

**MINUTES  
CITY OF COCOA  
DIAMOND SQUARE REDEVELOPMENT AGENCY  
REGULAR MEETING  
APRIL 16, 2018**

A Regular Meeting of the Diamond Square Redevelopment Agency Board was held on April 16, 2018 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

**I. CALL TO ORDER:**

Chairwoman Moore called the meeting to order at 6:07 pm.

**ROLL CALL:**

|                      |                  |
|----------------------|------------------|
| Tracy Moore          | Chairwoman       |
| Delores Martin       | Vice Chairperson |
| Adrian Moss-Beasley  | Agency member    |
| Larry Robinson       | Agency member    |
| Jewel Collins        | Agency member    |
| Edward Jones         | Agency member    |
| Sylvia Thomas        | Agency member    |
| Joseph Colombo       | Agency counsel   |
| Clarence Whipple Jr. | Council Liaison  |

**PRESENT:**

|                      |                                 |
|----------------------|---------------------------------|
| Tracy Moore          | Chairwoman                      |
| Delores Martin       | Vice Chairperson                |
| Larry Robinson       | Agency member                   |
| Jewel Collins        | Agency member                   |
| Edward Jones         | Agency member (arrival 6:14 pm) |
| Sylvia Thomas        | Agency member                   |
| Joseph Colombo       | Agency counsel                  |
| Clarence Whipple Jr. | Council Liaison                 |
| Torri Edwards        | Recording Secretary             |

**ABSENT:**

|                     |                         |
|---------------------|-------------------------|
| Adrian Moss-Beasley | Agency member (Excused) |
|---------------------|-------------------------|

**STAFF PRESENT:**

Samia Singleton, Redevelopment Specialist, and Larry Lallo, CECD, EDFP, Economic Development Manager.

Agency member Robinson provided the invocation and Chairwoman Moore 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 16, 2018

- \* **MOTION** by Agency member Thomas; **SECONDED** by Vice Chairperson Martin to approve the agenda for the Regular Meeting of April 16, 2018.

**AYES:** Moore, Martin, Robinson, Collins, Thomas

**MOTION CARRIED (5-0)**

**MINUTES:** Minutes of the Special Meeting of March 27, 2018

- \* **MOTION** by Agency member Collins; **SECONDED** by Agency member Robinson to approve the minutes of the Special meeting of March 27, 2018.

**AYES:** Moore, Martin, Robinson, Collins, Thomas

**MOTION CARRIED (5-0)**

### **III. DELEGATIONS:**

#### **1. Janie Bryant-Request to Speak**

**Janie Bryant**, 1139 Tarpon Drive, stated her concern of relocating the Dr. Joe Lee Smith Center. Chairperson Moore noted the Dr. Joe Lee Smith Center relocation is on the agenda for tonight's meeting.

#### **2. Nate Hooks-Request to Speak**

**Nate Hooks**, of 723 Carissa Avenue, inquired if the board has gathered input from the senior citizens living around the current Dr. Joe Lee Smith Center. **Chairperson Moore** stated the relocation proposal is open for public input at this time. She requested specific names of citizens that should be contacted. **Mr. Hooks** stated he will provide the board with a list of names at a later date.

**Mr. Hooks** inquired of the reason that the board is considering relocating the center. **Chairperson Moore** noted the board has not made a decision on the relocation. The board is gathering community input and the community will make the decision. **Mr. Hooks** reported that Provost Park does not have the highest crime incidents in the city to justify the relocation. He noted moving the center will result in traffic fatalities on Fiske Boulevard.

#### **3. Purvette Bryant-Request to Speak**

**Purvette Bryant**, of 1820 Barrington Circle, stated she grew up around the current Dr. Joe Lee Smith Center and she is concerned about relocating the center. She noted the center is utilized by the children in the Diamond Square district. **Ms. Bryant** stated that

moving the center to Provost Park is not serving the average person that would use the center. She noted the relocation will take recreational activities away from the children and senior citizens. She added that Provost Park is being used by citizens in that area and combining the parks will be a problem not a solution.

**Ms. Bryant** inquired about the plans for the current location if the center is relocated and requested an update on the Stone Street Streetscape project.

