

City of Palm Bay, Florida

BAYFRONT COMMUNITY REDEVELOPMENT AGENCY

Regular Meeting 2022-02

Held on Thursday, the 3rd day of March 2022 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 6:00 p.m.

ROLL CALL:

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

STAFF MEMBERS:

Nancy Bunt, Bayfront CRA Administrator; Suzanne Sherman, City Manager; and Danielle Crotts, Agency Secretary.

ADOPTION OF MINUTES:

1. Bayfront CRA Regular Meeting 2021-12; September 16, 2021

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

PUBLIC COMMENTS (NON-AGENDA ITEMS):

There were no Public Comments.

NEW BUSINESS:

1. Bayfront CRA Surplus Real Estate

The City's commercial real estate broker, Melvin Howard with ONE Sotheby's International Realty of Brevard, Inc., spoke about an offer he received for the purchase of CRA-owned property located at 1626 Orange Blossom Trail (OBT) NE. There was discussion on additional terms of the contract, at the Buyer's request, which included the City vacating a portion of City-owned parcel (easement) located to the south (Tax ID 2866311).

Motion by Vice-Chairman Johnson, seconded by Commissioner Felix, to approve designating the following properties as surplus to list for sale by the City and CRA commercial real estate broker, ONE Sotheby's International Realty of Brevard, Inc.:

- a. Tax Account 2832603, 1608 Orange Blossom Trail NE
- b. Tax Account 2866312, no address assigned, Orange Blossom Trail NE
- c. Tax Account 2832602, 1626 Orange Blossom Trail NE

Commissioner Filiberto discussed a future Brightline Train stop in Palm Bay and if these parcels could be a future location for the Florida East Coast (FEC) Railway.

Motion carried unanimously.

2. Consideration of purchase offer(s) for Bayfront CRA-owned surplus real estate located at 1582 Water Drive NE (Parcel ID: 28-37-24-27-5-7 and Tax ID 2832822)

Melvin Howard from ONE Sotheby's International spoke briefly about the history and acquisition of the property.

Mike Timmons with Space Coast Marina's LLC discussed his purchase offer for the property and why he felt it was a fair offer based on the most recent appraisal completed by W.H. Benson & Company and ONE Sotheby's International Comparative Market Analysis (CMA). Mr. Timmons discussed his future development plans for that area.

Motion by Vice-Chairman Johnson, seconded by Commissioner Felix, to consider the purchase offer of \$192,000 made by Space Coast Marina's LLC for the Bayfront CRA-owned surplus real estate located at 1582 Water Drive NE. Board discussion ensued regarding the purchase offer made by Space Coast Marina's LLC. Motion carried unanimously.

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COMMISSIONER REPORTS:

Commissioner Filiberto mentioned the recent demolition of the old motel located at 3370 Dixie Highway NE, and potential grant funds that may be available to the City and CRA through the National Scenic Byway Program.

ADJOURNMENT:

The meeting was adjourned at approximately 6:28 PM.

Rob Medina, CHAIRPERSON

ATTEST:

Danielle Crotts, AGENCY SECRETARY