

CITY OF PALM BAY | BAYFRONT COMMUNITY REDEVELOPMENT AGENCY

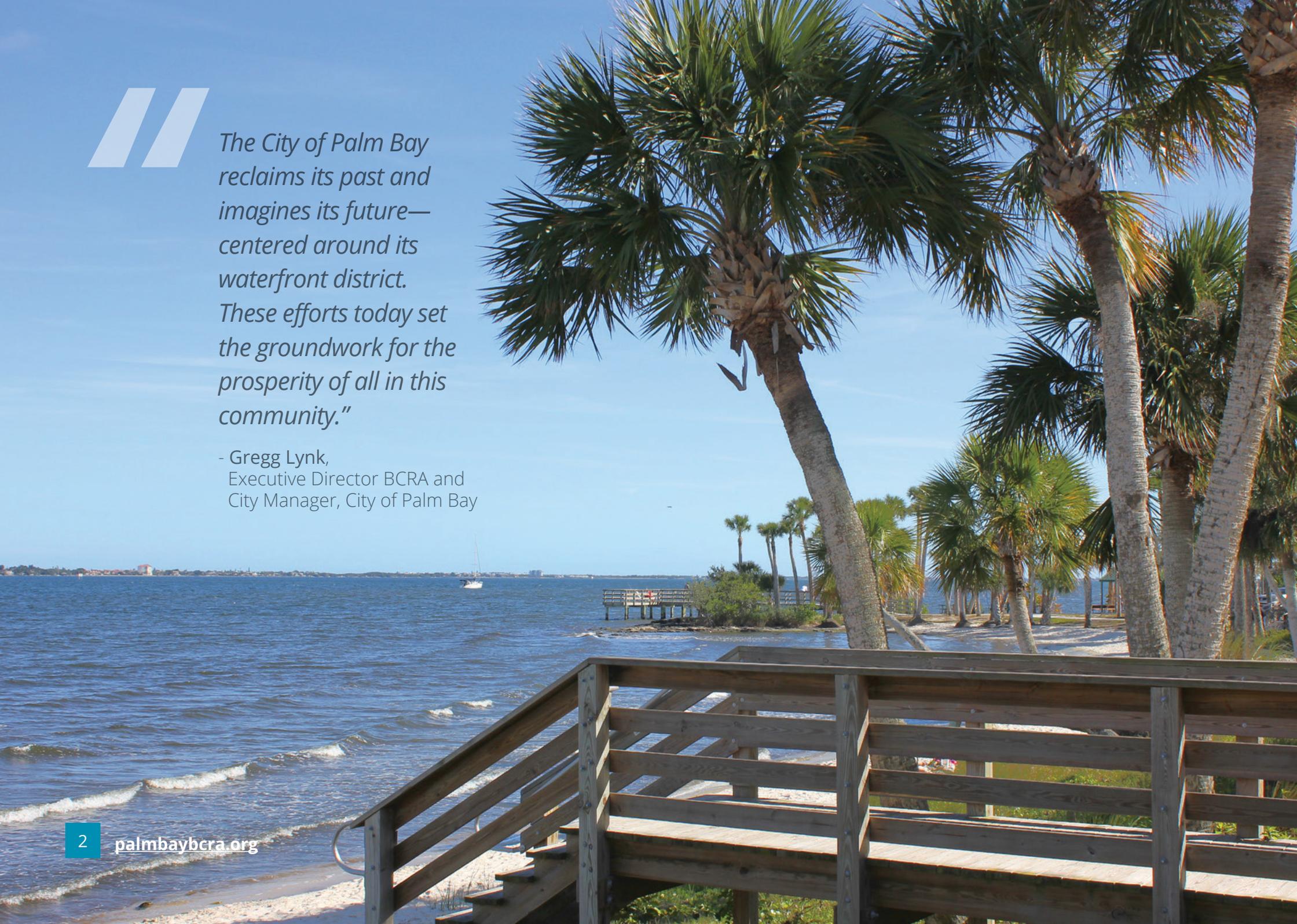
# 2016 ANNUAL REPORT





*The City of Palm Bay  
reclaims its past and  
imagines its future—  
centered around its  
waterfront district.  
These efforts today set  
the groundwork for the  
prosperity of all in this  
community.”*

- Gregg Lynk,  
Executive Director BCRA and  
City Manager, City of Palm Bay





Palm Bay is growing and building a bright future—full of economic opportunity for all of our residents and businesses. We're excited to see our city come together towards the common goal of improving the value of our community, and making Palm Bay an exceptional place to live and work.

As our City Manager and Executive Director for the Bayfront Community Redevelopment Agency, I'm excited to share this annual report.

In 2016, we made great strides toward our vision that seeks to draw amazing businesses and innovative companies to our city. Palm Bay is named after our beautiful waterfront, the heart of our community, and we will reclaim our heritage by restoring the Bay to its former glory.

Our Industrial Commercial Corridor continues to be a primary focal point for attracting new businesses and transforming the district; bringing new jobs, shops, restaurants, and a new level of prosperity to our city. With innovative design and use of a variety of redevelopment tools at our disposal, we're laying the groundwork, making it possible to attract the new investment required for redevelopment to flourish. We're reimagining Palm Bay to become a leading economic center for the next twenty years. This is the exact kind of growth we need, allowing our city to take hold of its future in a way that improves the lives of our entire community.

