

AGENDA

BAYFRONT COMMUNITY REDEVELOPMENT AGENCY

Regular Meeting 2019 - 03 May 21, 2019 – 7:00 p.m. City Hall Council Chambers 120 Malabar Rd SE Palm Bay, FL 32907

CALL TO ORDER:

ROLL CALL:

CONSENT AGENDA:

There will be no separate discussion on those items listed under Consent Agenda (indicated with asterisks(*)). They will be enacted by the BCRA Commissioners in one motion. If discussion is desired by the BCRA Board, that item will be removed from the Consent agenda by the Board and will be considered in the order that it appears on the agenda.

ADOPTION OF MINUTES:

- *1. Bayfront CRA Workshop, January 25, 2018
- *2. Regular Meeting 2018-01, March 27, 2018
- *3. Bayfront CRA Workshop, April 10, 2018
- *4. Regular Meeting 2018-02, May 8, 2018
- *5. Regular Meeting 2018-03, August 30, 2018
- *6. Regular Meeting 2018-04, December 13, 2018
- *7. Regular Meeting 2019-01, February 26, 2019
- *8. Special Meeting 2019-02, March 5, 2019
- *9. Bayfront CRA Budget Workshop, April 23, 2019

PUBLIC COMMENTS (NON-AGENDA ITEMS):

<u>Public Comments on Agenda Items</u> – Individuals wishing to address agenda items can do so at the time the agenda item is being considered by the Agency. The Chairperson will ask if there are any public comments prior to the Agency taking action on the item. All speakers will be limited to three (3) minutes for non-agenda items.

PRESENTATIONS:

1. Michael Melhado, Vintage Redevelopment Group – Pelican Harbor Marina

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 2 of 52

OLD BUSINESS:

NEW BUSINESS:

- 1. Bayfront CRA 2018 Annual Report
- 2. Consideration of prepayment of 2006 Bond Proceeds

COMMISSIONER REPORTS:

OTHER AGENCY BUSINESS:

1. Staff Report

ADJOURNMENT:

If an individual decides to appeal any decision made by the Bayfront Community Redevelopment Agency with respect to any matter considered at this meeting, a record of the proceedings will be required, and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is bases (FS286.0105). Such person must provide a method for recording the proceedings verbatim. In accordance with the Americans with Disabilities Act and Section 901.6063(4), Florida, Statues, persons needing special accommodations for this meeting shall, at least 48 hours prior to the meeting, contact the Office of the Bayfront Community Redevelopment Agency at (321) 407-7187 or Florida Relay System at 711. City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 3 of 52

City of Palm Bay, Florida BAYFRONT COMMUNITY REDEVELOPME NT AGENCY Workshop

Held on Thursday, the 25th day of January 2018, 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 Chairperson Capote at approximately 7:45 p.m.

ROLL CALL:

CHAIRPERSON: VICE-CHAIRPERSON: COMMISSIONER: COMMISSIONER: COMMISSIONER: COMMISSIONER: COMMISSIONER: William Capote Tres Holton Harry Santiago, Jr. Jeff Bailey Brian Anderson James Ritter Aaron Parr Present Present Present Present Present Present

STAFF MEMBERS:

James Marshal, Bayfront Community Redevelopment Agency (BCRA) Administrator; Terese Jones, City Clerk; Andy Anderson, Economic Development and External Affairs Director

BUSINESS:

1. Discussion: BCRA Vision and Priorities for the Bayfront Community Redevelopment District to be completed by 2024.

a. Identify the BCRA 3-year priority projects

Chairperson Capote presented the item to the board.

Mr. Marshal provided the Board with an overview of how the projects had been moving forward.

Commissioner Bailey asked Mr. Marshal for additional information on the Center Bay View Project and the Pelican Harbor Project. He also asked if there were enough Bayfront

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 4 of 52

CRA funds to purchase the Pelican Harbor Marina, in order to put money back into the City's general fund. Mr. Marshal addressed the question.

Commissioner Anderson concurred that he would like to see the projects move forward.

Commissioner Santiago asked if anyone was interested in the purchase of the waterfront properties. Mr. Marshal stated he had a few qualified investment groups that were in the market and he would be meeting with them at a future date. Commissioner Santiago said he would support Commissioner Bailey's proposal for the Bayfront CRA's acquisition of the Pelican Harbor Marina.

Chairperson Capote believed the focus should be on purchasing Palm Bay Marina for future dredging projects. He asked if the investors were solid and if the Palm Bay Marina was still for sale. Mr. Marshal stated there had been a contract, but it fell through.

Commissioner Bailey requested the asking price on the parcel south of Palm Bay Marina. Mr. Marshal responded the asking price was almost \$2 million for a 1.75-acre piece.

Vice-Chairman Holton stated he believed priorities should be assemblage of the properties and transportation.

Commissioner Santiago asked if the Northshore project was still viable. Mr. Marshal stated it was.

Chairperson Capote asked Mr. Marshal if what was being discussed helped him set the three-year priority. Mr. Marshal stated it had and the Bayfront CRA would start working with the City's leadership team to begin the negotiation process to bring Pelican Harbor Marina under one ownership. He stated the dredging and pier projects would be completed within a 5-year period.

Commissioner Parr asked which project would render a bigger impact. Mr. Marshal stated that focus would be on the Pelican Harbor Marina, but it would be incumbent upon the City Council to direct the City to continue to design and work on Robert J. Conlan Boulevard. Mr. Marshal recommended to Commissioners that they could continue to guide the design and overall picture of the downtown district and eventually it could be taken to City staff.

Commissioner Ritter asked Mr. Marshal if the Palm Bay Bait and Tackle would be interested in selling and what their asking price was. Mr. Marshal stated the owners have stated in the past to submit an offer and he felt that if the Bayfront CRA had a substantial offer at that time it would have been made. He said funds should be set aside for the acquisition after a transaction with the City was completed. He said that he could be directed by the Board to make an offer and do a 5-year balloon mortgage.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 5 of 52

Commissioner Ritter stated the owner of Steamboat Landings, Kurt McKinney, was ready to sell the property and would be something to look at. Mr. Marshal said a discussion with All Aboard Florida was held previously regarding the vacating of a crosswalk and in exchange, they could get a sidewalk under the new train bridge.

Commissioner Bailey said he agreed with the straightening of Palm Bay Road and the focus on Pelican Harbor. He commented that he did not see the fiscal impact on the proposals and asked if funds were available for the Palm Bay Marina purchase. He asked for an estimate for the cost of Robert J. Conlan project. Mr. Marshal stated it was typically \$10 million per mile, but worked with Public Works, kept road base in the same position and it would be a \$5 million project. He said that with the transportation impact fees there would be \$5 million. He said that Jarvis Middleton, Director of Public Works, had the best idea with starting at the Harris intersection and going 100 yards and then put the "Coming Soon" sign and let the tax increment pay for the rest. Mr. Marshal stated the same discussion could be held with Northshore Development.

Chairperson Capote asked if the Business Development District (BDD) could do the commercial on one side of Robert J. Conlan Boulevard and the Bayfront CRA could concentrate on Pelican Harbor Marina. Andy Anderson, Director of Economic Development and External Affairs, stated that the BDD and Bayfront CRA can overlap boundaries but cannot co-mingle funds. Chairperson Capote asked if the BDD could be the sole provider. Mr. Anderson stated the boundary for the BDD could be moved on the other side and do both sides for commercial. Commissioner Bailey stated the ability to do a TIF would be lost. chairperson Capote stated that could be accomplished through the BDD and the CRA could concentrate on the marina.

Commissioner Bailey asked how much money was still appropriated for Robert J. Conlan project. Mr. Marshal stated very little had been spent. He stated \$2 or \$2.2 million dollars had been allocated for the resurfacing of Robert J. Conlan Boulevard. Commissioner Bailey said that since the money had been sitting there, the City Council should look to use the money elsewhere.

Mr. Marshal discussed the amount of increase in the land values. The Bayfront CRA and BDD would need to work together and the City must decide on whether to build out.

Vice-Chairperson Holton stated he saw the need for significant improvement on Robert J. Conlan Boulevard.

Commissioner Parr stated he felt the downtown project should be pushed to get to the destination as quickly as possible for Pelican Harbor and the other projects.

Vice-Chairperson Holton recognized Commissioners Parr and Ritter and their addition to the Board.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 6 of 52

Commissioner Bailey asked if a motion was required for Mr. Marshal to start the process of selling Pelican Harbor back to the City Council. No motion was required. Commissioner Bailey asked Mr. Marshal if there was an appraisal on the Pelican Harbor property. Mr. Marshal said the marina parcel by itself was appraised at \$1.9 million and that the Bayfront CRA owned a 38% stake, which was a value of \$722,000. The City's 62% stake based on the older appraisal was \$1.178 million. Commissioner Bailey asked how long it would take to get enough revenue to cover that amount in the CRA funds. Mr. Marshal stated next year they would have that.

Commissioner Bailey asked if the City could sell a partial percentage of their interest to gain access to that money and what could be done in the coming Bayfront CRA and City Council's agendas to get the money transferred. Mr. Anderson stated City Council could approach the broker and make an offer. City Council would be able to approve the sale if the offer was under appraised value. Commissioner Bailey asked if it would have to be for the full interest or could it be a partial, so the rest could be taken next year. Mr. Anderson stated it would be however the Council chose. Mr. Marshal stated the Bayfront CRA could guarantee the City's value since the Bayfront CRA could borrow or mortgage and could guarantee the price of \$1.2 million and could reimburse on either current revenue or balloon it.

PUBLIC COMMENTS:

Bill Battin, resident, said the Bayfront would be a money maker. He expressed concerns about parking and location of parking. He asked where the \$2 million dollars plus for paving came from and expressed his concern regarding the special assessment in units 31 and 32. He stated that the assessment may hinder sales/purchases of properties in those units.

Martha Matheson, resident, stated she would like to know when the Bayfront CRA meetings are being held. Chairman Capote advised that future meeting notifications would be available as soon as Mr. Marshal puts them out. Commissioner Bailey stated meetings would be held as necessary and advised Mrs. Matheson to contact Mrs. Jones to be added to an email list of notifications.

