

**SPECIAL CALL MEETING**

**REQUEST FOR RESOLUTION IN SUPPORT OF THE CITY OF  
SEBASTIAN’S STAN MAYFIELD WORKING WATERFRONT  
GRANT APPLICATION, AND REQUEST FOR MATCHING  
GRANT FUNDS ASSISTANCE**

**NOVEMBER 21, 2008**

1. CALL TO ORDER .....1

2. INVOCATION .....1

3. PLEDGE OF ALLEGIANCE.....2

4. COMMISSIONERS ITEMS .....2

    A. COMMISSIONER WESLEY S. DAVIS, CHAIRMAN.....2

        I. CONSIDERATION OF REQUEST FOR RESOLUTION IN SUPPORT OF THE CITY OF  
            SEBASTIAN’S STAN MAYFIELD WORKING WATERFRONT GRANT APPLICATION,  
            AND REQUEST FOR MATCHING GRANT FUNDS ASSISTANCE .....2

5. ADJOURNMENT .....10

November 21, 2008

**SPECIAL CALL MEETING OF THE INDIAN RIVER COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**

The Board of County Commissioners of Indian River County, Florida, held a Special Call Meeting at the County Commission Chambers, 1801 27<sup>th</sup> Street, Vero Beach, Florida, on Friday, November 21, 2008, to discuss a Resolution in support of the City of Sebastian's Stan Mayfield Working Waterfront Grant Application and a request for matching Grant funds assistance.

Present were Chairman Wesley S. Davis, Vice Chairman Joseph E. Flescher, and Commissioners Peter D. O'Bryan, Bob Solari, and Gary C. Wheeler. Also present were County Administrator Joseph A. Baird, County Attorney William G. Collins II, and Deputy Clerk Athena Adams.

**1. CALL TO ORDER**

Chairman Davis called the meeting to order at 11:00 a.m.

**2. INVOCATION**

Chairman Davis delivered the Invocation.

### **3. PLEDGE OF ALLEGIANCE**

Vice Chairman Flescher led the Pledge of Allegiance to the Flag.

### **4. COMMISSIONERS ITEMS**

#### **A. COMMISSIONER WESLEY S. DAVIS, CHAIRMAN**

#### **1. CONSIDERATION OF REQUEST FOR RESOLUTION IN SUPPORT OF THE CITY OF SEBASTIAN'S STAN MAYFIELD WORKING WATERFRONT GRANT APPLICATION, AND REQUEST FOR MATCHING GRANT FUNDS ASSISTANCE**

Chairman Davis introduced Sebastian's City Manager Al Minner, who had requested the Special Meeting.

**Al Minner**, City Manager, City of Sebastian, explained that the reason for the City's request is to seek the County's partnership and also to obtain additional funding for Sebastian's application to the Stan Mayfield Working Waterfront Grant Program. Through a PowerPoint presentation he explained the purpose of the Stan Mayfield Program, which is to rejuvenate and further the protection and continuation of Working Waterfronts in the State of Florida. He pointed out that the State had allocated \$7 to \$7.5 million in the subject Grant, and defined the two portions (A&B) of the Grant, as broken down by the State, which basically stipulated the land use for each parcel or parcels of land.

**Mr. Minner** apprised the Board of the Sebastian City Council's actions, the first of which, by way of Resolution R-08-25, supported the Fisherman's Landing Sebastian, Inc., Grant, which is a non-profit organization. They are seeking to buy a parcel of property in

Sebastian that is an old working waterfront. Secondly, by passage of Resolution R-08-28, the Sebastian City Council supported the City's Grant Application called the Sebastian Working Waterfront Collaborative. This Grant aims to purchase Hurricane Harbor and the Sebastian Entertainment Center. The total Grant request is \$3.5 million with a match of \$878,750, hence the request for a matching \$500,000 from the County. The City of Sebastian would contribute \$378,750 from their Community Redevelopment Agency (CRA) Fund.

In summary, **Mr. Minner** believed their Grant has potential to be really strong, because it has a unified vision, and if the County joins with them it would have that multi-jurisdictional approach. He requested the County's support of the Sebastian Working Waterfront Collaborative SMWWG Application, which is aimed at supplementing the Fisherman's Landing Application, with a multi-jurisdictional effort, and that the County allocate up to half a million dollars (\$1/2 million) for a Grant match.

