

City of Palm Bay, Florida

BAYFRONT COMMUNITY REDEVELOPMENT AGENCY

Regular Meeting 2023-05

Held on Wednesday, the 7th day of December 2023 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 5:30 p.m.

ROLL CALL:

CHAIRPERSON:	Rob Medina	Present
VICE-CHAIRPERSON:	Donny Felix	Present
COMMISSIONER:	Kenny Johnson	Present
COMMISSIONER:	Randy Foster	Present
COMMISSIONER:	Philip Weinberg	Present
COMMISSIONER:	Vicki Northrup	Present
BAYFRONT CRA ATTORNEY:	Patricia Smith	Present

Commissioner Foster attended the meeting via teleconference.

STAFF MEMBERS:

Nancy Bunt, Bayfront CRA Administrator; Terri Lefler, Deputy City Clerk.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

There were no Public Comments.

ADOPTION OF MINUTES:

1. Bayfront CRA Regular Meeting 2023-04; September 7, 2023.

Motion by Commissioner Johnson, seconded by Commissioner Northrup, to approve the minutes as presented. Motion carried unanimously.

NEW BUSINESS:

1. 2024 Proposed Meeting Schedule of the Bayfront CRA board

Motion by Commissioner Johnson, seconded by Commissioner Weinberg, to approve the meeting schedule for 2024. Motion carried unanimously.

2. Resolution No. 2023-02 authorizing the sale of CRA-owned surplus property located at 1608 Orange Blossom Trail NE (Parcel ID: 28-37-24-25-6-16 and Tax ID 2832603) to buyer Palm Bay Landing LLC.

Motion by Commissioner Johnson, seconded by Commissioner Weinberg, to adopt Resolution No. 2023-02. Motion carried unanimously.

3. Resolution No. 2023-03 authorizing the sale of CRA-owned surplus property located at Orange Blossom Trail NE (Address unassigned, Parcel ID: 28-37-24-25-6-13 and Tax ID 2866312) to buyer Palm Bay Landing LLC.

Motion by Vice Chairman Felix, seconded by Commissioner Johnson, to adopt Resolution No. 2023-03. Motion carried unanimously.

COMMISSIONER REPORTS:

Commissioner Northrup spoke about connectivity issues when trying to call into the meeting with the Florida Department of Transportation. She also mentioned that this would be her last meeting and thanked the Agency for allowing her to participate.

Commissioner Weinberg reflected on how much the Agency had accomplished over the years and the Agency would be sunseting in May 2024. He was looking forward to accomplishing more after the New Year.

Commissioner Johnson said he had spoken with the City Manager concerning an email received from Mr. Timmons with Palm Bay Development. Mr. Timmons felt the City was not the most business-friendly during the land purchasing process. Commissioner Johnson mentioned that the Agency should be mindful of their decisions and to not show favoritism when voting. He asked Chairman Medina for input on this topic. Chairman Medina said he had responded to Mr. Timmons's email in disagreement and said the Agency had been more than accommodating. However, the Agency was also open to exploring how they could improve the process. He also spoke about how Mr. Timmons had been tied up with working with the Federal agencies and how the number of boat slips had to be condensed. Chairman Medina commented about the motivation of the Agency in working with Mr. Timmons to make this area a desirable destination.

Ms. Sherman advised that her discussions with Mr. Timmons were about three (3) parcels owned by the City that had been deeded by Brevard County. She mentioned that the deed included a reversionary clause which stated that if the City failed to use those parcels for a public purpose, the parcels would revert to Brevard County ownership. The

two (2) parcels being discussed were the smaller parcels located between Water Drive and U.S. Highway 1. Ms. Sherman mentioned that Mr. Timmons had expressed interest in acquiring these parcels for access to the waterfront area and expected an offer to be presented from Mr. Timmons which would be brought back to the Agency for discussion.

Commissioner Weinberg asked if the reversionary clause would prevent the city from transferring ownership to anyone for any purpose. Ms. Sherman responded that Brevard County would have to give permission and authorization to do anything different with those parcels. Commissioner Weinberg expressed concern about the language dictating the use of the parcels.

Vice Chairman Felix thanked the Agency for its efforts this year and how much had been accomplished through a fair process. He felt the Agency had been fair with regard to Mr. Timmons and did the right thing for the City and the citizens of Palm Bay. Vice Chairman Felix thanked Mr. Timmons for investing in our community.

Chairman Medina thanked Commissioner Northrup for her service on the Agency and recognized Commissioner Weinberg for his efforts in public service by serving on several boards.

ADJOURNMENT:

The meeting was adjourned at approximately 5:45 PM.

Rob Medina, CHAIRPERSON

ATTEST:

Terri Lefler, DEPUTY CITY CLERK