

**MINUTES
CITY OF COCOA
COCOA CRA
REGULAR MEETING
May 3, 2021**

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on May 3, 2021 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER:

Chairman Blake called the meeting to order at 6:03 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 (<i>via video</i>)
Janne Etz	Agency Member
Anthony Garganese	Agency Attorney
Lori Chabot	Recording Secretary

ABSENT:

Lavander Hearn	Agency Member
Ed Lanni	Agency Member

STAFF PRESENT:

Stockton Whitten, City Manager, **Nancy Bunt**, Community Services Director, **Charlene Neuterman**, Deputy Community Services Director, **Samantha Senger**, Asst to CM/PR Specialist.

Vice Chairperson Goins led the assembly in the Invocation and **Agency Member Etz** 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 May 3, 2021 as written or with amendments.

*** MOTION by Agency Member Etz; SECONDED by Agency Member Dyal to approve the Agenda for the Regular Meeting of May 3, 2021, as written.**

AYES: BLAKE, GOINS, ETZ, DYAL, KOSS

MOTION PASSED UNANIMOUSLY (5-0)

MINUTES: Regular Meeting Minutes of April 5, 2021 as written or with amendments.

*** MOTION by Vice Chairperson Goins; SECONDED by Agency Member Dyal to approve the Minutes for the April 5, 2021 meeting, as written.**

AYES: BLAKE, GOINS, ETZ, DYAL, KOSS

MOTION PASSED UNANIMOUSLY (5-0)

III. DELEGATIONS:

1. Brad Whitmore, 351 Rockledge Drive discussed the waterfront in Cocoa Village commenting on its beauty and the spectacular views. Mr. Whitmore also added his concern regarding alleged thefts from boats near or at the docks. He had no first-hand knowledge however, had been told through his boating/marine networks. Mr. Whitmore also asked Agency Members what the future was for the waterfront. He recommended cameras and also asked about the status of a dockmaster and updating the ordinance regarding use of dockage, stating it had not been updated since the new docks were re-built.

Chairperson Blake asked Staff about the Mooring Field and if it was in the waterfront plan? Mrs. Neuterman replied that it is in the plan and CIP. Chairperson Blake supported adding cameras and stated the Mooring Field and the use of a taxi service to move people to and from docks, would bring more people to the Village. Mr. Whitmore agreed that a Mooring Field would change the complexion of the waterfront and bring in new types of boats and boaters. Vice Chairperson Goins also supports cameras for the docks and suggested adding this discussion to the upcoming all Cocoa Village meeting regarding noise, etc. Chairperson Blake added the

importance of having a positive reputation for the waterfront and wants to be proactive and purchase cameras for the area. Agency Member Etz agreed.

* **MOTION by Vice Chairperson Goins; SECONDED by Agency Member Dyal to research and purchase cameras for the dock areas.**

AYES: BLAKE, GOINS, ETZ, KOSS, DYAL

MOTION PASSED UNANIMOUSLY (5-0)

City Manager Whitten added it may be possible to acquire cameras through the Police Department as well.

2. Aleck Greenwood, 640 Brevard Avenue, Cocoa. Mr. Greenwood requested to speak after the Crosswalk Presentation.

IV. PRESENTATIONS: Samantha Senger – Crosswalk Art Project. Ms. Senger began emphasizing the art project would not be in the crosswalks, it would be in the street or intersection in front of the playhouse. Ms. Senger shared the guidelines for the art project that were developed from information gleaned from a committee that included Dr. Hawkins-Smith, a member of the HCVMS and information from previous CRA meetings and asked Agency Members if they had anything to add. The guidelines included submittal size, the art must express the Historic Cocoa Village nature and historic character, must be in the theme of the performing arts, must use the playhouse colors and how to submit the artwork. In addition, a timeline was presented with the project coming to completion September, 2021. *(Guidelines and Timelines attached)*

Vice Chairperson Goins expressed his concern with this kind of project and asked that when selections are presented to be voted on, that the Agency is given more information about the entries, such as how many yes votes each entry received.

Agency Member Etz also said she was not a fan of these kinds of projects/contests but agreed with Vice Chairperson Goins on what he was asking for and agreed with the guidelines. Chairperson Blake added he felt they were moving in the right direction.

