

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

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on February 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 5:04 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
Jan Stewart	Agency member
Alex Goins	Agency member
Anthony Garganese	Agency Counsel
Kadi Carver	Recording Secretary

ABSENT: Brenda Warner Vice Chairperson

STAFF PRESENT:

Matt Fuhrer, Assistant City Manager, **Nancy Bunt**, Community Service Director, and **Charlene Neuterman**, Deputy Community Services Director.

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 February 13, 2019

- * **MOTION by Agency member Koss SECONDED by Agency member Goins to approve the Agenda for the February 13, 2019 regular meeting.**

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

MOTION CARRIED (6-0)

MINUTES: Special Meeting of January 23, 2019

- * **MOTION by Agency Member Koss; SECONDED by Agency member Goins to approve the Minutes for the January 23, 2019 special meeting with amendments.**

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

MOTION CARRIED (6-0)

III. DELEGATIONS:

1. **Nancy Elliot** asked if in 2017 Delannoy, Harrison, and Brevard were excluded from the Façade grant program.

Charlene Neuterman shared she has the agenda from February 7, 2017 which would adopt the commercial façade improvement program policy which excluded Delannoy, Harrison, and Brevard from applying for the façade grants.

Nancy Elliot asked why because she is very curious. Also what would be the procedure of changing this policy to bring those streets back so they can apply?

Charlene Neuterman prior to 2017 it was only Brevard then in 2017 they added Harrison and Delannoy. They did this so they could provide opportunities with the more stressed properties in the Cocoa CRA.

Anthony Garganese stated that the board can readdress the policy, which can be put on the agenda for next time.

Mayor Jake Williams directed Charlene Neuterman to bring back as much information possible for the next meeting.

2. **Donna Lynne** shared that she has 35 units at the end of Brevard Ave. The façade grant is important for them to keep up with. Lots of her tenants have come from other places because they love the feeling of Cocoa Village. It's important that the main part of the Village to be in the grant so the whole Village looks pleasing not just some of it.
3. **Allan Chapman** specified the better and sharper quality we have will draw people into the Village. Some of these older buildings need help and I think the façade grant would help them.

4. **Emma Kirkpatrick** inquired about the same previous topic. She has come across this problem because she has been trying to fix her rotting windows. Emma Stated her landlord applied for a façade grant and was denied. There are a lot of buildings in that area that have suffered storm damage and just normal wear and tear that could probably be repaired in a quicker and better fashion if there was funding to help.

IV. ACTION ITEMS:

1. Approve the extension of the Façade Grant for 1 Oleander Street

Charlene Neuterman updated Agency Members on repairs on 1 Oleander, asking for a 90 day extension so they can complete work due to permitting challenges.

- * **MOTION by Agency Member Boisvert; SECONDED by Agency member Stewart to approve the 90 day extension of 1 Oleander.**

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

MOTION CARRIED (6-0)

2. Approve Budget Transfers for Cocoa CRA activities

Charlene Neuterman updated Agency Members on the Lee River Front Connector. Seeing how they are close to using all funds Charlene Neuterman is asking for a budget transfer of \$13, 529 to cover legal fees and additional lighting for safety and security enhancements.

- * **MOTION by Agency Member Lanni; SECONDED by Agency member Boisvert to approve the budget transfer of \$13,529 for Cocoa CRA activities.**

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

MOTION CARRIED (6-0)

3. Approve Facade Grant Application for 717 S. Cocoa Blvd.

Charlene Neuterman shared with agency members that the owner of 717 S. Cocoa Blvd is making several repairs and has applied for a \$10,000 façade grant. Mrs. Neuterman is asking for approval of this grant application.