ADJOURNMENT:

The meeting was adjourned at approximately 9:09 p.m.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 7 of 52

Patricia Foutt, AGENCY SECRETARY Signature block for CRA Board Chair 1

The indicates item was considered out of sequence or added to the agenda.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 8 of 52

City of Palm Bay, Florida

BAYFRONT COMMUNITY REDEVELOPMENT AGENCY Regular Meeting 2018-01

Held on Tuesday, the 27th day of March 2018, at the 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 Chairperson Capote at approximately 7:00 p.m.

ROLL CALL:

CHAIRPERSON:	William Capote	Present
VICE-CHAIRPERSON:	Tres Holton	Present
COMMISSIONER:	Harry Santiago, Jr.	Present
COMMISSIONER:	Jeff Bailey	Present
COMMISSIONER:	Brian Anderson	Present
COMMISSIONER:	James Ritter	Present
COMMISSIONER:	Aaron Parr	Present

STAFF MEMBERS:

James Marshal, Bayfront CRA Administrator; Gregg Lynk, City Manager

ADOPTION OF MINUTES:

- * 1. Regular Meeting 2017-09, August 15, 2017
- * 2. Special Meeting 2017-10, September 5, 2017
- * 3. Regular Meeting 2017-12, October 17, 2017
- * 4. Special Meeting 2017-13, October 24, 2017
- * 5. Special Meeting 2017-14, November 16, 2017

The minutes, considered under Consent Agenda, were approved as presented.

CONSENT AGENDA:

All items of business marked with an asterisk were considered under Consent Agenda and enacted by the following motion:

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 9 of 52

Motion by Commissioner Parr, seconded by Commissioner Bailey, that the Consent agenda be approved as presented. Motion carried unanimously.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

All items of business marked with an asterisk were considered under Consent Agenda and enacted by the following motion:

Motion by Commissioner Parr, seconded by Commissioner Bailey, that the Consent Agenda be approved as presented. Motion carried unanimously.

PRESENTATIONS:

1. Northshore Development

Franz Hanning, Chief Executive Officer of Northshore Development, spoke about the Aqua residences and shops, and provided an overview of the size of the property, number of apartments, commercial development, and amenities. Mr. Hanning introduced his staff: Jim Shonkwiler, Chief Development Officer; and Andrew Steele, Chief Investment Officer.

Mr. Shonkwiler presented an overview of the Aqua site, including permitting approvals, meetings held with the City, fiscal and economic impacts, environmental analyses, ecological studies, apartment management firms, neighborhood participation meetings and modeling of drainage. He discussed the start date and completion of the project, and the size of the project and amenities connected to the project.

Mr. Steele explained the Bayfront CRA and its purpose in assistance with land use and zoning. He stated a fiscal and economic impact study performed by Fishkind and Associates showed how much money would be created for the Bayfront CRA. He discussed the employment opportunities upon completion of the project and the 20-year economic impact.

Mr. Shonkwiler presented an outline of the proposed usage of the tax increment financing tools. Included were drainage, the Robert J. Conlan Boulevard project, water quality, cost of the environmental surveying work, and planning. Northshore Development stated they would look at the north end of Robert J. Conlan Boulevard and work with the Bayfront CRA to ensure that what they wanted was commensurate with the vision of the Bayfront CRA. Mr. Steele stated Phase I took care of the draining issues. He stated the budget for Aqua started at \$44 million but had increased due to upgrades.

Cole Oliver, attorney with Rossway Swan, representing Northshore Development, asked for a non-binding resolution from the Board authorizing the City Attorney and Mr. Oliver

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 10 of 52

to work on the paperwork to bring this to a final vote before the next Bayfront CRA meeting. Commissioner Bailey requested a copy of the presentation.

Unanimous consent by the Board was given to Mr. Marshal for a non-binding resolution to move forward, as requested by Mr. Oliver.

2. Paddling Paradise – Capt. B.F. Robertson

Capt. Robertson provided an overview of Paddling Paradise. He advised of discounts offered to several of the local employers, upcoming community and charity events hosted by Paddling Paradise, available services and rentals, as well as Eco Tours. He explained the importance of races and the economic impact and discussed the building and installation of racks for kayak and paddle board storage. He expressed his idea of bringing in shipping containers and the conversion of the containers into office spaces.

Commissioner Parr asked for the current location of Paddling Paradise in Melbourne. Capt. Robertson stated Paddling Paradise was located at 729 North Harbor City Boulevard. Commissioner Parr stated the Palm Bay Marina rented kayaks and requested how Paddling Paradise would be comparable. Capt. Robertson stated Palm Bay Marina rented canoes, not kayaks, and pricing was different. Paddling Paradise focused more on training and teaching. He stated Palm Bay Marina also rented power boats, and had the sales location for bait, tackle, etc. Paddling Paradise did not have power boats. Commissioner Parr agreed that the different services offered by Paddling Paradise and Palm Bay Marina enhanced both businesses.

Vice-Chairperson Holton inquired about the days and times training was provided. Capt. Robertson stated all persons received training before going out. Guided tours were available for those with concerns about paddling. Vice-Chairperson Holton asked if customers were limited to Turkey Creek. Capt. Robertson stated that depending on weather conditions, customers could go all the way to the Indian River; however, on the Trimaran, customers received training prior to sailing. Vice-Chairperson Holton asked if Capt. Robertson was interested in incorporating environmental education as part of the tours. Capt. Robertson replied that environmental education was included in an education format. He discussed the alligators in Turkey Creek.

Commissioner Santiago inquired if there was any certification for the training of others. Capt. Robertson stated no official certification was required. He said that Paddling Paradise provided in depth training and lessons. Training had been customized to keep customers safe and aware.

Commissioner Bailey requested clarification on paddle board rental from Palm Bay Marina. Capt. Robertson stated Palm Bay Marina did not rent paddle boards.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 11 of 52

NEW BUSINESS:

1. Consideration of engaging Paddling Paradise to help increase kayaking, paddle boarding, and sailing activities in the Bay and Turkey Creek in support of facilitating new development within the Bayfront district by providing short-term authorization to utilize a parcel owned by the BCRA located at 2920 Pospisil Ave NE Palm Bay.

The Board considered a motion to authorize the use of the property at 2920 Pospisil Ave NE subject to the legal review and approval by the City Attorney's office and the proper issuance of all required building/operating permits.

Commissioner Ritter questioned the use of shipping containers. Mr. Marshal addressed the issue.

Commissioner Bailey questioned the rental revenue of storage facilities. Mr. Marshal addressed the issue. Commissioner Bailey stated he would like to make a motion to approve contingent upon Paddling Paradise to manage the facility and help advise the City. Mr. Marshal stated he spoke with Capt. Robertson about maintaining the property.

Motion by Commissioner Bailey, seconded by Commissioner Anderson, to approve shortterm authorization to utilize a parcel owned by the Bayfront CRA located at 2920 Pospisil Ave NE Palm Bay (adjacent to the Pelican Harbor Marina) by Paddling Paradise to help increase kayaking, paddle boarding, and sailing activities in the Bay and Turkey Creek in support of facilitating new development within the Bayfront district. Motion carried unanimously.

2. Consideration of BCRA proposal to purchase the Pelican Harbor Marina from the City for \$1,116,000.

Mr. Marshal stated there were updates in direct response to the Bayfront CRA Workshop held on January 25, 2018. He stated that during the meeting, the Board indicated their interest in having staff prepare an offer to purchase the Pelican Harbor Marina located at 4222 Dixie Highway NE. Some initial negotiations were held with the City and the City indicated to the Bayfront CRA they were willing to quitclaim the property to the Bayfront CRA.

Ray Walton, resident, stated he felt it was a great idea for the City to quitclaim the Pelican Harbor Marina to the Bayfront CRA.

Mr. Lynk provided the option to advertise the Pelican Harbor Marina.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 12 of 52

Motion by Commissioner Anderson, seconded by Commissioner Santiago, to approve the Bayfront CRA proposal to purchase the Pelican Harbor Marina from the City for \$1,116,000.

Commissioner Santiago stated he approved of the idea.

Commissioner Bailey asked for the most recent appraisal of the Pelican Harbor Marina property.

Mr. Marshal stated the appraisal was \$1.9 million for the 4-acre portion offered to the Bayfront CRA and addressed the issue of the future sale of the property.

Motion carried unanimously.

- 3. Consideration of proposals to provide landscape maintenance and cleanup activities to storm damaged shoreline (Hurricane Irma) and regular maintenance of previously trimmed bayfront shoreline areas.
 - Zone 1: \$4,980 (Box Culvert South of Bay Blvd. to US-1 & Hessey Ave.)
 - Zone 2: \$3,900 (From Hessey Ave to South of Palm Bay Rd.)
 - Zone 3: \$3,810 (From approx. 275' S of Palm Bay Rd. to the North of Turkey Creek.)

Mr. Marshall provided an overview of the proposal.

Lucinda Stephenson, resident, stated the portion of the shoreline from 4174-4200 Dixie Highway NE belonged to the homeowner and asked if the City was going to pay to have her property cleaned. Bill Kerr, BKI Inc. contractor, stated private property was not included in the proposal.

Motion by Chairperson Capote, seconded by Commissioner Santiago, to approve landscape maintenance and cleanup activities to storm damaged shoreline and regular maintenance of previously trimmed bayfront shoreline areas. Motion carried unanimously.

- 4. Consideration of a proposal to perform an economic 3D model analysis of the economic impact of land use within the BCRA. Cost will be shared between the BCRA and the city as follows:
 - BCRA (80%): \$44,000
 - City (20%): \$11,000

Mr. Marshal provided an overview of the proposal.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 13 of 52

Commissioner Santiago supported the request.

Motion by Commissioner Santiago, seconded by Commissioner Bailey, to approve the proposal to perform a 3D economic model analysis of economic impact of land use within the Bayfront CRA with the cost being shared between the Bayfront CRA (80%, \$44,000) and the City (20%, \$11,000). Motion carried unanimously.

5. Consideration to reimburse staff for certain expenses associated with FCP3 Conference.

Motion by Commissioner Santiago, seconded by Commissioner Anderson to reimburse Mr. Marshal \$120.26 for expenses associated with the FCP3 Conference. Motion carried unanimously.

