

**MINUTES  
COCOA CRA  
REGULAR MEETING  
March 7, 2022**

**FINAL**

**The Regular Meeting of the Cocoa Community Redevelopment Agency was held on March 7, 2022 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.**

**I. CALL TO ORDER:**

**Chairman Blake** called the meeting to order at 6:01 pm.

**ROLL CALL:**

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

**PRESENT:**

|                   |                                      |
|-------------------|--------------------------------------|
| Michael C. Blake  | Chairperson                          |
| Lavander Hearn    | Vice Chairperson                     |
| Alex Goins        | Agency Member                        |
| Janne Etz         | Agency Member                        |
| Candace Rogers    | Agency Member                        |
| Anthony Garganese | Agency Attorney ( <i>via phone</i> ) |
| Lori Chabot       | Recording Secretary                  |

**ABSENT:**

|               |               |
|---------------|---------------|
| Rip Dyal      | Agency Member |
| Lorraine Koss | Agency Member |

**STAFF PRESENT:**

**Stockton Whitten**, City Manager, **Charlene Neuterman**, Community Services Director.

**Agency Member ETZ** led the assembly in the Invocation and **Agency Member ROGERS** 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 March 7, 2022 as written or with amendments.

\* **MOTION** by Agency Member GOINS; **SECONDED** by Agency Member ETZ to approve the Agenda for the Regular Meeting of March 7, 2022, as written.

**AYES:** BLAKE, HEARN, GOINS, ETZ, ROGERS

**MOTION PASSED UNANIMOUSLY (5-0)**

**MINUTES:** Regular Meeting January 3, 2022 as written or with amendments.

\* **MOTION** by Agency Member GOINS; **SECONDED** by Agency Member ETZ to approve the Minutes for the Regular Meeting of January 3, 2022, with an amendment to page 8 removing the word UNANIMOUSLY.

**AYES:** BLAKE, HEARN, GOINS, ETZ, ROGERS

**MOTION PASSED UNANIMOUSLY (5-0)**

**MINUTES:** Special Meeting February 22, 2022 as written or with amendments.

\* **MOTION** by Agency Member GOINS; **SECONDED** by Agency Member ETZ to approve the Minutes for the Special Meeting of February 22, 2022, with an amendment to page 6 removing the word UNANIMOUSLY.

**AYES:** BLAKE, HEARN, GOINS, ETZ, ROGERS

**MOTION PASSED UNANIMOUSLY (5-0)**

**III. DELEGATIONS:**

Aleck Greenwood, Brevard Avenue, Cocoa. Spoke under Item V.1.  
Nancy Elliott, Indian River Drive, Cocoa. Spoke under Item V.1.  
Brad Whitmore, Rockledge Drive. Spoke under Item V.1.

**IV. PRESENTATIONS:** None

**V. ACTION ITEMS:**

1. Staff requests direction from Agency Members as to the priorities of future projects in the Cocoa CRA.

## Cocoa CRA Regular Meeting 3-7-22

Chairperson Blake read the item and turned it over to Mrs. Neuterman. Mrs. Neuterman stated Staff is working on FY 2022 budget and is requesting the CRA priorities, adding the CRA has discussed different projects and are part of the plan. Some projects have been partially done or are underway. Mrs. Neuterman stated the Cocoa CRA revenue is approximately \$1.5 per year with \$1.1 million available for CRA Projects. Projects currently underway in FY 2022 include:

- Boat Ramp Reconstruction (FIND Grant) - \$799,984
- Dredging the basin (FIND Grant) - \$406,510

The projects that have been previously discussed or identified are as follows:

- Civic Center Renovations
  - Final Design - \$50,000
  - Construction - \$5,000,000
- Fishing Pier Restoration
  - Demolition of existing pier - \$200,000
  - Design and Engineering \$200,000
  - Construction \$2,000,000
- Harrison Street Streetscape
  - Construction \$2,000,000
- Law Enforcement Officers for Cocoa CRA
  - Approximately \$125 per officer per year
- Lee Wenner Park Parking Upgrades
  - Construction \$1,500,000
- Mooring Field
  - Design \$150,000
  - Construction \$2,000,000
- Security/Lighting enhancements
  - Approximately \$50,000 per year

Mrs. Neuterman continued stating some of the costs have been elevated as they have increased since receiving initial estimates. The Pier may have some grant opportunities. Agency Member Goins asked what the total was for the Pier and Mrs. Neuterman replied 2.2 million. The Law Enforcement for the Cocoa CRA is based on using 2 officers. The Lee Wenner Park Parking Project is about 90% design and construction costs about 1.5 million. The Mooring Field may have grant funds available and would be multi year project. Public Works is replacing HVAC and roof at the Civic Center in their CIP Plan for coming FY. The remaining Civic Center Redesign costs could be 2-5 million depending on the redesign. If the Civic Center is a priority it would require an amendment to the plan. Mrs. Neuterman reiterated the CRA will have 1.1 million next year and any project will take 2 or more years to complete. The CRA currently had approximately \$500,000 in the Contingency Account for the parking areas on the properties that had been purchased. She then asked for questions.

