

# **City of Palm Bay**

## **Bayfront Community Redevelopment Agency**

### **2022 Annual Report**

#### **I. Introduction, Mission and Overview**

The City established the Bayfront Community Redevelopment District as a Community Redevelopment Agency (CRA) in 1999. The Bayfront Community Redevelopment Agency (Bayfront CRA) is due to sunset in 2024. A CRA is defined as a separate public entity created by the local municipality in order to implement redevelopment activities outlined in Chapter 163 of the Florida Statutes. The mission of the Bayfront CRA is to remove and reduce blight in the District, facilitate economic renewal and attract new capital investment.

The goal of the Agency, as stated in the adopted redevelopment plan, is to develop, redevelop, and revitalize the area over a 30-year period. The adopted vision of the Bayfront Redevelopment Plan is to have the District be redeveloped as an attractive, inviting, and economically successful community with residential, commercial, retail, and mixed-use development. This planned regional destination includes an active waterfront village for the enjoyment of all Palm Bay residents.

#### **Fiscal Year 2022 Overview**

An annual report of the Bayfront Community Redevelopment Agency (Bayfront CRA) for the fiscal year ending on September 30, 2022 is submitted herewith pursuant to Chapters 163.365(3)(c) and 163.371 of the Florida Statutes.

This report consists of the activities of the Agency and an audited financial statement by Anthony Brunson P.A. of the Agency as reported by the City of Palm Bay's Comprehensive Annual Financial Report, Fiscal Year 2022.

#### **District Year in Review**

In June 2022, the CRA sold property located at 1582 Water Drive NE to Palm Bay Landing, LLC. The site sits along Palm Bay's waterfront and was purchased as part of a land assemblage for a large-scale mixed-use future development project to include multi-family and commercial.

On May 4, 2022, the BCRA executed a purchase contract for 1626 Orange Blossom Trail NE, the sale is anticipated to be completed in March 2023. The CRA has two other

properties located at 1608 Orange Blossom Trail NE (Tax ID: 2832603) and the parcel just north of 1608 Orange Blossom Trail NE (Tax ID: 2866312) for sale.

The Bayfront CRA sold the following properties in FY 2022: 1582 Water Drive NE.

### **Total Assessed Taxable Value**

The Fiscal Year (FY) 2022 Bayfront Community Redevelopment Agency witnessed another year of increased revenue due to steadily increasing property values within the redevelopment district.

As reported by the Brevard County Property Appraisers Office, the 2021 certified taxable property values within the Bayfront redevelopment district was \$254,737,028, and the 2020 certified taxable value totaled \$233,837,970. The 2021 certified taxable property value represents a net increase of nine (9) percent or \$20,899,058 in taxable property value for over the Fiscal Year. In 2020 certified taxable property value represented a four (4) percent increase.

### **Tax Revenues**

Redevelopment activity within District provided the Bayfront CRA increased tax revenues to \$1,651,448, a 2.6 percent increase over 2021 (\$1,608,676).

The City portion of the increment equaled \$1,122,984.64 (68%) while the Brevard County portion totaled \$528,463.36 (32%) for FY 2022.

### **Expenditures**

Expenditures for the Fiscal Year 2022 totaled \$2,400,772 which includes interest on long-term debt, loss from sale of capital and depreciation.

Though the FY 2022 approved budget provided \$1,978,673 in total operational expenses, to include \$631,462 reimbursed to Brevard County for unexpended funds from Fiscal Year 2021 per the Interlocal Agreement (ILA) between Brevard County, City of Palm Bay and Bayfront CRA executed on October 8, 2019. The CRA also initiated a transfer of \$1,340,011 to reimburse the City's General Fund for similar unexpended funds from the previous Fiscal Year 2021.

## **II. Board Members and Staff**

In Fiscal Year 2017, Palm Bay City Council revised the composition of the Agency's governing body. Changes included the establishment of each City Councilman as a Bayfront CRA Commissioner to serve congruently with their term of office with the Mayor and Deputy Mayor serving as Chairman and Vice-Chairman respectively. The Board also

includes two at-large citizen commissioners that are appointed by City Council. As of September 30, 2022, the Board Commissioners were as follows:

