



**AGENDA REPORT**  
**August 21, 2018**

**Acknowledge Receipt of the City of Palm Bay Bayfront Community  
Redevelopment Agency Annual Report for the Fiscal Year Ending  
September 30, 2017**

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**SUBJECT:**

Acknowledge Receipt of the City of Palm Bay Bayfront Community Redevelopment Agency Annual Report for the Fiscal Year Ending September 30, 2017.

**FISCAL IMPACT:**

N/A

**DEPT/OFFICE:**

Budget

**REQUESTED ACTION:**

It is requested that the Board acknowledge receipt of the City of Palm Bay Bayfront Community Redevelopment Agency Annual Report for the Fiscal Year ending September 30, 2017.

**SUMMARY EXPLANATION and BACKGROUND:**

In accordance with Florida Statute 163.356(3) C, the City of Palm Bay Bayfront Community Redevelopment Agency is providing the Brevard County Board of County Commissioners a copy of their 2017 Annual Financial Report.

**163.356 Creation of community redevelopment agency.—**

(3)(c) The governing body of the county or municipality shall designate a chair and vice chair from among the commissioners. An agency may employ an executive director, technical experts, and such other agents and employees, permanent and temporary, as it requires, and determine their qualifications, duties, and compensation. For such legal service as it requires, an agency may employ or retain its own counsel and legal staff. An agency authorized to transact business and exercise powers under this part shall file with the governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the county or municipality and that the report is available for inspection during business hours in the office of the clerk of the city or county commission and in the office of the agency.

**CLERK TO THE BOARD INSTRUCTIONS:**

Maintain necessary documents for records retention.

**ATTACHMENTS:**

**Description**

- **Bayfront Community Redevelopment Agency 2017 Annual Report**



Tammy Rowe, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

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August 22, 2018

MEMORANDUM

TO: Jill Hayes, Budget Office Director

RE: Item F.12., Acknowledge Receipt of the City of Palm Bay Bayfront Community Redevelopment Agency Annual Report for Fiscal Year Ending September 30, 2017

The Board of County Commissioners, in regular session on August 21, 2018, acknowledged receipt of the City of Palm Bay Bayfront Community Redevelopment Agency Annual Report for Fiscal Year ending September 30, 2017.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*Tammy Rowe*

Tammy Rowe, Deputy Clerk

/kp

CITY OF PALM BAY BAYFRONT COMMUNITY REDEVELOPMENT AGENCY

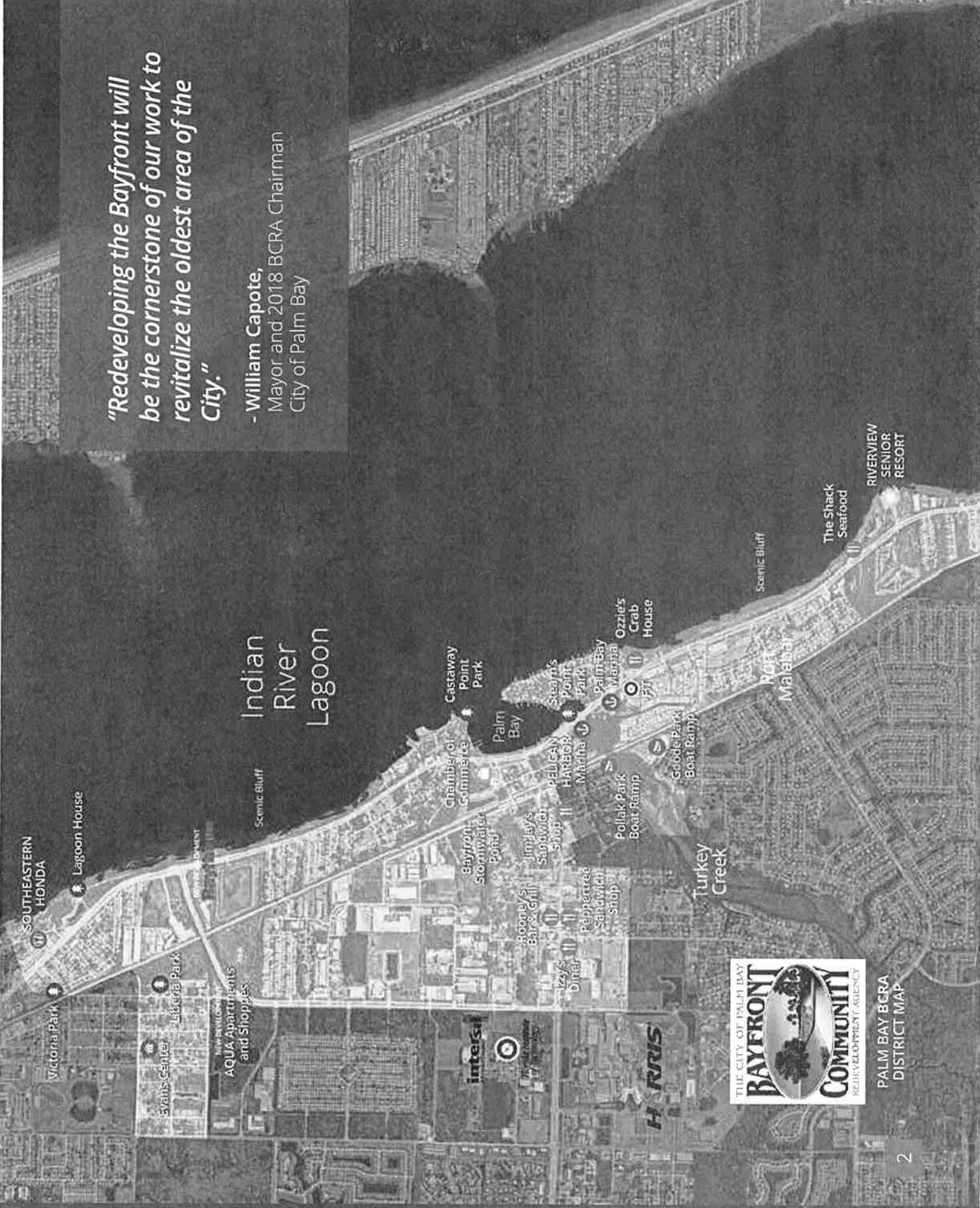
# 2017 ANNUAL REPORT



# BAYFRONT DESCRIPTION

*"Redeveloping the Bayfront will be the cornerstone of our work to revitalize the oldest area of the City."*

**- William Capote,**  
Mayor and 2018 BCRA Chairman  
City of Palm Bay



## Indian River Lagoon

SOUTHEASTERN HONDA

Lagoon House

Victoria Park

Evans Center

Liberia Park

AQUA Apartments and Shoppes

Scenic Bluff

interi

West Palm Beach

HARRIS

Chamber of Commerce

Castaway Point Park

Bayfront Stormwater Pond

Rooney's Bar & Grill

Jimmy's Sandwich Shop

Izzy's Diner

Pepperoni Sandwich Shop

Palm Bay Marina

PELICAN HARBOR Marina

Stearns Point Park

Palm Bay Marina

Ozzie's Crab House

Pollak Park Boat Ramp

Goodel Park Boat Ramp

Turkey Creek

Port Malabar

Scenic Bluff

The Shack Seafood

RIVERVIEW SENIOR RESORT

THE CITY OF PALM BAY

**BAYFRONT COMMUNITY**  
REDEVELOPMENT AGENCY

PALM BAY BCRA DISTRICT MAP

## The Bayfront District

The Bayfront Community Redevelopment District is a four-mile section of US-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 US-1 and University Blvd. 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. (aka 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 Rd.; east on Palm Bay Rd. including those parcels abutting the south side of Palm Bay Rd. to the FEC Railroad; and south on the FEC Railroad to the Malabar town limits. < See map to left

The City established the Bayfront Community Redevelopment District as a Community Redevelopment Agency (CRA) in 1999. The Agency 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.

Seven commissioners appointed by the City Council serve on the Bayfront CRA. As FY17 concluded, the City Council revised the composition of the BCRA governing body. Changes include the establishment of each City Councilman as a BCRA Commissioner to serve congruently with their term of office with the Mayor and Deputy Mayor serving as Chairman and Vice-Chairman respectively. The board will also include two at-large citizen commissioners that are to be appointed by the City Council.

The goal of the BCRA, 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.

*The mission of BCRA is to remove and reduce blight in the district, facilitate economic renewal and attract new capital investment.*

We want to renew and improve the area, foster investment for new development and create a prosperous and beautiful Palm Bay that all residents can enjoy.

### How do we fulfill this mission?

- Blight Removal and Prevention
- Projects and Public Improvements
- Economic Redevelopment, attracting new investment

Mission accomplished in 7 years

### How are we doing?

- Since 1999, the District has experienced a 102% increase in assessed value.
- The District's tax base has increased by \$102.8M
- The BCRA has attracted \$120M in new capital investment.

