

**MINUTES
CITY OF COCOA
COCOA CRA
REGULAR MEETING
JANUARY 23, 2019**

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on JANUARY 23, 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
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
Kadi Carver	Recording Secretary

ABSENT:

STAFF PRESENT:

John Titkanich, City Manager, **Matt Fuhrer**, Assistant City Manager, **Nancy Bunt**, Community Service Director, **Rebecca Bowman**, Finance Director, and **Charlene Neuterman**, Redevelopment Program Manager.

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: Special Meeting of January 23, 2019

- * **MOTION by Agency member Goins; SECONDED by Agency member Stewart to approve the Agenda for the December 12, 2018 regular meeting.**

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

MOTION CARRIED (6-0)

MINUTES: Regular Meeting of December 12, 2018

- * **MOTION by Vice Chairperson Warner; SECONDED by Agency member Koss to approve the Minutes for the November 14, 2018 regular meeting.**

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

MOTION CARRIED (6-0)

III. DELEGATIONS:

George Brown Jr stated he loved the design of the river boat. He shared that the river Boats are the way things got here and the way the city got its name.

Aleck Greenwood shared what he feels we need to look at for the historic aspect. It's the idea of supporting the historic aspect of where we came from which isn't here in the village. Merchants have expressed they would like something memorable and big. Even a sign with something moving on it, rather than something too simple. Aleck provided agency members of a pictures of ideas of a sign steam boat ideas.

Agency Member Koss inquired about where the sign was located in the picture Aleck provided.

Aleck Greenwood shared that the locations are wrote on the back of the pictures.

Agency Member Koss shared she loves how water can be incorporated in the sign because it's refreshing and welcoming.

Agency Member Lanni reported that he is all about the paddle wheel idea.

IV. PRESENTATIONS:

NONE

V. ACTION ITEMS:

1. Agency Approval of one of the two (2) New Cocoa CRA Logos for use on social and print media for the agency.

Charlene Neuterman presented a change in the Cocoa CRA Logo which was redesigned by Carolyn Seiler. We are trying to modernize the logos to make then more relevant to

cocoa and the village. Any thoughts or ideas you have are much appreciated. Our current logo is just black and white.

Agency Member Koss stated she loves her work and either logo would work for her. Agency Member Koss then requested to know what the uses are for the logo.

Charlene Neuterman replied that the logos are used for any promotional items or informational materials to promote Cocoa CRA.

Vice Chairperson Warner shared she likes logo number 2 better because it's a big change and similar to the current city font. Also Logo 2 displays the art work better then logo one and is just a lot neater and cleaner.

Agency Member Boisevert stated that he will take Logo one but likes logo 2 much better.

* **MOTION by Agency member Boisevert; SECONDED by Agency member Stewart to approve the new Cocoa CRA Logo for use on social and print media for the agency.**

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

MOTION CARRIED (6-0)

2. Approval of the Redevelopment agreement to 603 Brevard Ave.

Charlene Neuterman gave a presentation on the conceptual redevelopment plan for hotel. The next steps will be taken once approval is given.

Lorraine Koss asked if the additional floor for public parking is to be decided later.

Charlene Neuterman replied that it will be decided once we know the hotel brand and everything else.

Allen Chapman stated he isn't in favor of the hotel, the agreement between the developer and City of Cocoa needs to be properly negotiated. Once constructed, this hotel will bring numerous benefits. This hotel properly managed can be an example of the best in private and public partnership. The hotel will provide a place to stay during events held in the city instead of having to travel to Cocoa Beach or elsewhere. This will provide positive direction on future growth here in Cocoa Village.

George Brown Jr. stated he hasn't heard of any problems of the hotel being in our city and he would like to see it move forward.

Chairperson Williams stated he had an issue about the height of the hotel but the council and planning and zoning elected for it to move forward which he respects. Even

though were at 104 Feet, he's all about the original plan. This is strictly about the agreement. This is not set in stone.

Agency Member Goins shared he has always been in the favor of the hotel. When you come to visit Cocoa you shouldn't have to leave the city to find a place to stay. He also stated he would like to get an opinion from the City Attorney on how he feels about the contract and its entirety.

Anthony Garganese noted his view on the contract is that it's consistent with direction of the agency and RFP for the most part. The agreement has an orderly process where the developer can pursue all the due diligence and present the information that's necessary to take it to the next level. He has tight time frames and obligations that has to be met. At that point you have another opportunity to have a say on conceptual development plan.

Agency Member Lanni stated in the past they have had some remarks how the hotel won't match the rest of the city. A lot of the buildings in the city of Cocoa don't match so it doesn't make a difference. Agency Member Lanni then shared as far as the height is concerned we might want to consider going high enough to hide the tower behind there.

Vice Chairperson Warner in all the years she has been involved with the City of Cocoa she has been involved with some pretty controversial issues. Adding a hotel would just add another layer of what the Village needs to stay viable. She then stated that she has had people say to her that they love to come visit the village but has to stay elsewhere because Cocoa Village doesn't have a place for them to stay.

Agency Member Koss shared that for the record she has always been in favor for the hotel but her concern has always been height and impact to The Village.

John Titkanich shared the village has 65 special events which don't include weddings. Agency Member Koss and John have both had occasions of getting married in the Village and all family and friends had to stay elsewhere when if there was a hotel it probably would have been booked out from all the people. Back to what Agency Member Lanni said there is no distinct architect style in the village so it's hard to distinct. In regards to time frames there is a provision in the agreement that allows the city manager to grant extensions up to 60 days for any completion deadline.

* **MOTION by Agency member Boisvert; SECONDED by Agency member Lanni to approve the new Cocoa CRA Logo for use on social and print media for the agency.**

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

MOTION CARRIED (6-0)

Lorraine Koss stated she would like for the idea of an architect review board to be put on a future agenda.

VI. ATTORNEY'S REPORT:
NONE

VII. UPDATES AND STAFF REPORTS:
1. Informational Item- Project Updates
2. Informational Item- Budget Update

Charlene Neuterman stated that the updates were left out of the packets so we will have to table these items until the next meeting.

VIII. NEXT MEETING:
The next meeting for the Cocoa CRA will be a Regular Meeting, held on Wednesday, February 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 Lanni to adjourn the regular meeting of January 28, 2019.**

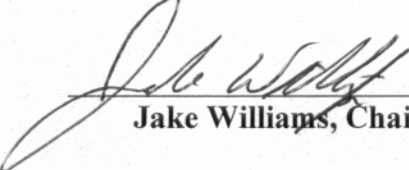
AYES: Williams, Boisvert, Lanni, Stewart, Koss, and Goins

MOTION CARRIED UNANIMOUSLY (6-0)

MEETING WAS ADJOURNED AT 6:01 PM

Respectfully Submitted by:


Kadi Carver, Recording Secretary


Jake Williams, Chairman