- * **MOTION by Agency Member Goins; SECONDED by Agency member Koss to approve the \$10,000 grant application for 717 S. Cocoa Blvd.**

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

MOTION CARRIED (6-0)**4. Approve Financing Options for the new Cocoa Civic Center**

Charlene Neuterman shared they are currently doing some research and entering into some sort of loan in order to build the new civic center, harbor master building, and renovations to the Lee Wenner Park area. A budget adjustment form is necessary to transfer funds from Contingency to Professional Services to issue a purchase order in the amount of \$15,000. Additionally, \$125,000 is necessary to cover the scope of services for the economic and feasibility studies associated with the planned construction of the new Civic Center.

Chairperson Williams asked if we normally do the study and doesn't it usually go in conjunction of seeking finance?

Matt Fuhrer shared that what this item is doing is establishing an intent for reimbursement, so any of the items we would undertake as part of this project can be reimburse if the agency goes in secure debt in the project.

Agency Member Koss stated she attended the resiliency strategic planning workshop last night and in the conservative estimates they showed Lee Wenner Park being vulnerable. Any investment we make we need to look at the risk associated with that before we make a major investment. We don't want to create an asset we end up loosing.

Agency Member Lanni asked if we have took into consideration that moving the Civic Center to Lee Wenner Park would affect the trailer parking for boats.

Matt Fuhrer stated that there was an update to the Waterfront Master Plan in 2018. There was two firms that provided work a planning firm and engineering firm. They did some preliminary work on what parking they could accommodate in Lee Wenner Park. The boats parking area would be affected and would have 6 or 7 spaces compared to what they have now. As they would move forward with the design they would look at a zone for overflow boat parking or maybe changes in the design.

Agency Member Lanni asked what we are going to do with old Civic Center

Matt Fuhrer stated in that plan it contemplates the existing civic center to be demolished and then that space be repurposed for additional public green space. Also please keep in mind the current Civic Center has no parking.

Agency Member Stewart stated for a long time they have had parking issues even when the experts say we didn't have any. Part of it is signage and then the other part is going to be the increase traffic that all these amenities we are creating or adding to the village. We must very soon think about a multi-story parking garage somewhere.

- * **MOTION** by Agency Member Boisvert; **SECONDED** by Agency member Koss to approve a resolution establishing intent to reimburse certain capital expenditures with proceeds of future tax-exempt financings; Authorize a BAF to transfer funds from Contingency to Professional Services and a purchase order for services in the amount of \$15,000 provided by Dunlap & Associates; Authorize a BAF to transfer funds from Contingency to Professional Services in the amount of \$125,000 to cover the tasks associated with the Economic and Feasibility Studies required for this project. Authorize issuance of a request for proposal (RFP) for the purpose of selecting a bank to provide a not-to-exceed \$8,000 loan to finance Lee Winter Park Projects (New Civic Center, Harbor Master Building and Lee Wenner Park Renovations)

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

NO: Lanni

MOTION CARRIED (5-1)

V. ATTORNEY'S REPORT:
NONE

VI. AGENCY MEMBERS AND STAFF REPORTS:
1. Project reports
2. Budget Report

Charlene Neuterman provided agency Members an informational update on all projects and budget report via spreadsheet.

- No action was taken from informational agenda.

Agency Member Koss asked if the idea of an architectural review board was part of our next meeting.

Matt Fuhrer noted that they have spoken with a few firms that do provide those services and we will be bringing back more information for your next meeting.

VII. NEXT MEETING:

The next meeting for the Cocoa CRA will be a Regular Meeting, held on Wednesday, March 13, 2019 at Cocoa City Hall located at 65 Stone Street, unless a business need arises earlier.

IX. ADJOURNMENT:

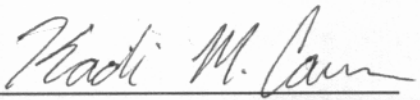
- * **MOTION made by Agency member Boisvert; SECONDED by Agency member Stewart to adjourn the regular meeting of February 13, 2019.**

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

MOTION CARRIED UNANIMOUSLY (6-0)

MEETING WAS ADJOURNED AT 5:41 PM

Respectfully Submitted by:


Kadi Carver, Recording Secretary


Jake Williams, Chairman