

# City of Palm Bay, Florida

## BAYFRONT COMMUNITY REDEVELOPMENT AGENCY

### Special Meeting 2021-03

Held on Thursday, the 18<sup>th</sup> day of March 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:

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

Commissioner Felix participated in meeting via teleconference.

#### STAFF MEMBERS:

Joan Junkala-Brown, Bayfront CRA Administrator; Danielle Crotts, Agency Secretary; Suzanne Sherman, City Manager; Juliet Misconi, Chief Procurement Officer; Laurence Bradley, Growth Management Director; Patrick Murphy, Assistant Growth Management Director

#### ADOPTION OF MINUTES:

##### 1. Bayfront CRA Special Meeting 2021-01; February 18, 2021

Motion by Commissioner Filiberto, seconded by Commissioner Bailey, to approve the minutes as presented. Motion carried unanimously.

**PUBLIC COMMENTS (NON-AGENDA ITEMS):**

There were no Public Comments.

**NEW BUSINESS:**

**1. Bayfront CRA 2020 Annual Report**

Motion by Vice-Chairman Johnson, seconded by Commissioner Parr, to approve the 2020 Annual Report of the Bayfront CRA. Motion carried unanimously.

**2. Budget Amendment to record additional revenue**

There was a twelve percent (12%) increase in the City's ad valorem tax revenue (approximately \$58,033.00) due to the Bayfront Redevelopment Trust Fund from new construction in Fiscal Year 2020.

Motion by Commissioner Parr, seconded by Commissioner Bailey, to approve a budget amendment allocating \$58,033.00 in additional ad valorem tax revenue into the Bayfront Redevelopment Trust Fund Reserves account, as required by the Interlocal Agreement between the City, CRA, and Brevard County. Motion carried unanimously.

**1. Letters of Interest (LOI) for Pelican Harbor Marina parcels**

The Board heard from three (3) developers regarding their letters of intent (LOI) for the purchase and development of three (3) CRA and City-owned parcels (tax accounts 2832794, 2832801 and 2832800), which made up Pelican Harbor Marina. The developers that presented include ADELON Capital, Space Coast Marinas LLC, and Borderless Work LLC.

Real Estate Broker, Kent Cooper, who was subcontracted by the City's commercial brokerage firm, Redevelopment Management Associates LLC (RMA), provided an updated Broker Price Opinion (BPO) to staff on March 8, 2021. A copy of the BPO was included for the Board's review. Mr. Cooper suggested the City obtain an updated uplands survey to verify the acreage of land for sale.

There was Board discussion on height restrictions, parking requirements, stormwater retention and public access related to the Marina parcels.

Motion by Commissioner Filiberto to authorize the City Manager to execute Letters of Intent (LOI) to engage in further discussion with ADELON Capital and Space Coast Marinas LLC. Motion died due to lack of a second.

Motion by Commissioner Bailey, seconded by Vice-Chairperson Johnson, to authorize the City Manager to execute Letters of Intent (LOI) to engage in further discussion with all three (3) developers, ADELON Capital, Space Coast Marinas LLC, and Borderless Work LLC; with the offers seen as most feasible by staff being brought back to the Board and City Council for review. Motion carried unanimously.

Motion by Commissioner Bailey, seconded by Commissioner Parr, to table the remaining agenda items to a future meeting due to time constraints related to the approaching regularly scheduled City Council Meeting. Motion carried unanimously.

**COMMISSIONER REPORTS:**

This item was tabled to the following meeting.

**OTHER AGENCY BUSINESS:**

**1. Textual amendment to Chapter 185.058 (Bayfront Mixed Use District)**

This item was tabled to the following meeting.

**2. Commercial brokerage services for CRA-owned property**

This item was tabled to the following meeting.

**ADJOURNMENT:**

The meeting was adjourned at approximately 6:47 PM.

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Robert Medina, CHAIRPERSON

ATTEST:

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Danielle Crofts, AGENCY SECRETARY