By focusing on economic growth, we make it possible to attract investment and new jobs, which in turn helps to strengthen local revenues for delivering key services, new roads, utilities, renewed infrastructure, and to keep our Parks vibrant and fun. It's an exciting time for our city.

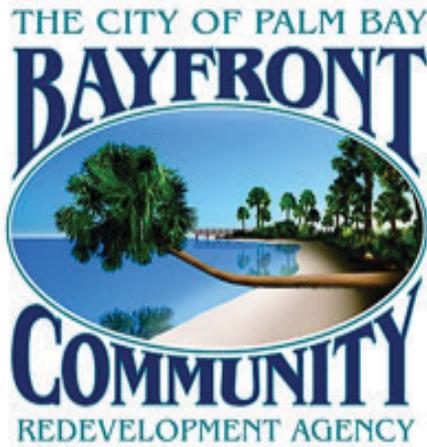
I am honored and privileged to be able to be a part of the amazing team of people that's been assembled. We thank our Honorable Mayor and the City Council for their vision and focused collaboration.

There's still much to be done and an incredible amount of opportunity coming our way.

Wish you all remarkable success in the year ahead!

Gregg Lynk  
BCRA Executive Director and Palm Bay City Manager





Stephen Borowski  
**Chairperson**  
Mayor William Capote



James L. Ritter  
**Vice-Chairperson**  
At-Large



Rick Bertel  
**Commissioner**  
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

Special thanks for the service to all of our Bayfront Commissioners.



**Stephen Borowski**  
CHAIRMAN

An annual report of the Bayfront Community Redevelopment Agency (BCRA) for the fiscal year ended September 30, 2016 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, 2016.

2016 Brought significant progress for the Bayfront. Our vision to revitalize Palm Bay as a whole begins with the Bay itself—a key area that has been underperforming for many years. Transforming this beautiful location into a centerpiece will provide recurring revenue that benefits every Palm Bay community and enables us to reach our greater goals.

Reviving our Tech District around Harris will transform this location with new shopping centers, restaurants, and housing; establishing Palm Bay as a technology center for years to come.

But along with the good, came two disappointments. Oakridge Global Energy Solutions, was unable to fulfill its commitments and withdrew its job-related abatement request. Shortly thereafter their focus changed, forcing them to move away. Additionally, plans for Pelican Harbor, a redevelopment project in the Bayfront, failed to come to fruition this year. We take these temporary setbacks in stride and remain focused.

Our future looks bright. We're creating a business-friendly environment that draws the right kind of development—enhancing our quality of life in Palm Bay.

I am grateful for the opportunity to serve as BCRA Chairman and look forward to continuing success for the Bayfront.

Best of success,

# 2016 ANNUAL REPORT

## Table of Contents

|                       |       |
|-----------------------|-------|
| Welcome Message       | 3     |
| Commissioners         | 4     |
| Chairman's Letter     | 5     |
| Map                   | 6     |
| Bayfront Introduction | 6     |
| 2016 Overview         | 8-9   |
| 2016 Projects         | 10-13 |
| 2016 Improvements     | 14-15 |
| 2016 Enhancements     | 16-17 |
| 2016 New Development  | 18-19 |
| 2016 Grants           | 20    |
| 2016 Financials       | 22-29 |
| 2016 Land Assets      | 30    |



## The Bayfront District

The Bayfront Community Redevelopment District is a four-mile section of US-1 bounded by the City of Melbourne city limits 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-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 of Florida Avenue to Lipscomb Street; south on Lipscomb Street to Doreatha Fields Avenue (aka Pacific Avenue); east on Doreatha Fields Avenue (aka Pacific Avenue) to Northview Street; south on Northview Street to R. J. Conlan Boulevard; south on R. J. Conlan Boulevard 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 (See Map to left).

The City established the Bayfront Community Redevelopment District as a community redevelopment agency in 1999. A community redevelopment agency 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 (7) commissioners appointed by the City Council serve on the Bayfront Community Redevelopment Agency. The overall goal of the Bayfront Community Redevelopment 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 areas that promote a positive image and marine village for the enjoyment of the community and region.





*“Redeveloping our public waterfront is a priority, as it represents one of the City’s best opportunities for long term growth.”*

- Stephen Borowski,  
Chairman BCRA

## District Overview

The Agency began the year with the US-1 Lighting Project under construction with an expected March completion date. As the holidays approached, BCRA Commissioners turned their attention to redeveloping the waterfront and marina properties. The City’s Procurement Department was instrumental in helping the BCRA plan, prepare, and manage a Request for Interest (RFI) seeking to attract developer/investor interest for either participating in a Public Private Partnership (P3) or a potential sale, or long term lease of the properties.

The Agency developed an advertising campaign for the “Expression of Interest” which began on March 1, 2016. In coordination with the launch of the advertising campaign, the BCRA held a public workshop to receive community input to determine which key features/amenities/attractions should be included in a developer agreement for the Waterfront Project to be considered a resounding success. This list of community preferences would ultimately be provided to interested investors/developers as part of a Request for Proposal (RFP).