6. Consideration of holding a BCRA Budget Workshop and Regular Meeting in the month of April.

The Bayfront CRA Budget Workshop was scheduled for April 10, 2018 at 6:30 pm. The next Bayfront CRA Regular Meeting was scheduled for May 8, 2018 at 6:30 pm.

*7. Acknowledgement of receiving the proposed revisions to the BCRA bylaws for consideration at the next regular BCRA meeting.

The item, considered under Consent Agenda, was acknowledged by the Bayfront CRA.

- 8. Acknowledgement of scheduling of two public meetings to receive public input regarding the design elements of the proposed Palm Bay Pier. Engineering staff from BSE Consulting will be presenting their initial design concepts to inspire discussion about the various features and elements the public would like to see included in a formal design.
 - a. Location: City Council chambers or the City Marina.
 - b. Meeting #1: Wednesday, April 25 @ 6:30 pm
 - c. Meeting #2: Two options:
 - i. Option 1: Tuesday, May 15 @ 6:30 pm, or
 - ii. Option 2: Wednesday, May 16 @ 6:30 pm

Discussion was held regarding the dates and locations for public meetings, public feedback, and parking concerns.

*9. Acknowledgement of the Agency's FY18 Q1 Financial Report

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 14 of 52

The item, considered under Consent Agenda, was acknowledged by the Bayfront CRA.

COMMISSIONER REPORTS:

Commissioner Parr suggested acquisition of Palm Bay Bait and Tackle to solidify the area and increase prime value. Mr. Marshal addressed the suggestion.

Commissioner Ritter agreed with Commissioner Parr on the acquisition of Palm Bay Bait and Tackle, and other properties on Bay Boulevard NE. He addressed the parking issues.

Commissioner Santiago concurred with Commissioner Parr and Commissioner Ritter. He congratulated Mr. Marshal for being given the Outstanding Local Visionary Award.

Commissioner Anderson agreed with all previous comments.

Commissioner Bailey agreed with acquisition of the Palm Bay Marina but had concerns with the price. He asked for discussion regarding the increase in the revenue. Mr. Marshal discussed the revenue increase.

Vice-Chairperson Holton recognized Mr. Marshal for his contributions and presentations.

Commissioner Santiago had no comments.

OTHER AGENCY BUSINESS:

There was no other agency business.

ADJOURNMENT:

The meeting was adjourned at approximately 9:00 p.m.

William Capote, CHAIRPERSON

Patricia Foutt, AGENCY SECRETARY Signature block for CRA Board Chair 2 City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 15 of 52

City of Palm Bay, Florida

BAYFRONT COMMUNITY REDEVELOPMENT AGENCY Workshop

Held on Tuesday, the 10th day of April 2018, at the Pelican Harbor Marina, 4220 Dixie Hwy NE, Palm Bay, Florida 32905

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 Vice-Chairperson Holton at approximately 6:30 p.m.

ROLL CALL:

CHAIRPERSON:
VICE-CHAIRPERSON:
COMMISSIONER:

William Capote Tres Holton Harry Santiago, Jr. Jeff Bailey Brian Anderson James Ritter Aaron Parr

Absent Present Present Absent Present Present Present

STAFF MEMBERS:

James Marshal, Bayfront Community Redevelopment Agency (BCRA) Administrator

PUBLIC COMMENTS:

Thomas Gaume, resident, discussed the amount of revenue generated between 2007 and 2016 and the lack of improvements that were made.

Ray Walton, resident, discussed the Bayfront CRA's purchase of the 3.52-acre property adjacent to Castaway Point Park.

David Wills, resident, expressed concern about the twenty-eight (28) non-working lights in the Bayfront district. He stated he had been advised by the City Manager that the City could not do anything as the lights belonged to Florida Power and Light (FPL). He stated he was also advised by Gregg Stone, Public Works Department, that the lights were owned by Palm Bay and the City was unable to repair the lights because the bucket truck was broken. Mr. Wills identified the lights that were non-working: 1-5, 1-10, 1-11, 1-13, 1-15, 1-16, 1-21, 1-22, 1-23, 1-25, 1-29, 1-30, 2-36, 2-37, 2-38, 2-40, 2-41, 2-42, 2-46, 2-

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 16 of 52

47, 3-63, 3-64, 4-85, 4-90, 4-91, 4-93, 4-96, and 4-99. Commissioner Holton asked Mr. Wills to email him directly with the information on the non-working lights and he would contact Bart Gaetjens of FPL.

Martha Matheson, resident, commented on the trees in the Bayfront district and their lack of care. She also expressed concern about the location of the dock in the bay and did not feel it would be a good idea on U.S. Highway 1 as it could cause traffic issues.

Mr. Marshal, Bayfront CRA Administrator, stated that the Bayfront CRA had awarded a contract to a landscaping company to maintain the waterfront and Bayfront area. He stated staff was addressing the street lights.

Vice-Chairperson Holton stated he would ask staff to have a rolling agenda or database on upcoming items and ongoing issues. The matrix should include a column that stated whether the item was being handled by the BCRA or the City.

Commissioner Ritter commented on the non-working street lights.

BUSINESS:

1. Discussion: BCRA FY2019 Budget priorities for Bayfront Community Redevelopment Agency and its redevelopment projects.

a. Identify any long-term funding priorities (3 – 5 years) for planning purposes.

Mr. Marshal stated that the goal was to have the budget for the Bayfront CRA finalized by the end of May or no later than first part of June. He said he wanted to avoid making changes by July or August.

Mr. Marshal presented the main objectives, which included new or potential economic development, ways to sustain improvements, a strong tax base, making the area more attractive in order to maintain the workforce, attracting new business and higher paying jobs. He stated the Bayfront CRA had seven years to meet objectives, since the Bayfront CRA would sunset at that time.

Mr. Marshal provided an update on the progress of the City Marina. He discussed getting the remaining parcels assembled into one, getting the parcel cleaned up and ready for sale or redevelopment, and the retention of a national real estate marketing firm to help solicit this opportunity.

Mr. Marshal discussed the importance of the continuance of land acquisitions. He discussed assembling fragmented properties to create a larger parcel that could sustain

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 17 of 52

a mixed-use development, a larger neighborhood, parks, or facilitate additional road or infrastructure improvements.

Mr. Marshal discussed the Center Bay View Assemblage, south of Palm Bay Road, approximately where the Chamber of Commerce was located. Also discussed was Castaway Point. He discussed the opportunities of other properties for sale and the potential for having a downtown district.

Mr. Marshal advised of the shoreline restoration and stabilization project. He stated the project was part of a grant received from the State. He discussed replanting the shoreline with funds from a grant from the County.

Mr. Marshal discussed the entrance channel dredging. He discussed the environmental impacts of the dredging.

Mr. Marshall discussed the pier and the mooring fields. He stated these would help activate the waterfront, but needed to be commercially viable, revenue neutral, and make money to take care of itself. He discussed potential issues including maintenance, security, and traffic.

Mr. Marshal provided an overview of the budget. He stated there was \$1.2 million received in tax revenue for reinvestment. He discussed the bond payment and the remaining balance. He discussed the addition of several properties, the increase in land values, and the increase in the Tax Increment Financing (TIF) value. Mr. Marshal discussed the personnel costs and stated the position of Secretary had been eliminated from the budget. The budget showed a decline of 4.6%.

Vice-Chairperson Holton stated that it was time for funds for the policies and procedures be appropriated. He noted the significant decrease in the personnel costs. He asked since there was no Secretary, who had taken on the additional work load. Mr. Marshal stated he had taken on that role.

Commissioner Parr stated he had hoped to get Commissioner Santiago's view on a marketing firm. He discussed bringing the pieces together as a whole piece. He discussed the potential for the incredible opportunity available for the properties of Bay Boulevard, Robert J. Conlan Boulevard and the acreage adjacent to the park. He discussed the area on the southwest end of the park area and the acreage on the north side of the park. He stated these properties would be a good investment.

Commissioner Anderson agreed with Commissioner Parr and suggested various opportunities for the Castaway Point area.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 18 of 52

Vice-Chairperson Holton stated that previously he did not think the Assisted Living Facility was the best use of the property or investment and had been concerned about the traffic pattern. He discussed land values. He stated he felt that they needed to concentrate on assemblage/ procurement of properties, address the infrastructure, set the deck, and look at marketing. He stated the Clear Channel billboards could be used to promote the Bayfront area and educate the public on what the Bayfront CRA does. Vice-Chairperson Holton asked if everyone agreed on the macro issues of assemblage, infrastructure, and the marketing moving long term in the budget. Vice-Chairperson Holton asked Mr. Marshal what he recommended.

Mr. Marshal stated the priority of the Bayfront CRA was continuation of land acquisition where appropriate. He stated that there was one property that they had a strong position in and that is the waterfront harbor. He said efforts could be deployed to acquire other key pieces of property and the marketing dollars could be used towards the piece adjacent to the Bayfront CRA parcel. He stated if the property is sold, they could get the money back for reinvestment in other assemblage opportunities or any other priorities. He stated there was \$174,000 in existing budget for land acquisition this year and that those funds needed to be expended since they were funds left over from 2010. He stated that if the funds were not spent by the end of the year, the funds would be used to pay down debt.

Vice-Chairperson Holton asked what Mr. Marshal thought about the 3.52 acres around Castaway Point.

Mr. Marshal discussed control of the property and the parking issues. He said the Steamboat property could be used to attract investors. Vice-Chairperson Holton discussed the 3% cap in the City of Palm Bay Charter and stated that right now it was not under the 3% cap because we are a special district. He stated that if the BCRA was dissolved the additional revenues could not be used on roads because of the 3% cap. He asked Mr. Marshal if that was correct. Mr. Marshal stated that it was and that if the Bayfront CRA was dissolved, revenues would be directed to other priorities in other parts of the City.

Commissioner Anderson discussed marketing and the 3.52-acre property around Castaway Point.

Commissioner Santiago discussed the importance of focusing on the downtown area and the economic impact of keeping the investment dollars here.

Mr. Marshal agreed with Commissioner Santiago on the importance of the downtown area and discussed the high-tech jobs and salaries coming to the area. He discussed the Northshore project and Bayfront Village.

