MINUTES
CITY OF COCOA
DIAMOND SQUARE REDEVELOPMENT AGENCY
REGULAR MEETING
April 18, 2016

The Regular Meeting of the Diamond Square Redevelopment Agency Board was held on Monday, April 18, 2016 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER:

Chairwoman Moore called the meeting to order at 7:00 p.m.

PRESENT:

Tracy Moore	Chairwoman
Delores Martin	Vice Chairwoman
Adrian Moss-Beasley	Agency member
Jewel Collins	Agency member
Larry Robinson	Agency member
Monica Arsenault	Recording Secretary

ABSENT:

Edward Jones	Agency member (arrived 7:05 pm)
Ruby Jenkins	Agency member (arrived 7:17 pm)
Joseph Colombo	Agency Counsel
Michael Blake	Council Liaison (arrived 7:44 pm)

STAFF PRESENT:

Susan McGrady, CRA Program Manager

Agency member Collins provided the invocation and 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 April 18, 2016

* **MOTION by Agency member Collins; SECONDED by Vice Chairwoman Martin to approve the agenda for the Regular Meeting of April 18, 2016.**

AYES: Moore, Martin, Collins, Robinson, Moss-Beasley

MOTION CARRIED UNANIMOUSLY (5-0)

MINUTES: Special meeting of March 28, 2016

* **MOTION by Vice Chairwoman Martin; SECONDED by Agency member Collins to approve the minutes of the special meeting of March 28, 2016.**

AYES: Moore, Martin, Collins, Robinson, Moss-Beasley

MOTION CARRIED UNANIMOUSLY (5-0)

III. DELEGATIONS:

NONE

IV. PRESENTATIONS:

NONE

V. NEW BUSINESS:

1. Commercial Façade Grant Application – 1060 W. King Street

Ms. McGrady provided the Agency with background information on the property. She shared that 1060 W. King Street was the former location of the Cocoa Enterprise Center. The property was purchased by Commerce Properties Enterprises LLC, who is now in the process of constructing a State of Florida Department of Corrections Parole and Probation Office. Commerce Properties will retain ownership and has a long term lease with the State. The building is 7,800 square feet which will include the addition of the new building, paving, security lighting and egress and ingress improvements. They will also be striping the sidewalk.

Justin Mortin, of Commerce Properties Enterprises, LLC, 317 Riveredge Boulevard, Cocoa, Florida, shared with the Agency that the old building sat vacant by the previous owner for several years. The State of Florida Department of Corrections Parole and Probation Office is relocating from Byrd Plaza to 1060 W. King Street in order to be located in the central Brevard area. **Mr. Mortin** explained that the ingress and egress will be located off of W. King Street as well as Varr Avenue. The entrance will be located on the north side of the building, and the parking lot and landscaping will front W. King Street to look aesthetically appealing. Parking will be available on the south, west, and north sides of the building. Security lighting will also be installed on Varr Avenue as well as Ohio Street.

Agency member Jones asked when construction would be completed. **Mr. Mortin** shared that the phone and internet service providers would be on site to set up on June 24, 2016 and the move in date for the State of Florida is July 1, 2016.

Chairwoman Moore inquired if the new location would be an expansion for the State of Florida Department of Corrections, if a larger building would have the ability to process more people, and what some of the major differences are from the old location in Byrd Plaza. **Mr. Mortin** expressed that one of the biggest differences between the two buildings is that The State of Florida Department of Corrections Parole and Probation Office will no longer be located in a retail shopping center. The new structure will be a stand-alone building and it will also be in close proximity with bus stops. The number of parolees is unknown, but there will be thirty three (33) full time employees.

Chairwoman Moore inquired about the Façade Program, specifically in reference to approving a façade grant for new construction versus refurbishing an existing building. **Ms. McGrady** articulated that the precedent was set with the new construction of Family Dollar. Family Dollar acquired three blighted sites, demolished what was there, put up a new building, and was approved for a façade grant by the Agency. **Ms. McGrady** expressed that staff looked at The State of Florida Department of Corrections Parole and Probation Office as a similar situation as it is more cost effective to demolish the old building and replace it with a new one.

