

City of Palm Bay, Florida

BAYFRONT COMMUNITY REDEVELOPMENT AGENCY

Special Meeting 2021-06

Held on Monday, the 17th day of May 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 6:31 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	Present
BAYFRONT CRA ATTORNEY:	Patricia Smith	Present

Commissioner Filiberto attended the meeting via teleconference.

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 under the Consent Agenda.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

Mike McGarry, resident, spoke about CRA owned properties located along Orange Blossom Trail NE which the City inadvertently included in a permit with St. John's River Water Management District (SJRWMD) for future stormwater retention efforts. He stated the two parcels were supposed to be identified for future redevelopment purposes, not stormwater retention.

OLD BUSINESS:

1, Consideration of purchase offers for Pelican Harbor Marina parcels

Mrs. Junkala-Brown discussed the offers previously received and presented to the Board, as well as a revised offer submitted by Adelon Real Estate Manager, LLC which included terms verbally agreed upon at the preceding Bayfront CRA meeting.

Mike McGarry, resident, expressed his support for Space Coast Marinas, LLC's offer of the property. He felt their project fit the needs and vision of the Bayfront area.

Maryanne Civil, resident, referenced a letter she wrote to the Board which expressed her support of Space Coast Marinas, LLC as she felt their project would best serve the residents of the Bayfront area and promote the preservation of the waterfront.

The Board discussed the two offers and the proposed projects for each.

Scott Anderson from Frigate's spoke about a potential partnership with Space Coast Marina's, LLC. He answered some of the Board's questions regarding job creation, customer base and volume, and their overall vision.

Mike Timmons from Space Coast Marinas, LLC addressed some of the Board's questions regarding the offer price, use of existing docks, mooring field, passage of boats under the U.S. Highway 1 bridge, job creation, and previous experience in marina management.

Arie Fridzon from Adelon Real Estate Manager, LLC spoke about the need for a hotel in the Bayfront area, even if it is not at the Marina site. He discussed other projects they have done in Palm Bay and potential hotel brands they could partner with such as Marriott or Hilton. There was discussion on building height restrictions and zoning.

There was additional Board discussion on the two proposed projects.

Motion by Commissioner Bailey, seconded by Commissioner Parr, for staff to accept the offer from Space Coast Marinas, LLC, with the change of offer price to \$1.9 million.

Motion carried as follows:

Chairperson Medina: Yea

Vice-Chairperson Johnson: Yea

Commissioner Felix: Yea

Commissioner Bailey: Yea

Commissioner Foster: Yea

Commissioner Filiberto: Nay

Commissioner Parr: Yea

COMMISSIONER REPORTS:

Commissioner Bailey asked if some sections of the Bayfront CRA By-Laws could be amended to align with City Council's Rules and Regulations, such as voting and motion making procedures during meetings. There was Board consensus on his request. He also spoke about Northshore Development's request for an extension and bifurcation of their residential and commercial components. He asked that the Board consider following staff's recommendation for such items in the future.

Board members expressed their gratitude toward Adelon Real Estate Manager, LLC and Space Coast Marinas, LLC for wanting to develop and invest in Palm Bay.

ADJOURNMENT:

The meeting was adjourned at approximately 7:53 PM.

Robert Medina, CHAIRPERSON

ATTEST:

Danielle Crotts, AGENCY SECRETARY