Commissioner Santiago discussed the coming apartment complex and the possibility of a walkable community. He stated the Northshore project would be a first step.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 19 of 52

Vice-Chairperson Holton addressed the dredging and shoreline restoration. He said he considered that part of the infrastructure. He stated one of the goals of tonight's meeting was to make sure Mr. Marshal had clear direction. Vice-Chairperson Holton suggested Mr. Marshal meet with the City Manager to work on the BCRA budget. He stated he wanted to be sure Mr. Marshal had clear direction before the end of the meeting. He stated in the legislative session next year, they wanted to make sure the budget was there in case ongoing appropriation matches were needed. Vice-Chairperson Holton asked Mr. Marshal what was specifically needed from the Board.

Mr. Marshal stated land banking remained a priority and should be made a top line item. He discussed that he applied for a \$100,000 grant from the Florida Inland Navigation District for the continuation of the entrance channel dredging. He stated additional designs would be requested for the pier and waterfront, and shoreline restoration. He discussed the downtown area and Robert J. Conlan Boulevard. He discussed design and rezoning of future downtown and the Palm Bay Road realignment.

Vice-Chairperson Holton discussed the Infrastructure Bill and which projects were most likely to receive funding. He stated that between the efforts of the Transportation Planning Organization (TPO), the City, and possibly the Bayfront CRA, the realignment of Palm Bay Road and potentially moving parts of U.S. Highway 1 could become a reality. He stated that a line item that showed interest in the Palm Bay Road issue should be considered.

Commissioner Santiago said that U. S. Highway 1 was a scenic highway and that would push out our portion of highway dollars.

Commissioner Parr suggested working with Utilities in order to not lose any monies.

Mr. Marshal discussed Robert J. Conlan Boulevard and the possibility of the City taking over some of the responsibility as the Board took over the marina. Mr. Marshal suggested the use of the billboard to advertise the First Friday by the Bay. Commissioner Holton suggested the marketing use of the billboard.

Mr. Marshal discussed the advertising budget and what was included. Commissioner Holton stated there was nothing to market in the Bayfront area. Mr. Marshal stated some funds were used for some marketing and advertisement.

Vice-Chairperson Holton recognized Mr. Marshal for the extra work he took on. He suggested any expenses that were extraordinary be put in a budget request. The Board concurred to hear additional public comments at this time.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 20 of 52

PUBLIC COMMENTS:

David Wills, resident, commented on the successful concert held at the Lagoon House.

Martha Matheson, resident, requested the date of the next Bayfront CRA meeting. Mr. Marshal responded that the next meeting was May 8th at the Pelican Harbor Marina at 6:30 pm. He also noted that there was a meeting on April 25th at 6:30 pm at City Hall for discussion of the public pier. He stated that a Bayfront CRA meeting was on May 15th at 6:30 pm at Pelican Harbor Marina.

Thomas Gaume, resident, discussed the impact of financing and the growth throughout the City.

ADJOURNMENT:

The meeting was adjourned at approximately 7:57 p.m.

William Capote, CHAIRPERSON

Patricia Foutt, AGENCY SECRETARY Signature block for CRA Board Chair 3 City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 21 of 52

City of Palm Bay, Florida

BAYFRONT COMMUNITY REDEVELOPMENT AGENCY Regular Meeting 2018-02

Held on Tuesday, the 8th day of May 2018, at the Pelican Harbor Marina, 4220 Dixie Hwy, NE, 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 Chairperson Capote at approximately 7:00 p.m.

ROLL CALL:

CHAIRPERSON:	William Capote	Present
VICE-CHAIRPERSON:	Tres Holton	Present
COMMISSIONER:	Harry Santiago, Jr.	Present
COMMISSIONER:	Jeff Bailey	Present
COMMISSIONER:	Brian Anderson	Present
COMMISSIONER:	James Ritter	Present
COMMISSIONER:	Aaron Parr	Present

STAFF MEMBERS:

James Marshal, Bayfront CRA Administrator.

CONSENT AGENDA:

All items marked with an asterisk were considered under Consent Agency and enacted by the following motion:

Motion by Vice-Chairperson Holton, seconded by Commissioner Parr, that the Consent Agenda be approved as presented with the revision of Item No. 1, under New Business. Motion carried unanimously.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

David Wills, resident, stated he previously identified twenty-eight (28) street lights that did not work. He said he did another survey between 9:12 pm and 9:54 pm to see the progress of the lights. He said fourteen (14) lights remained out and identified them as 1-5, 1-25, 1-30, 2-38, 2-40, 2-47, 3-62, 3-63, 3-64, 3-65, 3-71, 4-86, 4-301, and 4-108.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 22 of 52

PRESENTATIONS:

1. Northshore Development

There was no presentation by Northshore Development.

2. Evans Center

James Bartell, President of the Evans Center, provided information on the services provided by the Evans Center. He stated this was a one-stop shop where residents bought groceries, fresh cut meat, and produce. The Evans Center also included health care in collaboration with Brevard Health Alliance and included a multi-purpose room for classes and training. There was training for youth in retail sales. Farmer's/flea markets were held once a month at the location.

Lynn Brockwell-Carey, Executive Director of the Brevard Neighborhood Development Coalition, provided information on the households that were served by the Evans Center. She discussed the impact of the health care that was available and the space available for police and fire usage. She discussed the hours and days of operation and the leadership.

Nelson Black, Chief Lending Officer of the Florida Community Loan Fund, discussed the funding and financing of the Evans Center project. He stated the Department of Agriculture was interested with the way the grocery store services, food services, and health care services were brought together.

NEW BUSINESS:

1. Consideration of a Tax Increment Financing Agreement with Northshore Development for improvements to R. J. Conlan and site development/stormwater improvements in connection with "The Aqua" Apartment and Commercial Development.

Thomas Gaume, resident, stated he noticed that 95% of the tax increment had been refunded to the developer and that it was transferable if the developer chose to sell the property after the project was completed, if it was completed. He stated the developer received a tax break at the first Certificate of Occupancy (CO) and that he could build one building, get the CO, and get the tax break. He stated he did not believe this was good for the Bayfront area because it did not add to the TIF funds. He stated it added nothing to the City, nothing to the General Fund, and created a drain on the existing infrastructure. He asked that this item be tabled and taken back for future consideration to come up with something that was fair for the Bayfront, City, and citizens.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 23 of 52

A representative of Northshore Development stated they were previously directed by the Bayfront CRA Board and City Council to coordinate with the City's attorneys to draft the Redevelopment Incentive Agreement. He stated the agreement was only through 2024, the expected sunset of the Bayfront CRA, unless the life of the Bayfront CRA was extended. He discussed the structure of the TIF funding. He stated that the catalytic nature of the project and the ability to transform the Bayfront area from a drive-through area to a destination was for the Board's consideration.

Mr. Gaume stated there was no presentation by Northshore Development presentation as shown on the agenda. Chairperson Capote stated they decided not to present.

Motion by Commissioner Parr, seconded by Commissioner Santiago to approve the Tax Increment Financing Agreement with Northshore Development for improvements to R. J. Conlan and site development/stormwater improvements in connection with "The Aqua" Apartment and Commercial Development.

Commissioner Bailey stated he would like the Board to consider benchmarks.

Commissioner Santiago agreed with Commissioner Bailey's suggestion and asked that the Northshore representative be brought back for further discussion.

Chairperson Capote asked Commissioner Parr to withdraw his motion.

Commissioner Parr withdrew his motion. Commissioner Santiago withdrew his second.

Discussion was held regarding benchmarks, the tax increment agreement, the TIF rebate payments, the commencement of the annual payments, the duration of the annual payment, and the developer's tax payments.

Motion by Commissioner Santiago, seconded by Commissioner Anderson, to approve the Tax Increment Financing Agreement with Northshore Development for improvements to R. J. Conlan and site development/stormwater improvements in connection with "The Aqua" Apartment and Commercial Development. Motion carried with voting as follows: Chairperson Capote, yea; Vice-Chairperson Holton, yea; Commissioner Santiago, yea; Commissioner Bailey, nay; Commissioner Anderson, yea; Commissioner Ritter, nay; Commissioner Parr, yea. City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 24 of 52

2. Consideration of the Evans Center, a community redevelopment project as included and described in the Bayfront Community Redevelopment District 2024 Plan, featuring a community center, grocery store, community meeting room, and health clinic and the appropriation of \$250,000 from the redevelopment trust fund toward the construction of a new building.

Motion by Vice-Chairperson Holton, seconded by Commissioner Anderson, to approve the Evans Center, a community redevelopment project as included and described in the Bayfront Community Redevelopment District 2024 Plan, featuring a community center, grocery store, community meeting room, and health clinic and the appropriation of \$250,000 from the redevelopment trust fund toward the construction of a new building. Motion carried unanimously.

*3. Consideration of proposed revisions to the BCRA bylaws.

The item, considered under Consent Agenda, was approved as recommended by City staff.

COMMISSIONER REPORTS:

Vice-Chairperson Holton congratulated the Evans Center on their approval.

Chairperson Capote welcomed the Evans Center.

OTHER AGENCY BUSINESS:

There was no other agency business.

ADJOURNMENT:

The meeting was adjourned at approximately 9:05 p.m.

William Capote, CHAIRPERSON

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 25 of 52

City of Palm Bay, Florida

BAYFRONT COMMUNITY REDEVELOPMENT AGENCY Regular Meeting 2018-03

Held on Tuesday, the 30th day of August 2018, 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 Chairperson Capote at approximately 6:30 p.m.

ROLL CALL:

CHAIRPERSON:	William Capote	Present
VICE-CHAIRPERSON:	Tres Holton	Present
COMMISSIONER:	Harry Santiago, Jr.	Present
COMMISSIONER:	Jeff Bailey	Present
COMMISSIONER:	Brian Anderson	Present
COMMISSIONER:	James Ritter	Present
COMMISSIONER:	Aaron Parr	Present

STAFF MEMBERS:

James Marshal, BCRA Administrator

CONSENT AGENDA:

There were no consent items.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

Christy Buchler, resident, discussed the abandoned boats and asked for the issued to be addressed. She stated that Mr. Marshal had received emails from her family as well as other neighborhood residents regarding the issue. She said that one of the boats had sunk on April 22nd, 2018 and Mr. Marshal had received several emails regarding this matter. She said that the Florida Fish and Wildlife was also notified. She said that one of the boats that one of the boats had broken loose and hit her dock. She stated that one of the boats that sunk had no lights and also wanted that addressed. She asked that future plans for the Bay be addressed as well so that she and her neighbors could see what their tax payer dollars were going toward. She said that Mr. Marshal had advised her in an email dated June 14th, 2018 that it would be addressed at this meeting. She stated that many of the

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 26 of 52

residents of the area felt the mooring fields were a good idea, but the large pier did not make sense.