#### **4. Oliver Muhammad-Request to Speak**

**Oliver Muhammad**, 2460 Mercury Drive, inquired on the reason for relocation the Dr. Joe Lee Smith Center to Provost Park. He stated the center is a fixture in the community. He noted that Diamond Square continues to lose rights and assets. He stated the center keeps the children close their homes.

**Agency member Collins** agrees with Mr. Muhammad. She noted the center is a landmark in Diamond Square. She is receiving comments and phone calls from residents in the area. The citizens feel the children are safe at the current center.

**Chairperson Moore** stated no decision to relocate the center has been made. The City is gathering community input at this time. There was a joint meeting with the City Council and the board on March 27, 2018 and additional public meeting will be scheduled.

#### **IV. PRESENTATIONS:**

NONE

#### **V. ACTION ITEMS:**

NONE

#### **VI. UPDATES AND STAFF REPORTS:**

##### **1. Stone Street Streetscape Project Update (verbal update)**

**Ms. Singleton** stated the City issued an RFP in September 2017 for the Stone Street Streetscape Project. The staff selection recommendation bid was higher than the project budget. The staff made adjustments to the engineering to reduce the cost and scope of work. The City rejected all bids from September 2017 and reissued a revised bid on April 5, 2018 with a submission deadline of April 19, 2018. A notice to proceed will be issued on April 30, 2018. The construction is scheduled to start on May 14, 2018 and anticipated completion is in November 26, 2018.

**Ms. Singleton** noted replacing the pipelines and stormwater are not necessary at this time and were removed from the project plans to accommodate the budget. **Chairperson Moore** recalled the bid was reissued to stay within budget. She inquired on the projected

start date for construction. **Ms. Singleton** stated the start is scheduled for May 14, 2018 and completion date is November 26, 2018. **Vice Chairperson Moore** state the community is excited about the Stone Street Streetscape Project and have waited for a long time. She noted the board was hoping for the underground improvements as well.

**Agency member Collins** inquired whether the Stone Street Streetscape Project will require an overhead across Cocoa Boulevard. She suggested putting a red light at the intersection.

**Ms. Singleton** noted the projects bids were at \$2 million and the City budget is \$1.4 million which required the revised scope of work to move forward with the project. **Mr. Lallo** added the City budgeted \$1.4 million for the project was based on the engineer's cost estimate. He noted that there is an increase in cost of labor and materials in Florida due to Hurricane Irma.

**Chairperson Moore** noted the project incorporated most of the communities' ideas.

## **2. Dr. Joe Lee Smith Center (verbal update)**

**Ms. Singleton** stated the City and the Diamond Square CRA held a joint meeting to discuss the proposed relocation of the Dr. Joe Lee Smith Center to Provost Park on March 27, 2018. She noted the relocation pros and cons that were discussed at the joint meeting. The next step in the proposed plan will be scheduling additional public meetings in May. The meetings will be held at the current Dr. Joe Lee Smith Center and City Hall.

**Councilman Whipple, Jr.** noted the joint meeting was a good discussion and two (2) additional meetings will be scheduled in May at the current Dr. Joe Lee Smith Center and City Hall. He stated the proposed relocation is not decided at this time. A presentation of the proposed plan will be given to the public. The City Council is gathering community input on the proposed relocation. He has spoken to citizens for and against the relocation. The decision will be made by the City Council not the Diamond Square CRA board.

**Chairperson Moore** noted that the decision will be made once the community has a chance to voice their opinions. She would like a list of senior citizens to contact in regards to the Dr. Joe Lee Smith Center. The final decisions will represent the whole community.

**Councilman Whipple, Jr.** stated the City is engaging the community in making the final decision on the proposed relocation. He noted the relocation will involve District 1 and Diamond Square residents.

**Chairperson Moore** requested that the City bring all plans to the public meeting. The residents are inquiring what will replace the current center if the relocation is approved. **Agency member Thomas** agreed that members of the community are inquiring about the plans for relocation and the current center site. She noted the citizens inquired whether the new center will have a kitchen to accommodate the events.

**Agency member Thomas** stated events take place on both sides of the city and traveling on Fiske Boulevard maybe be necessary.

