

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.

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.

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.

- 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.

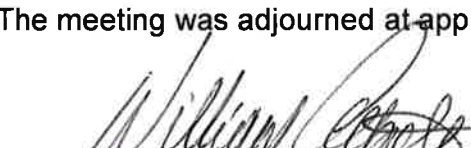
Chairperson Capote welcomed the Evans Center.

OTHER AGENCY BUSINESS:

There was no other agency business.

ADJOURNMENT:

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



William Capote, CHAIRPERSON



Patricia Foutt, AGENCY SECRETARY