MINUTES **FINAL**
COCOA CRA
REGULAR MEETING
June 7, 2021

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on June 7, 2021 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER:

Chairman Blake called the meeting to order at 6:02 pm.

ROLL CALL:

Michael C. Blake	Chairperson
Alex Goins	Vice Chairperson
Lavander Hearn	Agency Member
Rip Dyal	Agency Member
Lorraine Koss	Agency Member
Janne Etz	Agency Member
Edward Lanni	Agency Member
Anthony Garganese	Agency Attorney
Lori Chabot	Recording Secretary

PRESENT:

Michael C. Blake	Chairperson
Alex Goins	Vice Chairperson
Rip Dyal	Agency Member
Lorraine Koss	Agency Member
Janne Etz	Agency Member
Lavander Hearn	Agency Member
Anthony Garganese	Agency Attorney
Lori Chabot	Recording Secretary

ABSENT:

None

STAFF PRESENT:
Charlene Neuterman, Community Services Interim Director.

Agency Member HEARN led the assembly in the Invocation and **Agency Member KOSS** led the assembly in the Pledge of Allegiance to the flag of the United States of America.

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA: Regular Meeting of June 7, 2021 as written or with amendments.
MINUTES: Regular Meeting of May 3, 2021 as written or with amendments.

*** MOTION by Agency Member KOSS; SECONDED by Agency Member HEARN to approve the Agenda for the Regular Meeting of June 7, 2021, as written and to approve the Minutes for the May 3, 2021 meeting as written.**

AYES: BLAKE, GOINS, ETZ, DYAL, KOSS

MOTION PASSED UNANIMOUSLY (6-0)

III. DELEGATIONS:

Kurt Dorfendaolf, Skate Board Signs – (Keno) – Spoke regarding the "No Skate Boarding" signs in Cocoa Village. He and friends are getting called on, particularly in Magnolia Park. He would like to see some or more of the signs removed and allow for skate boards. He also suggested adding a skate park. Agency members agreed a skate park would be a good idea and also added that the signs were posted for safety reasons for both the skaters and non-skaters. Agency Members also complimented Keto for his courage to come to the meeting and speak.

Aleck Greenwood, Decorative Lighting.- Spoke under item V.1.

Nancy Elliot, Main Street Misc.- Ms. Elliot spoke about the wish list for the HCVMS. Under V.6

IV. PRESENTATIONS: - None

V. ACTION ITEMS:

1) Staff update of the deliverables for the 603 Brevard Hotel Project and authorization to proceed with Phase III – Future Project Permitting.

Mrs. Neuterman introduced the item and reviewed history of the project leading up to the October 27, 2020 meeting where agency members approved the binding development agreement for an 8-story hotel with 100 rooms, retail and parking garage structure which also included required deliverables for the builder in order to proceed to the next phase. Those items have been received and this would allow to move to Phase III which is site plan and then construction. Mrs. Neuterman discussed the deliverables that were included in the Agenda. Staff recommends accepting the documents and moving forward with the project. Anticipate site plan 60-90 days to get through site development. prior to construction. Based on this timeline, construction could begin about January 2022. The

CRA's next step will be conveyance of property. The developer will return to the CRA to request this.

Chairperson Blake asked about requirement for parking spaces. Mrs. Neuterman replied that 100 parking spaces will be provided by developer for citizens. Chairperson Blake stated he would like to hear from Mr. Brown and representatives from the Radisson.

Jack Brown of Lodging Decisions, 102 Riverside Drive, spoke regarding the Hotel and complimented Mrs. Neuterman for her work relative to the project. Mr. Brown added that Radisson franchise will be the brand and introduced Mr. Tom Williams of Boca Raton, and Mr. Jason Yarborough of Atlanta, both of the Radisson. Mr. Brown explained he chose the Radisson as the hotel brand because they were willing to do what other franchisees were not. He stated they accepted the hotel design as provided and that the name Cocoa Village could be used in advertising. Mr. Brown also stated he would like to see ground breaking about September. Mr. Yarborough and Mr. Williams spoke about the franchise adding that Radisson Individuals is a soft brand of the Radisson. The company has redeveloped and grown over the last several years. They recently completed a similar hotel in St. Augustine. Both men also stated with the Radisson Individual brand allowed for more flexibility with individual characteristics and ideas for the hotel.

Agency Attorney Garganese asked the men if Radisson has approved the conceptual plan proposed and hotel site. They replied they have. Agency Attorney Garganese also asked if they have seen the feasibility study and asked for their assessment. Mr. Yarborough stated they had seen the report and believed the areas was growing to support the hotel. Mr. Williams added that the study showed a very high average daily rate at occupancy for the areas as well as high revenue per average room.

Vice Chairperson Goins thanked Mr. Brown for sticking with the agency and thanked staff.

