefly about the existing sovereign submerged lands lease with the State.

An email sent by Palm Bay resident Maryann Civil was read into public comment. Mr. Muller addressed Ms. Civil's comments.

Motion by Commissioner Filiberto, seconded by Commissioner Bailey, to authorize the City Manager to execute the LOI from Frigate's Holding LLC and to engage in further discussions with the buyer to bring back an offer to City Council for future consideration.

Commissioner Bailey asked staff to obtain an updated appraisal and broker's price opinion (BPO) to ensure it was sold at the fairest market value. He also mentioned the importance of keeping public access to the waterfront and docks.

The City's contracted commercial real estate broker, Bill Dehlinger of RMA Real Estate Services LLC, spoke about his most recent property comparisons. He stated he would provide staff with an updated BPO within a week to ten (10) days.

Motion carried unanimously.

COMMISSIONER REPORTS:

There was no Commissioner Reports.

OTHER AGENCY BUSINESS:

There was no Other Agency Business.

ADJOURNMENT:

The meeting was adjourned at approximately 6:47 PM.

Robert Medina, CHAIRPERSON

ATTEST:

Danielle Crotts, AGENCY SECRETARY