Mr. Marshal addressed the derelict vessel issue, along with the regulations and red tape that surrounded the issue. He stated he had contacted Brevard County, the Fish and Wildlife Commission (FWC), and the Palm Bay Police Department. He said that he was trying to get the City to be more of a home rule situation, so the issues could be addressed. He said he had emails from the Natural Resource Department at Brevard County that advised him the FWC had been informed of the vessel, but if the vessel was still floating the FWC may not draw up a report. He stated he planned to meet with the FWC in the next week or so. He said in the north part of Brevard County, two large marinas had recently closed and kicked out all the residents, which meant that approximately eighty (80) vessels had been forced out of their mooring areas and into the river. He said that mooring in the river was not a crime unless the boat sank or had been deemed abandoned. He stated he had been in contact with the Derelict Vessel Coordinator in Tallahassee.

Chairperson Capote asked Mr. Marshal to keep the Board informed on the matter. Mr. Marshal stated there was \$1 million out there to remove the vessels, but there was a 6-month period to try to declare the vessels derelict. Mr. Marshal said that he had worked with the Police Chief, Jim Rogers, and had set up Derelict Vessel Certification Program training on September 20th from 9:00 am to 1:00 pm at the Palm Bay Police Department.

PRESENTATIONS:

There were no presentations.

NEW BUSINESS:

1. Consideration of revisions made to the Tax Increment Financing Agreement with Northshore Development specific to improvements to R. J. Conlan and site development/stormwater improvements in connection with "The Aqua" Residences and Shoppes Mixed-use Commercial Development.

Mr. Marshal presented the item. He stated that subsequent to the Bayfront CRA's approval of the initial agreement in May 2018, it became necessary to revise the agreement prior to ratification by the City Council to account for a discrepancy in the calculation of the annual payments. He said that further negotiation also resulted in a reduced annual payment amount in the event the life of the Bayfront CRA was extended. There was further discussion on the value.

Cole Oliver, representing Northshore Development, stated there was a reduction in the already approved tax increment financing (TIF) revenue amount that went back to the developer. He said the only other change in the agreement was a slight acceleration in

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 27 of 52

the development of the apartment complexes by 3 - 4 months and the bifurcation of the commercial property being developed.

Motion by Commissioner Anderson, seconded by Commissioner Santiago to approve the revisions made to the Tax Increment Financing Agreement with Northshore Development specific to improvements to R. J. Conlan and site development/stormwater improvements in connection with "The Aqua" Residences and Shoppes Mixed-use Commercial Development. Motion carried with voting as follows: Chairperson Capote, yea; Vice-Chairperson Holton, yea; Commissioner Santiago, yea; Commissioner Bailey, nay; Commissioner Anderson, yea; Commissioner Ritter, yea; Commissioner Parr, yea.

2. Acknowledgement of the Evans Center Reimbursement Agreement specific to the previously approved appropriation of \$250,000 from the BCRA Trust Fund reimbursing costs associated with the construction of the new Evans Center building.

Mr. Marshal stated that the \$250,000 for the construction costs was appropriated at the last Bayfront CRA meeting and provided the City Attorney's Office the authority to develop a grant agreement.

Motion by Commissioner Bailey, seconded by Commissioner Anderson, to acknowledge the Evans Center Reimbursement Agreement specific to the previously approved appropriation of \$250,000 from the Bayfront CRA Trust Fund reimbursing costs associated with the construction of the new Evans Center building. Motion carried unanimously.

3. Consideration of BCRA Budget for Fiscal Year 2018 – 2019.

Mr. Marshal provided the proposed Bayfront CRA budget for fiscal year 2018 – 2019. He discussed the budget line items for millage rates, revenues and expenditures, Ad Valorem revenue, capital outlay, the construction funds, the utility upgrade on Robert J. Conlan Boulevard, and the dredging project and the amount associated with each.

Commissioner Bailey asked if any of the funds had been used for the First Friday by the Bay event. Mr. Marshal stated no funds had been allocated to the First Friday event. He stated that the BCRA had supported the Parks and Recreation Department with technical support and other ways with no financial contribution.

Motion by Commissioner Santiago, seconded by Commissioner Anderson, to approve the Bayfront CRA Budget for Fiscal Year 2018 – 2019. Motion carried unanimously.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 28 of 52

COMMISSIONER REPORTS:

Commissioner Ritter requested the meeting information be made available prior to the meeting. Mr. Marshal stated the information was emailed to the Board and posted to the City's website over seven (7) days prior to the meeting.

Commissioner Bailey stated it was important to follow up with the residents of the Bay area regarding any plans for the dock situation. He stated there should have been more information available to discuss the pier. Mr. Marshal invited Commissioner Bailey to assist with the derelict vessel situation.

Commissioner Anderson offered his assistance to help with the derelict vessel issue.

Chairperson Capote asked Mr. Marshal to continue to update the Board regarding the derelict vessels. He also asked that an email be sent to all Board members regarding the meetings. Mr. Marshal stated an email was sent with the agenda only attached and contained a link to download the entire packet. Mr. Marshal stated he was also available for individual briefings.

Mr. Marshal stated the 2017 Bayfront CRA Annual Report was included in the packet for review.

OTHER AGENCY BUSINESS:

There was no other agency business.

ADJOURNMENT:

The meeting was adjourned at approximately 6:50 p.m.

William Capote, CHAIRPERSON

Patricia Foutt, AGENCY SECRETARY Signature block for CRA Board Chair 5 City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 29 of 52

City of Palm Bay, Florida

BAYFRONT COMMUNITY REDEVELOPMENT AGENCY Regular Meeting 2018-04

Held on Thursday, the 13th day of December 2018, 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 Chairperson Capote at approximately 6:30 p.m.

ROLL CALL:

CHAIRPERSON:	William Capote	Present
VICE-CHAIRPERSON:	Brian Anderson	Present
COMMISSIONER:	Harry Santiago, Jr.	Present
COMMISSIONER:	Jeff Bailey	Present
COMMISSIONER:	Kenny Johnson	Present
COMMISSIONER:	James Ritter	Present
COMMISSIONER:	Aaron Parr	Present

STAFF MEMBERS:

James Marshal, Bayfront CRA Administrator; Mr. Andy Anderson, Interim Deputy City Manager

CONSENT AGENDA:

There were no consent items.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

Maryann Civil, resident, commented on the lack of meeting minutes available online and that meeting notifications were posted at the last minute. She said the residents of the BCRA area wanted to be involved, wanted to know what was going on, and did not like the direction taken by the Board.

Ray Walton, resident, asked if the meeting could be held in the Bayfront area, rather than Council Chambers. He requested the meetings be held at 7:00 pm instead of 6:30 pm to allow people who work to attend. He asked what had happened to the email contact list that the BCRA had to notify stakeholders of the meetings.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 30 of 52

Margaret DeHart, Secretary for the Powell Subdivision Neighborhood Watch Program, stated the Bayfront CRA and CRA funding had been a critical part of the development of affordable housing through Habitat for Humanity, Parks Division, and the attraction of new business. She said the Powell Subdivision Neighborhood Watch Program looked forward to addressing their ongoing housing and infrastructure. She stated the Powell Subdivision members supported the Northshore projected acquisition of the Woodlake Commerce parcels and were in favor of a mixed-use development since the parcels were adjacent to the subdivision on Doreatha Fields Avenue. She stated they preferred housing and small business projects to industrial projects near the community. She stated residential projects increased the value of the homes in the area and businesses could offer job opportunities to residents of the subdivision.

Jared Cooper, representative of multiple companies in the Driskell Heights neighborhood, stated that he was in favor of the redevelopment off Doreatha Fields Avenue in the area where additional housing was to be added. He stated this would provide a buffer against the industrial encroachments with the multi-use between the residential and commercial areas. He stated that the property values would increase and provide diversity to get the area out of the economic slump. He stated he was in favor of the zoning change that allowed the project to move forward.

Chairman Capote addressed Ms. Civil's comments. He agreed with her and felt the Board should have the requirement that the At-Large members be residents or business owners inside the Bayfront CRA. He stated that potentially a change could be made to the Ordinance to make that a requirement. He asked Mr. Marshal the status of the Bayfront CRA meeting minutes. Mr. Marshal stated that when Council became the governing board, the idea was to utilize both the Clerk's Office and the City Attorney's Office in order to save money and be more organized. He stated the City Attorney and City Clerk's assigned personnel were both in attendance at the first meeting but had not returned since. He stated that he had worked with the City Manager to get the minutes done and that he recommended the City Clerk's Office do the minutes. Chairman Capote stated that was not the agreement and that the agreement was to have an administrative person assigned to the Bayfront CRA. He stated that Mr. Marshal advised that he did not need that person and that the City Clerk was never in the running to do the minutes. Chairman Capote advised Mr. Marshal to figure out how to get the minutes done and stated he would speak with the City Manager regarding the issue. Chairman Capote apologized to the members who felt they were not being kept abreast of the information and the lack of transparency. He understood that an administrative assistant had been hired for the Bayfront CRA. Mr. Andy Anderson stated the Bayfront CRA had hired a part-time person, but she had backed out. Commissioner Santiago asked if there was a problem hiring someone. Mr. Andy Anderson stated the position was posted as part-time and the internal candidate was ideal. He said that if the position was posted as external, the position would be used as a stepping stone. He stated that the City would try to fill the position again.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 31 of 52

Commissioner Santiago said the position needed to be filled since there was quite a few meetings without minutes.

