



# AGENDA

## BAYFRONT COMMUNITY REDEVELOPMENT AGENCY

Special Meeting 2020-03

June 4, 2020 – 6:00 p.m.

City Hall Council Chambers

120 Malabar Rd SE, Palm Bay, FL 32907

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### 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 2020-01, March 5, 2020

### 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.

### NEW BUSINESS:

1. Fiscal Year 2021 Proposed Budget of the Bayfront CRA

### 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.**

**City of Palm Bay, Florida**  
**BAYFRONT COMMUNITY REDEVELOPMENT AGENCY**  
**Regular Meeting 2020-01**

Held on Thursday, the 5<sup>th</sup> day of March 2020, 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 Vice-Chairman Johnson at approximately 6:00 p.m.

**ROLL CALL:**

|                               |                     |         |
|-------------------------------|---------------------|---------|
| <b>CHAIRPERSON:</b>           | William Capote      | Absent  |
| <b>VICE-CHAIRPERSON:</b>      | Kenneth Johnson     | Present |
| <b>COMMISSIONER:</b>          | Harry Santiago, Jr. | Present |
| <b>COMMISSIONER:</b>          | Jeff Bailey         | Present |
| <b>COMMISSIONER:</b>          | Brian Anderson      | Present |
| <b>COMMISSIONER:</b>          | Peter Filiberto     | Present |
| <b>COMMISSIONER:</b>          | Aaron Parr          | Present |
| <b>BAYFRONT CRA ATTORNEY:</b> | Patricia Smith      | Present |

**STAFF MEMBERS:**

Joan Junkala-Brown, Bayfront CRA Administrator; Lisa Morrell; City Manager/Bayfront CRA Executive Director; Suzanne Sherman, Deputy City Manager; Danielle Crotts, Board Secretary; Juliet Misconi, Chief Procurement Officer; Greg Minor, Facilities Director;

**CONSENT AGENDA:**

There were no items to consider under Consent Agenda.

**ADOPTION OF MINUTES:**

- 1. Bayfront CRA Special Meeting 2019-09; December 5, 2019**

Motion by Commissioner Santiago, seconded by Commissioner Parr, to approve the minutes as presented. Motion carried unanimously.

**PUBLIC COMMENTS (NON-AGENDA ITEMS):**

Maryann Civil, resident, mentioned that the company recently hired by the City to handle its commercial brokerage services, Redevelopment Management Association (RMA), gave a presentation to the Bayfront CRA Board a few years prior. The presentation included opportunities of the Bayfront including preserving the views, recreational opportunities, waterfront access and capitalizing on the marina property. She spoke about the importance of keeping public access a priority when redeveloping the area.

**PRESENTATIONS:**

**1. Welcome new At-Large Board Member, Peter Filiberto, appointed by City Council**

Vice-Chairman Johnson welcomed Mr. Filiberto to the Board.

**OLD BUSINESS:**

**1. RFP 27-0-2020 Commercial Brokerage Services**

Mrs. Junkala-Brown stated the memo posted with the agenda packet online for this item was the Legislative Memorandum that was going before City Council that evening, not the Bayfront CRA memo. She provided each Board member a copy of the Bayfront CRA memo, which was essentially the same, however it directed information in the memo specifically for CRA owned properties rather than CRA and City-owned.

Mrs. Junkala-Brown provided an overview on the solicitation and proposals that were received. She recommended a motion to approve award of RFP 27-0-2020 Commercial Brokerage Services to Redevelopment Management Association, LLC (RMA) of Pompano Beach, Florida for a 12-month term contract renewable by the Procurement Department for two additional 12-months, up to an accumulative total of 36-months.

Motion by Commissioner Bailey, seconded by Commissioner Santiago to approve award of RFP 27-0-2020 Commercial Brokerage Services to Redevelopment Management Association, LLC of Pompano Beach, Florida.

Commissioner Filiberto spoke about concerns he had with some of the scoring and email address on file for RMA. He felt RMA's scoring was grossly inflated compared to the other applicants.

Commissioner Bailey asked Commissioner Filiberto what he would like to see done to remedy his concerns. Commissioner Filiberto said he would prefer to hire a locally sourced broker, such as Dreyer and Associates, since they would have a better understanding as to what was needed for the Bayfront area.

Commissioner Bailey asked Ms. Smith, City Attorney, for advisement on how to handle the situation. Ms. Smith said the same criteria that was used by the evaluation committee would need to be used by the Board to present the reason why they wish to go with a different brokerage firm. Commissioner Anderson stated he believed the position of the Board would be to get rid of the commercial projects for redevelopment rather than holding on to them as investment properties, as the CRA would be sunseting in 2024. He felt the best way to do so would be with RMA.

Commissioner Bailey inquired if the respondents were the same for both RFP's that were sent out. Mrs. Junkala-Brown answered that some of candidates were the same, some different. He also asked if the evaluation committee was the same. She responded in the affirmative.

Commissioner Santiago asked Mrs. Misconi, Chief Procurement Officer, to explain why there was such a disparity between RMA and the other applicants. Mrs. Misconi provided the Board with an explanation of the initial and aggregate scoring, summary of qualifications, technical response, quality of proposal and other scoring criteria that was used for the RFP. She also stated the City had implemented a local preference policy for both Palm Bay and Brevard-based businesses. RMA did not receive that as they were not local. Mrs. Junkala-Brown stated a summary of sales was provided by each applicant, as well as samples of marketing documents.