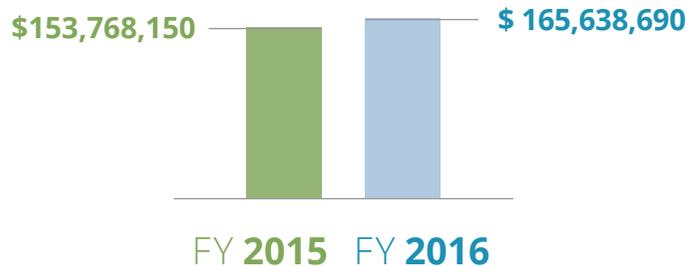
As the US-1 Lighting project concluded construction, the BCRA Waterfront RFP was prepared to be published. By the end of August, the BCRA was already beginning the process of negotiating a mutually beneficial development agreement with a developer/investment group as identified through the RFP process.

## Property Values

Fiscal Year (FY) 2016 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 \$165,638,690, up from the FY 2015 total of \$153,768,150.

This represented a net increase of 7.7% or \$11,870,540 in taxable property value for the year.

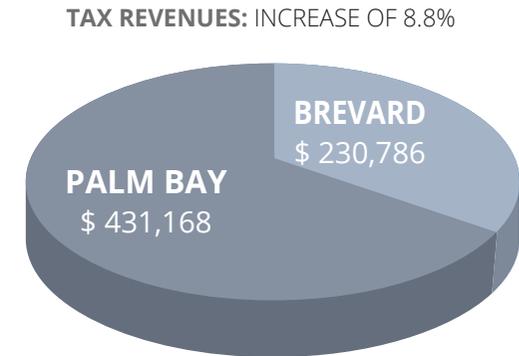


**PROPERTY VALUES:** NET INCREASE 7.7%

## Tax Revenues

Tax increment revenue for FY 2016 was \$661,954 up from \$608,590, representing a **net increase** of 8.8% over FY 2015.

The city portion of the increment equaled \$431,168 (65%), while the Brevard County portion totaled \$230,786 (35%).



For the year, revenues totaled \$1,583,794 up 140% from the FY 2015 total of \$653,896 primarily due to intergovernmental revenues received as a result of an FDOT grant.

## Expenditures

Expenditures for the year totaled \$1,719,144 with \$475,709 allocated to debt service.

Though the FY 2016 approved budget provided \$274,839 in total operational expenses, actual operational expenses came in 9.2% lower at \$249,000 which represents a total decline of 44% below FY 2015 operational expenses.

**OPERATIONAL EXPENSES:**  
\$ 249,000

**DEBT SERVICES:**  
\$ 475,709

**EXPENDITURES: 9.2% LOWER**

## Redeveloping the Waterfront

The BCRA launched both a Request for Interest (RFI) and a Request for Proposal (RFP) to redevelop the City / BCRA Waterfront parcels.

The Agency ran a targeted ad campaign in the Spring 2016 Issue of Development Magazine, a national magazine focused on developers.

The ad linked to a video presentation, allowing us to measure effectiveness. The goal was to gather potential investor/developer leads and present the City of Palm Bay's Bayfront as a strategic place for a new waterfront development.

Visit online at [pbfl.org/bayfront/](http://pbfl.org/bayfront/)



### Goals

### Results

from 3/1/16 to 3/29/16

|                 |                 |            |
|-----------------|-----------------|------------|
| Visit our site  | Total views     | <b>588</b> |
| Watch our video | Video Views     | <b>344</b> |
| Download RFI    | RFI Downloads   | <b>54</b>  |
| Contact us      | Contacts        | <b>18</b>  |
| Submit RFI      | RFI Submissions | <b>2</b>   |

Present Palm Bay's Waterfront as an attractive opportunity for future development.



## Project 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. Palm Bay Road Stormwater.** The clearing of drainage swales along east Palm Bay Road to address the localized flooding.
- 3. Vegetation Management.** Continuation of the vegetation management program along the Bayfront shoreline and US-1
- 4. Dredging the Bay.** Submission of an application to Florida Inland Navigation District for phase one (1) of a design and permit project to dredge the Bay entrance channel.
- 5. Dredging Turkey Creek.** Assisted Brevard County with providing a site for staging the Turkey Creek/Palm Bay Muck Dredging project.
- 6. Evans Center.** Continued support of the development of the Evans Center, helped facilitate the establishment of their new farmers market.
- 7. Maintenance and Landscaping.** Continued maintenance of landscaping of BCRA improved rights of way, tracts, and retention ponds.
- 8. Events.** Sponsored the Palm Bay Animal Clinic Bayfront 5k9Run/Walk; and continued to support the “**First Friday by the Bay**” event, a monthly community festivity, now managed by Parks and Recreation. It features vendors and live music at Celebration Square at the corner of US-1 and Port Malabar Boulevard.

ON HOLD

ONGOING

ONGOING

PROGRESSING

COMPLETED

PROGRESSING

ONGOING

ONGOING



## US-1 Lighting Project<sup>1</sup>

As FY 2016 began, the BCRA continued to move forward with the **Street Lighting Project** under construction along the east side of US-1. American Lighting and Signalization, began base installation in September 2015 with 106 bases successfully installed by April 2016. Light pole installation completed May 6th with members of the City Council and BCRA Board counting down to light the entirety of US-1. The project completed in July 2016 with a lighting ceremony attended by City Council and the BCRA board members.



