

March 13, 2019

**MINUTES
CITY OF COCOA
COCOA CRA
REGULAR MEETING
MARCH 13, 2019**

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on MARCH 13, 2019 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER:

Chairperson Williams called the meeting to order at 5:01 pm

ROLL CALL:

Jake Williams	Chairperson
Brenda Warner	Vice Chairperson
Don Boisvert	Agency member
Lorraine Koss	Agency member
Ed Lanni	Agency member
Jan Stewart	Agency member
Alex Goins	Agency member
Anthony Garganese	Agency Counsel

PRESENT:

Jake Williams	Chairperson
Don Boisvert	Agency member
Lorraine Koss	Agency member
Ed Lanni	Agency member
Alex Goins	Agency member
Anthony Garganese	Agency Counsel
Kadi Carver	Recording Secretary

ABSENT:

Brenda Warner	Vice Chairperson
Jan Stewart	Agency member

STAFF PRESENT:

Matt Fuhrer, Assistant City Manager, **Nancy Bunt**, Community Service Director, **Rebecca Bowman**, Finance Director, and **Charlene Neuterman**, Redevelopment Program Manager.

Agency member **Ed Lanni** provided the invocation and Agency member **Goins** 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 March 13, 2019

- * **MOTION** by Agency member Koss; **SECONDED** by Agency member Lanni to approve the Agenda for the March 13, 2019 regular meeting.

AYES: Williams, Boisvert, Lanni, Koss, and Goins

MOTION CARRIED (5-0)

MINUTES: Regular Meeting of February 13, 2019 and the revised Minutes of January 23, 2019

- * **MOTION** by Agency member Koss; **SECONDED** by Agency member Goins to approve the Minutes for the November 14, 2018 regular meeting.

AYES: Williams, Boisvert, Lanni, Koss, and Goins

MOTION CARRIED (5-0)

III. DELEGATIONS:

Aleck Greenwood of 640 Brevard Avenue expressed his concerns about the bricks (Pavers) in crosswalks getting removed, Cocoa Village Signage, and the Gateway Entry Feature.

Nancy Elliott of 3406 N. Indian River Drive shared that she believes we need to move forward with the current Gateway Entry Feature design seeing how it's already in Engineering and possibly think about putting a Paddle Boat elsewhere.

IV. ACTION ITEMS:

1. **Provide information related to the Façade Grant and request direction moving forward on application eligibility requirements.**

Charlene Neuterman stated at the February 13, 2019 Cocoa CRA Meeting several residents and business owners spoke under delegations and expressed concern to the board about the current Cocoa CRA Commercial Façade Grant Program Guidelines. These individuals requested the eligibility requirements be modified to allow businesses located on Harrison Street, Delannoy Avenue and Brevard Avenue be eligible to apply for the Cocoa CRA Commercial Façade Grant.

Chairperson Williams shared that if someone applies they will still have to come before the board for approval so he isn't sure why Delannoy, Harrison, and Brevard were excluded.

Agency Member Goins stated these streets need to be included. When they come in for a decision we need to do our due diligence and research on the property and make a sound decision.

- * **MOTION by Agency member Boisvert; SECONDED by Agency member Goins to amend the adopted resolution and policy related to the Commercial Façade Grant Program to include Harrison Street, Delannoy Avenue and Brevard Avenue.**

AYES: Williams, Boisvert, Lanni, Koss, and Goins

MOTION CARRIED (5-0)

2. Façade Grant Application- 238 Peachtree Street (\$8,797)

Charlene Neuterman stated that Lori Weller submitted a Commercial Façade Improvement Program Grant Application on February 13, 2019 for approval. Ms. Weller desires to replace the storefront door, repainting the side mural, and renovating the exterior electrical power distribution. The property location is 238 Peachtree Street.

- * **MOTION by Agency member Boisvert; SECONDED by Agency member Koss to approve a Commercial Façade Improvement Program Grant application in the amount of \$8,797 for the property located at 238 Peachtree Street (Aquarian Cultural Center), and authorized the City Manager to complete and execute a Façade Grant Agreement.**

AYES: Williams, Boisvert, Lanni, Koss, and Goins

MOTION CARRIED (5-0)

3. Approve proposals for tasks associated with the New Cocoa Civic Center

Charlene Neuterman shared to the Agency members the process of bringing vision to life. Staff is looking to the experts to create a conceptual design, layout and financial feasibility study of the new center at Lee Wenner Park. Infrastructure Solution Services (ISS) submitted a task order proposal for conceptual design services in the total amount of \$91,500.

Chairperson Williams stated he has had serious concerns about the location. Along with traffic, the water tables rising, and losing parking spaces.

Agency Member Koss explained one of the things she saw in the resiliency workshop was the vulnerability of this area, so it would almost need to be raised.

Charlene stated that is the reason of doing the study to determine the feasibility of actually moving it to that site.

Chairperson William shared hopefully we take into consideration the parking issues, because if you look at Ryan's Pizza and other business right now people are parking in Lee Wenner Park.

Agency Member Boisvert expressed if they build it on the East end where the playground was, he doesn't believe it will affect the parking situation at all. It will also bring The City of Cocoa closer on the map for conventions. With the new hotel coming into town, it will bring more revenue.

Agency Member Lanni shared he is totally against the Civic Center being built at Lee Wenner Park. On the weekends there are so many vehicles parked down there. They are parking in the grass and other places because there is no room.

