

City of Palm Bay, Florida
BAYFRONT COMMUNITY REDEVELOPMENT AGENCY
Special Meeting 2022-04

Held on Tuesday, the 19th day of April 2022 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 Chairman Medina at approximately 6:30 p.m.

ROLL CALL:

CHAIRPERSON:	Rob Medina	Present
VICE-CHAIRPERSON:	Kenneth Johnson	Present
COMMISSIONER:	Donny Felix	Present
COMMISSIONER:	Randy Foster	Present
COMMISSIONER:	Peter Filiberto	Present
COMMISSIONER:	Phillip Weinberg	Present
BAYFRONT CRA ATTORNEY:	Rodney Edwards	Present

Vice-Chairman Johnson attended this meeting virtually over the phone.

STAFF MEMBERS:

Nancy Bunt, Bayfront CRA Administrator; Suzanne Sherman, City Manager; and Danielle Crotts, Agency Secretary

Chairman Medina stated he had a prior commitment and would need to leave the meeting early.

Motion by Chairman Medina, seconded by Commissioner Weinberg, to nominate Commissioner Felix to assume the duties of the Chair in his absence. Motion carried unanimously.

Note: Agenda items were considered out of order and Public Comments were heard prior to Adoption of Minutes.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

Susan Connolly, 3901 Dixie Highway NE, expressed her concern with the amount of rezoning and future land use change requests that were taking place after properties were sold within the Bayfront District. She wanted to be involved with the process in making these decisions and to ensure the development in the Bayfront correlated to the Bayfront 2024 Plan. She requested a copy of the Bayfront 2024 Plan.

ADOPTION OF MINUTES:

- 1. Bayfront CRA Regular Meeting 2022-02; March 3, 2022**
- 2. Bayfront CRA Special Meeting 2022-03; March 17, 2022**

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

NEW BUSINESS:

- 1. Consideration of a purchase offer(s) for CRA-owned surplus real estate located at 1608 Orange Blossom Trail NE (Parcel ID: 28-37-24-25-6-16 and Tax ID 2832603).**

Mrs. Bunt stated that an additional proposal was received after the agenda had been published, which included a land swap option for 1608 Orange Blossom Trail NE and the unassigned address on Orange Blossom Trail NE (Tax ID 2866312). Mrs. Bunt suggested tabling Items 1 and 2, under New Business, to allow staff time to review and discuss the additional proposal.

Motion by Vice Chairman Johnson, seconded by Commissioner Weinberg, to table Items 1 and 2, under New Business, to a future meeting to allow staff time to fully review and discuss all offers and proposals. Motion carried unanimously.

Amanda Crumbliss, 1395 Lichty Street NE, spoke about her family's history in NE Palm Bay. She stated she was emotionally vested in Palm Bay and wanted to purchase the property to build an office for her family's company, Standard Electric Service, Inc., which was currently operating out of their home.

2. Consideration of a purchase offer(s) for CRA-owned surplus real estate located on Orange Blossom Trail NE (Address unassigned, Parcel ID: 28-37-24-25-6-13 and Tax ID 2866312).

This item, discussed under Item 1, New Business, was tabled to a future meeting.

3. Consideration of a purchase offer(s) for CRA-owned surplus real estate located at 1626 Orange Blossom Trail NE (Parcel ID: 28-37-24-25-6-1 and Tax ID 2832602).

Mrs. Bunt provided an overview of the purchase contract and the Buyer's Additional Terms. She addressed some of the Board's questions regarding the value of the additional acreage to the north being requested by the Buyer, the current zoning and future land use (FLU), price per square foot, and the existing mounds of dirt on the property. Ms. Sherman said the dirt belonged to the City and would be removed prior to closing.

Motion by Vice Chairman Johnson, seconded by Commissioner Weinberg, to accept the purchase offer made by Adelon Real Estate Manager, LLC, as presented, for CRA-owned property located at 1626 Orange Blossom Trail NE. There was brief discussion between the Board and City-contracted Broker, Mel Howard with One Sotheby's International, on the length of the due diligence period, rezoning requests, and the down payment amount. Motion carried unanimously.

Chairman Medina left the meeting at 7:01 PM and did not return.

COMMISSIONER REPORTS:

There were no Commissioner Reports.

OTHER AGENCY BUSINESS:

Mrs. Bunt announced that the next meeting would be held on Thursday, May 5th, at 5:30 PM.

ADJOURNMENT:

The meeting was adjourned at approximately 7:07 PM.

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Rob Medina, CHAIRPERSON

ATTEST:

Danielle Crotts, AGENCY SECRETARY