

City of Palm Bay, Florida
BAYFRONT COMMUNITY REDEVELOPMENT AGENCY
Special Meeting 2020-04

Held on Thursday, the 16th day of July 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 Chairperson Capote at approximately 6:01 p.m.

ROLL CALL:

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

STAFF MEMBERS:

Joan Junkala-Brown, Bayfront CRA Administrator; Suzanne Sherman, Acting City Manager; Danielle Crotts, Board Secretary

CONSENT AGENDA:

There were no items to consider under Consent Agenda.

ADOPTION OF MINUTES:

1. Bayfront CRA Special Meeting 2020-01, March 5, 2020

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

PUBLIC COMMENTS (NON-AGENDA ITEMS):

Ray Walton, resident, submitted a virtual comment. He supported staff's recommendation to continue negotiations with Jimson Hospitality, LLC, for potential development of Pelican Harbor Marina. He also mentioned the handicapped ramp at Castaways Point Park north pavilion was no longer accessible to the beach due to erosion on the north side of the park.

Michael McGarry, resident, voiced his support in keeping City-owned vacant land, located at the northwest corner of Bay Boulevard NE and Dixie Highway NE, for public parking use. He also mentioned an Amateur Athletic Union (AAU) Junior Olympics Stand Up Paddle Board Competition taking place at Paddling Paradise on July 26th and asked if staff could address spray-paint graffiti on the side of a vacant building, located at 3370 Dixie Highway NE, prior to the event.

PRESENTATIONS:

1. Update by commercial broker, RMA

Bill Dehlinger, representative of RMA, gave an update to the Board on CRA-owned commercial property sales. He spoke about three (3) Letters of Intent (LOI) he received for the City and CRA-owned properties known as Pelican Harbor Marina, located at 4220 Dixie Highway NE, 2920 and 2932 Pospisil Avenue NE. Mr. Dehlinger recommended accepting the LOI from Jimson Hospitality, LLC and moving forward on negotiations. He believed they were the best choice because of their extensive experience with these type of development projects and said their vision for the property best aligned with the CRA's.

Board members expressed their support in moving forward on negotiations with Jimson Hospitality, LLC. Commissioner Bailey hoped to negotiate Jimson's offer price to at least the asking price. He thanked staff and Mr. Dehlinger for their efforts in marketing and promoting the property. Commissioner Anderson spoke about the importance of keeping public access to the property.

NEW BUSINESS:

1. Reimbursement of FY 2018 and 2019 Bayfront CRA unexpended funds

Staff Recommendation: Approve reimbursement of unexpended funds in the amount of \$566,525.00 to the General Fund of the City and \$270,185.00 to the General Fund of Brevard County in accordance with the Interlocal Agreement between Brevard County, City of Palm Bay and the Bayfront CRA. The reimbursement amounts are respective of

the annual contribution percentages of the County and City to the Bayfront Redevelopment Trust Fund.

Commissioner Bailey asked if these amounts were approved by Brevard County. Mrs. Junkala-Brown answered that the reimbursements were approved by the County.

Motion by Commissioner Parr, seconded by Commissioner Anderson, to approve the item as recommended by Mrs. Junkala-Brown. Motion carried unanimously.

2. Fiscal Year 2021 Proposed Budget of the Bayfront CRA

Mrs. Junkala-Brown discussed items in the Fiscal Year 2021 Proposed Budget of the Bayfront CRA, including the ad valorem tax revenue contributions of the City and Brevard County, revenues and anticipated expenditures, total debt service, and the reserves anticipated to be reimbursed to the general funds of the City and Brevard County following the end of Fiscal Year 2021. Mrs. Junkala-Brown also noted the ad valorem tax rebate for Northshore Development following the issuance of the Certificate of Occupancy, which was expected in Fiscal Year 2021.

Board Attorney Patricia Smith read Bayfront CRA Resolution 2020-01. Commissioner Bailey asked if the proposed budget was also approved by Brevard County. Mrs. Junkala-Brown answered it was brought forth and approved by the County Commission.

Commissioner Filiberto asked for clarification on the budget line item for account 34-09, Other Contractual Services, in the amount of \$477,724.00. Mrs. Junkala-Brown responded that this was the previously discussed ad valorem tax rebate for Northshore Development.

Motion by Commissioner Anderson, seconded by Vice-Chairperson Johnson, to adopt Bayfront CRA Resolution 2020-01. Motion carried unanimously.

3. Letters of Intent for Pelican Harbor Marina parcels

Staff Recommendation: Approval to move forward with the Letter of Intent from Jimson Hospitality, LLC, for further negotiation.

Mrs. Junkala-Brown gave an overview of the three (3) Letters of Intent that were submitted by Jimson Hospitality, LLC., Robert D. Marks, and Mike Melhado from Vintage Redevelopment Group.

There was discussion regarding other Letters of Intent submitted and the listing price of the properties.

Motion by Commissioner Bailey, seconded by Vice-Chairperson Johnson, to approve staff's recommendation, with the request of full asking price or more.

Under Public Comments, resident Michael McGarry asked that staff do their best to ensure continued public access use of the property.

Motion carried unanimously.

COMMISSIONER REPORTS:

Commissioner Anderson said he was excited about the possible development of the Pelican Harbor Marina properties.

Commissioner Filiberto inquired as to whether the handicap ramp at Castaway Point Park was restored during recent improvements. Mrs. Junkala-Brown said it was not; however, she would be forwarding Mr. Walton's request to appropriate City departments to address. Commissioner Filiberto also asked that Mr. McGarry's concerns about the spray-painted graffiti be addressed prior to the AAU Junior Olympics event, if possible.

OTHER AGENCY BUSINESS:

There was no Other Agency Business.

ADJOURNMENT:

The meeting was adjourned at approximately 6:34 PM.

William Capote, CHAIRPERSON

ATTEST:

Danielle Crotts, BOARD SECRETARY