Commissioner Johnson asked if the meetings could be held in the Bayfront to allow more community involvement. Chairman Capote stated that the meetings were previously held in the Bayfront because the Bayfront CRA had an office within the district. He stated that the Pelican Harbor Marina was not as accessible.

Commissioner Ritter stated that the RiverView Senior Resort had been offered and the meetings had been held there after the Bayfront office closed. He stated that regarding the secretary, the Bayfront CRA had a full-time secretary and that she still worked for the City. He said she was absorbed by the Economic Development Department. Chairman Capote stated she was no longer with the Bayfront CRA because the BCRA Administrator gave up the position. He stated he would speak with the City Manager to find a solution.

Commissioner Santiago suggested they investigate going back to the RiverView Senior Resort for the meetings.

Commissioner Parr suggested the meetings be changed to 7:00 pm.

PRESENTATIONS:

1. Northshore Development: Sequel Project Update

The Northshore Development representative presented an update on the sequel project to the Aqua project. He stated the project was on the west side of Robert J. Conlan Boulevard, in a 36-acre parcel. He discussed the apartment complexes of 224 and 256 units, commercial and retail space, entertainment venues, and public access to the park and lake areas. He stated the commerce park was included as a co-signor for the Architectural Review Committee (ARC) that allowed them use of the park and lake areas. He discussed the expansion of Pirate Lane that included a 4-way stop at the intersection by the City of Melbourne and said it was part of the City of Melbourne's five-year plan. He said Northshore tried to build a high-end community, a luxury apartment complex, new retail, new entertainment, new restaurants, and build-out the corridor for a new downtown Palm Bay. He stated the corridor from the waterfront to the end of their property was a great opportunity to bookend Palm Bay.

Gil Ramirez, Traffic Engineer with LTG, discussed the traffic patterns in the area of Pirate Lane and Lipscomb Street. He stated the intersection of Lipscomb Street and Commerce Park Drive would be signalized to improve traffic flow. He said the methodology letter had been submitted and approved by the City. Chairman Capote asked Mr. Ramirez if he worked on the project from both sides and if he was part of the Pirate Lane project. Mr. Ramirez answered in the affirmative. Chairman Capote asked if the Pirate Lane project

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 32 of 52

was fully funded and Mr. Ramirez replied that the design had been funded for this year and was in the design stage. He said he understood the City had the money earmarked, but it had not been allocated because the project was in 2020. Chairman Capote asked if the road might come before the development and Mr. Ramirez confirmed same.

Mike Ullian, with Ullian Realty, stated he represented the sellers of the property purchased by Northshore Development. He stated the owners also owned a 50,000 square foot L-shaped building where Pirate Lane attached to Commerce Park Drive and that it was currently leased to AAR. He said they also owned a 9,500 – 10,000 square foot unit in the condominium association. He said the value of the 50,000 square foot building was greater than the whole sale of the land. He stated this property had been for sale since 1985 and he provided information on other properties in the area.

Northshore stated they had a Planning and Zoning Committee meeting last week and would be considered by City Council on January 3rd. He stated they would like to put forth a letter of support from the Bayfront CRA for the project with Council's approval and agreement and to put it into record.

2. Brownfields Assessment Grant Application: Terracon Consulting, Judi Weaver

Mark Mulligan, of Terracon Consulting, stated they were contracted with the City of Palm Bay as an environmental contractor. He said they had been working with Mr. Marshal to help obtain an Environmental Protection Agency (EPA) Brownfields Grant. He provided a complete overview of Terracon Consulting, which included the services offered, office locations, and personnel experience in grant writing.

Judi Weaver, Brownfields Specialist in Florida, spoke regarding the Bayfront CRA's grant application. She stated it was a \$300,000 application and the funds were for assessing properties. She said there were funds for hazardous substance along with petroleum, which was focused on redevelopment. She said the grant funds went into effect on October 1, 2019. She stated the grant application was due on the 31st of January and the decisions were made around May or June. She said they would be reapplying. She said the EPA made changes this year with more focus on the shorelines and flood zones. She provided the EPA's definition of a brownfield and the benefits of a brownfields program.

Mark Mulligan spoke about Environmental Site Assessments. He described the process of assessing the properties once the grant was awarded. He discussed the steps involved in Phase I and Phase II of the assessment process and the options if contamination were found. He discussed availability of additional grant funding from the State.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 33 of 52

Maryann Civil, resident, asked Ms. Weaver which properties were a focus for the grant process this year. Ms. Weaver responded Lot 8 on Water Drive in the bay center area. Properties also included the Robert J. Conlan Boulevard area and MC Assembly.

NEW BUSINESS:

1. Adoption of 2019 Bayfront CRA Annual Meeting Schedule.

Mr. Marshal presented the proposed annual meeting schedule for the Bayfront CRA, including the budget meetings and special meetings. He said updates regarding the Derelict Vessel Workshop were shared by Rosemarie (City Clerk's Office) and that it was recommended the Workshop be held on February 5th at 6:30 pm. Chairman Capote stated they wanted to adjust the time of all meetings to 7:00 pm. Mr. Marshal stated the annual Bayfront CRA meeting was changed from December 10, 2018to December 17, 2018.

Motion by Chairman Capote, seconded by Commissioner Santiago, to adopt the 2019 BCRA Annual Meeting Schedule with the changes noted by Mr. Marshal. Motion carried unanimously.

2. Consideration of 2018 Florida Inland Navigation District (FIND) Grant Agreement in support of the Palm Bay Entrance Channel Dredge Project.

Mr. Marshal stated the grant agreement was previously supported by the Board via Resolution No. 2018-07. He said that due to the cost, the City Attorney's office recommended that it be taken to the Bayfront CRA Board for additional consideration and then taken to City Council. He said the grant award notice was received by the City on September 27, 2018 and the formal FIND grant was received on October 1, 2018 for review. The City Attorney's Office completed their review and it was before the Board for their consideration. He said the total cost of the design permit phase was \$99,399. He said the FIND Cost Share Agreement provided a maximum of 50% reimbursement, not to exceed \$53,749.50. He stated that the engineer's initial construction estimate to dredge the channel was \$787,500 and that up to 75% of that amount was eligible for grant reimbursement from the FIND Grant.

Maryann Civil, resident, stated that since there were no meeting minutes, she had no idea which design of the pier had been proposed as part of this grant and asked if there was a picture of it. She stated there were several well-attended meetings in April and May and there were pros and cons on the different designs. She stated the people she had spoken with at the meetings wanted a scaled back design, if at all. She stated the mooring field was not well-received. She expressed concern about the number of moorings and the size of the vessels. She asked if there was a harbor master, fuel, or parking. She stated that parking was a huge consideration at the April and May meetings.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 34 of 52

noticed in the application for the grant that there had been talk of the historic pier location and that was also a big consideration as well because the location, or the proposed location, of the pier was not the historic location. She said there were a lot of open-ended issues and answers were needed before a decision was made.

Mr. Marshal stated a 10% conceptual design had been done and there had been two (2) community workshops held regarding the pier. He stated an artist's rendering had recently been received. He stated there would be more meetings in the future. He stated that to have a dredging project, there had to be a need and that part of the need would be a mooring field and pier.

Frank Hickson, Infrastructure Engineer, stated that to dredge the channel into the bay it had to be tied to something. He said the way it was tied to the application was to create the pier and the mooring field. He commented on the number of mooring fields and stated the number needed to be enough to convince the permitting agencies that there was a need to create the channel. He said their plan for the pier was to build something smaller in scale that could be expanded in the future.

Tim Fontaine with Coastal Technologies stated the Florida Department of Environmental Protection issued a general permit for municipalities for up to 100 vessels and that anything over 100 vessels required different permitting.

John Mongioi, resident, stated the citizens were not aware of what was going on. He stated there were a lot of suspicions, doubts, and disagreements with what they had been told. He stated that what he heard was that the mooring field was required to get the dredging permit. He stated the channel needed to be dredged, but there needed to be a meeting where the people were able to sit down, look at a drawing, and say if they liked it or not. He questioned why the people did not know the mooring field was used to get the dredging permit. He stated things had not been open enough and needed to be improved.

Chairman Capote asked Mr. Marshal if the pier was temporary or if it was the base. Mr. Marshal said that if it was designed, funded, and constructed, it would not be temporary. He asked Chairman Capote if he thought the construction was floating docks. Chairman Capote stated he heard Mr. Hickson talked about something that could be built upon later. Mr. Marshal provided a drawing of the design done by a citizen that was adapted to get the permit. Chairman Capote stated that this was just preliminary and was used to secure the funding. He stated that, in response to Mr. Mongioi's questions regarding transparency, the workshops and discussions of what was to be built were needed. Chairman Capote stated that he wanted to be sure that in the future there was more public input for the placement of the pier. Mr. Marshal stated that if the Bayfront CRA was not successful in getting the application for the dredging, this was a moot point.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 35 of 52

Motion by Vice-Chairman Anderson, seconded by Commissioner Santiago, to approve the 2018 Florida Inland Navigation District Grant Agreement in support of the Palm Bay Entrance Channel Dredge Project. Motion carried unanimously.

3. Consideration of Infrastructure Engineering Proposed Task Order #7 in service of the design and permit application scope of work as identified within the 2018 Florida Inland Navigation District Grant Agreement Project #BV-PB-18-142.

Mr. Marshal stated this was the engineer's contract. He stated that the Bayfront CRA had previously engaged Infrastructure Engineers, Inc. that had met with the regulatory agencies, collected field data, and developed a conceptual design for increasing the depth of the bay's waterway access channel. He said the field data collection included geotechnical investigations, a bathymetric survey, and a submerged aquatic survey. He said the regulatory agencies identified that permitting of the access channel required demonstration of the need and/or justification of the depth of the access channel. He stated the work done under the task order built upon the past work by the Infrastructure Engineers, Inc. The task order included design and permitting services for the access channel and included the proposed pier and mooring field that supported the justification and was performed by Infrastructure Engineers, Inc. with subcontracted support service by Coastal Technologies. He said the total cost for the task order specific to the design permit phase was \$99,920 and was included as part of the FIND grant application.

Motion by Commissioner Santiago, seconded by Chairman Capote, to approve the Infrastructure Engineering Proposed Task Order #7 in service of the design and permit application scope of work as identified within the 2018 Florida Inland Navigation District Grant Agreement Project #BV-PB-18-142. Motion carried unanimously.