### **Members**

Rob Medina, Chairperson

Kenny Johnson, Vice-Chairperson

Donny Felix, Commissioner

Randy Foster, Commissioner

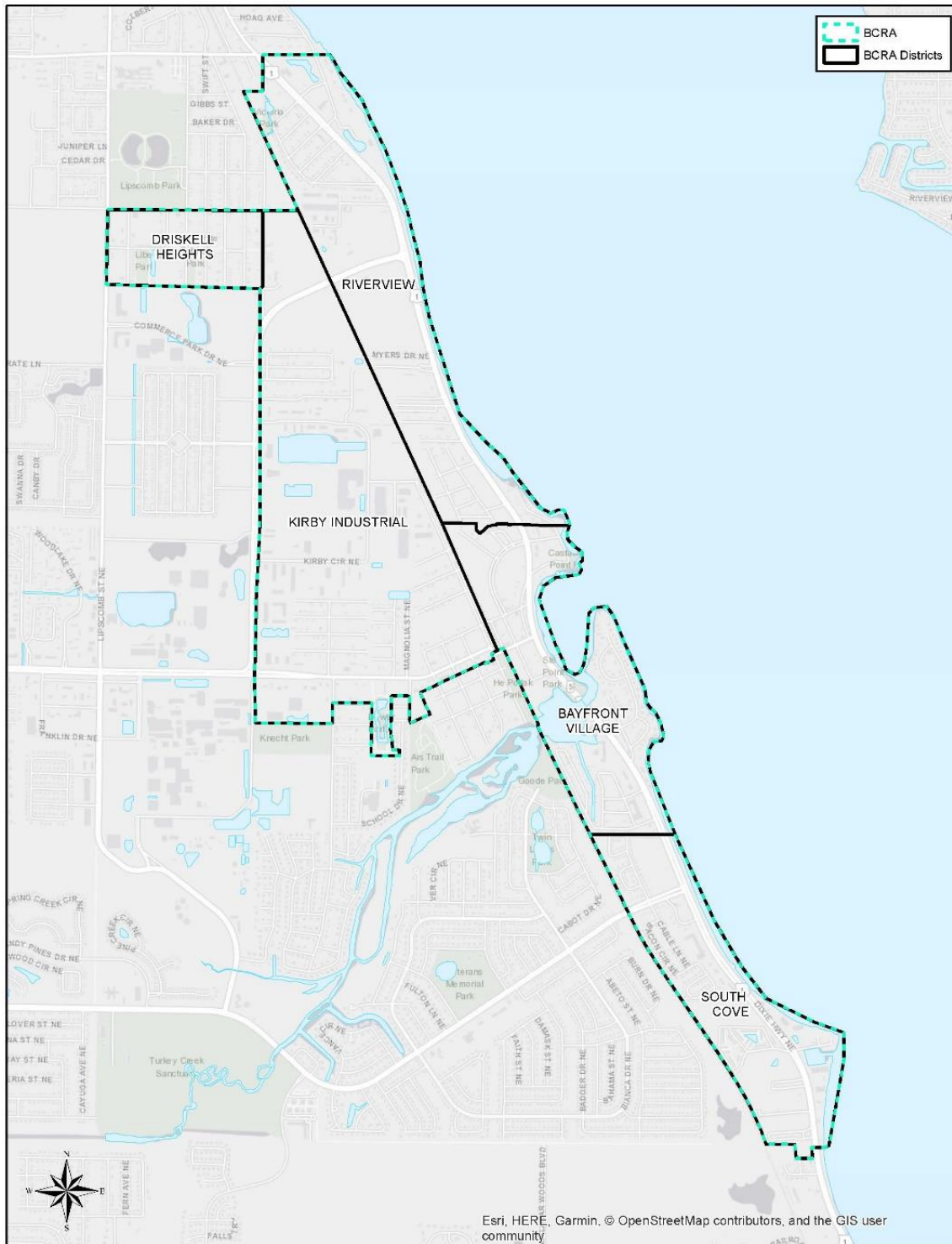
Peter Filiberto, Commissioner

Phillip Weinberg, Commissioner At-Large

Vicki Northrup, Commissioner At-Large

### **III. Boundary Lines**

The Bayfront Community Redevelopment District is a four-mile section of US Highway 1, bound by the city limits of the City of Melbourne on the north and the Town of Malabar on the south. The Indian River Lagoon makes up the eastern boundary and the western boundary runs south from the US Highway 1 and University Boulevard intersection for approximately 500 feet, then west to the Florida East Coast (FEC) Railroad; south along the railroad about 2,200 feet; west along the city limits at Florida Avenue to Lipscomb St.; south on Lipscomb St. to Doreatha Fields Ave. (also known as Pacific Ave.); east on Doreatha Fields Ave. to Northview St.; south on Northview St. to R. J. Conlan Blvd.; south on R. J. Conlan Blvd. to Palm Bay Road; east on Palm Bay Road including those parcels abutting the south side of Palm Bay Road to the FEC Railroad; and south on the FEC Railroad to the Malabar town limits.



## **IV. History**

### **a. Creation Date**

In 1994, the Bayfront Community Redevelopment District was determined to be an area of slum and blight, and in 1999 the Bayfront Community Redevelopment District 2024 Plan was adopted by the City of Palm Bay. The Bayfront Community Redevelopment Agency will sunset 25 years from the date of establishment on May 4, 2024.

