

City of Melbourne

City Hall • 900 E. Strawbridge Avenue, Melbourne, FL 32901
(321) 608-7200 • Fax (321) 608-7219



Melbourne Downtown Community Redevelopment Agency

October 9, 2018 • 6:30 PM

The following item will be heard during the regular meeting of the Melbourne City Council. The meeting will begin at 6:30 p.m. See full City Council agenda for location of the following item.

1. Approval of budget amendments related to the purchase of 801 East Strawbridge Avenue for the Hilton Tapestry Hotel.
 - a. **RESOLUTION NO. 3790:** A budget resolution appropriating \$329,279 from the Downtown CRA prior year fund balance for the purchase of property located at 801 East Strawbridge Avenue for the Hilton Tapestry Hotel.

Mayor Kathy Meehan, Council Member Debbie Thomas, and Council Member Tim Thomas, as members of the Airport Authority Board, may discuss Airport Authority issues, which may subsequently be addressed by the Airport Authority.

Mayor Meehan and Council Members Teresa Lopez, Betty Moore and Paul Alfrey (alternate), as members of the Space Coast Transportation Planning Organization (SCTPO), may discuss SCTPO issues, which may subsequently be addressed by the SCTPO.

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearing, he will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office (321/608-7220) at least 48 hours prior to the meeting.



DEPARTMENT: Community Development	Reading No.	N/A
	Public Hearing	Yes
	Quasi-judicial Item (Disclosure Required)	No
COUNCIL DISTRICT: 3	Item No.	A.1.

SUBJECT:

Budget amendments related to the purchase of 801 East Strawbridge Avenue for the Hilton Tapestry Hotel.

BACKGROUND/CONSIDERATION:

This item relates to approval by the City Council and the Melbourne Downtown CRA for the Master Redevelopment Agreement on August 14, 2018. Specifically, this is associated with the CRA Board approval to exercise the agreement to lease and option to purchase with the Michael F. Maguire Revocable Trust for 801 East Strawbridge Avenue for the construction of the Hilton Tapestry Hotel. Approval of the budget resolution will appropriate \$329,279 of CRA reserve funds for the purchase of the property. The developer has paid the required \$50,000 non-refundable deposit and will pay \$500,000 to the City for both properties.

The request for consideration of these resolutions from both the CRA agency and the City simply formalizes the previous approval to exercise the purchase option within the lease agreement, by appropriation of existing CRA funding reserve into a CRA account.

FISCAL/BUDGET IMPACT:

No fiscal impact as the funding will be reimbursed subsequent to the developer's acquisition of the property from the City.

REQUESTED ACTION:

Council will convene as the Melbourne Downtown Community Redevelopment Agency for the following item:

- a. Approval of Resolution No. 3790.

Council will reconvene for the remaining items:

- b. Approval of Resolution No. 3791.

MEMORANDUM



Community Development
Department

TO: Michael A. McNees, City Manager

THRU: Cindy Dittmer, AICP, Community Development Director

FROM: Doug Dombroski, Economic Development Manager

RE: **Budget Amendment – Execution of 801 East Strawbridge Lease Option**

DATE: September 13, 2018

This item is for approval of a budget amendment, which establishes an account within the Melbourne Downtown Community Redevelopment Agency (CRA), to exercise the option to purchase 801 East Strawbridge Avenue. City Council in its Authority as the Melbourne Downtown CRA, approved exercising the Agreement to Lease and Option to Purchase with the Michael F. Maguire Revocable Trust on August 14, 2018. Council's approval was part of the considerations under the Master Redevelopment Agreement (MRA) with 801 Strawbridge Hotel, LLC, for the construction of a Hilton Tapestry in Downtown Melbourne.

As a condition of the MRA and prior to the CRA exercising the option agreement, the hotel developer was required to place a \$50,000 non-refundable deposit toward their forthcoming property acquisition. The Developer paid the required non-refundable deposit on August 20, 2018. CRA funding that will be used to exercise the option will be reimbursed to the CRA after the developer acquires the properties comprising the future hotel site from the City.

