

City of Palm Bay, Florida

BAYFRONT COMMUNITY REDEVELOPMENT AGENCY

Regular Meeting 2021-07

Held on Monday, the 3rd day of June 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 minutes are not a verbatim transcript, but a brief summary of the discussions and actions taken at the meeting.

The meeting was called to order by Chairman Medina at approximately 6:02 p.m.

ROLL CALL:

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

STAFF MEMBERS:

Joan Junkala-Brown, Deputy City Manager; Danielle Crotts, Agency Secretary; Suzanne Sherman, City Manager; Nancy Bunt, Community and Economic Development Director; Laurence Bradley, Growth Management Director; Frank Watanabe, City Engineer.

ADOPTION OF MINUTES:

1. Bayfront CRA Special Meetings 2021-05 (May 11, 2021) and 2021-05 (May 17, 2021)

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

PUBLIC COMMENTS (NON-AGENDA ITEMS):

There were no Public Comments.

OLD BUSINESS:

1. Consideration of an amendment to the Redevelopment Incentive Agreement between Bayfront CRA and Northshore Development, LLC

In April, the City received a request from Northshore Development, LLC requesting to amend the Redevelopment Incentive Agreement to allow for an 18-month extension to the completion date of Phase 2 commercial development. The developer was also requesting a reduction in the total proposed commercial square-footage to a minimum of 40,000, for which the developer would take out a bond in the favor of the City. As reflected in the Amendment, the developer submitted a subdivision plat to bifurcate the residential and commercial projects as two separate legal entities, however tied together through a Property Owners Association Declaration of Covenants, before the Planning and Zoning Board.

Commissioner Parr commented that he was in support of the extension as he agreed the project was delayed due to negative impacts of COVID-19.

Commissioner Bailey joined the meeting at 6:10 p.m.

Mrs. Junkala-Brown addressed some of the Board's questions regarding the agreed upon minimum square footage for commercial development, bond amount, tax rebate timeline and expiration, and the bifurcation of residential and commercial components. She provided a brief history of the project.

Mrs. Junkala-Brown spoke about some of the accommodations the City had made for Northshore Development in the past including requests for extensions, acceptance of irrevocable letters of credit for site work, granting conditional Certificates of Occupancy on individual residential buildings due to delays in construction, entered into joint permits for funding of offsite drainage ditch, and reviewed nine revisions to approve plans between January 2018 and July 2020. Commissioner Bailey mentioned they also received preferential treatment on permitting, rezoning, and an additional monetary incentive through their utility agreement.

Andrew Steel from Northshore Development thanked City staff and Board members for their work on the project. He addressed some of the Board's concerns with the delay in the project, construction timelines, and the bond amount and terms.

Motion by Commissioner Bailey, seconded by Commissioner Filiberto, to move forward with staff's recommendation to deny the request for an amendment to the Redevelopment Incentive Agreement between the Bayfront CRA and Northshore Development, LLC extension.

There was further discussion on the item.

Motion failed with the Board members voting as follows:

Chairperson Medina: Yea

Vice-Chairperson Johnson: Nay

Commissioner Felix: Nay

Commissioner Bailey: Yea

Commissioner Foster: Nay

Commissioner Filiberto: Yea

Commissioner Parr: Nay

Motion by Commissioner Parr, seconded by Commissioner Foster, to accept the request for an amendment to the Redevelopment Incentive Agreement between the Bayfront CRA and Northshore Development, LLC.

Commissioner Bailey asked if the Board would consider what staff had recommended with having the amendment in Section 5 of the agreement, such that the Bayfront CRA would hold the residential tax abatement until the time that the commercial was built.

Motion carried with the Board members voting as follows:

Chairperson Medina: Nay

Vice-Chairperson Johnson: Yea

Commissioner Felix: Yea

Commissioner Bailey: Nay

Commissioner Foster: Yea

Commissioner Filiberto: Nay

Commissioner Parr: Yea

COMMISSIONER REPORTS:

Commissioner Bailey requested that staff from the City Manager's Office and City Attorney's Office provide their comments to City Council on whether obtaining a site plan for Northshore's project first would be a faster route rather than providing an extension.

ADJOURNMENT:

The meeting was adjourned at approximately 6:56 PM.

Rob Medina, CHAIRPERSON

ATTEST:

Danielle Crofts, AGENCY SECRETARY