Agency member Moss-Beasley asked whether or not any improvements would be made to the pedestrian walk ways across Highway 520. **Mr. Mortin** stated that he did not believe the Florida Department of Transportation (FDOT) had any plans to improve the crosswalks across Highway 520.

* **MOTION by Agency member Collins; SECONDED by Agency Member Jenkins to approve a request for a Commercial Façade Grant in the amount of $5,000.00 to Commercial Properties Enterprise, LLC for the property located at 1060 W. King Street.**

AYES: Moore, Martin, Collins, Robinson, Moss-Beasley, Jenkins, Jones

MOTION CARRIED UNANIMOUSLY (7-0)

2. Stone Street Streetscaping Project – Phase 2 – Infrastructure Solution Services

Ms. McGrady presented a task order from Infrastructure Solution Services for the Agency's review. The task order is for the design and engineering of Phase 2 of the Streetscaping Project from west of the Washington Street intersection to Fiske Boulevard. Construction is anticipated to begin in Fiscal Year 2017. **Ms.**

McGrady explained that **Mr. Vill**, from Infrastructure Solution Services, is in the process of coordinating the engineering plans in conjunction with the City's Utilities Department for replacing force water mains. Minimal stormwater work will be completed.

Ms. McGrady also mentioned that FDOT is in the process of completing a corridor study on Fiske Boulevard from I-95 to Cocoa City Limits on the other side of Highway 520. If any changes are made on Fiske Boulevard then it will be enhanced by the Streetscaping Project on Stone Street.

Mr. Vill approached the Agency to present details and answer questions about the Stone Street Streetscaping Project. He explained that sidewalks, street lights, and landscaping improvements will be included in the streetscaping.

Chairwoman Moore inquired about a time frame for when the design would be completed. **Mr. Vill** estimated 140 days, with a few public meetings scheduled prior to completion in order to review the progress with the Agency.

* **MOTION by Vice Chairwoman Martin; SECONDED by Agency Member Collins to allocate $40,000 for the Stone Street design and engineering Phase 2.**

AYES: Moore, Martin, Collins, Robinson, Moss-Beasley, Jenkins, Jones

MOTION CARRIED UNANIMOUSLY (7-0)

VI. OLD BUSINESS:

NONE

VII. ATTORNEY'S REPORT:

NONE

VIII. AGENCY MEMBERS AND STAFF REPORT:

1. **Agency Budget Report –** provided monthly for review.

Shauna Ginn, from the Cocoa Housing Authority, provided the Agency with several updates. She stated that the porch lights would continue to be installed along the various neighborhoods that were chosen for the particular public housing project. In regards to the Safety and Security Grant, she stated that the electrical issue with the meters and the security cameras is currently being worked on.

Ms. Ginn shared that last year the Cocoa Housing Authority applied for additional funding for 250 apartments out of 327. This year, the Cocoa Housing Authority is applying for the remaining 77 apartments that were not funded.

Additionally, HUD has approved the release of 22 vacant lots by the Harry T. Moore Center that the City of Cocoa may be interested in purchasing.

IX. NEXT MEETING DATE:

The next meeting of the Diamond Square Redevelopment Agency will be a Regular Meeting to be held on Monday, May 16, 2016 at 7:00 p.m. at City Hall, 65 Stone Street.

X. ADJOURNMENT:

* **MOTION by Agency member Collins; SECONDED by Vice Chairwoman Martin to adjourn the Regular Meeting of April 18, 2016.**

AYES: Moore, Martin, Collins, Robinson, Moss-Beasley, Jenkins, Jones

THE MOTION CARRIED UNANIMOUSLY (7-0)

MEETING WAS ADJOURNED AT 8:00 p.m.

Tracy Moore

Tracy Moore, Chairwoman

Respectfully Submitted,

Monica Arsenault, Recording Secretary