# COMMISSIONERS



**Stephen Borowski**  
Chairperson  
Mayor William Capote



**James L. Ritter**  
Commissioner  
At-Large



**Rick Bertel**  
Vice Chairperson  
Deputy Mayor,  
Harry Santiago, Jr.



**Mary Jane Browning**  
Commissioner  
Brian Anderson



**Eugene Cate**  
Commissioner  
At-Large

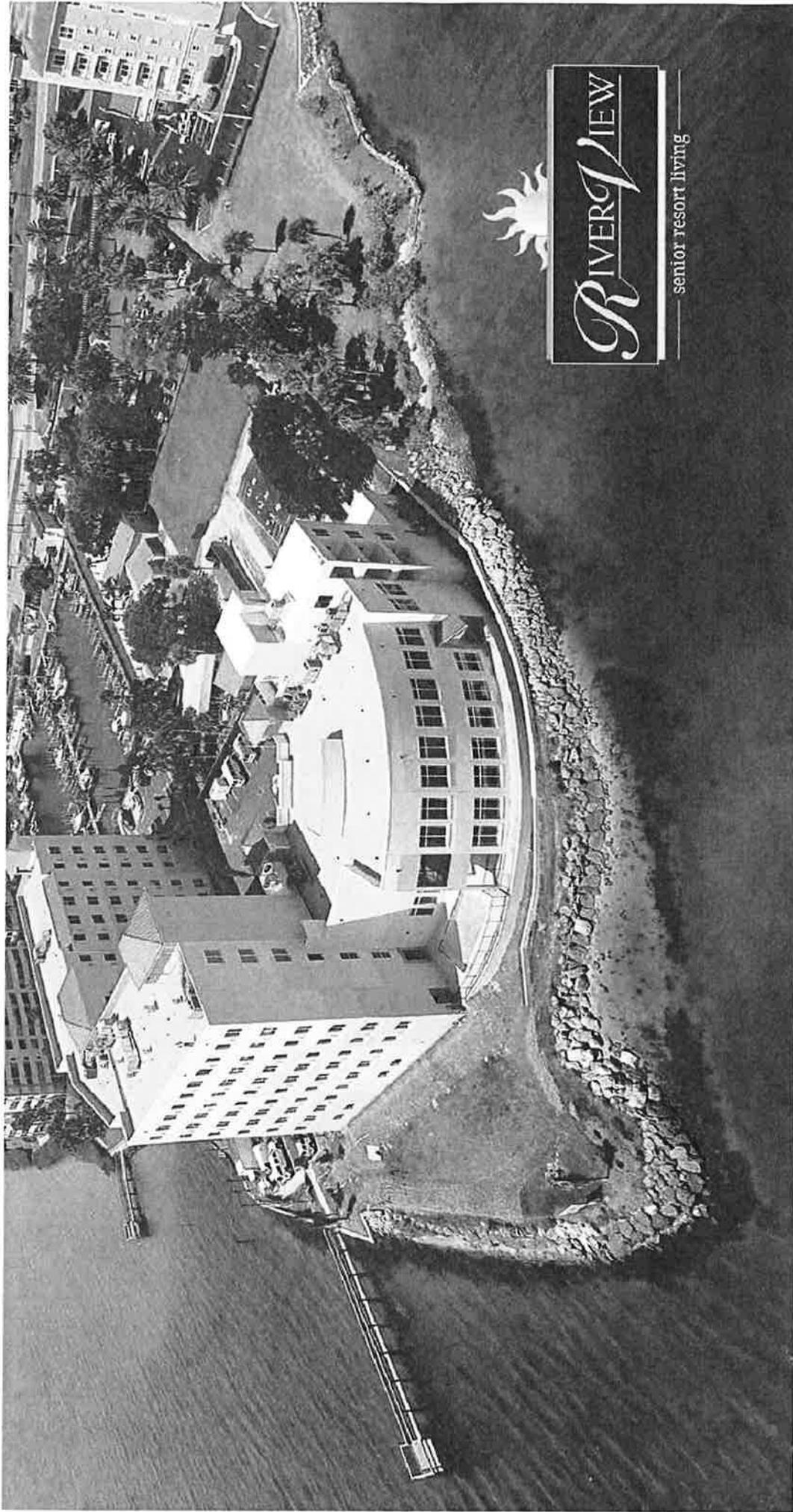


**Gene Collins**  
Commissioner  
Tres Holton



**Mike McGarry**  
Commissioner  
Jeff Bailey

The City Council became the governing board at the end of FY 17.  
Many thanks for the service to all of our Bayfront Commissioners.



An annual report of the Bayfront Community Redevelopment Agency (BCRA) for the fiscal year ended September 30, 2017 is submitted herewith pursuant to Chapter 163.365(3) (c) of the Florida Statutes.

This report consists of the activities of the Agency and a financial statement of the Agency as reported by the independent auditing firm of Carr, Riggs and Ingram, L.L.C., Melbourne, Florida which was taken from the City of Palm Bay's Comprehensive Annual Financial Report, Fiscal Year Ended September 30, 2017.

*Special thanks to Riverview Senior Resorts and CEO, Steve Ciancio for providing the BCRA with meeting space.*

*"Redeveloping our public waterfront is a priority, —it represents one of the City's best opportunities for long term growth."*

- Stephen Borowski,  
Chairman BCRA



## District Year in Review

The Bayfront Community Redevelopment Agency began FY17 under an active Hurricane Watch as "Mathew", a category 5 storm, shifted to take aim at Florida. Governor Rick Scott declared a state of emergency on October 4, 2016 for all 67 counties.

Although the hurricane was downgraded to a Category 3 storm, it remained a major storm as it approached Florida's east coast and represented the largest storm to impact U.S. shores since Hurricane Wilma in 2005.

Though the District was fortunate to have avoided a direct hit from the massive storm as it turned north running parallel to the coastline, Mathew still left its mark.

Mathew would not be the only major hurricane to impact the district this year. As FY17 drew to a close, Hurricane Irma, another category 5 storm, threatened Florida and ultimately impacted the BCRD during the first part of September. This was certainly the year of the hurricanes.

The District's waterfront and Castaway Point Park experienced significant shoreline erosion from both storms, causing damage to the boardwalk, the loss of several Mangrove trees and Palm trees. Additionally, the storms marooned boats and impacted public infrastructure, damaging sections of the Bay's sidewalks and several of the newly installed US-1 lights. Several homes in the district sustained major damage from tornados while significant flooding occurred in the Driskell Heights neighborhood highlighting the need for stormwater improvements. Other BCRD area parks and the Pelican Harbor Marina also sustained damage to trees, docks, walkways, and other facilities.

The BCRA, in partnership with the City under the Governor's Hurricane Mathew Emergency Order, notified the State of Florida that significant shoreline erosion occurred and the City intended to restore the shoreline back to pre-storm conditions. Funding for this would later be obtained as part of a Legislative Appropriation Request sponsored by Representative Randy Fine, and approved in June 2017.

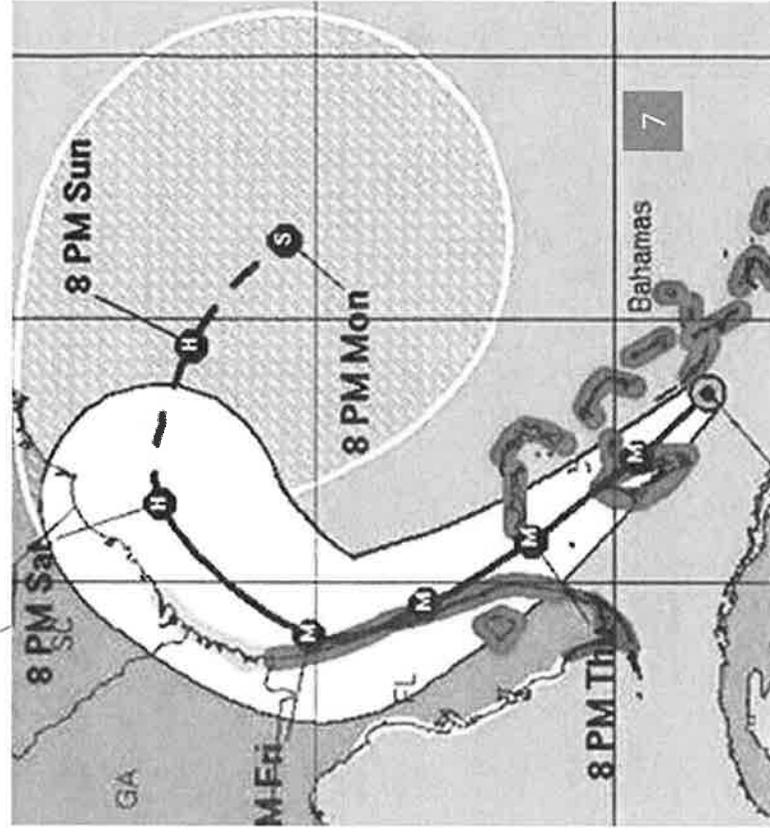
The shoreline restoration effort was due to begin in September; however, the project was delayed as Hurricane (Irma) approached Florida.

Progress on the Bayfront Storm Water project experienced a delay due to the impact of Hurricane Mathew, as the City turned their attention to urgent repair and cleanup work. Once caught up, the project continued forward with construction getting underway in July and completed as the fiscal year ended.

The Evans Center project continued to move forward this year as their team worked with the City Attorney's Office to purchase the property and secure additional funding through the Florida Community Loan Fund. Construction is expected to begin in January 2018.

The Palm Bay Entrance Channel Dredging Project (Phase 1), funded in part by a Florida Inland Navigation District (FIND) Grant award, completed its initial assessment and survey work. The dredging project, which seeks to increase the depth of the channel from the entrance of the Bay to the Intercoastal Waterway, is needed to improve public access to the Bayfront for larger vessels throughout the year. Once completed, additional amenities like a mooring field and public pier would become viable as part of creating a destination waterfront village. The BCRA anticipates moving into the next phase of the design/permitting process during its next year fiscal year.

As part of the BCRA's land banking program, the Agency completed an acquisition of a commercial property located at 1582 Water Drive as part of a larger assemblage effort and submitted an offer to purchase a property adjacent to the Bayfront Storm Water Pond located at 1608 Orange Blossom Trail. This transaction is expected to complete in November 2017. If successful, the property may be developed into a dog park while waiting for additional development opportunities.



## Total Assessed Taxable Value

Fiscal Year (FY) 2017 provided the Bayfront Community Redevelopment District an economic backdrop of steadily improving property values.

As reported by the Brevard County Property Appraisers Office, taxable property values grew to total \$202,868,778, up from the FY 2016 total of \$165,638,690.

This represented a net increase of 22% or \$37,230,088 in taxable property value for the year.



PROPERTY VALUES: NET INCREASE 22%

## Tax Revenues

Tax increment revenue for FY 2017 was \$794,446 up from \$661,954, representing a net increase of 20% over FY 2016.

The city portion of the increment equaled \$523,922 (66%) while the Brevard County portion totaled \$270,524 (34%).

For the year, revenues totaled \$893,637.

TAX REVENUES: INCREASE OF 20%



## Expenditures

Expenditures for the year totaled \$1,107,742 with \$471,404 allocated to debt service.

Though the FY 2017 approved budget provided \$276,432 in total operational expenses, actual operational cost finished the year 9% lower at \$250,944, or 39% lower than FY 2015.



EXPENDITURES: 9% LOWER

The vision of BCRA is to facilitate the transformation of Palm Bay's waterfront and Rj Conlan areas, creating into an economic engine for all our community. Doing this work, we're charting a course for the future of our City.



# Blight Removal

BLIGHT REMOVAL



## Blight Reduction and Demolition

Removing blight is one of the core missions of the BCRA, by definition. Clearing blighted residential, commercial and public property is in the interest of our community as a whole. This work restores the district, creates economic opportunities—and dramatically improves the safety of residents and first responders.

Working in tandem with the City of Palm Bay, the BCRA remains focused on improving the District's economy, its waterfront, and our Indian River Lagoon.

