

MINUTES
CITY OF COCOA
DIAMOND SQUARE CRA
SPECIAL MEETING
December 14, 2020

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on December 14, 2020, at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. Call to Order

Chairperson Moore called the meeting to order at 6:04 pm.

ROLL CALL:

Tracy A. Moore	Chairperson
Delores Martin	Vice Chairperson
Sylvia Thomas	Agency Member
Ed Jones	Agency Member
Jackie Isom	Agency Member
Marilyn Ross Smith	Agency Member
Larry Brown	Agency Member
Joseph Colombo	Agency Attorney
Lori Chabot	Recording Secretary

PRESENT:

Tracy A. Moore	Chairperson
Jackie Isom	Agency Member
Ed Jones	Agency Member
Delores Martin	Vice Chairperson
Marilyn Ross Smith	Agency Member (<i>arrived 6:08</i>)
Larry Brown	Agency Member
Joseph G. Colombo	Agency Attorney
Lori Chabot	Recording Secretary

ABSENT:

Sylvia Thomas	Agency Member
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STAFF PRESENT:

Charlene Neuterman, Deputy Community Services Director and Stockton Whitten, City Manager.

Chairperson Moore provided the invocation and the Pledge of Allegiance to the flag of the United States of America.

II. **Approval of Agenda and Minutes:**

AGENDA: Special Meeting December 14, 2020.

- * ***MOTION by Agency Member Brown; SECONDED by Agency Member Jones to approve the agenda for the December 14, 2020 Special Meeting as written.**

AYES: ALL

MOTION PASSED UNANIMOUSLY (5 -0)

MINUTES: Regular Meeting of November 16, 2020.

- * ***MOTION by Agency Member Brown; SECONDED Vice Chairperson Martin to approve the minutes for the November 16, 2020, as written.**

AYES: ALL

MOTION PASSED UNANIMOUSLY (5-0)

Sylvia Thomas arrived.

- III. **Delegations:** Kathy Turner, Just for Kids of Cocoa. Ms. Turner spoke about her concerns for the local children and the lack of activities for them. She is asking the board to share their resources so that she can provide any assistance needed. Chairperson Moore responded that there are places such as ANR and Emma Jewell and suggested she reach out to them. Chairperson Moore also asked Staff to provide Ms. Turner with any additional assistance. Agency Member Brown asked when the Community meeting would be. Ms. Neuterman responded it would be held along with Vice Councilman Goins Town Hall meeting.

IV. **Presentations:**

V. **Action Items:**

1). Staff requests Agency direction on the Development Agreement with Habitat for Humanity for the Female Veterans Village project.

Charlene Neuterman began reminding the agency as to the history of the Female Veterans Village, how it started, the agreements, extension of agreement, the

meetings that have been held and the request to invite Habitat to a meeting so speak with the Agency. Staff looking for direction from Agency as to the direction.

Mrs. Neuterman introduced the Habitat Team, Anna Terry, Executive Director, Marcus Englestone, Chairman of Board, Kate Dilulio, Family Services adding they were available to answer questions. Habitat has expressed willingness to go outside of county with their board's approval. She explained there were some challenges for Habitat with the grants, etc.

Ms. Terry spoke stating they had 3 applicants in process and another had applied the day before yesterday. Ms. Terry also asked the board if Habitat couldn't get enough females, is there a time where the Agency would agree to open it up to males. She also added, it would be veterans only, as that is a requirement of the grant.

Chairperson Moore spoke stating her goal is female veterans as they were the primary focus and that the DS Female Veterans Village was the only one in the nation. She would like to stay with the original idea; that was it was for females only.

Chairperson Moore asked about extending the outreach outside of Brevard County. Ms. Terry replied they will bring that option to their board. However, it was presently extended to district. Chairperson Moore discussed outreach through local churches. Agency Member Brown asked Habitat, when they would draw the line in the sand with regard to the female veterans only plan. Ms. Terry replied that the contract expired in 2022 and it takes time to process applicants and they would prefer not to wait too late. Agency members asked how long is the process and Ms. Terry replied 3 weeks to 4 weeks.

Agency Member Brown, referring to a letter dated May 3 2020, stated that it said Habitat requested a 24-month extension because of delays due to Covid 19. He added the project was already behind before Covid 19. Ms. Terry agreed, stating due to infrastructure issues that added delay time. Agency Member Brown stated he is a veteran and was displeased that Covid was used as an excuse for delay.