<sup>1</sup> Bayfront Community Redevelopment District 2024 Plan: As Adopted February, 2010; page 42, BRD 18; and page 51 "Additional Funding Sources".



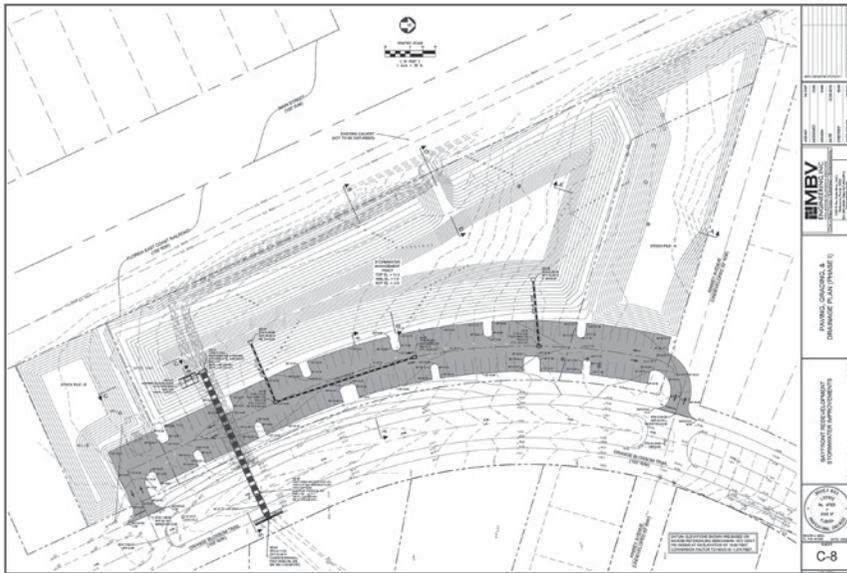
## Stormwater Efficiency and Permits Expedite and Incentivize Development<sup>2</sup>

With the City Manager successfully recruiting new leadership and engineering staff for the Public Works Department in 2016, it provided an opportunity to take a fresh look at this project.

The new design improved pollutant reduction treatment capacity that's beneficial for the Indian River Lagoon and provides support for a larger developmental opportunity on the adjacent 11 acres. This work shortens the time needed to redevelop the area given that the required permitting from St. Johns River Water Management District will already be in place having a 5 year expiration. An incentive for redevelopment, it may save 4-6 months of time normally lost to permitting—allowing construction to begin sooner.

### An Investment

The stormwater system may require additional investment over the short term to support this more advanced treatment technology. Because engineers were able to increase its efficiency from 70% to 85%, it provides for greater intensity, which may increase future ad valorem revenues (post development) resulting from a larger developmental footprint. This easily offsets any one-time cost increases.



<sup>2</sup> Bayfront Community Redevelopment District 2024 Plan: As Adopted February, 2010; page 40, BV 5; and page 51 "Additional Funding Sources"

### Update: Oakridge

In August 2015, Oakridge Global Energy Solutions announced their intent to expand their manufacturing operations to Palm Bay and lease a facility located in the redevelopment district. The company reported that the expansion would bring 1,000 new jobs over the next few years. Unfortunately, the company was unable to fulfill its commitments and later withdrew its jobs related tax abatement request from the City.

Shortly thereafter, the company announced a strategic relationship with a Japanese conglomerate which required the establishment of a major new corporate office in Japan and the expansion of the company's existing Hong Kong office.

According to the company's press release, they expect to reestablish a logistics and distribution center on the West Coast of the United States in 2017.

The City expects the current 68,718 sq ft facility to then become available for lease later in the year. There are a number of potential corporate relocations that would be interested in the space in the future.

## Invasive Vegetation Removal<sup>3</sup>



Invasive vegetation removal remains a key concern for the Bayfront shoreline. As a result, the BCRA renewed its contract with BKI, Inc, a consulting ecologist who will continue to manage the vegetation area located on the east side of the Bayfront sidewalk. This area encompasses the Bayfront shoreline running parallel with US-1 from the Turkey Creek bridge to just north of Hessey Avenue.

Management included removing invasive plants, collecting garbage, and trimming vegetation to maintain a scenic vista of the Bay. The Agency had previously approved their proposal in October 2015 for BKI to again provide two (2) maintenance periods in FY 15. The contract will come up for renewal again in FY 16.

<sup>3</sup> Bayfront Community Redevelopment District 2024 Plan: As Adopted February, 2010; page 36 and 39

## Palm Bay Road Drainage<sup>4</sup>

The city's Public Works department continued drainage improvement efforts on the east side of Palm Bay Road within the BCRA District.

This past year, crews completed work on drainage swales that had become blocked resulting from a long term accumulation of stone and silt run-off. This was causing nearby parking lots to flood during heavy rain.



<sup>4</sup> Bayfront Community Redevelopment District 2024 Plan: As Adopted February, 2010; page 41

## Landscape, Signs, Tracts, and Pond Maintenance<sup>5</sup>

BCRA funding to the ongoing maintenance of improvements made in the District remained steady this past year. However, it is expected that maintenance funding will need to be increased next year to protect prior investments.

The Agency maintained its gateway signs (BV 7 pg 40) and tracts, the R. J. Conlan Boulevard landscaping, the Port Malabar sign tracts including the monolith sign at the intersection of US-1 and Port Malabar Boulevard, the Water Drive improvements, the Bay Boulevard/Castaway Cove improvements, and the maintenance of two (2) storm water retention ponds (the Victoria Park Pond and the University Boulevard/Riverview Drive pond).

