

**MINUTES
CITY OF COCOA
COCOA COMMUNITY REDEVELOPMENT AGENCY
SPECIAL MEETING
February 14, 2017**

The Cocoa Community Redevelopment Agency held a special 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
Brenda Warner	Agency member
Anthony Garganese	Agency Counsel

Chairman Parrish called the meeting to order at 5:03 pm

PRESENT:

Henry U. Parrish, III	Chairman
Don Boisvert	Vice Chairman
Jan Stewart	Agency member (arrived 5:05)
Jeri Blanco	Agency member
Ed Lanni	Agency member
Brenda Warner	Agency member
Clarence Whipple Jr.	Agency member
Anthony Garganese	Agency Counsel
Monica Arsenault	Recording Secretary

ABSENT:

STAFF PRESENT:

Steven P. Belden, AICP, Community Services Director and Samia Singleton, Redevelopment Specialist.

Agency member Whipple 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 Lanni to approve the agenda for the special meeting of February 14, 2017.**

AYES: Parrish, Boisvert, Warner, Whipple, Stewart, Blanco, Lanni

MOTION CARRIED UNANIMOUSLY (7-0)

- * **A MOTION was made by Vice Chairman Boisvert; SECONDED by Agency member Lanni to approve the minutes of the regular meeting of January 3, 2017.**

AYES: Parrish, Boisvert, Warner, Whipple, Stewart, Blanco, Lanni

MOTION CARRIED UNANIMOUSLY (7-0)

III. DELEGATIONS

NONE

IV. PRESENTATIONS:

NONE

V. OLD BUSINESS:

1. Commercial Façade Improvement Program Policy Update

Mr. Steven Belden presented the Agency with a summary of proposed guideline changes to the Commercial Façade Improvement Program. The first change would be to increase the maximum grant award from \$5,000.00 to \$10,000.00. **Mr. Belden** explained that since funding for the Enterprise Program is no longer available, staff recommends that the grant award be increased to \$10,000.00 throughout the CRA. **Mr. Belden** clarified that while owners of properties that are used solely for residential purposes are still ineligible, mixed-use buildings with a non-residential component may be eligible per the discretion of the Agency. **Mr. Belden** shared that currently properties on Brevard Avenue are ineligible to receive a façade grant. Staff recommends that this parameter expand to include properties located on Delannoy Avenue and Harrison Street so that the program can target properties that are located in more distressed areas of the city. **Mr. Belden** explained that the current façade grant guidelines do not specifically address the eligibility of non-profit entities. The proposed program guidelines will address this issue by making owners of non-profit entities ineligible unless the majority of the property is used for commercial purposes and is subject to ad valorem taxation or the property is of historic or cultural significance in the City of Cocoa. Lastly, new buildings and new building additions, roof repairs, parking lot improvements and improvements that are not visible from the public right-of-way will be deemed ineligible.

Agency member Warner asked if the Agency increased the maximum grant award to \$10,000.00 how previous recipients of the program would be affected should they decide to reapply. **Mr. Belden** explained that unless there was a sudden abundance of applications each applicant would be considered independently and the grant award would be decided by the Agency.

- * **A MOTION was made by Agency member Lanni; SECONDED by Agency member Warner to approve a Resolution adopting the Commercial Façade Improvement Program Policy.**

AYES: Parrish, Boisvert, Warner, Whipple, Stewart, Blanco, Lanni

MOTION CARRIED UNANIMOUSLY (7-0)

VI. NEW BUSINESS:

1. Budget Transfer for Legal Expenses

Mr. Belden explained that a transfer of funds is needed to cover the costs for legal services provided by **Agency Attorney Garganese** to update the Commercial Façade Improvement Program guidelines.

- * **A MOTION was made by Vice Chairman Boisvert; SECONDED by Agency member Lanni to approve a budget transfer of \$2,000.00 from the Contingency account to Legal Expenses to account for anticipated shortfall in Legal Expenses due to additional legal services for façade grant program revisions.**

AYES: Parrish, Boisvert, Warner, Whipple, Stewart, Blanco, Lanni

MOTION CARRIED UNANIMOUSLY (7-0)

2. Request for financial contribution to underground FPL powerline across Delannoy Avenue

Mr. Belden shared that **Mr. Troy Stephan**, property owner of 403 Delannoy Avenue, is requesting a financial contribution of \$2,427.00 from the Agency to assist with the cost to relocate powerlines underneath Delannoy Avenue. The total cost of the job is approximately \$16,450.57. The portion of the cost that **Mr. Stephan** is requesting the Agency to contribute will be used on the portion that will be located within the public right-of-way. **Mr. Stephan** will be paying the portion to be relocated on his property.