Mr. Greenwood approached the podium stating he appreciated the art committee listening to the commercial business group's input with regard to the project. He added that he agreed with Vice Chairperson Goins and Agency Member Etz about the art contest and requested that he be given copies of the entries to share with the property owners so they don't feel left out. Mr. Greenwood also feels the crosswalks need to have slower speed limit and larger area for crosswalk. Ms. Senger added she would email a copy of her presentation (guidelines/timeline) to Mr. Greenwood.

V. ACTION ITEMS:

- 1) **Approve Commercial Façade Improvement Program Grant application for an amount up to \$10,000.00 for the property located at 220/224 Forrest Avenue, Cocoa FL and authorize the City Manager to complete and execute a Façade Grant Agreement.**

Mrs. Neuterman presented the item explaining the façade grant repairs to be made and the costs of the grant asking if anyone had any questions.

*** MOTION by Chairperson Blake; SECONDED by Agency Member Etz to Approve Commercial Façade Improvement Program Grant application for an amount up to \$10,000.00 for the property located at 220/224 Forrest Avenue, Cocoa FL and authorize the City Manager to complete and execute a Façade Grant Agreement.**

AYES: BLAKE, GOINS, ETZ, KOSS, DYAL

MOTION PASSED UNANIMOUSLY (5-0)

VI. ATTORNEY'S REPORT – NONE

VII. UPDATES AND STAFF REPORTS

1. Informational Item – Project Update
2. Informational Item – Budget Update

Mrs. Neuterman discussed the Project Report explaining the status of each project.

- Civic Center – received final concept design
- Lee Wenner Parking – Task Order issued for approved design
- Fishing Pier – Structural Evaluation close to completion
- Find Grants for Dredging and Boat Ramp – Two FIND grants have been applied for and will present to FIND board at their July meeting.
- Mangrove Trimming has begun.
- Gateway Entry – Staff is receiving updates and should have images available of the first completed Metalart for next meeting
- The Cocoa Village Architectural Review project with S&ME is being reviewed and will incorporate with the night life meeting. Staff will issue Task Order for S&ME for the night life/all things Cocoa Village workshop and to coordinate the architectural standards along with all the overlays and ordinances.
- Crosswalks – Expect that to begin within a couple weeks. Most of the work will be in the evening and afterhours.
- Pedestrian / Wayfinding – still working to get proposals.
- Hotel – Staff anticipates getting documents in June.

Mrs. Neuterman moved onto the Budget update adding she met with CM to discuss CIP for the next 5 years. Based on their review, it is not advised for the CRA to go out for

Cocoa CRA Regular Meeting 5-3-2021

debt due to length of time the CRA has to pay off that a loan. Staff is recommending instead, to use revenue available to fund projects. There is currently \$1.9 million in Fund Balance Reserve and anticipate approximately \$1.4 million for the CRA next year.

Staff is recommending for the coming year to fund the Wayfinding Project, and begin the Civic Center (scaled down) and a parking garage at Oleander parking. Staff would like to use funds from this year for design and engineering and build for next year. With funds previously mentioned it is anticipated that there will be available \$3 million for capital projects. Mrs. Neuterman asked for any questions. City Manager added these are also items that he would like to discuss in the village workshop.

Discussion ensued among members with Agency Member Koss asking about the cost of the parking garage and Mrs. Neuterman replied these numbers were estimates and staff would have to go out for bid.

Agency Member Etz added she would much rather see the Agency find/purchase smaller parcels of land for parking in different areas of the village and added her concern over building a parking garage and hotel at the same time. City Manager Whitten added his vision of the "All Things Cocoa Village" workshop will include, the garage, on-street parking, Bank America site, Architectural Standards, night life, Civic Center, financing, the short term and long term. He also explained the need to simplify the Cocoa Village Overlay District and other 8 different sub-districts within the CRA.

Vice Chairperson Goins stated that at the last parking workshop the agency got hammered, however, it was time to move forward and they needed to make decisions even if it creates some inconvenience.

Agency Member Dyal recommended increasing the number of V-Cops, adding a V-Cop Boat incorporating them into the waterfront security.

Agency Member Koss explained why she was not at the meeting.