**Mr. Minner** responded to questions from Chairman Davis as to the boundaries of Sebastian's CRA; and whether Sebastian had checked with the Property Appraiser to ascertain how Amendment 6 would affect those dollars, and when Amendment 6 would go into effect.

Property Appraiser **David Nolte**, responding to the latter, said Amendment 6 should go into effect on January 6, 2009.

**Mr. Minner** also responded to questions from Commissioner O'Bryan on whether the Archie Smith Fish House was within the CRA; whether they had identified a funding source for renovations; and once bought, from where would the funding come, for the next step.

Commissioner Solari asked if Sebastian had any plan on what the renovation would cost, and **Mr. Minner** did not anticipate a lot of expenditure to get the Sebastian

Entertainment Center facility going, because it was a fairly new building. He said the largest expenditure he foresaw would be for Fisherman's Landing in Sebastian.

Commissioner Wheeler questioned funding for insurance, upkeep, management, construction, the types of plans in place, and whether there was money coming back in. He thought the concept was a great one, but felt there was the concern for money.

Chairman Davis talked about Archie Smith property and where they ran into problems, as well as, where funds would come from for this venture. He thought it was very unfortunate to hold the Archie Smith project to a higher standard than any other of our bond purchases, and elaborated on those comments.

Commissioner Wheeler felt whenever we acquire an asset, a liability comes along with it, and we have to be concerned about cost and liability. He thought the idea was great and wanted to see it happen, but was more concerned with how they would pay for it.

Vice Chairman Flescher shared the concerns of Commissioner Wheeler. He commended Sebastian's City Council's unanimous decision on using CRA funds to make this happen. Although he supported Sebastian's efforts, he, too, could not see how the County could afford this presently.

**Mr. Minner** explained what a potential working waterfront would achieve/create for the region.

Commissioner Solari referred to earlier comments by Mr. Minner that if the land value rose in that area, the County would share in that, but his understanding was that this is community redevelopment area and any marginal increase in property taxes would go to the community redevelopment area. **Mr. Minner** said after 30 years the County would share in that.

Commissioner O'Bryan inquired about the total balance in Sebastian's CRA funds, and Mr. Minner said they have about a half million dollars a year, but have it split into specific projects that are allocated.

Chief of Environmental Planning, Roland DeBlois, responding to Commissioner Flescher's questions of where the County stood with regards to bond money, and how much we have available, disclosed that there was about a \$738,000 balance, and was expecting, in a year from now, a reimbursement on one of our investments for Sebastian Harbor Preserve Property in the amount of \$5.5 million. He thought the other issue was, would this qualify for use of the bond funds, which he explained.

Chairman Davis was not in favor of using bond funds and asked Administrator Baird if we did this for educational, and eco-tourism purposes, what would be the most reasonable non-ad valorem fees for this \$500,000 to come from.

Administrator Baird said it would probably be the optional sales tax and we would probably have to go back and reprioritize our budget because sales tax is off and if the Board thought this was a priority they could take other capital projects and put this in.

Chairman Davis then questioned the use of impact fees, and Administrator Baird said we could not legally use the recreational impact fees because the County does not collect them in Sebastian.

Attorney Collins explained the legal use of recreational impact fees, which has to be expended on recreational improvements to parks and recreational facilities under the jurisdiction of the County, and that would not be the case here. He said they have to be used exclusively in the areas where they are collected, and if we were collecting in the unincorporated areas we could not spend it in the cities, so the impact fees were pretty much off the table.

Chief DeBlois responded to more questions from Vice Chairman Flescher regarding the hurricane harbor building and whether it could be deemed to have a rich cultural past, and if there was a historical value to which it could be aligned. Mr. DeBlois said it would have to be determined that it is eligible for historic structure designation. He also explained the process of getting eligibility status, and added for information that the County was working with John Dean (pro bono) on the restoration of the Archie Smith Fish House, as well as, looking at other funding source opportunities.

Commissioner Wheeler mentioned the need not to rush and Chairman Davis explained that the seeming rush was because of the application deadline.

Chairman Davis expressed his excitement about this opportunity and was pleased to see the amount of support from various entities.