### **b. Plan Amendment Dates**

The Bayfront CRA did not conduct a Plan Amendment; however, in October 2009, the CRA commissioned MSCW, Inc. to observe and document the conditions of slum and blight. These findings have been reported in the Plan under Appendix A Field Inventory and Analysis.

### **c. Applicable Resolution(s) and Ordinances**

The City created the Agency pursuant to City Resolution 99-20 and approved its Community Redevelopment Plan after the County delegated its authority under Chapter 163, Part III, Florida Statutes, as set forth in County Resolution 99-11. The City created a tax increment redevelopment trust fund (Agency tax increment fund) pursuant to section 163.387, Florida Statutes under City Ordinance 99-19.

On October 8, 2019, the Brevard County Board of County Commissioners adopted Resolution 2019-198 modifying the delegation of the powers of the City of Palm Bay, revoking the City's authorization to issue bonds, pledge funds, incur debt, obtain loans, and limiting all other financial activities of the Bayfront CRA.

## **V. District Area Projects Overview**

**Castaway Point Park:** The City of Palm Bay received a Coastal Partnership Initiatives grant from the Florida Department of Environmental Protection (FDEP) Agency in the amount of \$60,000 for the Castaway Point Park Restoration and Enhancement Project, which includes repairs to the north and south pier boardwalks, upgrades to the lighting and restroom facilities, and educational signage. This grant opportunity will fund the first phase of a two-phase park enhancement project.

This 2.5 acre park, built in 1998, is located in the Bayfront District and serves as a local recreational facility and a regional eco-tourism destination which is perfectly placed on the Indian River Lagoon. As part of the National Estuary Program (NEP), the Lagoon is an estuary of national significance and is included in the Indian River Lagoon (IRL)

National Scenic Byway as offering one of the few natural, white-sand beaches along this federally designated waterway.

The second phase will include the relocation of existing parking to City-owned parcels northeast of US 1 and Bay Boulevard. Phase two will increase green space at the park and implement low impact development design standards by incorporating permeable parking pavers to reduce the pollution of the Indian River Lagoon from stormwater runoff. Also proposed in phase two is the installation of new park signage and a nutrient-separating baffle box at the outfall located at the corner of US 1 and Bay Boulevard. There is no cost estimate or start date for the second phase, although the City will seek out grant and other funding opportunities in the 2023 fiscal year.

**Commercial Property Enhancement Program:** Through the City's Commercial Property Enhancement Program (CPEP), three (3) businesses located in the Bayfront District were awarded grant funds for façade improvements to their commercial buildings.

CPEP is a performance-based reimbursement grant awarded to applicants to encourage private investment and improvements to the exterior frontage of commercial properties located on major transportation corridors in Palm Bay. The CPEP is intended to enhance and improve the street view of the built environment from the public perspective. The businesses and their respective improvements included:

- Kilmer Properties – 2901 Palm Bay Rd. NE: Stucco repair and paint to the entire exterior of the building (including window frames), the addition of an ADA-accessible ramp (including aluminum & concrete) on the east side of the plaza, and a new set of stairs. *Estimated project completion is 2023.*
- Sea Tech & Fun USA, LLC (dba AquaTech Marine) – 2723 Palm Bay Rd. NE: Removal of old pole sign and installation of a new internally illuminated double-sided freestanding pole sign. *Project completed February 2023.*
- Rooney's, Inc. – 2641 Palm Bay Rd. NE: Landscaping enhancements, installation of drip irrigation system and rehab of an existing well, installation of decorative lighting, including electrical, and restriping of the parking lot. *Estimated project completion is 2023.*

All applicants were given priority to funding due to being located in the Bayfront CRA.

#### **Other Projects:**

- Big Johnson Concrete Placement – 2726 Kirby Circle, NE
  - Building Size: 3,600 square feet
- Conlan Bay Storage - Robert J. Conlan Blvd. & Lemon Tree Lane NE
  - Building Size: 96,174 square feet
  - Estimated Completion Date: 2023
- Equipment Share – 2571 Transom Circle NE
  - Building Size: 9,821 square feet
  - Estimated Completion Date: 2023

- Lanta Warehouse – 2724 Kirby Circle NE
  - Building Size: 3 Buildings; Total 19,400 square feet
  - Estimated Completion Date: 2023

## **VI. Financial Reports**

### **a. Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual**

See Attachment A – Financial Section

### **b. Statement of Net Position and Governmental Fund Balance Sheet**

See Attachment A – Financial Section

### **c. Statement of Activities and Governmental Fun Revenues, Expenditures & Changes in Fund Balances**

See Attachment A – Financial Section

## **VII. Performance Information**

### **a. Total Projects started, completed, and estimated cost for each project:**

Brevard County Resolution 2019-198 prohibits the Bayfront CRA from undertaking any new projects that would commit Agency funds. There were no new CRA-funded projects in FY 2022.

