

**MINUTES
CITY OF COCOA
COCOA COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
March 7, 2017**

The Cocoa Community Redevelopment Agency held a regular meeting at 5:00 p.m. at Cocoa City Hall, 65 Stone Street, Cocoa, FL. as publicly noticed.

I. CALL TO ORDER /ROLL CALL:

Henry U. Parrish, III	Chairman
Don Boisvert	Vice Chairman
Jan Stewart	Agency member
Jeri Blanco	Agency member
Ed Lanni	Agency member
Clarence Whipple Jr.	Agency member
Brenda Warner	Agency member
Anthony Garganese	Agency Counsel

Chairman Parrish called the meeting to order at 5:06 pm

PRESENT:

Henry U. Parrish, III	Chairman
Don Boisvert	Vice Chairman
Jan Stewart	Agency member
Ed Lanni	Agency member
Brenda Warner	Agency member
Anthony Garganese	Agency Counsel (telephonically)
Monica Arsenault	Recording Secretary

ABSENT:

Jeri Blanco	Agency member
Clarence Whipple Jr.	Agency member

STAFF PRESENT:

John A. Titkanich Jr., AICP, City Manager, Steven P. Belden, AICP, Community Services Director and Samia Singleton, Redevelopment Specialist.

Agency member Lanni 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 /MINUTES:

- * **A MOTION** was made by Vice Chairman Boisvert; **SECONDED** by Agency member Warner to approve the agenda for the regular meeting of March 7, 2017 with the amendment that item number one under New Business be changed to House Bill 13.

AYES: Parrish, Boisvert, Warner, Stewart, Lanni

MOTION CARRIED UNANIMOUSLY (5-0)

- * **A MOTION** was made by Vice Chairman Boisvert; **SECONDED** by Agency member Warner to approve the minutes of the special meeting of February 14, 2017.

AYES: Parrish, Boisvert, Warner, Stewart, Lanni

MOTION CARRIED UNANIMOUSLY (5-0)

III. DELEGATIONS

NONE

IV. PRESENTATIONS:

NONE

V. OLD BUSINESS:

NONE

VI. NEW BUSINESS:

1. House Bill 13

Mr. John Titkanich, City Manager, shared that House Bill 13 is charting a course to eliminate Community Redevelopment Agencies (CRAs) in the state of Florida. **Mr. Titkanich** stated that if the CRA does not have a project initiated before October 1, 2017, then no further projects may commence after that date. Brevard County is taking up a resolution to rescind and revoke the powers to issue debt temporarily until a workshop can be held for CRAs on April 13, 2017. **Mr. Titkanich** shared that he will be attending the meeting in Tallahassee on March 8, 2017 to speak on behalf of the City's CRAs.

2. Historic Cocoa Village Rack Cards

Ms. Samia Singleton, Redevelopment Specialist, requested authorization from the Agency for a payment of \$464.46 to The Proof is in the Printing for the production of 10,000 Historic Cocoa Village rack cards.

- * **A MOTION was made by Agency member Warner; SECONDED by Agency member Stewart to authorize a payment of \$464.46 to The Proof is in the Printing for the production of 10,000 Historic Cocoa Village rack cards.**

AYES: Parrish, Boisvert, Warner, Stewart, Lanni

MOTION CARRIED UNANIMOUSLY (5-0)

3. Cocoa Riverfront Pedestrian Connector – Recommendation to Award C&D Construction

Mr. Steven Belden, Community Services Director, explained that staff is seeking a motion from the Agency to award Phase 2 Lee Wenner Park Renovations – Construction of the Cocoa Riverfront Pedestrian Connector, to C&D Construction, Inc. P.O. Box 236577, Cocoa, FL, 32923, and authorize the City Manager to negotiate and execute the contract. **Mr. Belden** stated that on January 26, 2017 the City of Cocoa opened bidding for the construction of the Cocoa Riverfront Pedestrian Connector. Costs included site preparation, a concrete walkway and pedestrian bridge. Purchasing sent out fifty-two (52) invitations and notifications to bid and received three (3) responses from thirty-five (35) plan holders. The three vendors that responded were Estep Construction, Inc., Canaveral Construction and C&D Construction, Inc. After staff reviewed the bids received, C&D Construction, Inc.'s estimated cost of \$469,700.00 for the Cocoa Riverfront Pedestrian Connector was deemed to be the lowest, most qualified bid. Additionally, in 2016 the City was awarded a Florida Inland Navigation District (FIND) grant for Phase 2 of the Lee Wenner Park Renovations, which will reimburse the Agency up to 50% of the project costs. Staff will negotiate with the contractor to reduce the project cost to the budgeted amount of \$375,000.00 through value engineering. **Mr. Belden** explained that based on the lowest bid recommendation, there would be a reduction of \$469,700.00 from the Infrastructure Account. The Infrastructure Account currently has an unencumbered balance of \$620,000.00. \$375,000.00 is budgeted for the Cocoa Riverfront Pedestrian Connector.