COMMISSIONER REPORTS:

Commissioner Ritter stated he noticed the lights on U.S. Highway 1 had been fixed. He requested the property on Water Drive across from Palm Pub be mowed and that a bougainvillea in the right-of-way needed to be removed. Mr. Marshal asked if the address was 1582 Water Drive. Mr. Ritter confirmed same. He stated emails were received from Thomas McCarthy regarding the Pelican Harbor Marina which requested the property be represented by him rather than the real estate agent that had the property.

Chairman Capote felt it was a good idea for the Bayfront CRA to consider someone with real estate expertise to market the Marina. He said it should be put out to bid, but that it was more of a Council item. Chairman Capote asked, and Commissioner Bailey agreed, to speak with the City Manager and take it back to the Board. Vice-Chairman Anderson asked if the Council gave up control of the Marina to the Bayfront CRA. Commissioner

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 36 of 52

Bailey stated Shirley Weems worked on the control issues, but it was through the Council's contract. Vice-Chairman Anderson agreed with Chairman Capote's suggestion of getting bids and stated that any associated costs were to be brought back to the next meeting. He stated the sale of the property should be a priority. Mr. Marshal stated the Marina was a specialty property and most likely required national advertising. He stated the marketing money had been put in the budget specifically for the Pelican Harbor Marina. He said upgrades had been made to the property and the property had been prepped to be sold. Vice-Chairman Anderson suggested a presentation of the property by Mr. McCarthy be made at the next meeting and Mr. Marshal stated a presentation would be done at the next meeting.

Vice-Chairman Anderson stated the Evans Center was coming along nicely.

OTHER AGENCY BUSINESS:

Mr. Marshal stated the Bayfront CRA was still waiting on the Quitclaim Deed for the City to divest itself of the remaining interest of the Marina specifically to allow the Bayfront CRA to do the full redevelopment. He stated the multiple ownership situation made it confusing to attract development and that it became statutorily sticky. He said the Bayfront CRA had to split expenses with the City when work was done at the site.

Commissioner Parr stated he thought it was a good discussion to have moving forward with an engineering design of Robert J. Conlan Boulevard. Vice-Chairman Anderson agreed. Commissioner Bailey suggested discussing with the City Manager/BCRA Executive Director and other stakeholders to determine the best way to move this forward. Mr. Marshal stated a lot of positive feedback had been received about the redevelopment of Robert J. Conlan Boulevard to become a downtown. He said that \$60 million had been attracted in new development with another \$60 - \$80 million waiting. He said that once an engineer's design had been received, they could figure out funding and length of construction.

Motion by Commissioner Parr, seconded by Commissioner Ritter, for the Bayfront CRA to suggest to Council to move forward and obtain an engineering design of Robert J. Conlan Boulevard. Motion passed unanimously.

ADJOURNMENT:

The meeting was adjourned at approximately 7:45 p.m.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 37 of 52

Patricia Foutt, AGENCY SECRETARY Signature block for CRA Board Chair 6 City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 38 of 52

CITY OF PALM BAY, FLORIDA BAYFRONT COMMUNITY REDEVELOPMENT AGENCY Regular Meeting 2019-02

Held on Tuesday, the 26th day of February 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 Chairperson Capote at approximately 6:30 p.m.

ROLL CALL:

CHAIRPERSON:	William Capote	Present
VICE-CHAIRPERSON:	Brian Anderson	Present
COMMISSIONER:	Harry Santiago, Jr.	Present
COMMISSIONER:	Jeff Bailey	Present
COMMISSIONER:	Kenny Johnson	Present
COMMISSIONER:	James Ritter	Present
COMMISSIONER:	Aaron Parr	Present

STAFF MEMBERS:

Lisa Morrell, City Manager; Joan Junkala, Bayfront CRA Administrator; Andy Anderson, Interim Deputy City Manager; Danielle Crotts, Agency Secretary; Patricia Foutt, Agency Secretary.

CONSENT AGENDA:

There were no consent items.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

There were no public comments.

NEW BUSINESS:

1. Introduction of the new BCRA Administrator, Joan Junkala.

a. Joan A. Junkala Resumé

Mr. Andy Anderson introduced the new Bayfront CRA Administrator, Joan Junkala. He stated the minutes were up-to-date and were in the review process.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 39 of 52

Ms. Junkala introduced herself and discussed her experience in Economic Development, redevelopment, brownfields, and FIND grants.

Ray Walton, resident, welcomed Ms. Junkala to Palm Bay. He stated that he felt Mr. Andy Anderson had a significant role in her appointment, since they both held positions in Economic Development in different municipalities at the same time. He discussed Ms. Junkala's resume and positions that were held by Ms. Junkala. He provided a brief history of the former Bayfront CRA Administrators and the Bayfront CRA. He stated the position of the Bayfront CRA Administrator was a full-time job and asked Ms. Junkala if she could assure the citizens of Palm Bay that her continued employment in both of her part-time positions would not create such a demand on her time and energy that the City's interests would become a lower priority and lend itself to concerns about conflict of interest, should potential real estate transactions involving the City and other clients or associates of her firm arise. Mr. Walton asked Ms. Junkala if she planned to continue as both a realtor and business owner, and if she had read the Bayfront CRA Redevelopment Plan. Ms. Junkala stated that she had read the Bayfront CRA Redevelopment Plan. She stated her resume was published as it was received by the City during her application for the Bayfront CRA Administrator position and did not reflect the current status of her employment, which was full-time with the City of Palm Bay. She stated there was no intent to continue to practice real estate or consulting and both of those items were in the process of being shut down.

2. Northshore Tri-Party Utility Agreement.

a. Water and wastewater system agreement for Northshore at Palm Bay, Phase I (Multi-Family)

Mr. Andy Anderson discussed the previous negotiations with Mr. Shonkwiler and Northshore. He discussed the utility impact fees and the outstanding 2006 bond proceeds that could be applied to a private activity bond. He discussed the benefits of the Agreement and the economic impact of the fees that remained within the district to be used for water and sewer upgrades. He stated that Northshore did not request any incentives on Phase II of the Northshore project.

Jim Shonkwiler stated that he discussed Northshore's work with the Utilities Department and provided the estimated date of connection to the utility system. He said the utility lines and hydrants had been installed. He discussed Phase I of the project and provided details of the project. He stated the Utility Agreement had been reviewed and Northshore was prepared to sign the agreement and pay the connection fees.

Commissioner Ritter discussed the time frame for the reimbursement of the property taxes to Northshore. He discussed the Tax Increment Funding (TIF) money and Mr. Shonkwiler advised the return had been amended from 90% to 85%.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 40 of 52

Maryann Civil, resident, discussed the waiver of fees and stated the waiver was not permissible under local ordinance and State legislation. She discussed compliance and asked the total percentage of the bond and annual TIF the proceed would take. She stated her concern that money would not be available for other Bayfront CRA projects since it was allocated for five (5) years and she wanted assurance that the rest of the Bayfront CRA was not adversely impacted because of the Northshore Development project.

Mr. Andy Anderson discussed the options that had been available to the Bayfront CRA. He stated that any waiver of impact fees had to be by moratorium, which waived impact fees across the state. He discussed the bond proceeds and how they could be used.

Commissioner Bailey requested the amount of the projected revenue that was available to the Bayfront CRA. Mr. Andy Anderson stated that outside of the debt obligation, the only other obligations were staffing and insurance, but he did not have specific amounts.

Commissioner Ritter discussed the TIF money. He requested the amount of money that was earmarked for Northshore Development for the next five (5) years and an additional five (5) years if the Bayfront CRA was extended. Commissioner Bailey stated the amount was in the area of \$3.1 million in the original memo and if the Bayfront CRA was extended the amount would be approximately \$4 million. Commissioner Ritter stated he felt it was a lot for one developer to receive that kind of incentive.

Motion by Commissioner Anderson, seconded by Commissioner Santiago, to approve the Northshore Tri-Party Utility Agreement.

Chairperson Capote discussed the economic, financial and business impacts of the Northshore Development, and the vision of the Bayfront CRA. Commissioner Santiago discussed the Robert J. Conlan Boulevard area and the growth that would result from the Northshore project. Vice Chairperson Anderson discussed the property tax incentive and the economic impacts of Phase II. Commissioner Bailey discussed the TIF tax abatements and suggested that the reimbursement was held until the completion of the project. Chairperson Capote discussed the write-off of the bond for Mr. Ciancio and the economic impact of a development of a luxury apartment complex geared to millennials. Commissioner Bailey requested the fiscal impact of the bond that had been written off for Mr. Ciancio. Chairperson Capote replied that the amount was approximately \$35 million. Commissioner Bailey stated there was a zero-fiscal impact on the City. Commissioner Anderson discussed the incentives and the impact on the tax rolls.

Commissioner Parr discussed the error in the incentives that the City had made in the original Agreement and the correction of the error. Mr. Andy Anderson discussed the original Agreement and stated that no unofficial agreements were made outside the

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 41 of 52

decision-making authority of the Bayfront CRA Board. Commissioner Bailey shared that both parties had previously agreed on the terms of the agreement.

Motion carried with voting as follows: Chairman Capote, yea; Vice Chairman Anderson, yea; Commissioner Santiago, yea; Commissioner Bailey, nay; Commissioner Johnson; yea, Commissioner Ritter, nay; Commissioner Parr, yea.

3. Consideration of proposal from Boy Scouts of America to engage in an Eagle Scout Service Project Plan to provide landscaping and beautification efforts at Castaway Point.

a. Eagle Scout Service Project Proposal

Mr. Andy Anderson stated that numerous messages had been left for Mr. Colben Maher, Eagle Scout Candidate, with no response to date.

Motion by Vice Chairperson Anderson, seconded by Commissioner Bailey, to table the item to the next meeting. Motion carried unanimously.

