

City of Palm Bay, Florida

BAYFRONT COMMUNITY REDEVELOPMENT AGENCY

Special Meeting 2021-10

Held on Monday, the 5th day of August 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	Absent
COMMISSIONER:	Randy Foster	Present
COMMISSIONER:	Peter Filiberto	Present
COMMISSIONER:	Aaron Parr	Present
BAYFRONT CRA ATTORNEY:	Rodney Edwards	Present

STAFF MEMBERS:

Nancy Bunt, Bayfront CRA Administrator; Suzanne Sherman, City Manager; Joan Junkala-Brown, Deputy City Manager; Elena Sarazua, Agency Secretary

PUBLIC COMMENTS (NON-AGENDA ITEMS):

There were no Public Comments.

NEW BUSINESS:

1. Resolution for Fiscal Year 2022 Proposed Budget of the Bayfront CRA.

Mrs. Bunt discussed some of the Fiscal Year 2022 Proposed Budget line items.

Motion by Vice-Chairperson Johnson, seconded by Commissioner Parr, to adopt Resolution 2021-01, approving the Fiscal Year 2022 Budget of the Bayfront CRA. Motion carried unanimously.

2. Resolution conveying Bayfront CRA-owned surplus real estate located at 4220 Dixie Highway NE, 2920 Pospisil Ave. NE and 2932 Pospisil Ave NE, Palm Bay, FL 32905 to buyer Space Coast Marinas, LLC.

Mrs. Bunt discussed Space Coast Marinas, LLC (the Buyer) proposed use(s) and amenities for the property. She also stated that during the Due Diligence Period, the Buyer engaged in discussions with City staff and other regulatory agencies to understand the feasibility of the project and purchase. The City and Buyer encountered a few challenges including soil sample conditions, stormwater drainage easements, and delays in project construction due to an outstanding lease agreement between the City and Brightline for use of the City's right-of-way along Maplewood Street, for which the Buyer was seeking to locate. The challenges necessitated additional time to work through; therefore, the Due Diligence Period (expired July 21, 2021) and the Closing Date (August 1, 2021) was extended to August 6, 2021. Because of the discoveries during the Due Diligence Period, the Buyer submitted a letter which included a counteroffer of \$1.7 million for the CRA's consideration.

Mike Timmons with Space Coast Marinas, LLC answered some of the Board's questions regarding the issues and how they would impact his project cost and timeline.

Motion by Vice-Chairperson Johnson, seconded by Commissioner Parr, to adopt Resolution 2021-02, conveying Bayfront CRA-owned surplus real estate located at 4220 Dixie Highway NE, 2920 Pospisil Avenue NE, and 2932 Pospisil Avenue NE to buyer Space Coast Marinas, LLC. Motion carried unanimously.

Motion by Vice-Chairperson Johnson, seconded by Commissioner Parr, to amend the motion to include accepting the counteroffer of \$1.7 million from Space Coast Marinas, LLC.

Motion carried as follows:

Chairperson Medina: Yea

Vice-Chairperson Johnson: Yea

Commissioner Felix: Nay

Commissioner Foster: Yea

Commissioner Filiberto: Yea

Commissioner Parr: Yea

COMMISSIONER REPORTS:

Commissioner Filiberto commented that he would like to see a Brightline stop in the Redevelopment District. Mrs. Junkala-Brown stated staff would continue to advocate for a stop in Palm Bay. He also asked for an update on the removal of graffiti at a vacant building located at 3370 Dixie Highway NE. Mrs. Junkala-Brown addressed his concern and stated she would follow up with an email.

ADJOURNMENT:

The meeting was adjourned at approximately 6:58 PM.

Rob Medina, CHAIRPERSON

ATTEST:

Elena Sarazua, AGENCY SECRETARY