VIII. NEXT MEETING DATE

The next regularly scheduled meeting of the Cocoa Redevelopment Agency will be on Monday, June 7, 2021 at 6:00 PM in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

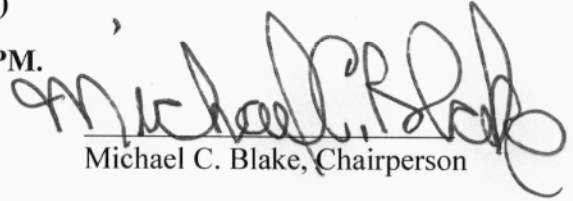
IX. ADJOURNMENT

* **MOTION** by Agency Member Dyal; **SECONDED** by Vice Chairperson Goins to adjourn the meeting.

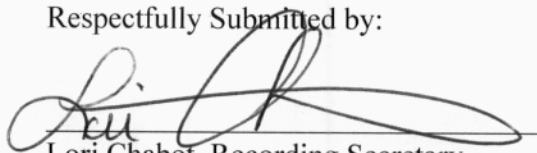
AYES: BLAKE, ETZ, DYAL, GOINS, KOSS,

MOTION PASSED UNANIMOUSLY (5-0)

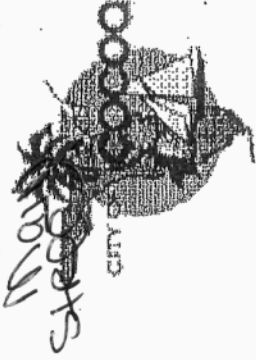
MEETING WAS ADJOURNED AT 7:02 PM.


Michael C. Blake, Chairperson

Respectfully Submitted by:


Lori Chabot, Recording Secretary

7-11-00



CITY OF COCOA CITY COUNCIL

Request to Speak (print legibly and fill out completely)

NAME: Brad Whitmore

ADDRESS: 351 Rockledge Dr

TELEPHONE: 321-208-7499

ORGANIZATION YOU REPRESENT (IF ANY): HCMMS

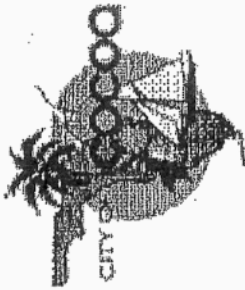
AGENDA ITEM NUMBER/SUBJECT: waterfront

IF YOU WOULD LIKE TO SPEAK UNDER DELEGATIONS, PLEASE CHECK ONE OR MORE THAT APPLY: (You must meet one of the following requirements to speak under Delegations)

- ☐ Resident or taxpayer (may speak on any subject of general or public interest)
- ☐ City Employee (may speak regarding his/her employment)
- ☐ Water and/or sewer customer (may speak on matters related to the City's water and/or sewer system)
- ☐ Any member of the public may address any agenda item that is listed on the agenda for final official action by the City Council excluding public hearing items which are heard at the public portion of the meeting, ministerial items (e.g. approval of agenda, minutes, informational items), and quasi-judicial or emergency items.

PLEASE CONDUCT YOURSELF IN ACCORDANCE WITH THE TERMS AND CONDITIONS PRINTED ON BACK.

Del



CITY OF COCOA CITY COUNCIL

~~0000~~ HPS

Request to Speak (print legibly and fill out completely)

NAME:

Alex Greenwood

ADDRESS:

640 Breward Ave

Cocoa

FLA

TELEPHONE:

321-917-3970

ORGANIZATION YOU REPRESENT (IF ANY):

Myself

AGENDA ITEM NUMBER/SUBJECT:

CRAV COPEL ARJ

IF YOU WOULD LIKE TO SPEAK UNDER DELEGATIONS, PLEASE CHECK ONE OR MORE THAT APPLY: (You must meet one of the following requirements to speak under Delegations)

- ☐ Resident or taxpayer (may speak on any subject of general or public interest)
- ☐ City Employee (may speak regarding his/her employment)
- ☐ Water and/or sewer customer (may speak on matters related to the City's water and/or sewer system)
- ☐ Any member of the public may address any agenda item that is listed on the agenda for final official action by the City Council excluding public hearing items which are heard at the public portion of the meeting, ministerial items (e.g. approval of agenda, minutes, informational items), and quasi-judicial or emergency items.

PLEASE CONDUCT YOURSELF IN ACCORDANCE WITH THE TERMS AND CONDITIONS PRINTED ON BACK.