- * **A MOTION was made by Vice Chairman Boisvert; SECONDED by Agency member Lanni to approve staff's recommendation to award Phase 2 Lee Wenner Park Renovations – Construction of the Cocoa Riverfront Pedestrian Connector, to C&D Construction, Inc. P.O. Box 236577, Cocoa, FL, 32923, and authorize the City Manager to negotiate and execute the contract.**

AYES: Parrish, Boisvert, Warner, Stewart, Lanni

MOTION CARRIED (5-0)

Agency member Stewart asked when C&D Construction, Inc. would have a proposal to present to the Agency. **Mr. Belden** explained that the first step for staff is to notify C&D Construction, Inc. that they have been selected for the project. Staff will then be able to negotiate and prepare a contract with C&D Construction, Inc. **Mr. Belden** shared that he was hopeful the contract would be ready to present in approximately thirty (30) days. **Mr. Belden** stated that the project would begin construction thereafter and would take anywhere between one-hundred and sixty (160) to two-hundred (200) days for completion.

VII. ATTORNEY'S REPORT:

NONE

VIII. AGENCY MEMBERS AND STAFF REPORTS:

1. Florida Inland Navigation District (FIND) Grant Application – Sovereign Submerge Land Lease

Mr. Belden shared that both he and **Agency Counsel Garganese** conducted research on the City's Sovereign Submerge Land Lease and found that the extension of the T-Dock will not require any modifications to the existing lease.

2. Brownfields Redevelopment Program Update

Ms. Singleton shared an update regarding 6 Forrest Avenue. She stated that fencing has been stapled up around the site and the soil sampling has been completed. She stated that the soil samples indicated signs of contamination and results of the type of contamination are still being anticipated. **Ms. Singleton** shared that the ground water, however, is not contaminated. The consultants are in the process of preparing a plan for soil delineation in order to determine how to remediate the site.

Ms. Singleton shared an update regarding 300 Brunson Avenue. She stated that all soil removal activities are completed.

Ms. Singleton shared that there are Environmental Site Assessments (ESAs) pending at 6 Rosa L. Jones Boulevard and 500 S. Cocoa Boulevard. **Ms. Singleton** shared that 625 Brevard Avenue and 461 King Street are both undergoing a Phase 2.

Ms. Singleton shared that staff has submitted applications for the Voluntary Cleanup Tax Credit Program. The City is expecting to receive \$18,473.89 in tax credits for the cleanup at 6 Forrest Avenue and \$50,785.49 for the cleanup at 300 Brunson Avenue.

3. Old City Hall Site

Mr. Belden shared an update on the old City Hall site. **Mr. Belden** explained that, with the Agency's approval, staff is prepared to put out a Request for Proposals (RFP).

Subsequent to this, **Mr. Belden** stated that staff was approached by an individual interested in purchasing the property outright and developing it. **Mr. Belden** explained that this individual, **Mr. Bill Baer**, had previously put a deposit down for one the Brownstones from the previous project and after the project fell through decided it may be feasible to develop the property himself. **Mr. Belden** shared that the vision is similar to the previous project in that the developer would like to construct multiple brownstones but this time include a corner market instead of a restaurant.

Mr. Bill Baer approached the Agency to share his thoughts on the potential project and to answer questions.

IX. NEXT MEETING DATE:

The next scheduled meeting of the Cocoa Community Redevelopment Agency will be held on Tuesday, April 4, 2017 at 5:00 PM in the Council Chambers located at Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

X. ADJOURNMENT:

- * **MOTION made by Vice Chairman Boisvert; SECONDED by Agency member Warner to adjourn the regular meeting of March 7, 2017.**

AYES: Parrish, Boisvert, Warner, Stewart, Lanni

MOTION CARRIED UNANIMOUSLY (5-0)

MEETING WAS ADJOURNED AT 5:49 pm

Respectfully Submitted By:


Monica Arsenault, Recording Secretary


Henry U. Parrish III, Chairman