2503 Haverhill Road

1033 Cabot Drive

2170 Port Malabar Blvd.

825 Cricket Drive:

**10** trailers demolished and removed.  
Awaiting demolition permits for the remaining **6** trailers and **1** house.

3340 Dixie Highway

2501 Amberly Road

2588 Haverhill Road

848 Abeto Street

1582 Water Dr.

2573 Amberly Rd.

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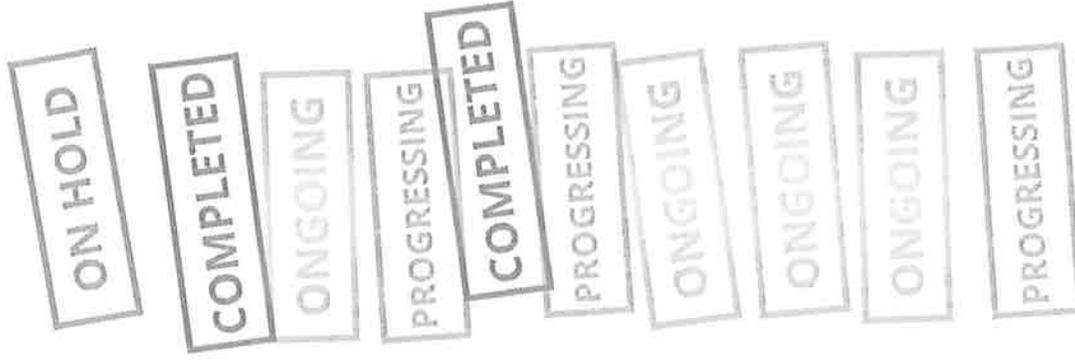
# Projects & Improvements

PROJECTS & IMPROVEMENTS



## Projects and Improvements: Status

- 1. Sidewalk Construction.** Rather than the City/BCRA fund the construction of a sidewalk along US-1, the City/BCRA will be applying for State and Federal Transportation Department grants as US-1 is considered an Interstate Road. If the grant applications are successful, the sidewalk (shovel ready) will be scheduled for future construction.
- 2. Bayfront Stormwater Pond.** Construction of a stormwater treatment pond located on Orange Blossom Trail providing treatment for the large (350 acre) watershed district.
- 3. Vegetation Management.** Continuation of the vegetation management program along the Bayfront shoreline and US-1
- 4. Bay Entrance Channel Dredging.** Ecological review, bathymetric survey, and geotechnical exploration of the proposed channel alignment area completed.
- 5. Dredging Turkey Creek.** Assisted Brevard County with providing a site for staging the Turkey Creek/Palm Bay Muck Dredging project.
- 6. Evans Center.** Project quickly accelerating. Building construction expected to begin in January 2018.
- 7. Maintenance and Landscaping.** Continued maintenance of landscaping of BCRA improved rights of way, tracts, and retention ponds.
- 8. Events.** BCRA is a key sponsor of the annual **Bayfront 5k-9 Run/Walk** (with your dog). **"First Friday by the Bay"** continues to be held monthly at Celebration Square (US-1 and Port Malabar Blvd.), and is now sponsored and managed by the City's Parks and Recreation Division.
- 9. Land Banking/Acquisitions.** Purchase of 1582 Water Drive completed.
- 10. Shoreline Restoration, Stabilization, and Historic Pier.** Restoring the Bayfront shoreline back to pre-hurricane status, provide additional stabilization utilizing a living shoreline, and prepare conceptual ideas/designs for a pier/or boardwalk feature that may provide shoreline stabilization and economic revitalization.



## Bayfront Stormwater Redevelopment<sup>1</sup>

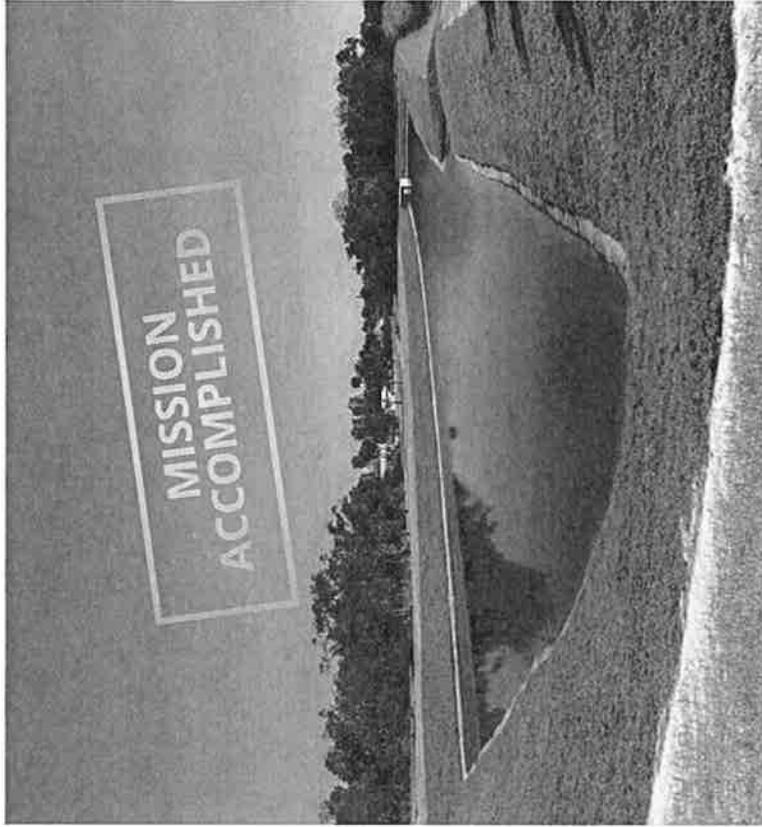
This project successfully constructed a wet detention pond for providing treatment and attenuation of stormwater runoff from the watershed basin totaling 311 acres. This detention pond will help reduce detrimental pollutants and the effects of untreated stormwater flowing into the Indian River Lagoon.

In addition to the project's environmental benefits, it provides support for a larger developmental opportunity for the surrounding 11 acres. Because engineers were able to upgrade the treatment system, thereby increasing its efficiency, it now allows for greater potential development intensity which can increase future ad valorem revenue. This effort is also intended to help attract investment capital for new development given that the required permitting from St. Johns River Water Management District will already be in place (5-year expiration). As an incentive for redevelopment, this permit may save 4-6 months of time normally lost to the permitting process—allowing construction to begin sooner.

The land was acquired at a cost of \$505,980 and construction expenditures totaled \$635,706 with \$530,624 reimbursed utilizing grant funds. The site is located 1,063 feet from the waters of Palm Bay and 2,077 feet from the convergence with the Indian River Lagoon. This project provided for the retrofit of 311 acres in added retention treatment.

Prior to the completion of this project, the basin flowed untreated into the Indian River Lagoon. Location: 1626 Orange Blossom Trail NE Palm Bay (Parcel ID: 28-37-24-25-6-1)

<sup>1</sup> Bayfront Community Redevelopment District 2024 Plan: As Adopted February, 2010; page 40, BV 5; and page 51 "Additional Funding Sources"

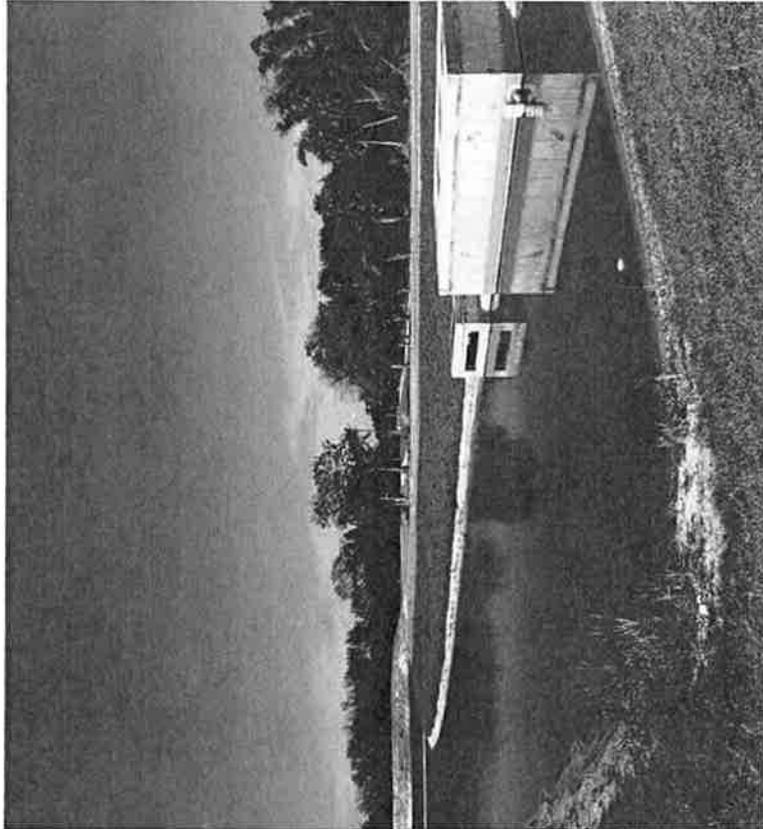




## Invasive Vegetation Removal<sup>2</sup>

Invasive vegetation removal remains a priority to improve the public view of the City's Bayfront shoreline. The Agency renewed its agreement with BKI, Inc, a local consulting ecologist, to continue managing the waterline vegetation area located to the east of the Bayfront sidewalk. The area encompasses the Bayfront shoreline running parallel with US-1 from the Turkey Creek bridge to just north of Hessey Avenue.

This semiannual vegetation management program includes the removal of invasive plants, collecting refuse found in the wetland areas and trimming vegetation so as to maintain a scenic vista of the Bay.



<sup>2</sup> Bayfront Community Redevelopment District 2024 Plan; As Adopted February, 2010; pages 4, 32 (5.1.7.1).

## Palm Bay Entrance Channel Dredging Project

As part of an effort to facilitate redevelopment within the Bayfront Village area, increase access to the City's public waterfront, and attract new private investment to help increase business opportunities in the district, this project represents the initial steps required to determine whether or not a proposed public pier and mooring field will be economically feasible and sustainable for the long term.

**The purpose of the Project is to construct an access channel of a specific design depth that would be managed and maintained to ensure safe and accessible navigation from the Intercoastal Waterway (ICWW) into Palm Bay.**

The project consists of increasing the navigability of the Palm Bay channel for larger vessels by planning a dredging operation from the mouth of Palm Bay to the Intercoastal Channel of the Indian River Lagoon. The site is located at the terminus of Turkey Creek in Palm Bay, South of Castaway Point and north of Palm Bay Point.