Aleck Greenwood shared everyone's concerns is what he has heard repeatedly. For instance, the recent Craft Fair, he could not believe where people found a way to park. The only way he can see the civic center being possible is putting it on stilts. Also when we have events, he does not see how things will blend. The parking is something very important to a lot of people and that is exactly the biggest concern we have.

Matt Fuhrer the current center is in need of a roof replacement the estimated cost is around \$800,000 to \$850,000. There is issues with that facility being a former library. As far as environmental concerns there is a similar facility built in New Smyrna Beach. One thing they are looking at is the base elevation of that building compared to this proposed building. The sea level is at the same level at both places. He said he knows with that center they put stilts or piles in the sub surface. They do have a number of things to look at in this feasibility study.

Allan Chapman, with the Historic Cocoa Village Association stated the Waterfront Master Plan preserved the boating ramps and managed the parking out there so it was understandable. We do get parking problems out there during events. If the parking was redesigned out there with the Cocoa Civic Center plan it will be easier to manage and police.

Emma Kirkpatrick, with the Historic Cocoa Village Association stated that if the Cocoa Civic Center was moved to the proposed location it could be used as its own entity and there wouldn't be as many street closures for weddings and other events.

She shared taking that beautiful piece of property and leaving it as a parking lot is not what she believes the vision is of what we've been working on. We have always had traffic problems. There are suggestions that have come up to help that could be utilized to calm that down. We should be thinking about the best and most use of the property, so she is for going forward with the plan and making changes as necessary.

Michael DiChristopher shared with the board that Brevard County promoted a grant to increase Griffis Landing to increase additional parking and possibly use of Coast Guard over there.

Agency Member Koss do we have an estimated idea of what the Geotechnical and environmental study will cost us, because that would be on the tax payers of Cocoa right?

Charlene Neuterman shared that would come out of the CRA budget.

- * **MOTION by Agency member Boisvert; SECONDED by Agency member Koss to approve the tasks associated with the conceptual design services for the new Cocoa Civic Center. Approve a BAF in the amount of \$91,500 to move funds from Contingency to Professional Services. Authorize the City Manager to execute the Task Order for the scope and services.**

AYES: Williams, Boisvert, Koss, and Goins

NO: Lanni

MOTION CARRIED (4-1)

4. Direction on creating a Waterfront Advisory Committee.

Charlene Neuterman shared with staff that the Cocoa Village Neighborhood Coalition presented a citizens' petition to propose creating a Waterfront Advisory Committee. Ms. Neuterman then explained the history of how the city engaged residents in discuss about the Waterfront. Beginning with the Waterfront Master Plan update in 2018 the City sought feedback on the future of Waterfront Development. Staff is requesting the Cocoa CRA Member's direction on the establishment of a Waterfront Advisory Committee, if agency member's direct staff to create a Waterfront Advisory Committee, Staff will return at a later Cocoa CRA Meeting with guidelines and a resolution for approval.

Chairperson Williams shared he would like not only a board makeup that includes residents along the waterfront, but constituents representing the rest of the City and boating community.

Ed Green stated that when he first collected the petition signatures they collected over 200 signatures. There is no intent to make this a visitation of the Waterfront Master Plan. When the consultant delivered this plan he said it was a high level plan with no specific implementation guidelines. So what this committee is envisioned to do is to help implement and execute the Waterfront Plan. This would be an aide to executing the plan.

Agency Member Koss shared that she agrees we need representation from all of Cocoa. Also she would like to have a lagoon advocate so they could speak on the lagoons Health and restoration.

- * **MOTION by Agency member Koss; SECONDED by Agency member Goins to Direct staff to create guidelines and a resolution for the establishment of a Waterfront Advisory Committee.**

AYES: Williams, Boisvert, Lanni, Koss, and Goins

MOTION CARRIED (5-0)

V. ATTORNEY'S REPORT:
NONE

VI. AGENCY MEMBERS AND STAFF REPORTS:
1. Informational Item- Project Updates
2. Informational Item- Budget Update

Charlene Neuterman stated that she included in the packet a project and budget update for review. If there are any questions please direct them to her.

VII. NEXT MEETING:
The next meeting for the Cocoa CRA will be a Regular Meeting, held on Wednesday, April 10, 2019 at Cocoa City Hall located at 65 Stone Street, unless a business need arises earlier.

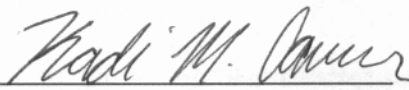
IX. ADJOURNMENT:
* MOTION made by Agency member Boisvert; SECONDED by Agency member Lanni to adjourn the regular meeting of March 13, 2019.

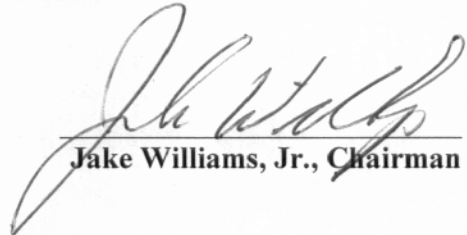
AYES: Williams, Boisvert, Lanni, Koss, and Goins

MOTION CARRIED UNANIMOUSLY (5-0)

MEETING WAS ADJOURNED AT 6:07 PM

Respectfully Submitted by:


Kadi Carver, Recording Secretary


Jake Williams, Jr., Chairman