Agency Member Koss asked about adjacent parcel of property and if it would be built at the same time. Mr. Brown replied it was in process but not closed yet and that it would be developed at same time. Agency Member Koss also asked how long construction would take and Mr. Brown replied it would be 12-15 months from ground breaking.

Alex Greenwood, Cocoa Florida. Added average rents may be higher however, it will also have a water view that others don't have.

*** MOTION by Vice Chairperson GOINS; SECONDED by Agency Member DYAL authorizing Staff to proceed with Phase III – Future Project Permitting.**

AYES: BLAKE, GOINS, ETZ, KOSS, DYAL, HEARN

MOTION PASSED UNANIMOUSLY (6-0)

2) **Approve Commercial Façade Improvement Program Grant application for an amount of $3,543.78 for the property located at 608/630/636 Brevard Avenue, Cocoa FL and authorize the City Manager to complete and execute a Façade Grant Agreement.**

No discussion on this item.

*** MOTION by Agency Member ETZ; SECONDED by Vice Chairperson GOINS to Approve Commercial Façade Improvement Program Grant application for an amount of $3,543.78 for the property located at 608/630/636 Brevard Avenue, Cocoa FL and authorize the City Manager to complete and execute a Façade Grant Agreement.**

AYES: BLAKE, GOINS, ETZ, KOSS, DYAL, HEARN

MOTION PASSED UNANIMOUSLY (6-0)

3) **Approve Commercial Façade Improvement Program Grant application for an amount of $8,875.00 for the property located at 305 Brevard Avenue, Cocoa FL and authorize the City Manager to complete and execute a Façade Grant Agreement.**

No discussion on this item.

*** MOTION by Agency Member KOSS; SECONDED by Agency Member DYAL to Approve Commercial Façade Improvement Program Grant application for an amount of $8,875.00 for the property located at 305 Brevard Avenue, Cocoa FL and authorize the City Manager to complete and execute a Façade Grant Agreement.**

AYES: BLAKE, GOINS, ETZ, KOSS, DYAL, HEARN

MOTION PASSED UNANIMOUSLY (6-0)

Kurt Dorfendaolf, Skate Board Signs – (Keno) - Keno asked about what was being discussed and Chairperson Blake explained about the Façade Grant process.

4) **Agency approval of a BAF in the amount of $11,210.00 and a Resolution to move funds from the Contingency Account to Repairs and Maintenance account for repair / replacement of decorative lights on the north side of Smith Lane and two will be installed on Factory St. between Hughlett and Florida Ave and one on Orange.**

Mayor Blake read the item and Mrs. Neuterman gave more detail. There are several streets between Hughlett and Florida Avenue where decorative lights were installed. Over time, many have been knocked over, put back up again and again and some have been replaced. Staff is requesting funds to replace 5 located on Smith Lane (1), Factory Street (2), and Orange Street (1).

Chairperson Blake added that the lights will be replaced with LED.

Aleck Greenwood, Brevard Avenue, Decorate Lighting - Mr. Greenwood thought the item was about tree lighting in Cocoa Village. He continued the Commercial Property Group would like to request to add additional lights in trees. He also would like the lights to be on through-out the year not just at Christmas and in a variety of colors. This is one of the last few items the Commercial Property Group had as their priority list. Mrs. Neuterman explained the item was only for the 5 decorative lights. It was not recommended to use various colors. Mr. Greenwood suggested a contest for the businesses decorating with colorful lighting and would like to see more lights in the trees it was very sparse.

> * **MOTION by Chairperson BLAKE; SECONDED by Agency Member ETZ for Agency approval of a BAF#21-082-T in the amount of $11,210.00 and a Resolution to move funds from the Contingency Account to Repairs and Maintenance account for repair / replacement of decorative lights on the north side of Smith Lane and two will be installed on Factory St. between Hughlett and Florida Ave and one on Orange.**
>
> **AYES: BLAKE, GOINS, ETZ, KOSS, DYAL, HEARN**
>
> **MOTION PASSED UNANIMOUSLY (6-0)**

5) Agency approval of On-Street Parking conceptual plans and authorization to put the project out to bid for construction in FY 2021.

Chairperson Blake read the Agenda Item and turned it over to Mrs. Neuterman. She explained the on-street parking has been in design for the last year to add future parking spaces to locations between Florida Avenue and Hughlett.

The number of additional spaces will be between 67-70 depending on which option is chosen on John Garren Lane. Mrs. Neuterman reviewed each street and how many spaces would be added with Agency Members.

Staff is recommending Agency approval for option 1 and to authorize for bidding process and with the goal of having a proposal in September and construction in October, November timeframe lasting 90 and 120 days.

Agency Member Koss stated the timing would work well with the construction of the hotel. Mrs. Neuterman agreed.

Agency Member Etz asked for clarification about spaces in the John Garren area.