However, due to a rise in automobile accidents and vehicles driving through/over median landscaping, more intensive irrigation repairs will be required and several trees will need to be replaced next year.



<sup>5</sup> Bayfront Community Redevelopment District 2024 Plan: As Adopted February, 2010; pages 11,15,16,23,35,37,42-44, BRD 18-19

## Dredging Operations

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 name sake bay.



The County benefited from the utilization of a BCRA owned parcel of vacant waterfront land located on Turkey Creek, adjacent to Pelican Harbor, in order to stage the mobilization of their vast amount of equipment and piping. Once assembled, the muck would be pumped to a Dredged Material Management Area (DMMA) owned by the Florida Inland Navigation District (FIND), located just 2 miles north of Turkey Creek on US-1. However, because Turkey Creek is home to a large number of manatees, the effort required the development of several equipment modifications designed for manatee protection and included two trained spotters who are certified manatee observers. Upon completion of the dredging, the staging site will be restored to its prior condition by the company.

## Evans Center<sup>7</sup>

In 2016, the Evans Center continued to build momentum. In effort to increase awareness of the Evans Center and the local need for healthy foods, the organization began holding monthly Farmers Markets at their future location, assisting in raising additional money for their construction fund.

As the year came to a close, the organization successfully completed the purchase of land from the City for the building site and three adjacent lots. Once the organization garners the appropriate zoning classification for the parcels, they will be ready to begin building.

Evans Center will serve its community just as the Evan's Market once did, with easily accessible, healthy, fairly priced foods. Classrooms at Evans Center will be used for job training for neighborhood youth and community gatherings. Evans Center will also host a health clinic and wellness programs.

Last year, the Evan's Center group, a 501(c)3 non profit, purchased a total of four (4) lots from the City. We're excited to see this area grow and become a focal point for our community.

Visit [evanscenter.org](http://evanscenter.org) for more information.



<sup>7</sup> Bayfront Community Redevelopment District 2024 Plan: As Adopted February, 2010; page17

## Special Events<sup>8</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.

The BCRA sponsored the **5th 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.

Beginning February of FY 16, this monthly event will be expanded to a larger 10 acre site called "**Celebration Square**" located in the Bayfront District on US-1 overlooking the Indian River Lagoon.

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



<sup>8</sup> Bayfront Community Redevelopment District 2024 Plan: As Adopted February, 2010; pages 14, 23

2016 NEW DEVELOPMENT



  
*RIVERVIEW*  
senior resort living

## RiverView Senior Resorts

RiverView Senior Resorts had their grand opening in April 2016 and was attended by many key business leaders locally, including the Palm Bay Chamber of Commerce.

"This is a beautiful facility," Palm Bay Mayor William Capote told about 500 guests that were gathered at the seven-story resort at 3490 Gran Avenue.

"The City of Palm Bay worked wholeheartedly with Steve [Ciancio] to make this happen, and we are so happy that we were able to fulfill this dream for him in conjunction with us."

"Residents started moving into the facility's 119-apartment first phase during the first week of July," said Carol Kueppers, the resort's business office manager. "I want to thank Steve and his family for allowing this wonderful opportunity for all of us to serve the seniors of Palm Bay,"

When completed, the 136,000 square-foot complex will have about 250 units for independent residents, those in need of a little assistance, and residents diagnosed with Alzheimer's disease or other forms of dementia.

Amenities include 3,000 square feet of private shoreline, gourmet dining, 24-hour caregiver and nursing staff access, an onsite physician, home health services, around-the-clock security, an emergency system, local transportation, a full activity schedule, concierge services, a heated pool, an observation pier, waterfront walkways, a library, an Internet café, a theater, a billiard and cards room, and hair salon and barber services.

Palm Bay Hospital is only a few minutes away, and RiverView is licensed for extended congregate care.

RiverView executive director Courtney Legg said she's proud of the new resort and the team that will run it. The facility will employ about 160 full-time workers.

The BCRA and City assisted the developer with zoning, vacating roadway, and the issuance of a \$30 million private activity bond with the City serving as its 'conduit issuer'.

### Economic Development Benefits

- Total phase 1 investment: \$36 million
- 119 units (phase 1)
- \$430,000 Impact Fees
- \$110,000 Building Permit Fees
- Future Ad Valorem revenue estimated at over \$200,000 per year to the City and over \$100,000 per year to the County General Fund.
- 120 Full time jobs (phase 1)  
Additional 40 after phase 2 completion.
- 100+ construction jobs for 18 months (phase 1)
- 100+ construction jobs over 12 months (Phase 2)
- 20% of all residential rooms will be available for affordable housing residents as per Florida Statute
- Completion of boardwalk/observation pier as part of developer agreement with the City
- State of the art Alzheimer's Memory Care facility



## Florida Inland Navigation District

The City/BCRA was awarded a matching grant from Florida Inland Navigation District in the amount of \$48,000 to begin a phase 1 design/permit project in consideration of for dredging the Palm Bay entrance channel to accommodate sail boats and larger vessels who require a minimum 6' water depth.

This portion of the project is expected to be completed in FY 16-17.