Chairperson Moore spoke, am I not hearing, is there a light at the end of the tunnel, is it 4 weeks? Ms. Terry replied that CHI has said Habitat is on list for the first week of January. She is hoping that by mid-January, they will have 3 approved applicants. Chairperson Moore asked them to let the board know how the process goes. Agency Member Brown asked what area is their district. Ms. Terry explained the district goes a little outside of Brevard County. Agency Member Brown added he would like benchmarks. City Manager Whitten added Habitat could give an update at the March meeting. City Manager Whitten also discussed the possibility of adding male veterans if necessary and as a possible recruiting tool for the police recruits, adding there were presently only 2 Cocoa Police Officers living in Cocoa.

Chairperson Moore asked Agency Attorney Columbo to add his thoughts from the legal side. He responded that either party can end the contract any time and/or can also expand the scope. Attorney Columbo added, if that didn't work out, the board

could take back the lots. Staff can have female veteran's income requirements expanded. City Manager Whitten responded he was not excluding female vets and that taking back the lots may not be the answer.

Chairperson Moore responded with all that had been said, she likes to stick to what it is. She is hopeful with current applicants. Chairperson Moore agreed with the March meeting and asked Habitat to return then and see where we are. Ms. Terry confirmed and expressed her appreciation.

* ***MOTION by Vice Chairperson Martin; SECONDED by Agency Member Brown** to request Habitat bring back to the agency an update on the Female Veterans Village for the March 2021 meeting.

AYES: ALL

MOTION PASSED UNANIMOUSLY (6-0)

VI. **Attorney's Report**

None

VII. **Updates and Staff Reports**

1.Information Item – Project Report. Mrs. Neuterman discussed the Project Update report beginning with the Façade Grant stating, there were no pending applications but staff is working to identify business that could benefit from the program.

The Michael C. Blake subdivision RFP went out today, 12-14.

The survey and appraisal for the Rosa L. Jones lots are expected in time for the next meeting as well as recommendations for the apartments next door.

Agency Member Brown reported that on the previous Friday night at Joe Lee Smith, kids were in the pool and expressed concern stating the agency needed to do something about that. There were no cameras and was there a need for patrols? He continued, the kids jumped the fence and the center does not have anyone there. The pool is in the back and cannot be seen easily. He questioned if the fence could be higher. Chairperson Moore stated possibly adding cameras. Agency Member Brown added they were kids from the neighborhood.

Chairperson Moore asked about locations for the vaccines and will there be any need for DS area facilities like Joe Lee or Moore center. City Manager Whitten replied the vaccine will come through either the health dept or the County's Emergency Ops and the City has been asked for a count of first responders. He believes Phase 1 is first responders, health care, nursing homes. He will let DS agency know when there is more information.

Vice Chairperson Martin added with current vaccines' transport and storage requirements, she doesn't believe we have a way to store them. City Manager Whitten responded that was a good point and they were in discussions.

Mrs. Neuterman reported staff is in the process of applying for a Historical grant and the application process is through January. She added the grant is a Civil Rights grant and she is gathering information on the actual civil rights' activity of Mr. Moore and Mr. Gilbert who fought for equal pay for teachers.

Staff is also waiting for two grants that through the state that have been tentatively awarded and if the new budget is signed then the Agency will get \$300,000 for the windows and doors at Moore Center and a \$50,000 grant for the museum's interior working with the Florida Historical Society.

VIII. Next Meeting Date

The next regularly scheduled meeting of the Diamond Square Community Redevelopment Agency will be on Monday, February 1, 2021 at 6 pm at the Cocoa City Hall, 65 Stone Street, Cocoa, Florida, unless a business need arises earlier.

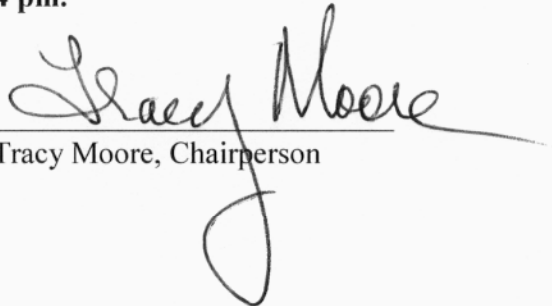
Adjournment

* ***MOTION by Vice Chairperson Martin; SECONDED by Agency Member Brown to adjourn the meeting.**

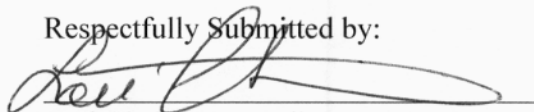
AYES: ALL

MOTION PASSED UNANIMOUSLY (6-0)

MEETING WAS ADJOURNED at 6:54 pm.


Tracy Moore, Chairperson

Respectfully Submitted by:


Lori Chabot, Recording Secretary