**Chairperson Moore** stated the community does not want to lose the opportunity for a new Dr. Joe Lee Smith Center. She suggested the citizens voice all the issues they have whether it is the location or the amenities.

**Mr. Whipple, Jr.** noted the facility design will leave room for future expansions.

**Mr. Hooks** stated the members of the community are counting on the board to support their desire to build the new center at the current location. He noted that building the first Dr. Joe Lee Smith Center fifty (50) years ago was difficult. The children and senior citizens had no community center at that time. He stated the traffic on Fiske Boulevard has increased since WAWA opened. **Mr. Hooks** stated that Provost Park does not have the highest crime incidents in the city. He noted that many senior citizens do not drive at night and will not be able to participate in evening events. He added that the current Dr. Joe Lee Smith Center is being used by the residents in the present condition.

**Chairperson Moore** stated that the board does utilize their position of influence and express their opinions. She noted the center is receiving funding from the CDGB and the City Council. She thanked the delegates for speaking tonight and recommends that they continue expressing their opinions.

### **3. Community Garden**

**Ms. Singleton** stated that the City granted management of the Community Garden to the Diamond Square CRA in February 2018. Staff has conducted research on managing and building partnerships for the garden. She visited both the New Smyrna Beach and University of Florida Community Gardens. Ms. Singleton noted she secured a partnership with the University of Florida.

**Ms. Singleton** stated a public meeting was held on April 12, 2018. She noted several groups that attended the meeting. She stated **Chairperson Moore** and **Agency members Robinson and Thomas** were in attendance.

**Ms. Singleton** noted that Learning Street Child Care has submitted a partnership proposal and a representative is attending tonight's meeting.

**Ms. Singleton** discussed the main points from the public meeting on April 12, 2018. She stated that staff is developing a design and plan for the garden. The next steps in the process will be developing a budget and identifying potential sponsors for funding the garden. She noted that Keep Brevard Beautiful will schedule a work day for the garden.

**Agency member Collins** inquired whether St. Mark's Church has been contacted regarding the garden. **Ms. Singleton** stated she did reach out to them but she has not received a reply at this time.

**Chairperson Moore** stated the public meeting was very productive. She noted most of the attendees were volunteering to work the garden. She suggested having the children help rename the garden.

**Chairperson Moore** inquired on the proposal from Learning Street Child Care Center and BEAT Youth Ministry. **Ms. Singleton** stated the proposal is a request for garden space. She noted the representative is in the audience to answer any questions.

**Amy Robinson**, of Learning Street Child Care Center and BEAT Youth Ministry, stated the organization spoke to **Ms. Singleton** before the public meeting and developed the proposal for the garden space.

**Chairperson Moore** inquired whether the proposal stated the same ideas from the public meeting. **Ms. Robinson** noted that the proposal does outline community involvement with the garden. She stated the garden will teach the children skills and how to eat healthy. She noted that working in the garden will bring the community together and build relationships within the community.

**Chairperson Moore** stated that the board will consider the proposal and will discuss it once the garden plans and budget are decided. She inquired whether there will be an update for the board meeting in May 2018. **Ms. Singleton** stated the plan and budget should be completed by the end of April 2018 and will be provided at the board meeting in May 2018.

**Chairperson Moore** inquired when the volunteers can start work on the community garden. **Ms. Singleton** stated that staff is meeting with Alex Goins Friday.

#### **4. New Diamond Square Businesses**

**Ms. Singleton** stated that in 2017 ten (10) new businesses opened in Diamond Square and created twelve (12) positions. She noted that four (4) new businesses have opened in 2018 and created 36 positions.

**Ms. Singleton** noted that staff has not received plans for building a Cumberland Farms or Dunkin Donuts in Diamond Square. **Mr. Lallo** stated he will contact the companies directly for an update.

**Mr. Lallo** stated that staff will be conducting site inventory of available property for economic development in the city. The site inventory will determine development barriers and cost factors that can be adjusted to attract developers.

**Chairperson Moore** noted that in the planning meeting they discussed ways to attract new businesses and employment opportunities for economic growth. **Mr. Lallo** stated economic development never stops. He added that the Walmart Distribution Center has 500 open positions that need to be filled. There will jobs fairs held on April 14, 2018 and April 28, 2018.