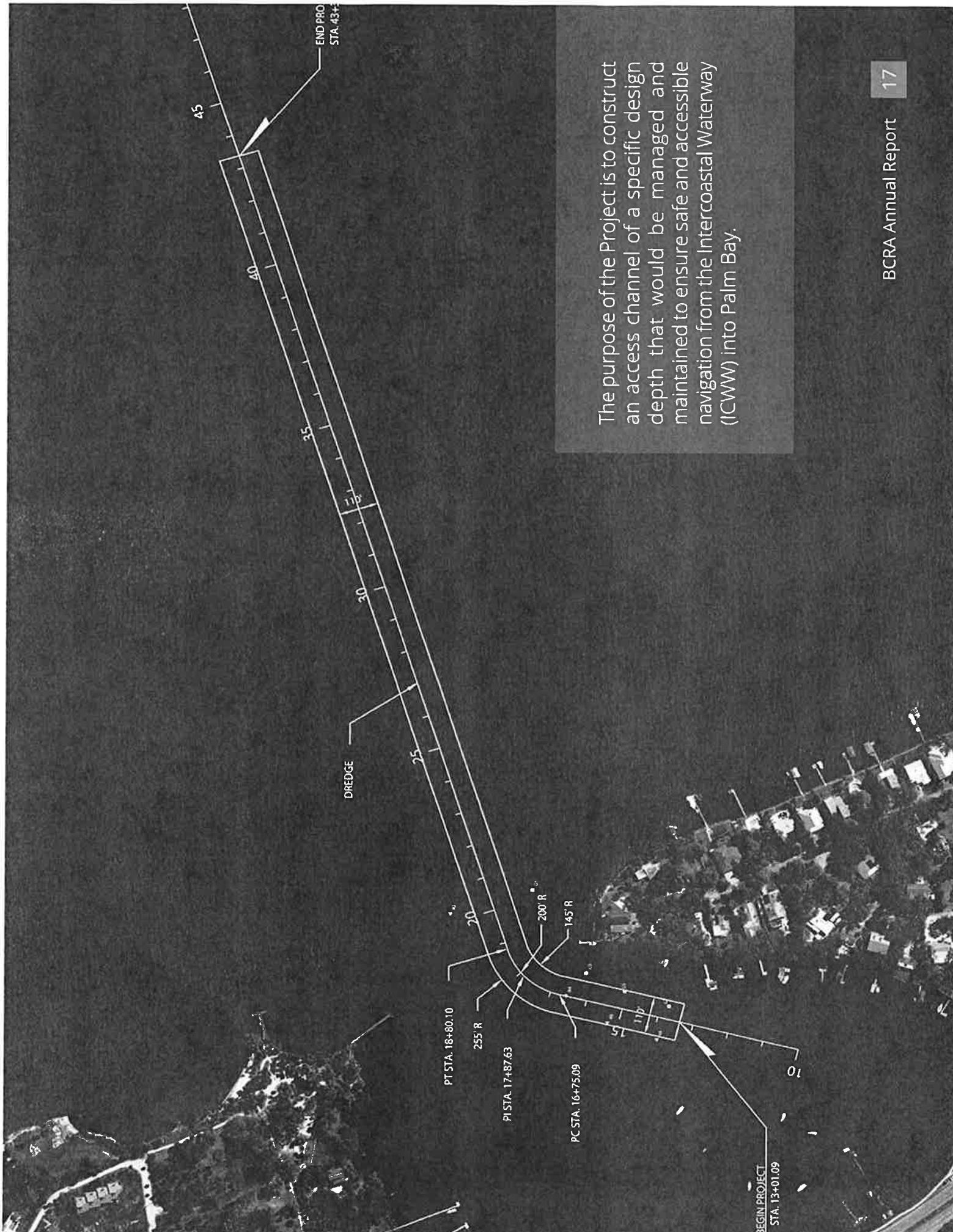
The proposed dredging area extends eastward to the Intercoastal Waterway approximately 3,300 feet. Dredging will be required to allow for safe boat traffic through this area to reach proposed waterfront improvements. It is anticipated that dredging operations will occur to a depth of 2 to 3 feet below the existing mudline in areas where the depth to water is 8 feet or less within the area of the proposed channel. In water depths of 8 feet or more dredging is not required due to sufficient water depth. The exact channel alignment to be dredged has not yet been finalized. The results of this project will assist the project as part of a larger study to determine the final location of the dredged channel.

The Project proposes to deepen and extend an existing navigation channel within Palm Bay with alternative proposed depths of 7 feet and 9 feet below mean low water (MLW) and alternative distances ranging from approximately 2200 to 3300 feet to a location just west of the main channel of the ICWW. The existing channel width ranges from 100 feet at the western entrance within Palm Bay to 230 feet where it terminates at the IRL.

The proposed channel width extending from Palm Bay into the IRL is 80 feet along two alignment alternatives with dredge depths of 7 and 9 feet, respectively, that include an easterly course and an alternative extending through the IRL on a more northeasterly course.

As part of the project design process, the City of Palm Bay's Bayfront Community Redevelopment Agency (BCRA) has obtained a grant from the Florida Inland Navigation District (FIND) to evaluate the design alternatives and regulatory requirements for the proposed entrance channel dredging project.



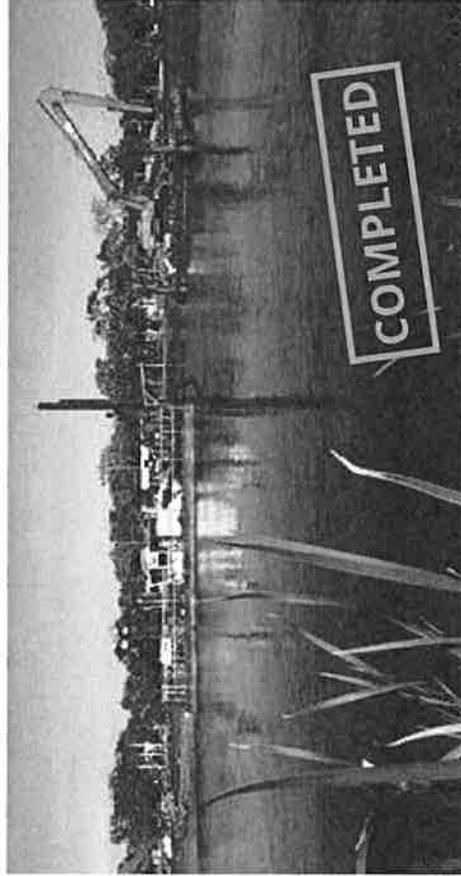


The purpose of the Project is to construct an access channel of a specific design depth that would be managed and maintained to ensure safe and accessible navigation from the Intercoastal Waterway (ICWW) into Palm Bay.

### Turkey Creek Dredging

As part of a larger Indian River Lagoon cleanup effort by Brevard County, the BCRA partnered with the County in 2016 to support a dredging project that would ultimately remove a total of 235,000 cubic yards of muck from Turkey Creek and our namesake bay. The project was completed in 2017.

The County benefited from the use of a BCRA owned parcel of vacant waterfront, located on Turkey Creek next to Pelican Harbor, to stage the mobilization of equipment and piping. Once assembled, muck was pumped to a Dredged Material Management Area (DMMA) owned by the Florida Inland Navigation District (FINN), located just 2 miles north on US-1. Because Turkey Creek is home to a large number of manatees, the effort required several equipment modifications, designed for manatee protection and included two trained spotters who are certified manatee observers. The mobilization site was successfully restored to its prior condition by the dredging company.



### Evans Center<sup>3</sup>

Residents of the Powell/Driskell Heights neighborhood are filled with hope and excitement for the Evans Center as the project continues to accelerate forward. This year, the organization was successful in purchasing the project site from the City and began efforts to modify its zoning. Other successes included securing additional funding through the Florida Community Loan Fund and helping local residents with access to healthy foods, utilizing their future building site as a monthly farmers market.

Evans Center, when completed, will serve as a multi-use facility intended to be a cornerstone for revitalizing the Powell and Driskell Heights subdivisions in NE Palm Bay. The planned food market, featuring healthy foods, will provide real life "on-the-job" training for local youth who gain job skills for sales, customer service, inventory, and retail experience. They also have a chance to learn more about teamwork and having a strong work ethic.

Evans Center will provide access to a health clinic in collaboration with the Brevard Health Alliance. The clinic will be open daily, serving all patients on a sliding fee basis. Meeting rooms will be available that can host classes such as job training, health and nutrition, parenting, and community events.

Construction is expected to begin in January 2018.

For more on Evans Center, or to find out how you can support the project, please visit their website at [EvansCenter.org](http://EvansCenter.org)

<sup>3</sup> Bayfront Community Redevelopment District 2024 Plan: As Adopted February, 2010; pages1, 9, and 17.

## Events<sup>4</sup>

As in previous years, the BCRA sponsored special events in the redevelopment district to help attract people to visit the District and promote local businesses.

BCRA sponsored the **6th Annual Bayfront 5K-9** run/walk event. Over 200 runners and walkers took part in the event, to raise funds for the Brevard County Animal Shelter. The five kilometer race course was located entirely in the Bayfront Community Redevelopment District.

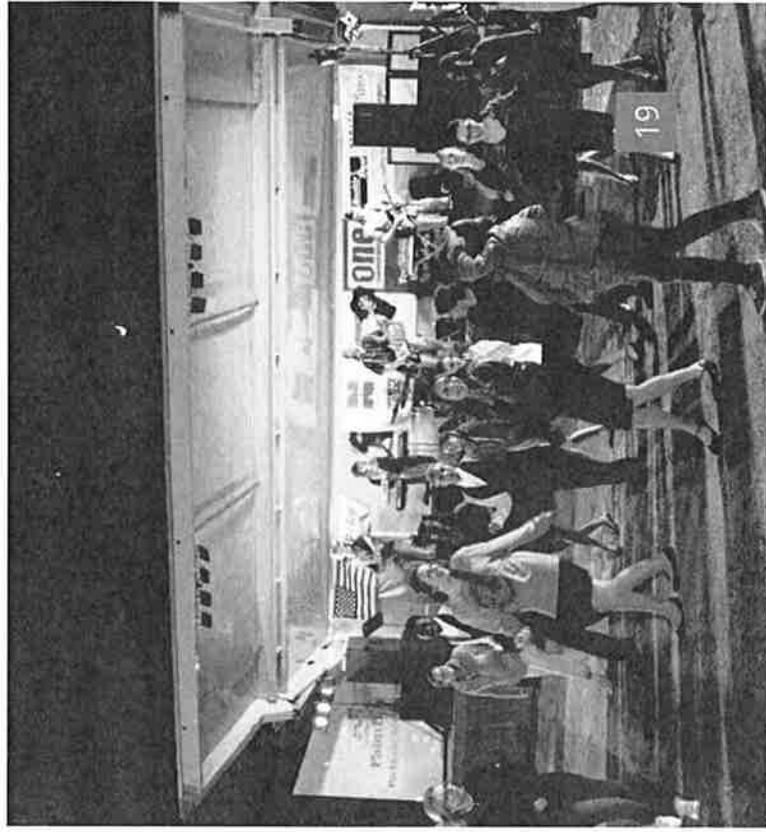
Visit [pbfl.org/5k9](http://pbfl.org/5k9) for more information.



