

City of Palm Bay, Florida
BAYFRONT COMMUNITY REDEVELOPMENT AGENCY
Regular Meeting 2022-05

Held on Monday, the 6th day of June 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	Absent
COMMISSIONER:	Donny Felix	Present
COMMISSIONER:	Randy Foster	Present
COMMISSIONER:	Peter Filiberto	Present
COMMISSIONER:	Phillip Weinberg	Present
COMMISSIONER:	Vicki Northrup	Present
BAYFRONT CRA ATTORNEY:	Rodney Edwards	Present

STAFF MEMBERS:

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

CONSENT AGENDA:

There were no consent items to be considered.

ADOPTION OF MINUTES:

1. Bayfront CRA Special Meeting 2022-04; April 19, 2022

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

2. Bayfront CRA Budget Workshop; May 5, 2022

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

PUBLIC COMMENTS (NON-AGENDA ITEMS):

There were no public comments.

OLD 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 discussed the three (3) purchase offers (including special terms) that were received for this parcel. Offers were received from the following: Palm Bay Landing LLC, Steven M. Ragno or Assigns, and Robert and Claudia Wilmes. She also stated it was Staff's recommendation that the motion to accept an offer include increasing the deposit to 10%, in accordance with the City's Administrative Code G.34.2, Sale of City and CRA Surplus Real Estate.

Mrs. Bunt stated Staff's recommendation was to sell 1608 Orange Blossom Trail NE and unassigned Orange Blossom Trail NE (Item No. 2, under Old Business) jointly to one buyer with an asking price of \$150,000 (based on the most recent appraisal), as well as have the buyer be responsible for the cost of a survey as the CRA did not have sufficient funding in the current budget to do so.

Mike Timmons with Palm Bay Landing, LLC expressed why he felt the seller should be responsible for the survey and that he was comfortable with his current offer of \$140,000 for both 1608 and unassigned Orange Blossom Trail NE, with the Special Term that the seller would be responsible for the cost of a survey.

Mel Howard disclosed that he was acting as a transactional broker for both the buyer and the seller.

Motion by Commissioner Foster, seconded by Commissioner Filiberto, to move forward with Staff's recommendation to sell 1608 and unassigned Orange Blossom Trail NE under one contract to Palm Bay Landing, LLC for \$150,000, which was the appraised value and include a Special Term that the buyer would be responsible for the cost of surveys.

Motion by Commissioner Foster, seconded by Commissioner Filiberto, to amend the motion to include that in the case the City had a survey on file, the buyer could utilize it as the legal documentation to move forward with the purchase. Motion carried unanimously.

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 was addressed under Item No. 1, Old Business.

NEW BUSINESS:

1. Resolution No. 2022-01, authorizing the sale of CRA-owned surplus property located at 1582 Water Drive NE (Parcel ID: 28-37-24-27-5-7 and Tax ID 2832822) to buyer Palm Bay Landing LLC.

Motion by Commissioner Weinberg, seconded by Commissioner Foster, to approve Resolution No. 2022-01, authorizing the sale of CRA-owned surplus property located at 1582 Water Drive NE (Parcel ID: 28-37-24-27-5-7 and Tax ID 2832822) to buyer Palm Bay Landing, LLC. Motion carried unanimously.

COMMISSIONER REPORTS:

Commissioner Northrup thanked the Board for electing her and she looked forward to serving.

Commissioner Filiberto asked Staff to look into grant funding for the National Scenic Byway US Highway No. 1 corridor.

ADJOURNMENT:

The meeting was adjourned at approximately 7:06 PM.

Rob Medina, CHAIRPERSON

ATTEST:

Danielle Crotts, AGENCY SECRETARY