Commissioner Parr inquired about the repetitiveness and consistency in the RFP evaluation committee's scoring data. He also asked for some elaboration as to why RMA's was so much higher. Mrs. Misconi deferred the question to Mrs. Junkala-Brown, as she was on the evaluation committee. Mrs. Junkala-Brown provided examples of what stood out to her while scoring RMA. Ms. Sherman, Deputy City Manager, also on the evaluation committee, stated they also looked at the depth of experience with developing waterfront and marina-type properties depth of their contact distribution list in marketing properties.

Commissioner Bailey asked for the best estimate of commercial real estate value for Bayfront CRA-owned properties. Ms. Junkala-Brown answered that the marina property alone was recently appraised at \$1.95 million.

Bill Dellinger, representative of RMA, gave examples of projects RMA had done with other municipalities, including bringing an Amazon distribution center to Deltona, Florida. He also addressed some of the Board's questions about RMA's vision for the Bayfront and his background and experience with waterfront properties.

Commissioner Santiago requested that RMA give a presentation to the Board about every six months with an update on their progress.

Motion carried with members voting as follows:

|                        |     |
|------------------------|-----|
| Vice-Chairman Johnson  | Yea |
| Commissioner Santiago  | Yea |
| Commissioner Bailey    | Yea |
| Commissioner Anderson  | Yea |
| Commissioner Parr      | Yea |
| Commissioner Filiberto | Nay |

## **NEW BUSINESS:**

### **1. Bayfront CRA Surplus Real Estate**

Motion by Commissioner Santiago, seconded by Commissioner Anderson, to approve the list of the Bayfront CRA owned surplus commercial real estate available for sale to the public. Motion carried unanimously.

### **2. Bayfront CRA 2019 Annual Report**

Mrs. Junkala-Brown stated the Annual Report was prepared per Florida State Statutes, as well as per Exhibit A of the Interlocal Agreement between Brevard County, the City, and the Bayfront CRA.

Commissioner Filiberto inquired about James Ritter's name being on the report instead of his. Mrs. Junkala-Brown answered that during Fiscal Year 2019, Mr. Ritter was a member of the Board.

Motion by Commissioner Anderson, seconded by Commissioner Santiago, to approve the Bayfront CRA 2019 Annual Report as published. Motion carried unanimously.

**COMMISSIONER REPORTS:**

Commissioner Santiago asked that the presentation given by RMA in the past, as mentioned by Ms. Civil during Public Comments, be sent to the Board and RMA to serve as a reminder of what was previously provided.

**OTHER AGENCY BUSINESS:**

There was no Other Agency Business.

**ADJOURNMENT:**

The meeting was adjourned at approximately 6:43 PM.

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Kenneth Johnson, Vice-Chairperson

ATTEST:

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Danielle Crotts, Agency Secretary



## **MEMORANDUM**

**TO:** Bayfront CRA Board of Commissioners

**FROM:** Joan Junkala-Brown, Community & Economic Development Director

**DATE:** June 4, 2020 – Special Meeting 2020-03

**RE:** Fiscal Year 2021 Proposed Budget of the Bayfront CRA

### **SUMMARY:**

At the regularly scheduled meeting of the Brevard County Board of County Commissioners on May 19, 2020, the City brought forth the Fiscal Year (FY) 2021 Proposed Budget of the Bayfront CRA for consideration by the Board. The Proposed Budget was approved unanimously by the County Commission.

Attached for review and discussion is the Proposed FY 2021 Budget of the Bayfront CRA which uses the current year (FY 2020) revenues as a starting point. The current FY 2020 revised budget provided for \$1,403,970 in revenues from the City (67.7%) and Brevard County (32.3%) ad valorem tax contributions to the Bayfront Redevelopment Trust Fund. The preliminary revenue projections for FY 2021 budget year will be obtained by the Brevard County Property Appraiser's Office (BCPAO) following assessment valuations for the 2020 property tax year expected in July 2020.

The Proposed Budget for FY 2021 provides for a total of \$919,785 in expenditures as well as \$490,585 in Reserves to be reimbursed back to the general funds of the City and County following the end of FY 2021. The total proposed expenditures include \$486,976 in Operating Expenses and \$432,809 in total debt service payments towards the 2006 Bond. In accordance with the Interlocal Agreement (ILA) between Brevard County, City of Palm Bay and the Bayfront CRA executed on October 8, 2019, the CRA is prohibited from incurring new debt which pledges tax increment funds as well as prohibits the expenditure of any funds which are not contractually obligated or otherwise



required by law.

Please note that the total Operating Expenses includes \$477,724 budgeted for the 90 percent ad valorem tax (AVT) rebate for Northshore Development, LLC as authorized by the Redevelopment Incentive Agreement fully executed in June 2019, a contractual obligation which existed prior to the execution of the ILA. The estimated AVT rebate is based on the assumption that Northshore will received its Certificate of Occupancy (CO) for Phase I Residential (estimated value of \$45.2 million) prior to the BCPAO property tax assessments for the 2020 tax year. The estimation includes the reduction of the base year property tax value of \$809,040.

**RECOMMENDATION:**

Motion to approve the Fiscal Year 2021 Proposed Budget of the Bayfront CRA

Attachment:

- 1) FY 2021 Proposed Budget of the Bayfront CRA
- 2) Resolution adopting the FY 2021 Budget of the Bayfront CRA
- 3) Redevelopment Incentive Agreement (Northshore Development, LLC)