Currently, the Bay is deep enough to allow sail boats and larger vessels to moor in its protected harbor, however the entrance channel to the Bay has some shallow areas which can become a real deterrent for boaters due to navigation concerns.

In the next few years, the BCRA will look to partner with the city, the State of Florida, and other key organizations to complete the required dredging for activating Palm Bay's waterfront and to revitalize the Bay area.



## Stormwater Funding for Indian River Lagoon and Turkey Creek

The City/BCRA applied for and was awarded from the Florida Legislature \$400,000 through Specific Appropriation Line Item No. 1600A, Fiscal Year (FY) 2016 - 2017, General Appropriations Act.

This appropriation is to help provide critical stormwater infrastructure needed to attract/retain an environmentally conscious high-tech workforce located near Turkey Creek and the Indian River Lagoon.

The appropriation will help construct a new stormwater treatment train system and repair damaged seawall(s) from untreated stormwater runoff directly discharging into Turkey Creek and the Indian River Lagoon. This project will help facilitate redevelopment of the Pelican Harbor Marina and adjacent waterfront property. This project is expected to take 2 - 3 years to complete.



## St. John's River Water Management Grant

The BCRA applied for and was awarded a cost share grant from St. Johns River Water Management District to help offset construction costs of the project mentioned above. The award is to cover 1/3 of the construction cost up to a maximum of \$490k.





*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 (Unaudited<sup>+</sup>) from September 30, 2016

| ASSETS                     | General              | Bayfront<br>Community<br>Redevelopment<br>Agency | BCRA<br>Construction<br>Fund | Non-Major<br>Governmental<br>Funds | Total<br>Governmental<br>Funds |
|----------------------------|----------------------|--|------------------------------|------------------------------------|--------------------------------|
| Cash & Cash Equivalents    | \$ 4,737,064         | \$ 420,320                                       | \$ 492,237                   | \$ 14,038,180                      | \$ 19,687,801                  |
| Investments                | 2,104,399            | -  | 719,426                      | 738,106                            | 3,561,931                      |
| Account Receivables        | 2,603,041            | -  | 1,949                        | 3,531                              | 2,608,521                      |
| Due from Other Governments | 2,557,210            | 294,594  | -                            | -                                  | 2,851,804                      |
| Due from Other Funds       | 215,600              | -  | -                            | -                                  | 215,600                        |
| Land Held for Resale       | -                    | -  | -                            | 15,500                             | 15,500                         |
| Prepaid Items              | 35,029               | 1,789  | -                            | -                                  | 36,818                         |
| Inventory                  | 3,973                | -  | -                            | -                                  | 3,973                          |
| Other Assets               | -                    | -  | -                            | -                                  | -                              |
| <b>Total Assets</b>        | <b>\$ 12,256,316</b> | <b>\$ 716,703</b>                                | <b>\$ 1,213,612</b>          | <b>\$ 14,795,317</b>               | <b>\$ 28,981,948</b>           |

<sup>+</sup>Due to a delay in reporting from the State of Florida Pension (FRS), The City's CAFR information is not yet certified, but expects to receive it's certification by the end of April.

| <b>LIABILITIES</b>                            | <b>General</b>      | <b>Bayfront<br/>Community<br/>Redevelopment<br/>Agency</b> | <b>BCRA<br/>Construction<br/>Fund</b> | <b>Non-Major<br/>Governmental<br/>Funds</b> | <b>Total<br/>Governmental<br/>Funds</b> |
|---|---------------------|--|---------------------------------------|---|---|
| Accounts Payable                              | \$ 948,553          | \$ 95,210  | \$ 144,135                            | \$ 1,734,402                                | \$ 2,922,300                            |
| Accrued Liabilities                           | 1,104,611           | 3,635  | -                                     | 25,120                                      | 1,133,366                               |
| Due to Other Funds                            | -                   | -  | -                                     | 215,600                                     | 215,600                                 |
| Unearned Revenues                             | 134,794             | -  | -                                     | 1,475,501                                   | 1,610,295                               |
| Advances from Other Funds                     | 502,961             | -  | -                                     | 609,000                                     | 1,111,961                               |
| Due to Other Governments                      | -                   | -  | -                                     | 17,100                                      | 17,100                                  |
| <b>Total Liabilities</b>                      | <b>\$ 2,690,919</b> | <b>\$ 98,845</b>   | <b>\$ 144,135</b>                     | <b>\$ 4,076,723</b>                         | <b>\$ 7,010,622</b>                     |
| <b>DEFERRED INFLOW<br/>OF RESOURCES</b>       | <b>General</b>      | <b>Bayfront<br/>Community<br/>Redevelopment<br/>Agency</b> | <b>BCRA<br/>Construction<br/>Fund</b> | <b>Non-Major<br/>Governmental<br/>Funds</b> | <b>Total<br/>Governmental<br/>Funds</b> |
| Deferred Business Tax Licenses                | \$ 390,815          | -  | -                                     | -   | \$ 390,815                              |
| <b>Total Deferred Inflow<br/>of Resources</b> | <b>\$ 390,815</b>   | <b>-</b>   | <b>-</b>                              | <b>-</b>                                    | <b>\$ 390,815</b>                       |