Making its debut back in June 2015, the First Friday by the Bay continues to be a fun community festival held at Celebration Square located in the Bayfront District on US-1 overlooking the Indian River Lagoon. This monthly Parks and Recreation event is designed to feature local businesses, food vendors, and great live music.

Visit [facebook.com/firstfridaybythebay/](https://facebook.com/firstfridaybythebay/) for more information.

<sup>4</sup> Bayfront Community Redevelopment District 2024 Plan: As Adopted February, 2010; pages 52 and 53.



## Land Banking<sup>5</sup>

As part of the BCRA's land banking efforts to aggregate suitable sites for modern commercial development, the board identified several suitable parcels having direct waterfront views of the Bay as ideal for future development. The first parcel of this potential assemblage was successfully acquired in FY2017.

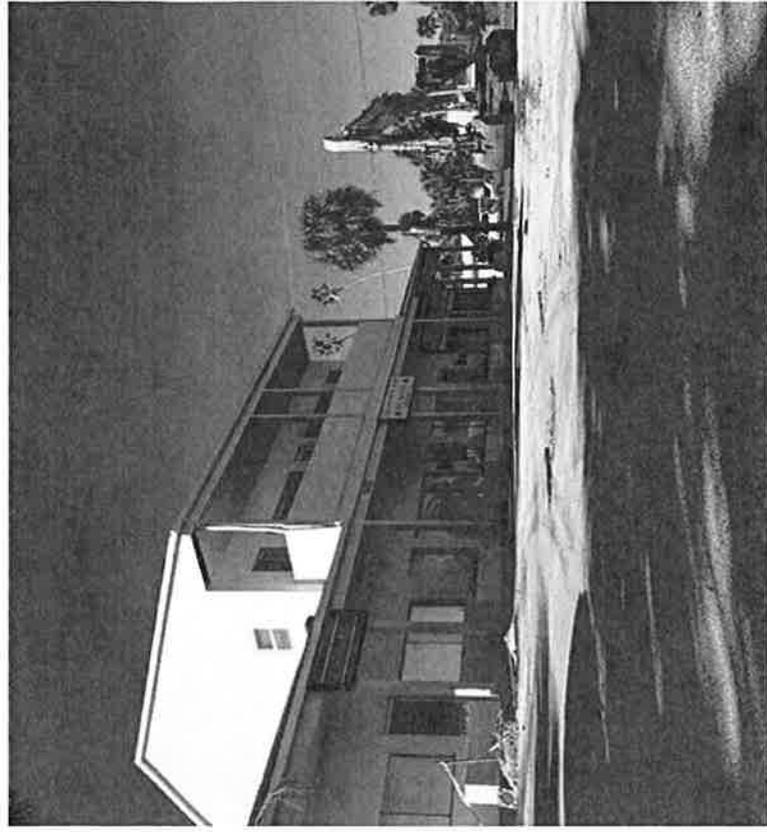
### PARCEL INFORMATION

Subject Property	Water Drive Commercial Building
Location	582 Water Drive NE, Palm Bay, Brevard County, FL
Parcel Number	28-37-24-27-0005.0-0007.00
Land Size	0.44 Acres
Zoning	BMU-Bayfront Mixed Use
Land Use	BMU-Bayfront Mixed Use
Year Built	1951
Appraised Value	\$430,000
Acquisition Price	\$330,000

During the initial due diligence phase, the agency's phase 1 environmental survey recognized the following environmental conditions (RECs):

1. Potential for asbestos containing materials (ACM)
2. Potential for Lead Based Paint (LBP)
3. Potential for mold due to water intrusion
4. Potential for a groundwater plume located beneath the property due to current and historic auto body shop business activities.

Due to these conditions and several building code issues identified, a significant amount of capital would be required to properly redevelop the property to reactivate commercial activity while waiting to finish the entire assemblage. Because of this, and in line with the CRAs objectives of reducing/removing blight, the board recommended that the structure be demolished next year.



## Palm Bay Pier<sup>6</sup>

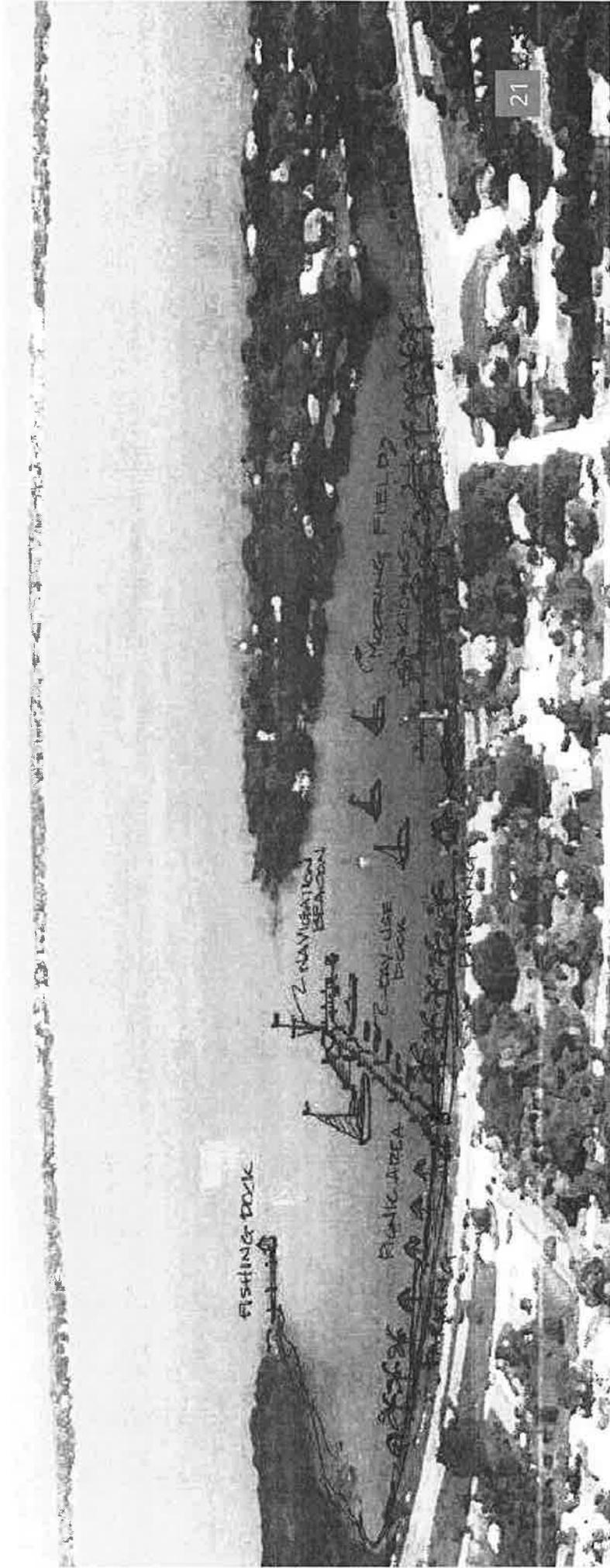
Palm Bay's Bayfront represents both the historic and future heart of our City. It has the potential to become a regional destination that helps the City to better utilize its public waterfront for facilitating the attraction/retention of a competitive and talented workforce. Its potential to be the catalyst for future business growth represents a tremendous opportunity as demonstrated by the many other communities having developed waterfront districts.

As damage assessments began after hurricane Matthew, pilings were uncovered a few yards away from the shoreline directly in front of Palm Bay road. This discovery brought about a discussion regarding the possible historic nature of a public pier that may have been the focal point of commerce in this former agricultural community.

While research on the historic nature of the public pier in the general vicinity of the Bay continues, an artist conception of the pier was prepared with the help of Robert Loring, a planner with the City's Growth Management Department.

Constructing a public pier, as identified in the redevelopment plan as a key feature of the proposed Shoreline Park, will provide a strong visual icon for the Bay and become an identifier for the Bayfront Village area. The BCRA intends to seek additional grant funding to support future conceptual design efforts.

<sup>6</sup> Bayfront Community Redevelopment District 2024 Plan: As Adopted February, 2010; page 5 (Figure 1).

