

City of Palm Bay, Florida

BAYFRONT COMMUNITY REDEVELOPMENT AGENCY

Workshop

April 23, 2019

Held on Tuesday, the 23rd day of April 2019, 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 Commissioner Santiago at approximately 7:00 p.m.

ROLL CALL:

CHAIRPERSON:	William Capote	Absent
VICE-CHAIRPERSON:	Brian Anderson	Absent
COMMISSIONER:	Harry Santiago, Jr.	Present
COMMISSIONER:	Jeff Bailey	Absent
COMMISSIONER:	Kenny Johnson	Present
COMMISSIONER:	James Ritter	Present
COMMISSIONER:	Aaron Parr	Present
BAYFRONT CRA ATTORNEY:	Jennifer Cockcroft	Present

STAFF MEMBERS:

Joan Junkala, Bayfront CRA Administrator; Patricia Foutt, Agency Secretary

PUBLIC COMMENTS:

Ray Walton, resident, discussed the list of suggested priorities for Bayfront CRA that he previously provided to the Bayfront CRA Board via email. He discussed the living shoreline project, the sidewalk permitted through the Florida Department of Transportation (FDOT), and the maintenance of the shoreline. He also discussed the parcels for sale owned by Steamboat Landing, LLC and other strategic property acquisition. He stated that if the northern property was carved out and not purchased, it might be more reasonably priced and the size of the park for the citizens would be doubled.



NEW BUSINESS:

1. Discussion of Proposed FY 2020 Bayfront CRA Budget

Joan Junkala, Bayfront CRA Administrator, presented an overview of the proposed FY 2020 Budget for Bayfront CRA. Ms. Junkala explained Chapter 163, Part III of the Florida Statutes, with regard to eligible projects and activities of a Community Redevelopment Agency. She discussed the FY 2020 Budget priorities, the budget summary, revenues, personnel services, operating expenses that included budget reductions and increases, capital outlay, debt service on the 2006 Bond, the construction fund, and recommended the defeasance of the 2006 Bond in FY 2019.

Commissioner Ritter requested the location of the two City-owned retention ponds for which maintenance was currently being funded by the Bayfront CRA and would become the funding responsibility of the City's Public Works Department as identified in the proposed budget for FY 2020. Ms. Junkala stated the ponds were located at University Boulevard and Riverview Drive as well as Victoria Park. Mr. Ritter asked about the retention pond on Orange Blossom Trail. Ms. Junkala responded that the retention pond was purchased by the Bayfront CRA and developed by the City and that the City, in return, provided the CRA with thirty-eight percent (38%) ownership-interest in the Pelican Harbor Marina, which was owned by the City of Palm Bay.

Commissioner Johnson asked Ms. Junkala if she recommended defeasing the bond prior to July. Ms. Junkala answered that she recommended defeasing the bond during the current fiscal year.

Commissioner Parr stated he supported the land acquisition and that it should be a high priority. He further stated that any acquired land needed to be strategic and used to benefit the Bayfront CRA and that there should be a proper plan for utilization of the land.

Commissioner Johnson asked Ms. Junkala's view of Mr. Walton's recommendations regarding the parcels owned by Steamboat Landing, LLC. Ms. Junkala said she agreed with Mr. Walton's suggestions and discussed the location of strategic land acquisition and possible opportunities for the land use.

Commissioner Ritter stated the property owned by Steamboat Landing, LLC should have been purchased previously when the cost of the property was lower. He said that Palm Bay was the only city without a riverfront park. He said he would provide the contact information of the current property owner, Kurt McKinney, to Ms. Junkala in order to discuss his development plans and opportunities for development.

Commissioner Santiago requested Ms. Junkala's view of Mr. Walton's suggestions for the living shoreline project. Ms. Junkala said she agreed that it should be a focus of the City as a whole, but that the funding responsibility did not lie with the Bayfront CRA.

Commissioner Johnson asked if an incentive package was needed for some of the City-owned parcels. Ms. Junkala stated that a better job could be done providing incentives

but at this time did not know how the Bayfront CRA Board and City Council felt about incentives. She discussed the commercial façade improvement program as proposed in the FY 2020 Budget.

Mr. Ritter stated that programs were available previously for improvements for residential and commercial. Ms. Junkala stated that she would not recommend incentivizing for façade improvements for residential as there was not a significant return on investment. She stated that a façade improvement program attempted to address the key commercial corridors in the City and the community image.

Commissioner Parr asked Ms. Junkala's plan for the commercial façade improvement program. Ms. Junkala discussed the intent to develop program guidelines, application procedure, and eligible improvements. She stated that it was a matching grant program that required the commercial business to put up the money and be reimbursed for the fifty percent (50%) providing for a maximum grant award. She discussed issues that other local governments faced with placing a five-year lien on the properties as part of the commercial façade improvement program to ensure property maintenance and suggested a future discussion with the City Attorney. Ms. Cockcroft stated that liens created complication with developers during refinancing.

Commissioner Parr asked Ms. Junkala's view of Castaway Point Park improvements and her vision of the Park. Ms. Junkala discussed existing deterrents such as vagrant activity and lack of amenities for families. She stated the intent to discuss any future improvements to the Park with Public Works to ensure the improvements could be sustained.

Commissioner Johnson stated that he concurred with Mr. Walton's previous suggestion of purchasing the liquor store on U.S. Highway 1.

Commissioner Ritter stated he agreed with Commissioner Parr regarding strategic purchase of properties.

Commissioner Johnson stated he would like to include the defeasement of the bond, the living shoreline project, the purchase of the Steamboat Landing, LLC parcels, and the purchase of the convenience store and the adjacent property for consideration.

Commissioner Santiago asked if the defeasance of the bond would be an immediate action. Ms. Junkala stated that any action by the Bayfront CRA Board to defease the bond would need to be considered at the next regular meeting scheduled for May 21st. No official action could be taken at workshops.

Commissioners Ritter and Parr agreed with Commissioner Johnson.

The Board concurred to accept the Proposed FY 2020 Budget for the Bayfront CRA.

☞ **PRESENTATIONS:**

1. Presentation of Eagle Scout Project Plan – Colben Maher

Colben Maher, Eagle Scout candidate, presented his project plan for restoration of Castaway Point Park. He stated he had removed the portion of the project plan that pertained to the replacement of the wooden boards on the staircase due to permitting and liability issues. The project plan included removing the overgrown grass on the sidewalk and replacement of the grass with sea grapes and mulch. He stated he had recruited volunteers from his Boy Scout troop and family and had waiver forms for the volunteers. He said the project would take no longer than five (5) hours.

Commissioner Ritter asked Mr. Maher if he would receive a badge upon completion of the project. Mr. Maher responded that the project was in order to receive his Eagle Scout rank.

Commissioner Santiago reopened public comments.

Ray Walton, resident, suggested that any changes made at Castaway Point Park needed to be native vegetation and suggested alternative plants that did not block the view, get high, provided good ground cover, and defeated erosion. He suggested the vegetation be vetted through whomever maintained it. Ms. Junkala stated the project plan had been submitted to Brian Gallucci, Parks Division Manager, and that Mr. Gallucci had approved the choice of vegetation.

ADJOURNMENT:

The meeting was adjourned at approximately 7:40 pm.

Harry Santiago, Jr., COMMISSIONER

Patricia Foutt, AGENCY SECRETARY