Concern was expressed regarding the issue of providing funds to a private party and the benefit it would have to the City of Cocoa. **Agency member Whipple** pointed out that even though it is a private party, they still contribute to the tax base. **Agency member Warner** shared that she felt the proposed work is not only for the property owner's benefit as he is bringing a new business to Cocoa Village which will benefit the

community in the long run. **Mr. Belden** stated that the relocation of the powerlines would provide some aesthetic improvement for the area.

- * **A MOTION was made by Agency member Warner; SECONDED by Agency member Lanni to approve a request for a financial contribution of \$2,427.00 to underground FPL powerlines across Delannoy Avenue.**

AYES: Parrish, Warner, Whipple, Stewart, Blanco, Lanni

NAYS: Boisvert

MOTION CARRIED (6-1)

3. Façade grant application – 319 Riveredge Boulevard

Ms. Samia Singleton shared that **Mr. Eddie Lebron**, one of the owners of Commerce Properties of Cocoa Village, LLC, whose office is located at 317 Riveredge Boulevard, is requesting a façade grant in the amount of \$10,000.00 which will be applied towards the installation of a new ground sign that will have a L.E.D. feature that will replace the existing wall sign on the building. The total cost of the project is \$26,000.00.

Mr. Lebron approached the Agency for questions. **Mr. Lebron** explained that the sign will consist of both a place for fixed letters that will be used by the tenants to advertise their own businesses as well as a L.E.D. portion which Commerce Properties of Cocoa Village, LLC would like to use to sell to vendors within the city limits of Cocoa to market specials or events. **Mr. Belden** shared some insight as to what types of advertising may be permitted on the sign due to code regulations. **Mr. Lebron** shared that the main intent of the sign is to draw visitors that are traveling along State Road 520 to Cocoa Village.

Vice Chairman Boisvert inquired about the line of sight of the sign. **Mr. Lebron** explained that the sign would be visible from two stoplights back from where the sign will be located, which will allow travelers enough time to turn into Cocoa Village.

Agency member Whipple asked who would be managing the L.E.D. portion of the sign. **Mr. Lebron** explained that one of the tenants is in the process of writing a proposal to Commerce Properties of Cocoa Village, LLC in regards to managing the sign. **Agency member Whipple** asked **Mr. Belden** who would be responsible for making sure that the sign follows city codes. **Mr. Belden** stated that before the sign is even permitted to be installed that the engineering has been designed to comply with city codes, such as brightness, size, and flashing. Code Enforcement officers will monitor the sign to make sure that it follows all rules and regulations once it is installed.

Agency Attorney Garganese stated that the city's code does not permit any off-site advertising as the sign would then be considered a billboard. The sign would be restricted to advertising the businesses located at 319 Riveredge Boulevard.

- * **A MOTION was made by Agency member Lanni; SECONDED by Vice Chairman Boisvert to approve a request for a Commercial Façade Grant in the amount of \$10,000.00 for Commerce Properties of Cocoa Village, LLC, located at 319 Riveredge Boulevard.**

AYES: Parrish, Boisvert, Warner, Whipple, Stewart, Blanco, Lanni

MOTION CARRIED UNANIMOUSLY (7-0)

4. Florida Inland Navigation District (FIND) grant application

Mr. Belden explained that staff is seeking authorization from the Agency to prepare a grant application for Florida Inland Navigation District (FIND) Waterway Assistance Program for Fiscal Year 2018 to help fund the construction of the t-dock extension and additional boat slips adjacent to Riverfront Park. **Mr. Belden** shared that the t-dock, fishing pier, and pedestrian connector design and engineering have all been completed. At the next scheduled meeting staff is anticipating to present the Agency with a recommendation for a contractor for the pedestrian connector project. **Mr. Belden** explained that a proposed line item allocation of \$450,000.00 in the Infrastructure Account for FY 2018 would allow for an allocation to fund the FIND grant if awarded. The grant would reimburse the Agency up to 50% of the construction costs. The deadline to submit the FIND application is March 31, 2017.

Agency Attorney Garganese stated that further research would need to be conducted in regards to the sovereign submerge land lease.

- * **A MOTION was made by Agency member Warner; SECONDED by Agency member Lanni to submit the Florida Inland Navigation District (FIND) grant application.**

AYES: Parrish, Boisvert, Warner, Whipple, Stewart, Blanco, Lanni

MOTION CARRIED UNANIMOUSLY (7-0)

VII. ATTORNEY'S REPORT:

NONE

VIII. AGENCY MEMBERS AND STAFF REPORTS:

1. Brownfields Redevelopment Program Update

Ms. Singleton shared that the building located at 6 Forrest Avenue has been demolished and the consultants at Terracon are currently conducting soil tests on site. She revealed that eight tanks were found, three of which have been removed. **Ms. Singleton** stated that at the next scheduled CRA meeting the results of the soil tests would be presented to the Agency.