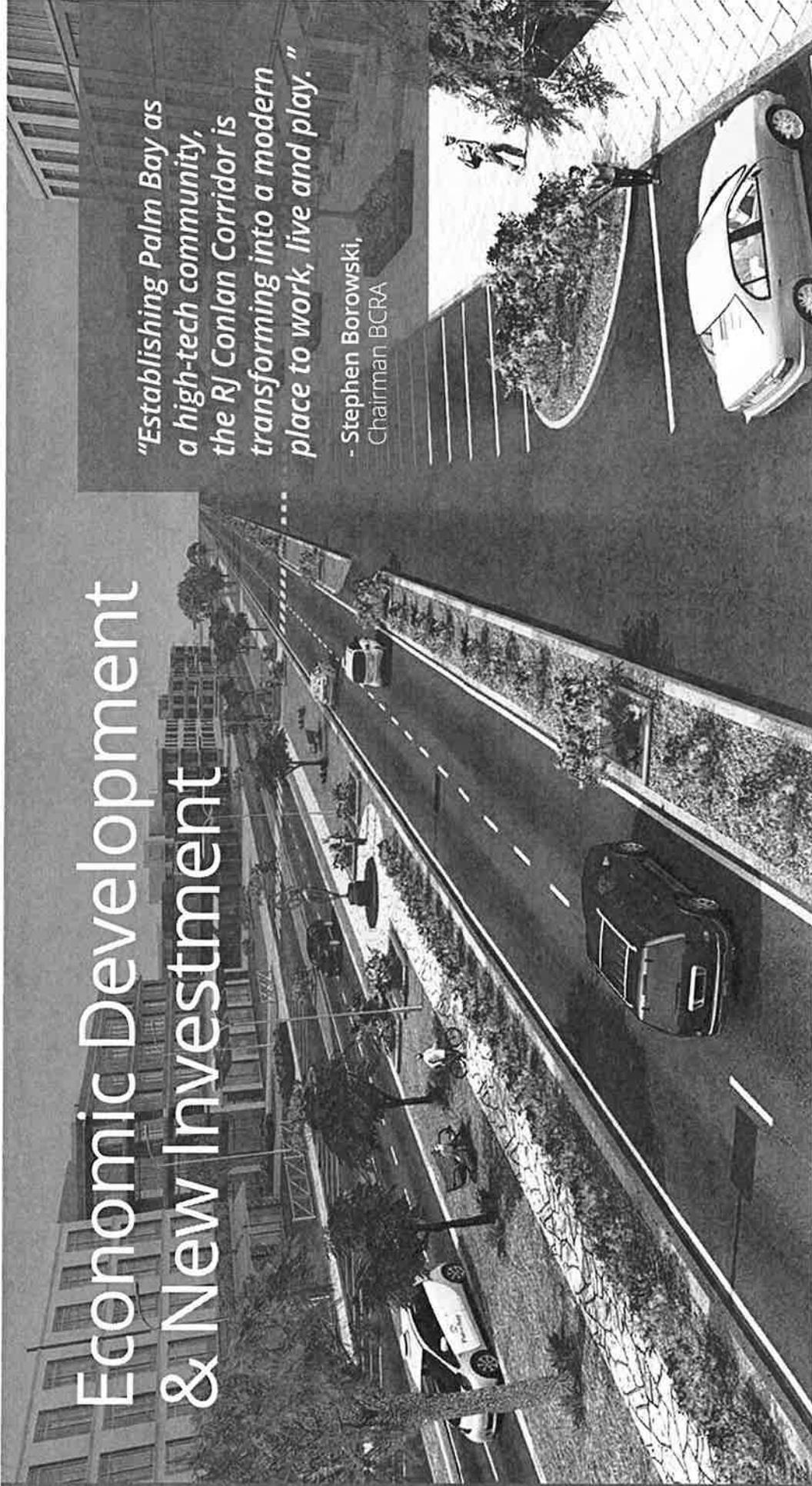


# Economic Development & New Investment

ECONOMIC DEVELOPMENT & NEW INVESTMENT

*"Establishing Palm Bay as a high-tech community, the RJ Conlan Corridor is transforming into a modern place to work, live and play."*

- Stephen Borowski,  
Chairman BCRA



## RJ Conlan Redevelopment

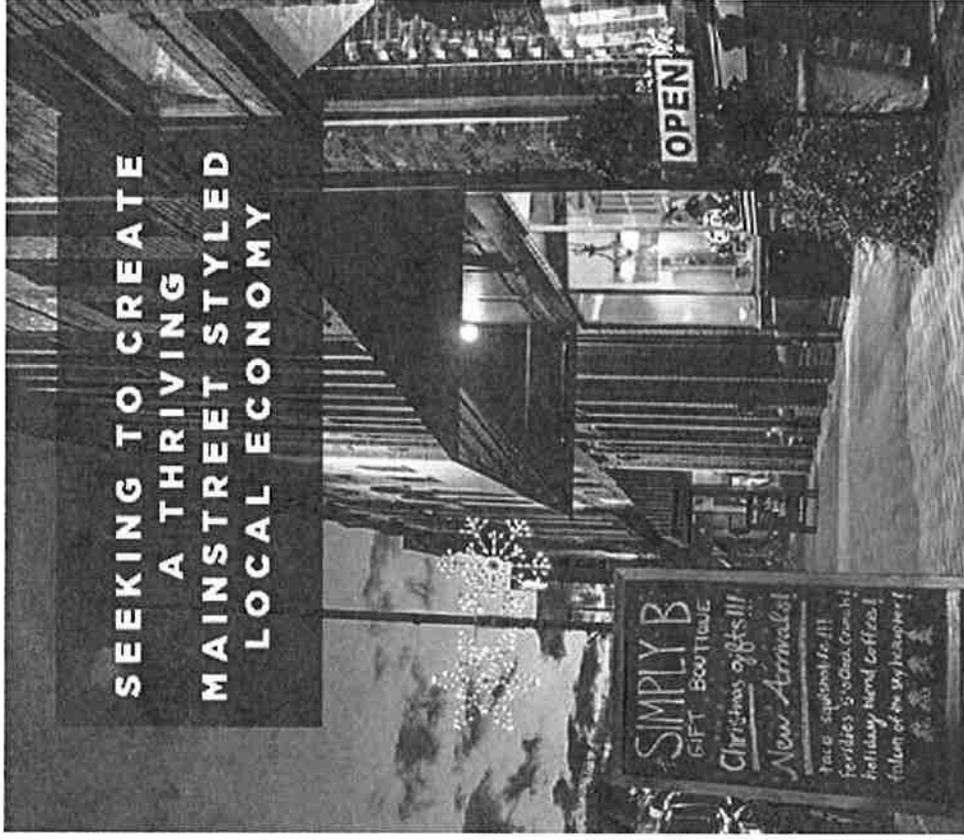
The RJ Conlan Redevelopment goal is to increase the City's commercial tax base by providing infrastructure that supports the development of a modern place to work, live and play.

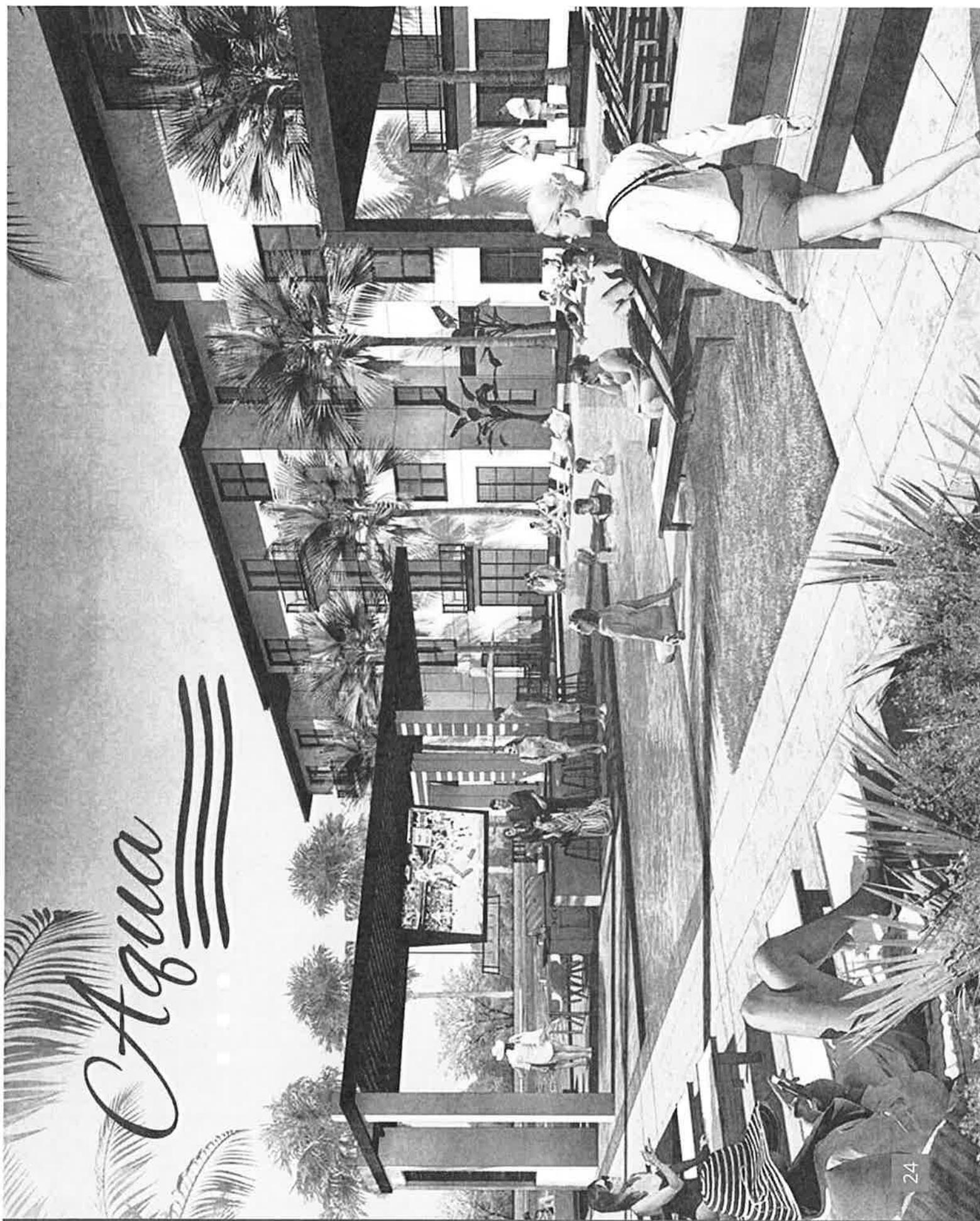
The redesign of RJ Conlan Blvd will focus on creating a pedestrian-oriented, vibrant environment that will strengthen the District's primary economic corridor while helping to grow local businesses and attract/retain a globally competitive workforce. This is achieved through converting an existing 1-mile rural styled highway, (currently designed to facilitate traffic out of the city into Melbourne), into a multiway boulevard design to facilitate the development of a high-tech downtown district.

Since the concept's first introduction, it has already served as a catalyst for attracting new commercial construction on RJ Conlan with new investment coming from Orlando based Northshore Development, Inc.

Early designs were first introduced by internal staff who later worked with the City's continuing consulting civil engineer to provide multiple conceptual roadway design cross sections for further consideration. Once an appropriate cross section was identified, higher quality conceptual images were then developed utilizing a graphics designer having a background in video game graphics from Full Sail University in Orlando Florida. A great example of local government, local business, and higher education all working together.

Using this out of the box approach to conceptual design, development, and visualization provided a low-cost solution for helping the BCRA to communicate the "big picture" of the downtown concept. The conceptual images help to demonstrate that the RJ Conlan Boulevard redevelopment will provide connectivity for high tech employers to residential housing in a pedestrian / bicycle friendly environment.