## Balance Sheet | Governmental Funds (Unaudited<sup>+</sup>) from September 30, 2016

| FUND BALANCES   | General              | Bayfront<br>Community<br>Redevelopment<br>Agency | BCRA<br>Construction<br>Fund | Non-Major<br>Governmental<br>Funds | Total<br>Governmental<br>Funds |
|---|----------------------|--|------------------------------|------------------------------------|--------------------------------|
| Nonspendable  | \$ 39,002            | \$ 1,789   | \$ -                         | \$ 15,500                          | \$ 56,291                      |
| Restricted  | -                    | 616,069  | 1,069,477                    | 7,895,628                          | 9,581,174                      |
| Committed   | 184,628              | -  | -                            | 2,991,029                          | 3,175,657                      |
| Assigned  | 50,883               | -  | -                            | 647,747                            | 698,630                        |
| Unassigned (Deficit)  | 8,900,069            | -  | -                            | (831,310)                          | 8,068,759                      |
| <b>Total Fund Balances</b>  | <b>\$ 9,174,582</b>  | <b>\$ 617,858</b>                                | <b>\$ 1,069,477</b>          | <b>\$ 10,718,594</b>               | <b>\$ 21,580,511</b>           |
| <b>Total Liabilities, Deferred Inflows<br/>of Resources &amp; Fund Balances</b> | <b>\$ 12,256,316</b> | <b>\$ 716,703</b>                                | <b>\$ 1,213,612</b>          | <b>\$ 14,795,317</b>               | <b>\$ 28,981,948</b>           |

<sup>+</sup>Due to a delay in reporting from the State of Florida Pension (FRS), The City's CAFR information is not yet certified, but expects to receive it's certification by the end of April.

## Statement of Revenues, Expenditures & Change in Fund Balance | Governmental Funds from September 30, 2016

| REVENUES                                | General              | Bayfront Community Redevelopment Agency | BCRA Construction Fund | Non-Major Governmental Funds | Total Governmental Funds |
|---|----------------------|---|------------------------|------------------------------|--------------------------|
| Taxes                                   | \$ 39,514,823        | \$ 661,954                              | \$ -                   | \$ -                         | \$ 40,176,777            |
| Impact Fees                             | -                    | -                                       | -                      | 2,176,573                    | 2,176,573                |
| Licenses & Permits                      | 5,376,631            | -                                       | -                      | -                            | 5,376,631                |
| Intergovernmental Revenues <sup>1</sup> | 10,281,540           | 919,759                                 | -                      | 3,377,733                    | 14,579,032               |
| Charges for Services                    | 2,894,245            | -                                       | -                      | 464,038                      | 3,358,283                |
| Fines & Forfeitures                     | 395,040              | -                                       | -                      | 158,785                      | 553,825                  |
| Investment Income                       | 53,820               | 2,081                                   | 14,363                 | 50,632                       | 120,896                  |
| Miscellaneous Revenues <sup>2</sup>     | 881,618              | -                                       | -                      | 197,003                      | 1,078,621                |
| <b>Total Assets</b>                     | <b>\$ 59,397,717</b> | <b>\$ 1,583,794</b>                     | <b>\$ 14,363</b>       | <b>\$ 6,424,764</b>          | <b>\$ 67,420,638</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, 2016

| EXPENDITURES   | General              | Bayfront Community Redevelopment Agency | BCRA Construction Fund | Non-Major Governmental Funds | Total Governmental Funds |
|--|----------------------|---|------------------------|------------------------------|--------------------------|
| General Government                                       | \$ 14,317,295        | \$ -                                    | \$ 184                 | \$ 175,622                   | \$ 14,493,101            |
| Public Safety  | 31,170,225           | -                                       | -                      | 137,215                      | 31,307,440               |
| Physical Environment                                     | -                    | -                                       | -                      | -                            | -                        |
| Transportation   | 4,599,336            | -                                       | -                      | -                            | 4,599,336                |
| Economic Environment <sup>3</sup>                        | -                    | 249,600                                 | -                      | 442,230                      | 691,830                  |
| Culture / Recreation                                     | 2,673,323            | -                                       | -                      | 937,254                      | 3,610,577                |
| Principle Retirement                                     | -                    | 335,000                                 | -                      | 2,009,046                    | 2,344,046                |
| Interest & Fiscal Changes                                | -                    | 140,709                                 | -                      | 4,290,473                    | 4,431,182                |
| Capital Outlay <sup>4</sup>                              | -                    | 993,835                                 | 1,575,826              | 8,669,036                    | 11,238,697               |
| <b>Total Expenditures</b>                                | <b>\$ 52,760,179</b> | <b>\$ 1,719,144</b>                     | <b>\$ 1,576,010</b>    | <b>\$ 16,660,876</b>         | <b>\$ 72,716,209</b>     |
| <b>Excess (Deficiency) of Revenues Over Expenditures</b> | <b>\$ 6,637,538</b>  | <b>(\$ 135,350)</b>                     | <b>(\$ 1,561,647)</b>  | <b>(\$ 10,236,112)</b>       | <b>(\$ 5,295,571)</b>    |

<sup>+</sup>Due to a delay in reporting from the State of Florida Pension (FRS), The City's CAFR information is not yet certified, but expects to receive it's certification by the end of April.