2. Update on 200 Brevard Avenue (Viera Commerce Park) Façade Improvements

Ms. Singleton shared that the improvements being conducted at 200 Brevard Avenue are almost complete. There is still lighting that needs to be installed, parking lot striping that needs to be completed, and a fence needs to be erected around the dumpster.

3. Update on 11 Riverside Drive (Overland Missions) Façade Improvements

Ms. Singleton shared that the improvements being done at 11 Riverside Drive have been completed. She stated that the property owners will be submitting their invoices and receipts to staff for reimbursement.

IX. NEXT MEETING DATE:

The next scheduled meeting of the Cocoa Community Redevelopment Agency will be held on Tuesday, March 7, 2017 at 5:00 PM in the Council Chambers located at Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

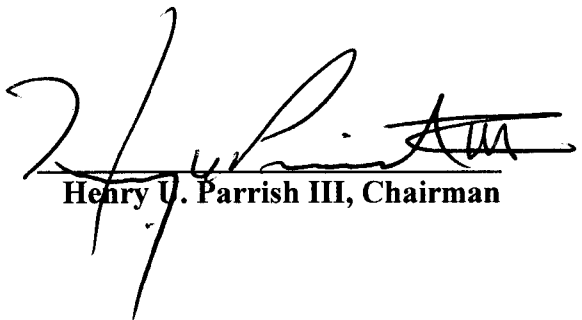
X. ADJOURNMENT:

- * **MOTION made by Vice Chairman Boisvert; SECONDED by Agency member Lanni to adjourn the special meeting of February 14, 2017.**

AYES: Parrish, Boisvert, Warner, Whipple, Stewart, Blanco, Lanni

MOTION CARRIED UNANIMOUSLY (7-0)

MEETING WAS ADJOURNED AT 5:51 pm



Henry U. Parrish III, Chairman

Respectfully Submitted By:



Monica Arsenault, Recording Secretary

RESOLUTION NO. 2017-001

A RESOLUTION OF THE COCOA COMMUNITY REDEVELOPMENT AGENCY; ADOPTING A COMMERCIAL FAÇADE IMPROVEMENT PROGRAM POLICY; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Part III, Chapter 163, Florida Statutes, the Cocoa Community Redevelopment Agency is entitled to undertake community redevelopment activities intended to eliminate slum and blight; and

WHEREAS, one of the services provided by the Cocoa Community Redevelopment Agency to reduce such slum and blight is the provision of commercial façade improvement grants to owners of commercial property within the Cocoa Redevelopment Area; and

WHEREAS, commercial façade improvement grants are intended to assist property owners in upgrading and preserving the aesthetic appearance and/or structural integrity of commercial building exteriors in the Cocoa Redevelopment Area in order to reduce blight and make the area more conducive to private investment; and

WHEREAS, the Cocoa Community Redevelopment Agency desires to adopt a policy establishing the purpose and requirements for the administration of the Commercial Façade Improvement Program; and

NOW, THEREFORE, BE IT RESOLVED BY THE COCOA COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are hereby fully incorporated herein by this reference as legislative findings of the Cocoa Community Redevelopment Agency.

Section 2. Policy Adopted. The Cocoa Community Redevelopment Agency hereby approves and adopts the Commercial Façade Improvement Program Policy, attached hereto as Exhibit "A."

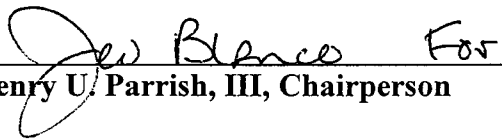
Section 3. Repeal of Prior Inconsistent Resolutions. All prior inconsistent resolutions adopted by the Cocoa Community Redevelopment Agency are hereby repealed to the extent of the conflict.

Section 4. Severability. If any section, clause, phrase, word, or provision is for any reason held invalid or unconstitutional by a court of competent jurisdiction, whether for

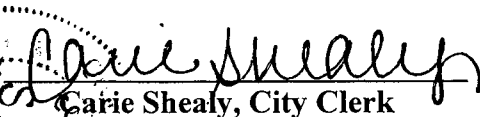
substantive or procedural reasons, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this resolution.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption by the Cocoa Community Redevelopment Agency of the City of Cocoa, Florida.

ADOPTED at a Regular Meeting of the Cocoa Community Redevelopment Agency of the City of Cocoa, Florida, assembled this 14th day of February, 2017.



Henry U. Parrish, III, Chairperson

ATTEST: 

Carrie Shealy, City Clerk

