

City of Palm Bay, Florida
COMMUNITY DEVELOPMENT ADVISORY BOARD
Regular Meeting 2022-07

Held on Wednesday, the 20th day of July 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 Housing and Community Development Division Office, City Hall Annex, Palm Bay, Florida.

The meeting was called to order by Chair Thibert at approximately 6:02 p.m.

ROLL CALL:

CHAIRPERSON:	Rebecca Thibert	Present
MEMBER:	Kera Beard	Present
MEMBER:	Kenneth Johnson	Present
MEMBER:	Rito Lazarre	Absent
MEMBER:	Khalilah Maragh	Present
MEMBER:	Henry Morin	Present
MEMBER:	Shenielle Walker	Present
MEMBER:	Jerry Williams	Present
MEMBER:	Cristina Wright	Present (Late)
BOARD ATTORNEY:	Rodney Edwards	Present

Mr. Johnson joined the meeting via teleconference.

STAFF MEMBERS:

Nancy Bunt, Director of Community & Economic Development, Siphikelelo Chinyanganya, Housing Administrator; Dorcy Normandia, Senior Housing Program Specialist; Rodney Edwards, Deputy City Attorney; Elena Sarazua, Board Secretary.

ADOPTION OF MINUTES:

1. Regular Meeting 2022-04; April 20, 2022

Ms. Beard noted that she was present at April 20th meeting and the minutes reflected her being absent. Motion by Ms. Maragh, seconded by Ms. Beard, to adopt the Minutes with

the following correction: Page 1, under Roll Call Kera Beard should be listed as present instead of absent. Motion carried unanimously.

PUBLIC COMMENTS (Non-agenda items only)

There were no public comments.

OLD/UNFINISHED BUSINESS:

There was no business under this item.

PRESENTATIONS:

There were no presentations.

NEW BUSINESS:

1. Introduction of new Board Members – Jerry Williams, who represents “advocate for low- income persons” and Shenielle Walker, who represents “essential services personnel”

Ms. Bunt introduced new Board Members to the Board.

Ms. Bunt announced that Mr. Borkowski, who was filling a banking industry position and was also a Vice-Chairperson, resigned from the Board and applications for the vacancy would be solicited.

Motion by Ms. Thibert, seconded by Ms. Beard, to nominate Ms. Maragh to serve as a Vice-Chairperson. Motion carried unanimously.

2. Introduction of new City Housing Staff - Siphikelelo “Siphi” Chinyanganya, Housing Administrator and Dorcy Normandia, Senior Housing Specialist

Ms. Bunt introduced new Housing staff to the Board.

Ms. Wright joined the meeting at approximately at 6:07 pm.

3. FY 2023-2027 Consolidated Plan & FY 2022-2023 Action Plan

Ms. Bunt provided a summary of FY 2023-2027 Consolidated Plan and FY 2022-2023 Action Plan.

Ms. Thibert said that the amounts for proposed final statement of Community Development Block Grant (CDBG) projects for FY 2022/2023 read by Ms. Bunt were different from what was on the Agenda Memo for this item.

Ms. Bunt explained that the numbers she read out mistakenly to the Board were based on the anticipated CDBG allocation which happened to be different from the actual allocation. Ms. Bunt announced the corrected amounts for each CDBG project.

Ms. Maragh asked if the Board would have another chance to review the Consolidated Plan before City Council approval. Ms. Bunt replied that the Consolidated Plan would be presented for Council's consideration at its meeting on July 21st and the deadline to submit it to the U.S. Department of Housing and Urban Development (HUD) for approval was August 2, 2022. Ms. Bunt felt that some of the data included in the Consolidated Plan was outdated and was not an accurate reflection of current statistics in the City and a lot of data provided was pre-loaded by HUD.

Ms. Maragh recommended that staff contact the Space Coast Association of Realtors for more current and accurate data. Ms. Beard also recommended the Brevard Homeless Coalition as the agency ran data reports on a weekly basis.

Ms. Thibert asked staff to share the final version of Consolidated Plan with the Board after it was approved.

OTHER BOARD BUSINESS:

1. Request to advertise Substantial Amendment for Public Works Drainage Project

Ms. Bunt said that the original funding for this project was for land acquisition in Driskell Heights Subdivision area with the idea to build an additional pond to resolve flooding issues. Public Works could not come into agreement with the owner of the parcels regarding purchase price and had to look for other options. The Public Works Department considered expanding the existing pond in the area on the City owned parcel and potentially redesigning the surrounding area. The requested Substantial Amendment to the contract would be to use the funding for design, engineering, study and construction costs.

Ms. Thibert and Ms. Maragh expressed their support of the request.

Mr. Morin asked about the owner of the parcels. Ms. Bunt answered the owner was 321 Developers, a local business.

Ms. Maragh asked if land acquisition was off the table for this project. Ms. Bunt replied that Public Works was still attempting to acquire a wetland parcel owned by 321 Developers, and a study would identify how much land would need to be acquired.

Ms. Thibert felt it was important to ensure the stormwater drainage improvement could be successfully done on a wetland parcel before parcel acquisition.

The Board had no objections regarding the request.

2. Informational - change from quint to engine for Fire Department Project

Ms. Bunt said that Palm Bay Fire Rescue Department had previously requested to reallocate unexpended CDBG funding to acquire a quint for a new fire station. Due to significant price increase of a quint, the Department requested to make a change to the contract to acquire an engine instead of a quint.

3. Informational - NSP 1 and NSP 3 monitoring the week of August 8th -12th

Ms. Bunt stated that originally the NSP monitoring was scheduled for the week of July 18th -22nd, but due to staffing issues and staff illness, the monitoring was rescheduled for the week of August 8th -12th. Ms. Bunt stated that the City received the first grant in 2010 and none of the current City staff had worked on these grants. She did not believe the City was in compliance with this grant and stated that the City might have to pay some money back to HUD but staff was diligently working on getting the files in order.

4. Staff Report

Ms. Bunt gave a brief update on housing programs and funds such as HOME Investment Partnerships Program (HOME), CDBG, CDBG-CV1 (Coronavirus) and CDBG-CV3 and State Housing Initiatives Partnership Program (SHIP). She highlighted the HOME monitoring letter which stated that the City had no findings nor any concerns. She stated that this was very significant as the City had received findings and/or concerns the previous five (5) years. She gave credit to the former Housing Administrator, Sandra Urban, the support of the City Manager and Deputy City Manager, and the current staff Jenny Lawson and Elena Sarazua.

Ms. Beard asked if the City would consider sending some of the Board members to attend future trainings such as Affordable Housing Conference in Orlando in August 2022. Ms. Bunt was not sure if this was budgeted for the current fiscal year but agreed that the City might look into budgeting training for Board members in the future. Ms. Wright stated that the conference was full.

There was a Board discussion about Voluntary Inclusionary Housing, Affordable Housing, and ways to address homelessness.

ADJOURNMENT:

The meeting was adjourned at approximately 7:09 p.m.

Rebecca Thibert, CHAIRPERSON

ATTEST:

Elena Sarazua, BOARD SECRETARY