*** MOTION by Vice Chairperson GOINS; SECONDED by Agency Member DYAL to approve the On-Street Parking conceptual plans (option 1) and give authorization to put the project out to bid for construction in FY 2021.**

AYES: BLAKE, GOINS, ETZ, KOSS, DYAL, HEARN

MOTION PASSED UNANIMOUSLY (6-0)

6) Agency direction on the proposed Cocoa CRA budget for FY 2022.

Chairperson Blake read the Agenda Item and Mrs. Neuterman discussed the proposed budget based on the CRA Plan and the agency's success in completing many of the items in the plan. Many or most are either complete and close to completion giving details of those items.

Staff is requesting direction on the proposed Cocoa CRA budget for Fiscal Year 22 and is recommending Agency approval for FY21-22 to use funds from the reserve account to pay off loans B and C in an amount of $1,924,348 leaving the CCRA debt free. In addition, staff is recommending the following list of activities:

- Onstreet parking, half current year and half 2022.
- 100% Harrison Street Project – move to late 22, 23
- Wayfinding/Pedestrian Vehicular Project – Is currently in budget and staff is looking for a suitable consultant to work with.
- Rosa L Jones Circle – Estimated at $50,000
- Dingy Docks - $25,000
- Other ordinary budgetary items.

Mrs. Neuterman stated the TIF Revenue is expected to stay at similar or slightly higher rate and is requesting approval for the above items and any others that Agency Members would like to add.

Chairperson Blake stated he was in favor of paying off loan adding the interest savings can be used for projects.

Nancy Elliott – 3406 IR Dive, Historic Cocoa Village Main Street (HCVMS) wish list. Mrs. Elliott is VP of the HCVMS adding they have a wish list for funding. She expressed concern as to how to handle the growing night life in the village and the need to stay out in front of it. She is recommending additional lighting for the dark areas as well as broader use of cameras to offer a safe environment for visitors.

Agency Member Etz requested additional trash cans for the village. Mrs. Neuterman replied she will speak to PW director and see what is available and about placement of the trash cans for better use.

Agency Member Etz added with regard to the wayfinding project, she would like to see signs directing people to parking spots.

Agency Member Hearn asked what was left in the budget after the previous motions made. Mrs. Neuterman replied an estimated a few hundred thousand but will bring back a full accounting. He also is requesting the CRA place an ice machine in the village

> * **MOTION by Chairperson BLAKE; SECONDED by Agency Member DYAL to approve the CRA paying off the B, C loans and the remaining proposed budget (7 additional bullet points) as presented and recommended by Staff.**
>
> **AYES: BLAKE, GOINS, ETZ, KOSS, DYAL, HEARN**
>
> **MOTION PASSED UNANIMOUSLY (6-0)**

7) Agency direction on modifying the Cocoa CRA plan Update of 2018 to realign with the current priorities of the CRA.

Mrs. Neuterman explained the current status of plan items and the reasons for updating. She identified the projects and also explained to the agency the process for updating or redoing the plan.

Per the Community Redevelopment Act of 1969, a plan is necessary to undertake activities or projects of a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing. Since the modification of the Cocoa CRA Plan Update of 2018, the Cocoa CRA has been active in completing many of the redevelopment projects listed in the Plan Update. Pursuant to Florida Statutes, a Redevelopment Plan is necessary to undertake and carry out community redevelopment activities within the CRA.

Redevelopment best practices recommend a Redevelopment Plan be evaluated and updated periodically. Plan revisions should reflect existing and changing conditions of the community redevelopment area and update to projects and reprioritization of projects.

The 2018 Plan Update provided a framework for planning as a result of Hurricane's Matthew and Irma with the devastation of the waterfront. The plan was developed to revitalize that area making the waterfront more attractive and to stabilize the shoreline. This 2018 Plan Update, also extended the timeframe of the CRA from 2027 to 2041 (the statutory limit for CRA's) in order to afford the Agency adequate time to implement the Redevelopment Plan.

The Redevelopment Plan identified project activities, costs, and a timeline for completion for the next ten (10) years. To date, the following projects have been, or are nearing completion in 2021 and were funded by State, local and Federal funding:

· T-Dock extension to 250 feet - complete
· Day Slips - complete
· Shoreline Stabilization - complete
· Promenade and Overlooks reconstruction - complete

· Riverfront Connector - complete
· 6 Forrest Avenue Gateway Entry Feature - nearing completion
· On Street Parking construction west of Florida Ave. - in final design
· Lee Wenner Park Parking Redesign - in final design
· Boat Ramp design (FIND Grant) - in final design
· Dredging the basin and surrounding areas (FIND Grant) - in final design
· Harrison Street Streetscape - at 90% Plan Design

Mrs. Neuterman continued, if at any time after the approval of a community redevelopment plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the agency. If Agency members provide direction to amend the plan, the governing body shall hold a public hearing on a proposed modification of any community redevelopment plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the Agency.