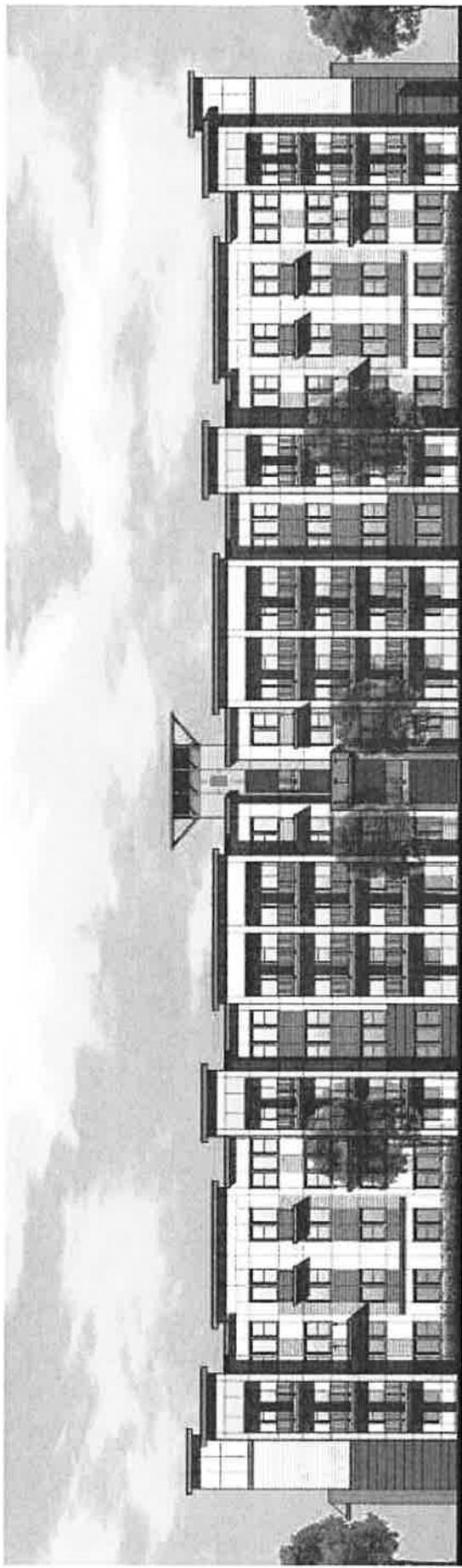
# Aqua

## Northshore Development's Aqua Project

### Attracting New Investments in Commercial Construction

In 2016, the BCRA launched a small marketing initiative to promote waterfront redevelopment as part of published 'Expression of Interest'. This effort included a video and magazine advertisement that was produced internally for use in communicating the big-picture opportunity to a national audience. One of the successes culminating from that campaign was attracting the attention of an investment group who decided to take a closer look at the redevelopment district. A full year later, and after a significant amount of time dedicated to understanding the district's strong employment trends, the company announced their intentions to bring a \$60 million mixed-use development project to a vacant 24-acre parcel at the north end of Robert Conlan Boulevard.

The proposed development known as "Aqua Residences and Shoppes" is quickly working to complete the initial stages of the design/permitting process with an intent of having the first phase of their construction completed by August 2019. The proposed development includes 320 luxury apartments, a hotel site, and 6 outparcel commercial/retail buildings all designed with the vision of creating a thriving "Live, Work, Play" environment in support of attracting and retaining a complete workforce.

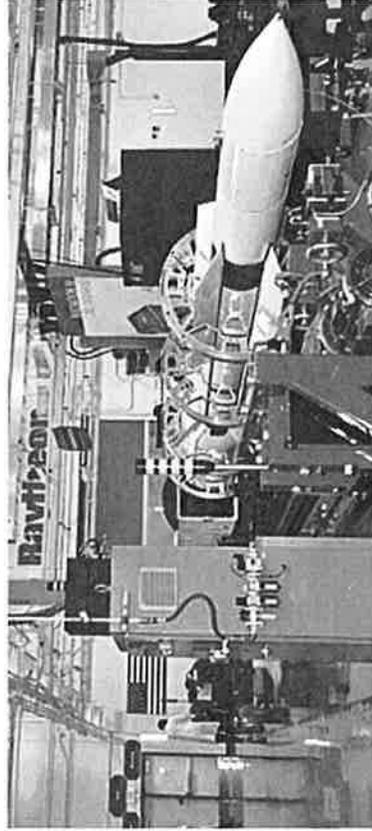


## Raytheon Expansion

In August 2017, the City's Economic Development Division learned that a national site selection firm had interest, on behalf of their client, in a recently vacated 68,000 SF manufacturing and office space located at 3520 Dixie Hwy NE Palm Bay.

After the lease deal was finalized, the City was informed that the tenant would be Raytheon and the facility was expected to open by mid-2018 bringing 500 new jobs into the Bayfront Community Redevelopment District (BCRD).

The prior occupant of the building ceased US operations in February 2017 with an announcement that the company would be relocating to Hong Kong. Prior to the announcement, the company appeared to be struggling financially in 2016 and was the subject of several news articles regarding employment disputes. Because the building had a beautiful view of the Indian River Lagoon, confidence remained high that it would likely be attractive to other companies seeking to expand their operations to Brevard County.



## The Terraces

### Attracting New Investments in Residential Construction

A new development project from Paul Paluzzi, the Managing Member of "Palm Bay 2, LLC", an organization located in Chicago, Illinois, will be investing in the Bayfront's South Cove District.

The project, located at 1105 Dixie Hwy NE, Palm Bay, plans to construct 27 townhomes providing a total of 54 multi-bedroom dwellings, on 4 acres of vacant land overlooking the Indian River Lagoon.

Phase 1 construction is expected to begin in 2018.

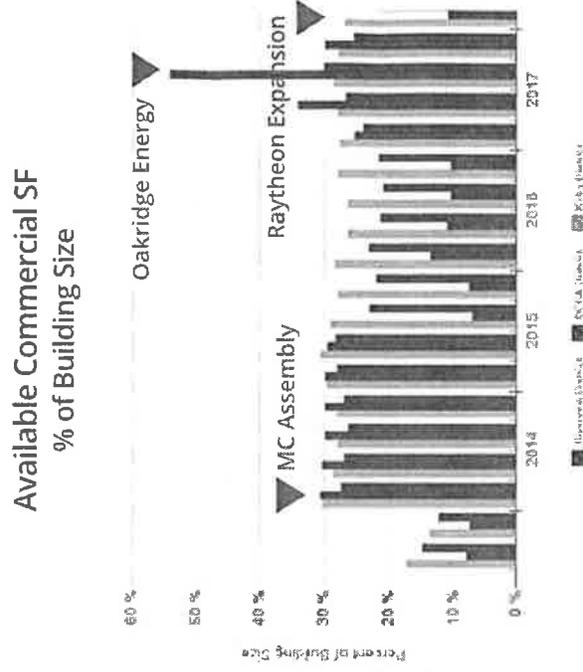




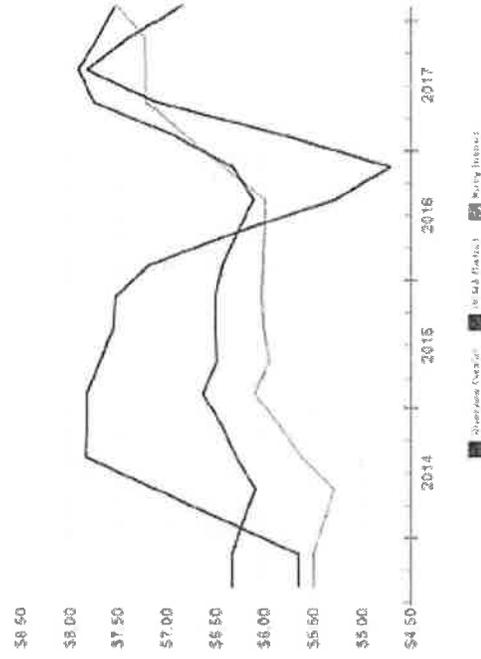
## Commercial Market Snapshot

Revitalizing one of the City's older economic corridors is a key focal point for the BCRA. As the BCRA's commercial sector strengthens, the district will benefit from increased job opportunities which fosters greater economic stability for area residents and expands the tax base for improving public infrastructure.

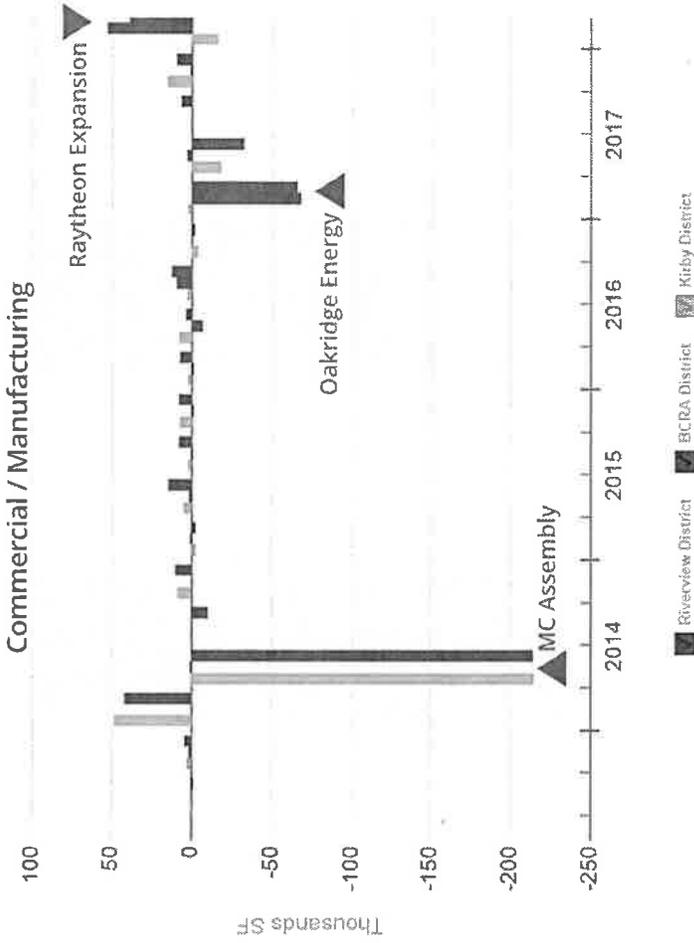
The graphs below provide a quick snapshot of the two key commercial districts in the BCRA, Riverview and Kirby, as compared to the District as a whole.