COMMISSIONER REPORTS:

Commissioner Ritter stated the previous Bayfront CRA Administrator had been instructed to have Read Real Estate Assets do a presentation on the services they offered. He discussed the length of time the Pelican Harbor Marina property had been with the current realtor, Waterman Real Estate, and the lack of potential buyers. He stated he had discussed asking for another realtor with the City Manager and he felt that Mr. Tom McCarthy would be better suited to promote the property. He discussed the contract with Waterman Real Estate. He stated the previous City Manager had agreed to quitclaim deed the property to the Bayfront CRA. He discussed the Request for Proposal (RFP) that was to be put out for developers to provide ideas for the property, and that the RFP had never materialized. He stated he was advised by the City Manager that one piece of property could not be taken out of the Waterman Real Estate contract and given to another realtor. He suggested the City Manager sign the quitclaim deed in order that the property became the Bayfront CRA's property, so that no contract was broken. He discussed how Waterman Real Estate had marketed the property as a marina only and not as a multi-use or Bayfront Mixed Use (BMU). He asked the Board if the City Manager should be directed to sign a quitclaim deed. Mr. Andy Anderson discussed the quitclaim deed and the State procurement laws. Chairperson Capote discussed that the Bayfront CRA wanted a realtor who specialized in marinas and would perform national searches for a buyer. Commissioner Ritter asked if the Bayfront CRA preferred another marina on the property and Chairperson Capote said it was preferred for the property to be developed as such. Commissioner Bailey discussed the Waterman Real Estate contract, its expiration, and extensions. Mr. Andy Anderson provided the expiration date of the

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 42 of 52

contract. Commissioner Bailey stated the Board should see what could be done to open the contract to other realtors. Mr. Andy Anderson stated the contract could be amended and reopened in September. Mrs. Morrell discussed the thirty (30) days out clause in the contract that allowed either party to cancel the contract without reason. She advised that the City could go out for another RFP and the property types could then be divided and a multi-award be done. She stated that all administrative issues with the property had been corrected. Mrs. Morrell stated she had the direction for the quitclaim deed on her desk and would move forward. She discussed the preference of the highest and best use of the property and would comply with any of the Board's directions for an RFP for real estate services, guitclaim deed the property, combine the properties for a larger parcel, or present any offer that was received to the Council. Commissioner Santiago discussed a commercial appraisal to determine the highest and best use for the property. He asked Ms. Junkala if it was best for the Bayfront CRA to perform their own analysis of the property or let a real estate agent handle the analysis. Ms. Junkala recommended that the Board allow someone with expertise in that specific field handle the analysis and the appraiser should be advised if the Board wished to look at other uses for the property. Commissioner Ritter stated that the previous Administrator had been directed to guitclaim deed the property to the Bayfront CRA. Commissioner Parr asked if the City could request that Waterman Real Estate forego the one parcel in order to seek out an additional firm to list the property. Mrs. Morrell stated that the question could be asked to Waterman Real Estate. Commissioner Santiago stated he did not want to limit the property to just one use and discussed the need to explore avenues that may provide the best return. Commissioner Bailey requested the date of the last appraisal on the property and Mr. Andy Anderson advised it was 2016.

Vice Chairperson Anderson advised the Evans Center's grand opening was March 9th. He stated the Hyatt had started construction. He said that he hoped to receive an answer by the next BRCA meeting regarding the release of the Pelican Harbor Marina property by Waterman Real Estate.

Chairperson Capote commented on the completion of past minutes and stated that some of the concerns about the derelict boats had been addressed.

OTHER AGENCY BUSINESS:

There was no other agency business.

ADJOURNMENT:

The meeting was adjourned at approximately 7:40 p.m.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 43 of 52

Patricia Foutt, AGENCY SECRETARY Signature block for CRA Board Chair 7 City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 44 of 52

City of Palm Bay, Florida

BAYFRONT COMMUNITY REDEVELOPMENT AGENCY Special Meeting 2019-02

Held on Tuesday, the 5th day of March 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 Chairperson Capote at approximately 7:00 p.m.

ROLL CALL:

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

STAFF MEMBERS:

Present were Joan Junkala, Bayfront CRA Administrator; Danielle Crotts, Agency Secretary; Patricia Foutt, Agency Secretary.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

John Mongioi, resident, stated that he felt that a week's notice did not provide adequate time for residents to prepare questions regarding topics on the agenda. He suggested an executive summary of proposed items to facilitate residents' preparation for the meeting.

The Agency concurred to consider New Business at this time, included as an agenda revision.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 45 of 52

MEW BUSINESS:

1. Consideration of proposal from Boy Scouts of America to engage in an Eagle Scott Service Project Plan to provide landscaping and beautification efforts at Castaway Point.

a. Eagle Scout Service Project Proposal

Colben Maher provided information for his plan of renovating the existing staircase and landscaping a section Castaway Point Park.

Motion by Vice-Chairperson Anderson, seconded by Commissioner Bailey, to approve the proposal from Boy Scouts of America to engage in an Eagle Scout Service Project Plan to provide landscaping and beautification efforts at Castaway Point.

The Agency resumed the consideration of items in the order as shown on the agenda.

PRESENTATIONS:

1. Economic Analysis, Visualization & Mapping Presentation by Urban3

A presentation of the 3D economic model and analysis prepared by Urban3 for the Bayfront CRA and City of Palm Bay was provided by Joe Minicozzi, Principal. The Analysis provided data visualization relating to the impacts that future private capital investment and location and design decisions could have on tax revenue to the redevelopment district and City as a whole. Comparisons to downtown Melbourne and Historic Cocoa Village were provided to show development and tax revenue potential.

Commissioner Santiago asked what programs had been put in place to help with the revitalization of the Ashville area. Mr. Minicozzi stated that rather than tear down the downtown area, the City had chosen to follow the Main Street model. He stated the City laid the framework and focused on streets and centralized parking using Bond programs.

Commissioner Parr asked how design could influence property tax value. Mr. Minicozzi discussed the land use patterns, the differences between the type of development, and tax values related to each type of development.

ADOPTION OF MINUTES:

- *1. Workshop, January 25, 2018
- *2. Regular Meeting No. 2018-01, March 27, 2018
- *3. Regular Meeting No. 2018-02, May 8, 2018
- *4. Regular Meeting No. 2018-03, August 30, 2018

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 46 of 52

Motion by Commissioner Santiago, seconded by Vice-Chairperson Anderson, to adopt the minutes for January 25, 2018, March 27, 2018, May 8, 2018, and August 30, 2018.

Commissioner Bailey stated that the minutes published to the public did not include the minutes listed on the Agenda. He suggested that the adoption of minutes be tabled until the next Regular Meeting of the Bayfront CRA to be held on May 21, 2019.

Commissioner Santiago withdrew his motion. Vice-Chairperson Anderson withdrew his second.

Motion by Commissioner Santiago, seconded by Commissioner Bailey, to table the adoption of minutes for January 25, 2018; March 27, 2018; May 8, 2018; August 30, 2018 to the next Regular Meeting Bayfront CRA to be held on May 21, 2019. Motion carried unanimously.

ADJOURNMENT:

The meeting was adjourned at approximately 8:47 p.m.

William Capote, CHAIRPERSON

Patricia Foutt, AGENCY SECRETARY Signature block for CRA Board Chair 8 City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 47 of 52

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.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 48 of 52

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.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 49 of 52

Commissioner Johnson asked if an incentive package was needed for some of the Cityowned 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.

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 50 of 52

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 Signature block for CRA Board Chair 9

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 51 of 52

MEMORANDUM

- TO: Bayfront CRA Board of Commissioners
- FROM: Joan Junkala, Bayfront CRA Administrator
- DATE: May 21, 2019 Regular Meeting
- RE: Bayfront CRA 2018 Annual Report

Per Florida Statute 163 Part III, a community redevelopment agency (CRA) must file with the City Clerk's Office no later than March 30th an annual report of the activities and financial statements of the CRA.

On March 29, 2019, the 2018 Annual Report of the Bayfront CRA was filed, as required, with the City Clerk's Office. A copy of the 2018 Annual Report can also be found on the City of Palm Bay's website under the Bayfront Community Redevelopment District. Please note that the audit of the City's Annual Financial Report, which includes the Bayfront CRA financial statements, was not complete prior to the March 30th deadline; and therefore, the financial statements on the report are unaudited. Once the audit is complete, the 2018 Annual Report will be updated with the audited financial statements and re-filed with the City Clerk's Office and published online.

On April 26, 2019, the 2018 Annual Report was provided to the Budget Director for Brevard County, and subsequently went before the Brevard County Board of County Commissions on May 7, 2019 and was unanimously acknowledged and accepted.

RECOMMENDATION:

Acknowledge and accept the 2018 Annual Report of the Bayfront CRA.

Attachment(s): 1) Bayfront CRA 2018 Annual Report

JJ

City of Palm Bay Bayfront Community Redevelopment Agency Regular Meeting 2019-03 May 21, 2019 Page 52 of 52

MEMORANDUM

TO: Bayfront CRA Board of Commissioners

- FROM: Joan Junkala, Bayfront CRA Administrator
- DATE: May 21, 2019 Regular Meeting

RE: Prepayment of 2006 Bond Proceeds

In 2006 the Bayfront Community Redevelopment Agency took out a bond in the amount of \$6 million, of which approximately \$988,000 in unused proceeds remains. City staff recommends applying the funds towards the principal balance currently outstanding. The outstanding balance is approximately \$2,130,000.

Previously, the bond proceeds were used for land acquisition as well as sidewalk, landscaping, and street light enhancements along US 1. In FY 2019, bond proceeds were earmarked for land acquisition and dredging projects. However, given the current climate between Brevard County and the local CRAs, there is pressure on the Bayfront CRA to sunset early. In preparation, City staff wishes to pay down a portion of the bond principal with unused proceeds. Bond counsel has advised staff that it is imperative that the BCRA expend the remaining proceeds of the 2006 Bonds, either for a qualified project or to prepay part of the 2006 Bonds, immediately

By prepaying a portion of the bond in FY 2019, the Bayfront CRA will save approximately \$179,541.05 in interest payments and pay off the loan in calendar year 2022, two years early and two years prior to the original CRA sunset date.

RECOMMENDATION:

Approve staff to initiate prepayment of the 2006 Bond by applying the current unused proceeds towards the principal balance currently outstanding.

Attachment(s): 1) Bayfront Redevelopment Trust Fund Revenue Bond, Series 2006 prepayment schedule

JJ