With the current plan, there are a number of land use practices, zoning, natural features, housing, parks, historical features, transportation/traffic circulation, parking and utilities/stormwater are all aspects that can be modified to meet existing conditions and future priorities.

With that, we are also working to help developers illustrate the unique design of the village and simplify the overlay areas to better understand zoning. The architectural guidelines can only be recommended however, the CRA can require more in the plan update. It is important to identify what makes this area so unique and attractive, and ensure that future development will not take away from those qualities.

It is the ultimate goal of the City and the CRA to encourage development that will increase the taxable value of the CRA which will provide increased funding annually for current and new projects.

Therefore, Staff is requesting direction on the modification of the Cocoa CRA Plan Update of 2018 to realign with the current priorities of the Community Redevelopment Area.

Activities such as a Mooring Field or Harbor Master Bldg. could also be part of the plan. The Cocoa Civic Center is not is this budget due to funding. Therefore, staff is looking for direction to modify the current plan or engage in a full modification. adding the attorney can elaborate.

Agency Member Etz complimented Mrs. Neuterman for writing the report adding that it was very informative historically and should be required reading especially for anyone who would like to know how the budget is allocated.

Agency Attorney Garganese stated and asked if the agency want to reshuffle priorities saying the agency is within prerogative to do so. If there are new items to be added that would require a new plan. The other aspect with a plan is to update and delete obsolete items.

Mrs. Neuterman added, as regards to adding new items to the plan, many residents have requested a dog park, and waterfront activities such as kayaks and docks that would accommodate those. If the agency wanted to move forward with making a modification, this would be something to consider.

Chairperson Blake asked about the Mooring Field and if it was in the plan and Mrs. Neuterman replied affirmative. Mrs. Neuterman also added power lines are in the process of being moved below water level and will allow for additional mooring opportunities as well as enhance the look of the waterfront. She also noted the need to use pump out stations and manage the boats that are staying and extend the life of the Indian River Lagoon.

Vice Chairperson Goins asked to add to the plan the Fishing Pier and lighting under the bridge. He would like to have different colors and has seen it in other cities. Mrs. Neuterman replied the Pier was in plan and Staff is waiting to hear what the recommendations are, to either use the current structure or rebuild. She also stated the Hubert Humphrey bridge outside of plan.

Agency Member Etz asked if they were voting to either slightly modify/rearrange or a whole modification to include public input? Mrs. Neuterman replied affirmative and to make any significant modifications, a new update would be necessary. Agency Attorney Garganese let Agency Members know to amend the plan requires public notice to all taxing authorities, CRA board will hold a public hearing and City Council would have to hold public hearing. He recommended before going that direction, Agency Members should have in mind what it is they want to change. If the purpose is to rearrange, or reprioritize there was no need for the full process. Also, the plan states that this plan is not intended to encompass all the activities this CRA can approve as long as activities are consistent with objectives of the plan.

Agency Member Koss asked if kayaks could be included in the current plan as an additional recreational item. Agency Attorney Garganese stated that it would fall under that.

Agency Member Etz asked if Agency Members decide at a meeting or a scheduled workshop to rearrange or reprioritize items. Mrs. Neuterman replied that can be at a meeting.

*** MOTION by Agency Member ETZ; SECONDED by Agency Member HEARN to allow staff and agency to reprioritize current CRA plan at a later meeting in order to identify any new opportunities that align with the current plan of 2018.**

AYES: BLAKE, GOINS, ETZ, KOSS, DYAL, HEARN

MOTION PASSED UNANIMOUSLY (6-0)

VI. <u>ATTORNEY'S REPORT</u> – NONE

VII. <u>UPDATES AND STAFF REPORTS</u>

Mrs. Neuterman stated that Staff is working to get a proposal to coordinate the Everything Cocoa Village meeting/workshop which would include night life, lighting, safety, security, other issues or opportunities to to better serve the community. Staff will bring this back to the Agency at the July Meeting for approval.

Vice Chairperson Goins asked about the date. Mrs. Neuterman replied that is not known until staff receives the scope of work from consultant.

VIII. NEXT MEETING DATE

The next regularly scheduled meeting of the Cocoa Redevelopment Agency will be on Monday, July 12, 2021 at 6:00 PM in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

IX. ADJOURNMENT

*** MOTION by Agency Member DYAL; SECONDED by Agency Member HEARN to adjourn the meeting.**

AYES: BLAKE, ETZ, DYAL, GOINS, KOSS, HEARN

MOTION PASSED UNANIMOUSLY (6-0)

MEETING WAS ADJOURNED AT 7:26 PM.

Michael C. Blake

Michael C. Blake, Chairperson

Respectfully Submitted by:

Lori Chabot

Lori Chabot, Recording Secretary