The consideration of these resolutions from both the CRA agency and the governing body, simply formalizes Council's former approval to exercise the option, by appropriation of \$329,279.00 of existing CRA funding into a CRA account.

Recommendation

As the Melbourne Downtown Community Redevelopment Agency:

- a. Approval of Resolution No. 3790

As Melbourne City Council:

- b. Approval of Resolution No. 3791

RESOLUTION NO. 3790

A RESOLUTION OF THE CITY OF MELBOURNE, BREVARD COUNTY, FLORIDA, RELATING TO THE 2018-2019 FISCAL YEAR BUDGET FOR THE MELBOURNE DOWNTOWN COMMUNITY REDEVELOPMENT AGENCY; AMENDING RESOLUTION NO. 3782; MAKING FINDINGS; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR ADOPTION.

WHEREAS, on September 26, 2018, the City Council, as the Melbourne Downtown Community Redevelopment Agency, pursuant to the Special District Act, adopted Resolution No. 3782 providing for adoption of the Melbourne Downtown Community Redevelopment Fund 2018-2019 budget; and

WHEREAS, a budget adjustment is necessary to provide for supplemental appropriations in the amounts identified in Exhibit "A."

BE IT RESOLVED BY THE CITY OF MELBOURNE, FLORIDA:

SECTION 1. That the budget for the fiscal year commencing October 1, 2018 is hereby amended by the amounts identified in the attached Exhibit "A."

SECTION 2. That pursuant to the Special District Act, the City Council, as the Melbourne Downtown CRA, does hereby approve the attached budget amendment to the Melbourne Downtown Community Redevelopment Fund 2018-2019 budget.

SECTION 3. That this resolution shall take effect immediately upon its adoption in accordance with the Charter of the City of Melbourne.

SECTION 4. That this resolution was adopted at a regular meeting of the City Council on the ____ day of _____, 2018.

BY: _____
Kathleen H. Meehan, Mayor

ATTEST:

Cathleen A. Wysor, City Clerk

Attachment: Exhibit "A"

Resolution No. 3790

ATTACHMENT A

DOWNTOWN REDEVELOPMENT FUND

150 - DOWNTOWN REDEVELOPMENT FUND			REVENUE	EXPENDITURE	REVISED YTD BUDGET
ORG	OBJECT	DESCRIPTION			
5613870	387035	Appropriation from FB PY Surplus	329,279	-	329,279
56100552	561000	Land	-	329,279	329,279
Total			329,279	329,279	
TOTAL NET CHANGE TO DOWNTOWN REDEVELOPMENT FUND			329,279	329,279	

RESOLUTION NO. 3791

A RESOLUTION OF THE CITY OF MELBOURNE, BREVARD COUNTY, FLORIDA, AMENDING RESOLUTION NO. 3778; MAKING FINDINGS; IMPLEMENTING BUDGET ADJUSTMENT RECOMMENDATIONS; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR ADOPTION.

WHEREAS, on September 26, 2018, the City of Melbourne adopted Resolution No. 3778 providing for adoption of the City's 2018-2019 budget; and

WHEREAS, a budget adjustment is necessary to provide for supplemental appropriations in the amounts identified in Exhibit "A."

BE IT RESOLVED BY THE CITY OF MELBOURNE, FLORIDA:

SECTION 1. That the budget for the fiscal year commencing October 1, 2018 is hereby amended by the amounts identified in Exhibit "A" (attached).

SECTION 2. That this resolution shall become effective immediately upon its adoption in accordance with the Charter of the City of Melbourne.

SECTION 3. That this resolution was duly adopted at a regular meeting of the City Council on the ____ day of _____, 2018.

BY: _____
Kathleen H. Meehan, Mayor

ATTEST:

Cathleen A. Wysor, City Clerk

Attachment: Exhibit "A"

ATTACHMENT A

DOWNTOWN REDEVELOPMENT FUND

150 - DOWNTOWN REDEVELOPMENT FUND			REVENUE	EXPENDITURE	REVISED YTD BUDGET
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