**Mr. Whipple, Jr.** stated that City Council approved a new housing development for the corner of Florida Avenue and Rosa L. Jones Boulevard. He noted majority wins the vote on the City Council. He noted a meeting facility on Factory Street is being constructed for community use.

**Agency member Collins** inquired what is being built at the corner of Florida Avenue and Rosa L. Jones Boulevard. **Mr. Whipple, Jr.** stated a new townhome development will be constructed on the site. **Ms. Singleton** noted the developer is proposing 64 to 65 townhomes to be constructed.

**Mr. Lallo** noted the City encouraged the redevelopment of the site by acquiring, preparing, and marketing the property.

**Chairperson Moore** stated Peachtree Street is still having issues with stormwater build up. She offered pictures of the water pooling. She inquired whether the water back up was an issue when the streetscape was constructed. She is requesting that staff look into a solution. **Mr. Whipple, Jr.** inquired which street is having the stormwater build up. **Chairperson Moore** stated that Peachtree Street by the Children's Center has the problem. **Agency member Robinson** noted the area being discussed is by the Community Garden.

**Ms. Singleton** stated she will contact the storm water department and Public Works. She will provide an update at the next meeting. **Chairperson Moore** noted there has been complaints registered with the City and still no resolution.

**Chairperson Moore** requested an update on the bench for the Rosa L. Jones Boulevard bus stop. **Ms. Singleton** stated the budget transfer is still in process. The bench and trash receptacle will be ordered and installed after the funds are transferred. **Agency member Collins** inquired whether the bench and trash receptacle were approved. **Chairperson Moore** noted the bench and trash receptacle were approved at the last meeting and waiting on the budget transfer. **Ms. Singleton** stated the bus stop will be added to the waste management schedule and then be installed. The process takes about a month.

**Shauna Ginn, of Cocoa Housing Authority**, stated the summer programs they are sponsoring for the residents are pool passes to Dr. Joe Lee Smith Center and Pineda Pool, summer camp at Dr. Joe Lee Smith Center, and summer food program at the Fern Center. She noted that the summer food program is offered to all the neighborhood children. She stated that **Haddie Fischer**, the Resident Services Manager, is scheduling fitness classes this month and available to anyone.

Agency member **Collins** inquired about the activities available. **Ms. Ginn** stated **Haddie Fischer** tries to schedule topics that will attract the community to participate.

**Ms. Ginn** stated Pineda Village is approved by HUD to move forward on the closing. The relocation of tenants in 144 units will be starting soon. The residents are scheduled individually to discuss the relocation plans. Each phase of the move will last four (4) months. The Cocoa Housing Authority is paying all relocation costs for the residents. She noted that Phase 2 of the rehab is looking good.

**Chairperson Moore** noted meeting with the residents individually is a good idea and thanked **Ms. Ginn** for the monthly update.

**VII. NEXT MEETING DATE:**

The next meeting of the Diamond Square Redevelopment Agency will be a Regular Meeting to be held on May 21, 2018 at 6:00 pm at City Hall, 65 Stone Street.

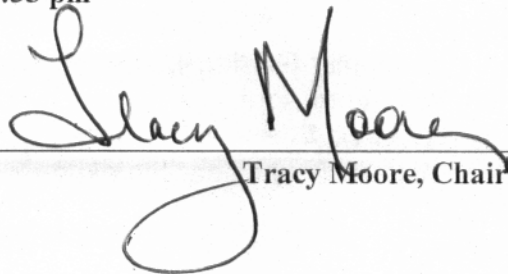
**IX. ADJOURNMENT:**

\* **MOTION** by Agency member **Collins**; **SECONDED** by Vice Chairperson **Martin** to adjourn the Regular Meeting of April 16, 2018.

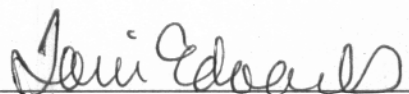
**AYES:** Moore, Martin, Robinson, Collins, Jones, Thomas

**MOTION CARRIED (6-0)**

**MEETING WAS ADJOURNED AT 7:35 pm**

  
\_\_\_\_\_  
Tracy Moore, Chairwoman

Respectfully Submitted,

  
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Torri Edwards, Recording Secretary