## Asking Rent Per SF



## Net Market Absorption Commercial / Manufacturing



*"The City of Palm Bay's history and identity were established on the beautiful shoreline in our Bayfront area. With extraordinary potential, this area will be transformed into the City's treasure that all residents will be proud of."*

**- Andy Anderson, Director**  
Economic Development & External Affairs  
City of Palm Bay

Balance Sheet | Governmental Funds from September 30, 2017

ASSETS	General	BCRA	BCRA Construction Fund	Non-Major Governmental Funds	Total Governmental Funds
Cash & Cash Equivalents	\$ 3,614,539	\$ 485,948	\$ 343,953	\$ 13,390,895	\$ 17,835,335
Investments	3,281,055	-	706,375	735,996	4,723,426
Account Receivables	2,940,574	-	2,083	46,715	2,989,372
Due from Other Governments	2,525,614	-	-	101,342	2,626,956
Due from Other Funds	163,166	-	-	1,800,000	1,963,166
Land Held for Resale	-	-	-	4,000	4,000
Prepaid Items	15,746	870	-	-	16,616
Inventory	5,366	-	-	-	5,366
<b>Total Assets</b>	<b>\$ 12,546,060</b>	<b>\$ 486,818</b>	<b>\$ 1,052,411</b>	<b>\$ 16,078,948</b>	<b>\$ 30,164,237</b>

<b>LIABILITIES</b>	<b>General</b>	<b>BCRA</b>	<b>BCRA Construction Fund</b>	<b>Non-Major Governmental Funds</b>	<b>Total Governmental Funds</b>
Accounts Payable	\$ 1,753,413	\$ 51,478	-	\$ 1,945,891	\$ 3,750,782
Accrued Liabilities	1,158,368	3,751	-	-	1,162,119
Due to Other Funds	-	-	-	135,408	135,408
Unearned Revenues	138,400	-	-	250,559	388,959
Advances from Other Funds	502,961	27,760	-	608,677	1,139,398
Due to Other Governments	-	-	-	20,363	20,363
<b>Total Liabilities</b>	<b>\$ 3,553,142</b>	<b>\$ 82,989</b>		<b>\$ 2,960,898</b>	<b>\$ 6,597,029</b>
<b>DEFERRED INFLOW OF RESOURCES</b>	<b>General</b>	<b>BCRA</b>	<b>BCRA Construction Fund</b>	<b>Non-Major Governmental Funds</b>	<b>Total Governmental Funds</b>
Deferred Business Tax Licenses	\$ 360,931	-	-	-	\$ 360,931
<b>Total Deferred Inflow of Resources</b>	<b>\$ 360,931</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$ 360,931</b>

Balance Sheet | Governmental Funds from September 30, 2017

<b>FUND BALANCES</b>	<b>General</b>	<b>BCRA</b>	<b>BCRA Construction Fund</b>	<b>Non-Major Governmental Funds</b>	<b>Total Governmental Funds</b>
Nonspendable	\$ 21,112	\$ 870	\$ -	\$ 4,000	\$ 25,982
Restricted	800,000	402,959	1,052,411	9,799,625	12,054,995
Committed	193,358	-	-	3,193,172	3,386,530
Assigned	128,915	-	-	760,964	889,879
Unassigned (Deficit)	7,488,602	-	-	(639,711)	6,848,891
<b>Total Fund Balances</b>	<b>\$ 8,631,987</b>	<b>\$ 403,829</b>	<b>\$ 1,052,411</b>	<b>\$ 13,118,050</b>	<b>\$ 23,206,277</b>
<b>Total Liabilities, Deferred Inflows of Resources &amp; Fund Balances</b>	<b>\$ 12,546,060</b>	<b>\$ 486,818</b>	<b>\$ 1,052,411</b>	<b>\$ 16,078,948</b>	<b>\$ 30,164,237</b>

Statement of Revenues, Expenditures & Change in Fund Balance | Governmental Funds from September 30, 2017

REVENUES	General	BCRA	BCRA Construction Fund	Non-Major Governmental Funds	Total Governmental Funds
Taxes	\$ 41,995,100	\$ 794,446	\$ -	\$ -	\$ 42,789,546
Impact Fees	-	-	-	2,963,444	2,963,444
Licenses & Permits	5,449,708	-	-	-	5,449,708
Intergovernmental Revenues <sup>1</sup>	12,033,444	91,765	-	1,151,218	13,276,427
Charges for Services	3,446,247	-	-	451,713	3,897,960
Fines & Forfeitures	480,380	-	-	99,793	580,173
Investment Income	123,831	6,426	7,268	103,377	240,902
Miscellaneous Revenues <sup>2</sup>	546,388	1,000	-	423,399	970,787
<b>Total Assets</b>	<b>\$ 64,075,098</b>	<b>\$ 893,637</b>	<b>\$ 7,268</b>	<b>\$ 5,192,944</b>	<b>\$ 70,168,947</b>

<sup>1</sup> Intergovernmental Revenues includes all revenues received from federal, state, and other local government sources in the forms of grants, shared revenues, and payments in lieu of taxes.

<sup>2</sup> Miscellaneous Revenues are revenues that are not captured in another major category as in the case of taxes, intergovernmental, etc. This includes interest income and other sundry revenues.

Statement of Revenues, Expenditures & Change in Fund Balance | Governmental Funds from September 30, 2017

EXPENDITURES	General	BCRA	BCRA Construction Fund	Non-Major Governmental Funds	Total Governmental Funds
General Government	\$ 15,188,929	\$ -	\$ 573	\$ 90,882	\$ 15,280,384
Public Safety	32,442,466	-	-	164,012	32,606,478
Transportation	6,255,648	-	-	253,438	6,509,086
Economic Environment <sup>3</sup>	-	250,944	-	240,710	491,654
Culture / Recreation	4,442,964	-	-	76,685	4,519,649
Principle Retirement	-	345,000	-	2,219,622	2,564,622
Interest & Fiscal Changes	-	126,404	-	4,215,283	4,341,687
Capital Outlay <sup>4</sup>	-	385,394	23,685	2,766,389	3,175,469
<b>Total Expenditures</b>	<b>\$ 58,330,007</b>	<b>\$ 1,107,742</b>	<b>\$ 24,258</b>	<b>\$ 10,027,201</b>	<b>\$ 69,489,028</b>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>\$ 5,745,091</b>	<b>(\$ 214,105)</b>	<b>(\$ 16,990)</b>	<b>(\$ 4,834,077)</b>	<b>\$ 679,919</b>

OTHER FINANCING SOURCES (USES)	General	BCRA	BCRA Construction Fund	Non-Major Governmental Funds	Total Governmental Funds
Transfers In	\$ 1,951,028	\$ 76	\$ -	\$ 8,259,812	\$ 10,210,916
Transfers Out	(8,569,104)	-	(76)	(1,100,337)	(9,669,517)
Proceeds from Sale of Capital Assets	330,390	-	-	-	330,390
Proceeds of Refunding Debt	-	-	-	3,983,000	3,983,000
Payment to Refunded Bond Escrow Agent	-	-	-	(3,931,905)	(3,931,905)
<b>Total Other Financing Sources and (Uses)</b>	<b>(6,287,686)</b>	<b>76</b>	<b>(76)</b>	<b>7,210,570</b>	<b>922,884</b>
<b>Net Change in Fund Balance</b>	<b>(542,595)</b>	<b>(214,029)</b>	<b>(17,066)</b>	<b>2,376,493</b>	<b>1,602,803</b>
<b>Fund Balance (Beginning)</b>	<b>\$ 9,174,582</b>	<b>\$ 617,858</b>	<b>\$ 1,069,477</b>	<b>\$ 10,741,557</b>	<b>\$ 21,603,474</b>
<b>Fund Balance (Ending)</b>	<b>\$ 8,631,987</b>	<b>\$ 403,829</b>	<b>\$ 1,052,411</b>	<b>\$ 13,118,050</b>	<b>\$ 23,206,277</b>

<sup>3</sup> Economic Environment pertains to expenditures associated with providing services which develop and improve economic conditions of the community and its citizens.

<sup>4</sup> Capital Outlay are expenditures for the acquisition of or in addition to fixed assets. This would include transactions such as: land, buildings, infrastructure, equipment, and construction in progress.

Budgetary Comparison | For the Year ended September 30, 2017

<b>REVENUES</b>	<b>Budget</b>	<b>Actual Amounts</b>	<b>Variance with Budget   Positive (Negative)</b>
Taxes	\$ 794,446	\$ 794,446	\$ -
Intergovernmental Revenues <sup>1</sup>	115,765	91,765	(24,000)
Investment Income	-	6,426	6,426
Miscellaneous Income	-	1,000	1,000
<b>Total Expenditures</b>	<b>\$ 910,211</b>	<b>\$ 893,637</b>	<b>(\$ 16,574)</b>
<b>EXPENDITURES</b>	<b>Budget</b>	<b>Actual Amounts</b>	<b>Variance with Budget   Positive (Negative)</b>
Current Economic Environment <sup>2</sup>	\$ 276,432	\$ 250,944	\$ 25,488
Capital Outlay <sup>3</sup>	636,964	385,394	251,570
Debt Service Principal Retirement	345,000	345,000	-
Interest & Fiscal Changes	126,444	126,404	40
<b>Total Expenditures</b>	<b>\$ 1,384,840</b>	<b>\$ 1,107,742</b>	<b>\$ 277,098</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>(\$ 474,629)</b>	<b>(\$ 214,105)</b>	<b>\$ 206,524</b>

<b>OTHER FINANCING SOURCES</b>	<b>Budget</b>	<b>Actual Amounts</b>	<b>Variance with Budget   Positive (Negative)</b>
Transfers In	\$ 76	\$ 76	\$ -
<b>Total Other Financing Sources</b>	<b>\$ 76</b>	<b>\$ 76</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>(\$ 474,553)</b>	<b>(\$ 214,029)</b>	<b>(\$ 260,524)</b>
<b>Fund Balance (Beginning)</b>		<b>\$ 617,858</b>	
<b>Fund Balance (Ending)</b>		<b>\$ 403,829</b>	

BCRA Owned Parcels

ASSET ADDRESS	Acres	Value**	Reported Basis
1626 Orange Blossom Trail	1.19	\$ 116,630	505,980
1644 Main Street NE	.35	15,040	10
2898 Palm Bay Road NE	.21	43,830	10
2920 Pospisil Avenue NE	2.3	356,880	785,00
2932 Pospisil Avenue NE	.24	19,950	-
Parcel ID: 28-37-11-78-A-7	.09	6,400	10
Parcel ID: 28-37-13-FK-*-2.17	.34	147,760	10
Parcel ID: 28-37-14-FL-N-5.02	.19	6,900	1
Parcel ID: 28-37-13-FK-*-2.08	.15	6,900	1
Parcel ID: 28-37-24-25-6-13	.58	56,700	-
1582 Water Drive NE	.44	245,000	330,000
<b>Total Land Assets</b>	<b>-</b>	<b>\$ 1,018,040</b>	<b>\$ 1,829,331</b>

\*\*Value is derived from the Brevard County Property Appraisers Office

*"To succeed in securing Palm Bay's long term economic prosperity, we must diligently seek to activate the full potential of our waterfront and downtown district. It will be the catalyst that attracts and retains a competitive workforce, focused on innovation."*

*-James Marshal, Economic Development,  
BCRA Administrator*



CITY OF PALM BAY | BAYFRONT COMMUNITY REDEVELOPMENT AGENCY

# 2017

ANNUAL REPORT  
FOR YEAR ENDING SEPTEMBER 30, 2017