Chairperson BLAKE stated he would like to ask for Agency Members top 3 priorities.

## Cocoa CRA Regular Meeting 3-7-22

Agency Member GOINS asked about the Civic Center revenue for rentals, etc. and if it goes into CRA, and if not, should it to help with Civic Center repairs. Mrs. Neuterman replied that it could not, adding per FS, the CRA cannot pay for repairs and maintenance but could for redevelopment. Agency Member GOINS asked about the Mooring Field stating that FPL was moving powers lines in 2022. Mrs. Neuterman replied that the State Requirements for a Mooring Field require that for each buoy, there must be one dedicated parking space and cannot be multiuse.

Agency Member ROGERS asked about the Civic Center stating the original plan was to put it in Lee Wenner Park. She stated she understood it is not affordable but is becoming concerned that they are getting away from the intention of the waterfront plan. She does not feel more money should be put into the Civic Center at this point. She would like to attend to parking and would also like to have the Fishing Pier. Agency Member ROGERS also stated, that other cities come and use the park and the CRA is not getting anything back and suggested charging non-residents to help pay for repairs and maintenance. She reiterated not investing in the Civic Center but instead in the Lee Wenner Park area and to add some amenities like a community center. She would like to see the park finished. Agency Member ROGERS also mentioned the cars being towed during the prior weekend events She suggested large attractive signs directing vehicles to parking areas and suggested the CRA or City get with an organization to assist with directing traffic and parking during the larger events.

Chairperson BLAKE confirmed her priorities as Parking and Pier and responded to her parking comment regarding using Truist Bank area and if the City or CRA could make special provisions for events. City Manager Whitten responded he will check with the Truist Bank.

Chairperson Blake asked if the Pier would qualify for FIND grants and Mrs. Neuterman replied yes, but the County still owns it and Staff would need to get permission and site control from County. Vice Chairperson HEARN stated he recalls many memorable times at the Pier and would like to see it restored. He mentioned Titusville Pier as an example stating how many people it draws to the City, bringing them together and he added he would choose Parking as second.

Agency Member GOINS stated he would like to see Law Enforcement in Cocoa Village as people need to feel safe and the night life is changing. He stated his second choice is Parking and the Fishing Pier. He added he would need to see what the Pier would look like and also added lighting needs to be part of that process. He also added the Civic Center as it is usually booked most of the year.

Agency Member ETZ stated she is in favor of Law Enforcement in Village but is concerned on spending that much money on two people and leaving little funds for anything else. Would rather do other things. He first priority is security and lighting enhancements at \$50,000. Also, parking is a problem and would be her number 2. She believes this would improve the public perception. Next, she said is Harrison Street Streetscape, because the construction costs have doubled and would like to get it done sooner than later. She agrees too that she would also like to see the Fishing Pier.

Mayor asked ROGERS to reiterate if her priorities were Parking and Pier. She responded she had a question.

Agency Member ROGERS asked if the CRA did the Pier, would we have to do it in phases. Mrs. Neuterman responded, the first phase is to speak with the County as the Pier is not the City's Pier and would be several phases. City Manager Whitten reiterated the need for a discussion with the County and look into creating a partnership. With that, Agency Member ROGERS added, could the CRA add in security lighting. Mayor asked her to define lighting, she replied it could be as simple as Christmas lighting as well as security lighting and lighting over the bridge, a larger complete plan.

Agency Members ROGERS, GOINS and Vice Chairperson HEARN also mentioned the Security Lighting with Agency Member ROGERS stating it would need to be a complete plan for security asking what the \$50,000 would cover. Chairperson BLAKE asked staff to explain the lighting of \$50,000. Mrs. Neuterman responded it was for minimal lighting enhancements. She continued that adding lighting on a large scale would involve adding infrastructure for the lighting which could be costly. Discussion continued regarding lighting needs and wishes among Agency Members.