### **b. Number of jobs created and sector of the economy from which these jobs were created within the CRA**

There were no jobs created as a direct result of the projects and activities of the Bayfront CRA.

### **c. Number of jobs retained within the CRA**

There were no jobs retained as a direct result of the projects and activities of the Bayfront CRA.

### **d. Assessed Property Values**

When the CRA was enacted in 1998, the base property assessed value was \$100,372,760. The 2022 assessed property value was \$254,737,028 with a current year increment value of \$154,364,268.

**e. Affordable Housing**

No CRA funds have been expended for affordable housing projects in FY 2022.



**ATTACHMENT “A”**

**Fiscal Year 2022 Financial Reports**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET  
AND ACTUAL – BAYFRONT COMMUNITY REDEVELOPMENT AGENCY**

**For Fiscal Year Ended September 30, 2022**

<b>REVENUES</b>	<b>Budget</b>	<b>Actual Amounts</b>	<b>Variance with Budget - Positive (Negative)</b>
Intergovernmental	\$ 1,637,391	\$ 1,637,391	\$ -
Investment Income	6,400	14,057	7,657
<b>Total Revenues</b>	<b>1,643,791</b>	<b>1,651,448</b>	<b>7,657</b>

<b>EXPENDITURES/EXPENSES</b>	<b>Budget</b>	<b>Actual Amounts</b>	<b>Variance with Budget - Positive (Negative)</b>
Current:			
Economic Environment	2,485,106	1,978,673	506,433
Debt Service:			
Principal	342,000	342,000	-
Interest and Fiscal Charges	7,167	7,167	-
<b>Total Expenditures</b>	<b>2,834,273</b>	<b>2,327,840</b>	<b>506,443</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>(1,190,482)</b>	<b>(676,392)</b>	<b>514,090</b>

<b>OTHER FINANCING SOURCES (USES)</b>	<b>Budget</b>	<b>Actual Amounts</b>	<b>Variance with Budget - Positive (Negative)</b>
Proceeds/gains from Sale of Capital Assets	214,830	177,606	(37,224)

OTHER FINANCING SOURCES (USES)	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Total Other Financing Sources (uses)	214,830	177,606	(37,224)
Net Change in Fund Balance	\$ (975,652)	\$ (498,786)	\$ 476,866
Fund Balance - Beginning	-	1,971,473	-
Fund Balance - Ending	-	\$ 1,472,687	-

**STATEMENT OF NET POSITION AND GOVERNMENTAL FUND BALANCE SHEET – BAYFRONT COMMUNITY  
REDEVELOPMENT AGENCY  
September 30, 2022**

<b>ASSETS</b>		<b>Bayfront Community Redevelopment Agency Fund</b>
Cash and Cash Equivalents		\$ 751,391
Investments		721,347
<b>Capital Assets:</b>		
Non-depreciable		1,003,338
Depreciable		4,838,477
<b>Total Assets</b>		<b>\$ 7,314,553</b>
<b>LIABILITIES</b>		<b>Bayfront Community Redevelopment Agency Fund</b>
Accounts Payable		\$ 51
<b>Total Liabilities</b>		<b>51</b>

FUND BALANCES/NET POSITION		Bayfront Community Redevelopment Agency Fund
Fund Balances:		
Restricted		-
Total Fund Balances		-
Total Liabilities and Fund Balances		-
Net Position:		Bayfront Community Redevelopment
Net investment in capital assets		5,841,815
Restricted		1,472,687
Total net position		7,314,502

*The accompanying notes are an integral part of the financial statements.*

**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES****Bayfront Community Redevelopment Agency  
For Fiscal Year Ended September 30, 2022**

REVENUES	Bayfront Community Redevelopment Agency Fund
Intergovernmental	\$ 1,637,391
Investment Income	14,057
Miscellaneous revenues	-
<b>Total Revenues</b>	<b>1,651,448</b>

EXPENDITURES/EXPENSES	Bayfront Community Redevelopment Agency Fund
Current	
Economic environment	1,978,673
<b>Debt Service</b>	
Principal	-
Interest	7,167
Capital Improvements	
Depreciation	219,749
<b>Total Expenditures/expenses</b>	<b>2,205,589</b>

	Bayfront Community Redevelopment Agency Fund
<b>EXPENDITURES/EXPENSES</b>	
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>-</b>

	Bayfront Community Redevelopment Agency Fund
<b>OTHER FINANCING SOURCES AND (USES)</b>	
Proceeds/gain from sale of capital assets	(195,183)
<b>Total Other Financing Sources and Uses</b>	<b>(195,183)</b>
<b>Change in fund balance/net position</b>	<b>(749,324)</b>
<b>Fund Balances - Beginning</b>	<b>8,063,826</b>
<b>Fund Balances - Ending</b>	<b>\$ 7,314,502</b>

*The accompanying notes are an integral part of the financial statements.*