



AGENDA

BAYFRONT COMMUNITY REDEVELOPMENT AGENCY

Special Meeting 2019 – 08

November 7, 2019 – 6:30 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 Regular Meeting 2019-07, October 22, 2019

PUBLIC COMMENTS (NON-AGENDA ITEMS):

Public Comments on Agenda Items – 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:

OLD BUSINESS:

1. INFORMATIONAL: Interlocal Agreement between County, City of Palm Bay and Bayfront CRA
2. INFORMATIONAL: Commercial Façade Improvement Grant Program Guidelines

NEW BUSINESS:

COMMISSIONER REPORTS:

OTHER AGENCY BUSINESS:

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 based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim. In accordance with the Americans with Disabilities Act and Section 90.6063(4), Florida Statutes, 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) 409-7187 or Florida Relay System at 711.

BAYFRONT COMMUNITY REDEVELOPMENT AGENCY
City of Palm Bay, Florida

Regular Meeting 2019-07

Held on Tuesday, the 22nd day of October 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	Present
COMMISSIONER:	Aaron Parr	Present
BAYFRONT CRA ATTORNEY:	Jennifer Cockcroft	Present

Commissioner Johnson participated in the meeting via teleconference.

STAFF MEMBERS:

Joan Junkala, Bayfront CRA Administrator; Lisa Morrell; City Manager; Danielle Crotts, Agency Secretary

CONSENT AGENDA:

There were no items to consider under Consent Agenda.

ADOPTION OF MINUTES:

- 1. Bayfront CRA Special Meeting 2019-06; September 5, 2019.**

Motion by Commissioner Santiago, seconded by Vice-Chairperson Anderson, to approve the minutes as presented. Motion carried unanimously.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

There were no Public Comments.

PRESENTATIONS:

There were no Presentations.

OLD BUSINESS:

1. Draft Interlocal Agreement between County, City and Bayfront CRA

Ms. Junkala gave a brief overview of the Interlocal Agreement, which allows the CRA to carry out its programs and projects as approved by the CRA Board for Fiscal Year 2020; however, starting with the Fiscal Year 2021, the CRA would not be authorized to pledge funds outside of the payment of the bond debt, the contractual obligation to Northshore Development, and legally required administrative expenses.

Commissioner Ritter asked if the proposed Commercial Façade Improvement Grant Program would carry through 2024 or stop in 2020. Ms. Junkala stated the grant program would only continue through the end of Fiscal Year 2020, therefore all applicants of the Program would need to have begun and completed their construction and improvements within Fiscal Year 2020.

Motion by Commissioner Bailey, seconded by Vice-Chairperson Anderson, to approve the draft Interlocal Agreement between Brevard County, City of Palm Bay and the Bayfront CRA as presented. Motion carried unanimously.

Commissioner Bailey stated he was in support of the agreement as it would help to minimize unnecessary spending and the savings could instead be used to pay off debts.

2. Amendments to the FY 2020 Budget of the Bayfront Redevelopment Trust Fund

Ms. Junkala stated that there was an increase of approximately \$70,127.00 from the previously estimated Fiscal Year 2020 revenues as a result of an increase in the assessed property values provided by the Brevard County Property Appraiser's Office, and an adjustment made to be consistent with the millage rate adopted by City Council at the Regular Meeting held on September 26, 2019.

Motion by Vice-Chairperson Anderson, seconded by Commissioner Parr, to approve the amendments to the FY2020 Budget of the Bayfront Redevelopment Trust Fund. Motion carried unanimously.

NEW BUSINESS:

1. Consideration of proposed Commercial Façade Improvement Grant Program

Ms. Junkala provided a brief overview of the details and guidelines of the Program.

Commissioner Bailey asked about the total amount set aside for the Program. Ms. Junkala stated that CRA Board approved \$50,000.00 for the Program in the Fiscal Year 2020 budget.

Commissioner Bailey made a motion not to approve the Commercial Façade Improvement Grant Program. Motion died for lack of a second.

Motion by Commissioner Ritter, seconded by Commissioner Santiago, to approve the Commercial Façade Improvement Grant Program. Motion carried with members voting as follows: Chairperson Capote, Yea; Vice-Chairperson Anderson, Yea; Commissioner Santiago, Yea; Commissioner Bailey, Nay; Commissioner Johnson, Yea; Commissioner Ritter, Yea; Commissioner Parr, Yea.

Commissioner Ritter said he thinks this would serve as an incentive for anyone looking to develop in the Bayfront area. Commissioner Santiago also spoke in favor of the Program.

Commissioner Bailey stated he thinks the money should be put back into the general fund to focus on infrastructure.

COMMISSIONER REPORTS:

Commissioner Ritter reported tall grass needing to be cut at a City owned property which was being utilized as a passive park located at 1644 Main Street NE. He also asked about the status of an abandoned camper located at 2750 Kirby Circle NE. He said he reported the camper in June-July, and it was still there. Ms. Junkala stated she would follow up on both items.

OTHER AGENCY BUSINESS:

1. Staff Report

There was no Staff Report.

ADJOURNMENT:

The meeting was adjourned at approximately 7:14 PM.

