

City of Melbourne



City Manager's Office

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November 26, 2025

Jim Liesenfelt, County Manager
Brevard County
2725 Judge Fran Jamieson Way, Bldg C
Viera, FL 32940

Re: Interlocal Agreement for the Olde Eau Gallie Riverfront Redevelopment Agency

Dear Mr. Liesenfelt,

After the November 18, 2025 Brevard County Board of County Commissioners' meeting, the City of Melbourne's City Council had a discussion item on their November 25, 2025 agenda regarding the terms of the proposed revised and restated interlocal agreement. The concerns expressed by the Board of Commissioners were discussed by City Council and staff was given direction on continued negotiations.

Attached is a redlined and clean versions of the draft revised and restated interlocal agreement based on City Council's direction. The revisions in the new version are:

1. Section 4. Agency Termination Date.

The sunset date as requested by the County Commissioners and agreed upon by City Council has been changed from 2038 to 2033. The City has found this new sunset date is financially feasible based on current savings and projected tax increment finance revenue. The redlined draft agreement indicates the date of 2033 and acknowledges additional approvals necessary by the City and County to formalize the new sunset date.

2. Section 5. Eligible City & Agency Project – Parking Garage Project.

Adjustment to Public Parking Requirement

The County Commissioners expressed concerns about the revisions to the original requirement of 90% of parking being public. The City is proposing to convert from a percentage of overall spaces to a stated minimum number of dedicated public parking spaces. The basis of the original agreement was that 90% of the originally proposed 300 parking spaces or 270 parking spaces were required to be public.

The draft agreement only had 250 parking spaces listed as being dedicated public parking spaces. City Council agreed to change the minimum number of dedicated parking spaces to 270 to meet the original intent. The redlined draft agreement reflects the 270 parking spaces.

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Low Impact Development

Some County Commissioners expressed interest in incorporating low impact development design components into the garage project. City staff coordinated with Brevard County Natural Resources and it appears that green infrastructure design elements can be integrated into the design of the site. City Council agreed to incorporate reasonable green infrastructure design elements for the stormwater system for the parking garage project. The language has been added to the redlined version of the draft agreement.

3. Section 9. Public Parking Spaces; Parking Revenue and Eligible Uses of Such Revenue.

Term of Free Parking

The County Commissioners expressed the desire to maintain free public parking in the garage for 50 years, until the CRA sunsets, or potentially some compromise between five years and 50 years. The City is still concerned about the long-term maintenance and operational costs of the garage. City Council discussed the revised proposal of no parking charges for the first 15 years and limiting the amounts and uses of the net revenue to capture only garage maintenance obligations for an additional 10-year period. The intent was to have a 25-year timeframe of controlling/limiting parking fees. These changes are reflected in Section 9(a-c) of the redlined interlocal agreement draft.

Eligible Uses of Public Parking Fees and Enforcement Revenues

It was also discussed at the Board of Commissioners' meeting that there should be no fee differential (city residents vs. non-city residents) for any parking fees in the garage. A provision is included in Section 9(d) of the draft interlocal agreement to be modified to current county language. City Council had no objections to this provision.

The only changes in Section 9(d) are related to the provisions being proposed for the terms.

Rate Structure of Parking Management Plan

Additionally, the County Commissioners were interested in requiring any parking fees collected from paid parking to be dedicated solely to the maintenance and operation of the parking garage. The City is proposing that the parking rates be set to collect estimated annual revenues needed for estimated capital maintenance reserves and operations and maintenance for the parking garage for a period of 10 years. Section 9(c) of the draft interlocal states that all funding will be utilized for the capital and annual operational/maintenance costs of the garage during this 10-year period. After the 15-year period of free parking and 10-year period of cost-restricted paid parking, the City would not be restricted in its paid parking charges, except for the uniformity requirement.

In Summary

Melbourne's City Council requests for the Brevard County Board of Commissioners to consider the proposed revised and restated interlocal agreement and to delegate Commissioner Altman and staff to finalize the negotiations.

As previously discussed, please provide this letter along with the redlined and clean versions of the draft agreement and revised agreement to the Commissioners for their consideration.

Some of the City's elected officials along with the City Manager and City Attorney will be at your December 2, 2025 meeting to present the City's proposed agreement.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jenni Lamb', written in a cursive style.

Jenni Lamb
City Manager

cc: Tad Calkins, Deputy County Manager
Morris Richardson, County Attorney
Adam Conley, City Attorney