**David Nolte**, 900 Royal Palm Place, concerned citizen, asked if any of the subject properties were in foreclosure. He was concerned that when government buys land they seem to pay more than the minimum price for them. He hoped that a reasonable price would be paid for the subject property and the authorities do not just throw millions of dollars at land that is not worth that kind of money.

**Mr. Minner** explained how the negotiations process would be conducted, which would be done by the Florida Communities Trust.

**Mr. Nolte** said these two (subject properties) were the only two really high private purchases, the other two were government, along the riverfront in Sebastian; and the Property Appraiser has had to be lowering the assessed values of all the riverfront properties. He suggested that a million, million and a half could cover the purchases.

Commissioner O'Bryan was uncomfortable because the Florida Communities Trust (FCT) would be handling the negotiations. He fully supported the Part A purchase, which he thought was a very good option that the Board should fully support. He was concerned that we already have the Archie Smith Fish House and thought that with the extra \$800,000 lying around, that could go towards getting that structure up and working. He was also concerned about taking CRA money to buy property to take it off the tax roll, and gave his understanding of what CRA money should be used for. He wondered what would make them successful if we buy them. Commissioner O'Bryan expressed further concern that we would be buying a liability; questioned who would pay for insurance; thought this was rushed; felt there was not enough public input; supported the Fisherman's Landing Application; but could not support part B of the Grant Application.

Vice Chairman Flescher also supported part A and could not support part B, based on budget cuts this year and employees who have lost their jobs.

**Mr. Minner** responded to Vice Chairman Flescher's comments concerning a business plan being available. He asked that if the County finds it is unable to fund this request, that the Resolution be amended, excluding all mention of money and just supporting the City's application for the Grant, and to amend the text to reflect the County's "support for the Fisherman of Sebastian Landing Grant." He said a support from the County would emphasize to the State that this is an important project.

The Commissioners had no problem with that request.

MOTION WAS MADE by Vice Chairman Flescher,  
SECONDED by Commissioner Wheeler, to support the  
City of "Sebastian Working Waterfront Collaborative"  
SMWWG (Stan Mayfield Working Waterfront Grant)



application aimed at supplementing the Fisherman's Landing Application with multi-jurisdictional effort.

**Mr. Minner** and Attorney Collins outlined the revisions to the Resolution based on the Board's Motion to only support the Resolution for a Grant Application, and to remove all mention of county funding from said Resolution.

**Damien Gilliams**, 1623 US 1, Sebastian, mentioned that there has been talk in Sebastian about purchasing his Marina and they are short on about \$700,000. He knew there is recreation money here in the County and thought maybe the Board could find some money in its recreation fund to help the City of Sebastian purchase his Marina before he sells it to a private enterprise.

Administrator Baird again in response to whether they could use impact fees, said Sebastian has its own impact fee money, which they could use.

**Mr. Gilliams** felt it would be a real asset to the community if the County could purchase his Marina, and added his support to the City of Sebastian moving forward to get the Grant money.

Administrator Baird reiterated that we are not allowed to expend money out of boundaries.

Attorney Collins, for the Board, gave his understanding of revisions to the Resolution as follow:

1. The Title of the Resolution will now read "A Resolution of the Board of County Commissioners of Indian River County, Florida, supporting the City of

Sebastian’s Stan Mayfield Working Waterfront Grant and the Fisherman’s Landing Sebastian, Inc. Grant Application.”

2. Page 1 – “NOW THEREFORE... would read “ ...the Board supports the City of Sebastian’s Stan Mayfield Working Waterfront Grant Application and the Fisherman’s Landing Sebastian, Inc. Grant Application.”
3. Paragraph 2 would be stricken.
4. Paragraph 3 would be re-numbered to paragraph 2.

There were no further discussions.

The Chairman CALLED THE QUESTION and the Motion carried unanimously approving **Resolution 2008-180**, as amended, supporting the City of Sebastian’s Stan Mayfield Working Waterfront Grant Application and the Fisherman’s Landing Sebastian, Inc. Grant Application.

[THE BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

**5. ADJOURNMENT**

There being no further business, the Chairman declared the Meeting adjourned at 11:58 a.m.

ATTEST:

\_\_\_\_\_  
Jeffrey K. Barton, Clerk

\_\_\_\_\_  
Wesley S. Davis, Chairman

Minutes Approved: \_\_\_\_\_