X

William Capote
CHAIRPERSON

X

Danielle Crotts
AGENCY SECRETARY



MEMORANDUM

TO: Bayfront CRA Board of Commissioners

FROM: Joan Junkala, Community & Economic Development

DATE: November 7, 2019 – Special Meeting 2019-08

RE: Interlocal Agreement between Brevard County, City of Palm Bay and the Bayfront Community Redevelopment Agency

At the Regular Meeting of the Bayfront CRA held on October 22, 2019, the Board unanimously approved an Interlocal Agreement (ILA) between Brevard County, City of Palm Bay and the Bayfront CRA. Staff advised the CRA Board that the ILA allowed for the funding of projects as approved by the Board with the adoption of the Fiscal Year (FY) 2020 Budget Resolution 2019-01 at the Regular Meeting held on July 23, 2019. However, after further discussions between the City Attorney's Office and Brevard County Attorney's Office, it was clarified that the Interlocal Agreement prohibits any expenditures which are not authorized as described within Sections 6(c) and 3(a) of the ILA and County Resolution 2019-198, respectively. Therefore, the CRA shall take no action on FY 2020 budget projects and priorities previously approved by the Board, which are not consistent with Resolution 2019-198 and the attached ILA.

Additionally, attached for review is a Proposed Budget Amendment to the FY 2020 Adopted Budget of the Redevelopment Trust Fund. The Proposed Budget Amendment provides for only such items as authorized within the ILA and County Resolution 2019-198, which include debt service payments on the 2006 Bond, contractual obligations existing on the date of adoption of the Resolution, and future obligations and expenditures necessary to perform legally required administrative activities to maintain the CRA as an entity in good standing through its expiration date. This Proposed Budget Amendment will return to the Bayfront CRA Board at the Regular Meeting scheduled for December 17, 2019 for final approval.

On October 8, 2019, the Brevard County Board of County Commissioners voted unanimously to adopt a Resolution 2019-198 revoking authority to enter new contracts, incur indebtedness or issue bonds from now until 2024. The Resolution and (ILA) allows for the payment of all known existing obligations but does not allow annual or new contracts. This measure is meant to serve as a solution for the Board of County Commissioners until such time the County, City and CRA agree on and execute an interlocal agreement. To that end, the Board of County Commissioners unanimously approved and authorized Chair Isnardi to execute the attached (ILA).

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At the request of the Brevard County Manager, a Special Meeting of the Bayfront CRA Board was scheduled prior to the Regular Meeting of City Council on September 5, 2019 to bring forth a draft interlocal agreement for review and approval. On September 5, the Bayfront CRA Board and the City Council of the City of Palm Bay approved and authorized the Mayor to execute an ILA, which was drafted and finalized in coordination with Brevard County Manager's Office and County Attorney's Office. However, at the County Commission meeting held on September 17, the County Manager brought forth six (6) options for the Board's consideration. The options range from accepting the previously approved ILA to revoking the delegation of authority. The item was tabled by Commissioner Tobia to allow for a follow-up discussion and better understanding of current debt and contractual obligations.

In 2017, Brevard County provided a draft Interlocal Agreement (ILA) to the City of Palm Bay for discussion. The initial ILA was intended to reduce or cease the County's future annual CRA tax increment finance (TIF) contributions to the Bayfront Redevelopment Trust Fund in order to utilize those funds for road maintenance, construction, and reconstruction, achieving their goals for advancing the County's road program. To that end, the ILA sought to redirect CRA funds towards improvement of County roads within the redevelopment district boundaries; however, no such roads exist within the boundaries of the CRA. Additionally, the draft ILA called for the early sunset of the CRA, which is scheduled to naturally expire in 2024.

RECOMMENDATION:

There is no action required.

Attachment(s):

- 1) Interlocal Agreement between Brevard County, City of Palm Bay and the Bayfront Community Redevelopment Agency
- 2) Resolution No. 2019-198 Brevard County
- 3) Proposed Budget Amendment to the FY 2020 Adopted Budget of the Redevelopment Trust Fund



MEMORANDUM

TO: Bayfront CRA Board of Commissioners

FROM: Joan Junkala, Community & Economic Development

DATE: November 7, 2019 – Regular Meeting 2019-08

RE: Proposed Commercial Façade Improvement Grant Program

On October 22, 2019, the CRA Board approved through a 6-1 vote the Program Guidelines for the Commercial Façade Improvement Grant Program. However, after further discussions between the City Attorney's Office and the Brevard County Attorney's Office, it was clarified that the Bayfront CRA does not have the authority to fund projects or programs which were previously approved by the Board with the adoption of the Fiscal Year (FY) 2020 Budget Resolution 2019-01 at the Regular Meeting held on July 23, 2019.

Because the CRA Board approved Program Guidelines, there is no vote or action required as the CRA Board has not awarded grant funding to any applicant. Further, the funding previously approved by the CRA Board in the FY 2020 Budget of the Bayfront Redevelopment Trust Fund for the Commercial Façade Improvement Grant Program will be transferred to the Reserves account during a budget amendment, which will be brought back for review and consideration at the Regular Meeting scheduled for December 17, 2019.

RECOMMENDATION:

There is no action required.