Chairperson BLAKE asked Staff about the available dollars, Mrs. Neuterman replied approximately 1.1 million for projects. He asked, for parking how much, Mrs. Neuterman replied \$1.5 million, adding these numbers are estimates, Staff won't know until an RFP is issued. He continued, asking for confirmation stating It would cost 1.5 million for parking over two years with a total budget of \$1.1 million, she replied correct. Chairperson BLAKE stated Lighting at a minimum \$50,000, asking if that number was doubled or tripled, would that cover what is needed in the village. She replied, Public Works would have to answer this question as they will have to address the necessary infrastructure upgrades for the lighting. Agency Member ROGERS asked if the infrastructure along the promenade was better than the infrastructure for lighting on Brevard Avenue. Mrs. Neuterman replied, she would need to defer to Public Works. Vice Chairperson HEARN asked Staff about the lighting, stating it sounded like enhancements were simply changing light bulbs or repairing what was there. Mrs. Neuterman replied its not adding any new lighting. He replied, that lowers the lighting project for his priorities. As far as the Pier, can we move forward with the Pier and speak with the County.

Chairperson BLAKE stated he would make a motion for parking and table all others to get more comments from Staff with regard to the Pier and lighting.

City Manager Whitten stated discussions have occurred with District 2 Commissioner about the Pier and Staff will make that an official request on behalf of the CRA board if that is what they would like. Agency Member GOINS asked if they needed to agree to move forward for Staff to talk to the County.

\* \* **MOTION by Chairperson BLAKE; SECONDED by Agency Member GOINS** for upcoming project priorities to be first, the Lee Wenner Parking Project, and second, would be one of two, dependent on conversations with the County, either the Fishing Pier or lighting in the village. These are predicated on conversations staff has with the County regarding the Pier and additional information from staff regarding the lighting.

**AYES: BLAKE, GOINS, HEARN, ETZ, ROGERS**

**MOTION PASSED UNANIMOUSLY (5-0)**

Chairperson Blake asked Mr. Greenwood if he had completed a card to speak. Aleck Greenwood, residing on Brevard Avenue, spoke expressing his happiness with the Agency's vote for parking as number the #1 priority. This subject has been talked about for so long. He added the Commercial Property Group were happy as well. He also stated he would also like to see the drainage done and stressed the importance of the drainage.

Nancy Elliott, Indian River Drive, Cocoa expressed interest in the conversation about lighting and that was something that MainStreet had been focused on safety lighting, along with cameras. She asked if the lighting was decorative lighting and, if that is what the \$50,000 is going to, then she would like the CRA lighting money to go to security lighting. Mrs. Neuterman replied she would get with Public Works for more information on the Lighting Enhancements and what was included.

Brad Whitmore, Rockledge Drive, expressed his interest in the Streetscape and stormwater flooding near Harrison Street. He was asked by an Engineer if the City of Cocoa was partaking in the resiliency plan that addressed sea level rise and stormwater flooding. Mrs. Neuterman responded the City does have a resiliency plan in place as the result of a grant. Mr. Whitmore stated he was told this was brand new and it might be something to look into and it sounded like there was a lot of money to be had for this.

Agency Member GOINS spoke up saying he had forgotten about Oleander parking lot for lighting upgrades or replacements as the ones there are antiquated. They are inadequate for late-night use.

Agency Member ROGERS asked Attorney Garganese about the marina and if there were any updates. Mrs. Neuterman replied said she would reach out to set up a meeting. Agency Member ROGERS said should the CRA make motion to send a letter to them regarding their default adding that is \$280,000 that the CRA could use.

Mrs. Neuterman updated Agency Members that the dredging and boat ramp projects are underway for the next 3-4 months.

**VI. ATTORNEY'S REPORT – NONE**

**VII. UPDATES AND STAFF REPORTS – NONE**

**VIII. NEXT MEETING DATE**

The next regularly scheduled meeting of the Cocoa Redevelopment Agency will be on Monday, April 4, 2022 at 6:00 PM in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

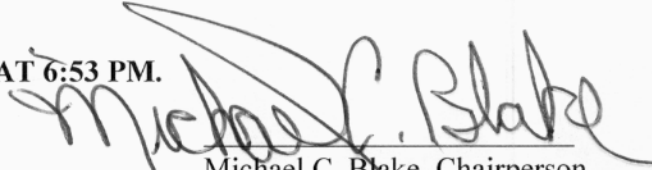
**IX. ADJOURNMENT**

\* **MOTION** by Agency Member **ETZ**; **SECONDED** by Agency Member **GOINS** to adjourn the meeting.

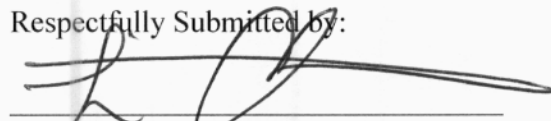
**AYES: BLAKE, GOINS, HEARN, ROGERS; ETZ**

**MOTION PASSED UNANIMOUSLY (5-0)**

**MEETING WAS ADJOURNED AT 6:53 PM.**

  
Michael C. Blake, Chairperson

Respectfully Submitted by:

  
Lori Chabot, Recording Secretary