

City of Palm Bay, Florida

BAYFRONT COMMUNITY REDEVELOPMENT AGENCY

Regular Meeting 2022-08

Held on Monday, the 5th day of December 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 4:35 p.m.

ROLL CALL:

CHAIRMAN:	Rob Medina	Present
VICE-CHAIRMAN:	Donny Felix	Present
COMMISSIONER:	Kenneth Johnson	Present
COMMISSIONER:	Randy Foster	Present
COMMISSIONER:	Peter Filiberto	Present
COMMISSIONER:	Phillip Weinberg	Present
COMMISSIONER:	Vicki Northrup	Present
BAYFRONT CRA ATTORNEY:	Rodney Edwards	Present

STAFF MEMBERS:

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

PUBLIC COMMENTS (NON-AGENDA ITEMS):

There were no Public Comments.

NEW BUSINESS:

1. 2023 Proposed Meeting Schedule of the Bayfront CRA Board.

Motion by Commissioner Johnson, seconded by Vice-Chairman Felix, to approve the 2023 Bayfront CRA Meeting Schedule as follows:

- March 2nd, 2023 at 5:30 PM – Regular Meeting (Annual Report)
- May 9th, 2023 at 6:00 PM – Budget Workshop

- July 6th, 2023 at 5:30 PM – Regular Meeting
- September 7th, 2023 at 5:30 PM – Regular Meeting (Budget Adoption)
- December 7th, 2023 at 5:30 PM – Regular Meeting (2024 Meeting Schedule)

Motion carried unanimously.

2. Consideration of a reduction in purchase price for property located at 1626 Orange Blossom Trail NE (Parcel ID: 28-37-24-25-6-1 and Tax ID: 2832602). (AGENDA REVISION)

Alberto Kreiger with Adelon Real Estate Manager, LLC responded to questions from the Board regarding the proposed development and what they would like to see included. Adelon Capital LLC was asking for a reduction in the purchase price for expenses incurred for arsenic investigations completed during the due diligence period.

Motion by Commissioner Johnson, seconded by Commissioner Filiberto, to approve a reduction in purchase price by \$71,854.25 for expenses incurred for arsenic investigations completed during the due diligence period, bringing the new purchase price to \$192,510.75. Motion carried unanimously.

OLD BUSINESS:

1. Consideration of a purchase offer(s) for CRA-owned surplus real estate located at 1608 Orange Blossom Trail NE (Parcel ID: 28-37-24-25-6-16 and Tax ID 2832603).

Mrs. Bunt provided a brief overview of the purchase offer(s).

The City's commercial broker, Mel Howard, spoke about a purchase offer from Robert and Claudia Wilmes in the amount of \$75,000 with an intended use of multifamily (duplexes).

Steven M. Ragno, prospective buyer, presented his purchase offer of the property in the amount of \$60,000 and his intended use would include small retail shops and a health and wellness-type facility that offered yoga and cross fit classes. He provided the Board with a visual rendition of the facility.

There was discussion on the Board's vision for the Bayfront area.

Motion by Commissioner Johnson, seconded by Chairman Medina, to continue to list the property for sale to seek other intended uses. Discussion ensued on the type of development the Board wanted to see in this area. Motion carried unanimously.

2. Consideration of a purchase offer(s) for CRA-owned surplus real estate located on Orange Blossom Trail NE (Address unassigned, Parcel ID: 28-37-24-25-6-13 and Tax ID 2866312).

Motion by Commissioner Weinberg, seconded by Commissioner Filiberto, to continue to list the property for sale to seek other intended uses. Motion carried unanimously.

COMMISSIONER REPORTS:

Commissioner Northrup stated there was a lot of positive feedback about Palm Bay's Annual Holiday Light Parade on Facebook.

Commissioner Weinberg commended Mel Howard on his continued efforts to carry out the Board's vision for the properties listed for sale. He also complimented the City on its Tree Lighting Ceremony that took place on December 2, 2022.

Commissioner Filiberto asked the status of staff pursuing grant funding through the U.S. Department of Transportation's Federal Highway Administration (FHWA) National Scenic Byways Program (NSBP). Mrs. Bunt stated this was ongoing with the previous Director, but staff would continue to work with the consultant to determine eligibility and use requirements through the City's Grants Manager.

ADJOURNMENT:

The meeting was adjourned at approximately 5:37 PM.

Rob Medina, CHAIRPERSON

ATTEST:

Danielle Crotts, AGENCY SECRETARY