| <b>OTHER FINANCING SOURCES (USES)</b>       | <b>General</b>     | <b>Bayfront Community Redevelopment Agency</b> | <b>BCRA Construction Fund</b> | <b>Non-Major Governmental Funds</b> | <b>Total Governmental Funds</b> |
|---|--------------------|--|-------------------------------|-------------------------------------|---------------------------------|
| Transfers In                                | \$ 2,133,758       | \$ 104,238                                     | \$ -                          | \$ 8,954,310                        | \$ 11,192,306                   |
| Transfers Out                               | (8,633,064)        | -  | -                             | (1,629,481)                         | (10,262,545)                    |
| Capital Leases                              | 754,000            | -  | -                             | -                                   | 754,000                         |
| Proceeds of Refunding Debt                  | -                  | -  | -                             | 15,922,652                          | 15,922,652                      |
| Payment to Refunded Bond Escrow Agent       | -                  | -  | -                             | (15,723,067)                        | (15,723,067)                    |
| <b>Total Other Financing Sources (Uses)</b> | <b>(5,745,306)</b> | <b>104,238</b>                                 | <b>-</b>                      | <b>7,524,414</b>                    | <b>1,883,346</b>                |
| <b>Net Change in Fund Balance</b>           | <b>892,232</b>     | <b>(31,112)</b>                                | <b>(1,561,647)</b>            | <b>(2,711,698)</b>                  | <b>(3,412,225)</b>              |

|                                 | <b>General</b>      | <b>Bayfront Community Redevelopment Agency</b> | <b>BCRA Construction Fund</b> | <b>Non-Major Governmental Funds</b> | <b>Total Governmental Funds</b> |
|---------------------------------|---------------------|--|-------------------------------|-------------------------------------|---------------------------------|
| <b>Fund Balance (Beginning)</b> | <b>\$ 8,282,350</b> | <b>\$ 648,970</b>                              | <b>\$ 2,631,124</b>           | <b>\$ 13,430,292</b>                | <b>\$ 24,992,736</b>            |
| <b>Fund Balance (Ending)</b>    | <b>\$ 9,174,582</b> | <b>\$ 617,858</b>                              | <b>\$ 1,069,477</b>           | <b>\$ 10,718,594</b>                | <b>\$ 21,580,511</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 | Schedule for the Year ending September 30, 2016

| REVENUES   | Budget              | Actual Amounts      | Variance with Budget   Positive (Negative) |
|--|---------------------|---------------------|--|
| Taxes  | \$ 661,954          | \$ 661,954          | \$ -                                       |
| Intergovernmental Revenues <sup>1</sup>                              | 1,014,896           | 919,759             | (95,137)                                   |
| Investment Income  | 150                 | 2,081               | 1,931                                      |
| <b>Total Expenditures</b>  | <b>\$ 1,677,453</b> | <b>\$ 1,583,794</b> | <b>(\$ 93,206)</b>                         |
|  |                     |                     |  |
| EXPENDITURES   | Budget              | Actual Amounts      | Variance with Budget   Positive (Negative) |
| Current<br>Economic Environment <sup>2</sup>                         | \$ 274,839          | \$ 249,600          | \$ 25,239                                  |
| Capital Outlay <sup>3</sup>  | 1,472,130           | 993,835             | 478,295                                    |
| Debt Service<br>Principal Retirement                                 | 335,000             | 335,000             | -  |
| Interest & Fiscal Changes  | 140,824             | 140,709             | 115  |
| <b>Total Expenditures</b>  | <b>\$ 2,222,793</b> | <b>\$ 1,719,144</b> | <b>\$ 503,649</b>                          |
| <b>Excess (Deficiency) of Revenues<br/>Over (Under) Expenditures</b> | <b>(\$ 545,793)</b> | <b>(\$ 135,350)</b> | <b>\$ 410,443</b>                          |

| <b>OTHER FINANCING SOURCES</b>       | <b>Budget</b>       | <b>Actual Amounts</b> | <b>Variance with Budget   Positive (Negative)</b> |
|--------------------------------------|---------------------|-----------------------|---|
| Transfers In                         | \$ 104,238          | \$ 104,238            | \$ -  |
| <b>Total Other Financing Sources</b> | <b>\$ 104,238</b>   | <b>\$ 104,238</b>     | <b>\$ -</b>                                       |
| <b>Net Change in Fund Balance</b>    | <b>(\$ 441,555)</b> | <b>(\$ 31,112)</b>    | <b>(\$ 410,443)</b>                               |
| <b>Fund Balance (Beginning)</b>      |                     | <b>\$ 648,970</b>     | <b>\$ -</b>                                       |
| <b>Fund Balance (Ending)</b>         |                     | <b>\$ 617,858</b>     | <b>\$ -</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> Economic Environment pertains to expenditures associated with providing services which develop and improve economic conditions of the community and its citizens.

<sup>3</sup> Capital Outlay are expenditures for the acquisition of or in addition to fixed assets. This would include such transactions as: land, buildings, infrastructure, equipment, and construction in progress.

## 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            | -                   |
| <b>Total Land Assets</b>      | <b>-</b> | <b>\$ 776,990</b> | <b>\$ 1,291,022</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



# 2016

A N N U A L R E P O R T

FOR YEAR ENDING SEPTEMBER 30, 2016



120 MALABAR ROAD SE, PALM BAY, FL 32907

+1 321.409.7187 TEL

