MINUTES **AMENDED FINAL**
CITY OF COCOA
COCOA CRA
REGULAR MEETING
January 12, 2020

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on January 12, 2020 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. Call to Order

Chairperson Blake called the meeting to order at 5:10 pm.

ROLL CALL:

Michael C. Blake	Chairperson
Alex Goins	Vice Chairperson
Levander Hearn	Agency Member
Janne Etz	Agency Member
Edward Lanni	Agency Member
Rip Dyal	Agency Member
Lorraine Koss	Agency Member
Anthony Garganese	Agency Attorney
Lori Chabot	Recording Secretary

PRESENT:

Michael C. Blake	Chairperson
Alex Goins	Vice Chairperson
Levander Hearn	Agency Member
Janne Etz	Agency Member
Edward Lanni	Agency Member
Rip Dyal	Agency Member
Anthony Garganese	Agency Attorney
Lori Chabot	Recording Secretary

ABESENT:

Lorraine Koss	Agency Member

STAFF PRESENT:
Stockton Whitten, City Manager**, Nancy Bunt**, Community Services Director, **Charlene Neuterman,** Deputy Community Services Director, and **Bryant Smith,** Public Works Director.

Agency Member Lanni 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 January 12, 2021 as written or with amendments.

MINUTES: Special Meeting Minutes of December 8, 2020 as written or with amendments.

* **MOTION by Agency Member Lanni; SECONDED by Agency Member Dyal to approve the Agenda for the Regular Meeting of January 12, 2021, as written.**

AYES: BLAKE, ETZ, HEARN, DYAL, GOINS, LANNI

MOTION PASSED UNANIMOUSLY (6-0)

* **MOTION by Vice Chairperson Goins; SECONDED by Agency Member Lanni to approve the Minutes for the December 8, 2020, as written.**

AYES: BLAKE, ETZ, HEARN, DYAL, GOINS, LANNI

MOTION PASSED UNANIMOUSLY (6-0)

III. **<u>Delegations:</u>** Alex Greenwood, 640 Brevard Avenue, Cocoa, raised questions about the figurines and the cost of them. Mr. Greenwood also brought information for the agency members to review about the crosswalks. Mr. Greenwood also asked if the agency would consider re-using bricks from one area to another for the crosswalks and he would like to use funds for crosswalks instead of figurines.

IV. <u>Presentations:</u> None

V. <u>Action Items:</u>

1). Agency review of Civic Center design options as presented by Infrastructure Solution Services and approval to proceed to final design concept.

The item was introduced by Charlene Neuterman who provided additional background information adding that staff had worked closely with Leisure Services on their needs and visions, as they are the most involved with the events/actions at the Civic Center.

Mr. Tom Vill of ISS, introduced Tom Desimone and Brenna Milne of RLF who continued with the presentation. Mr. Desimone began by stating their effort to reinforce the relationship with the Civic Center and that a number of high-level concepts have been introduced.

Ms. Milne continued discussing the current Civic Center layout and each of the two options.

Existing Floor Plan
Ms. Milne described their analysis of the existing center identifying limitations with moving from one area to another in the building, lack of flexibility for smaller groups, limited or no outdoor views/function, lacking functional green room/bridal suite options and limited access from caterer to event spaces.

Option 1
Ms. Milne discussed this option describing the open corridors, several options for covered outdoor patio areas, additional pre-function options and breakout space, additional doorways/entryways, and operable partitions.

Option 2
Created a larger pre-functional area, enhanced opportunity for movement between Porcher House and Civic Center, options for covered patio areas, 300 sq. feet more in function space, various options for breakouts, updating and add landscaping and emphasized the impact of the entry.

Mr. Desimone discussed the interior options, estimated costs associated with project and requested input from agency member. He also added there were additional exterior options and equipment costs.

Chairperson Blake thanked ISS and RLF for their work and presentation. He also mentioned the cost comparison between building vs. renovating. Mr. Vill and Mr. Desimone confirmed the cost to build would be almost double.

Mr. Ed Green, 104 Riverside Drive, Cocoa, Fl stated while the first 2 options were nice but added the third option at Lee Wenner Park adding the plan for the waterfront included a new Civic Center in Lee Wenner. He sees problems with traffic and parking in the area by having 200-300 at the center. Mr. Green also expressed his concern if there are street closures for events in the village. He believes, the advantage of moving it to Lee Wenner is better site lines, better visuals. Adding the view of the back of the stage during or after a concert is not always good.

Vice Chairperson Goins asked what the current sq. footage was. Ms. Milne replied it was 13,800. With Option 2 sq. footage is slightly increased by 300 sq. feet. He also asked if capacity changed. Ms. Milne said only slightly. Vice Chairperson Goins asked if Option 2 had removed bathrooms? Mr. Desimone responded it was the two by the current storage area. Vice Chairperson Goins stated he was curious about Option 4, to go up with the center. Tom D. replied he did not think it would be feasible due to the condition of the structure and the added stress it would create.

Agency Member Hearn asked about the original Option to build and where in Lee Wenner Park that would be located. Mr. Vill explained the location to him and he replied asking about square footage. Mr. Vill said several scenarios were looked at depending on what was desired/necessary. A market study was used to determine the square footage.

Agency Member Dyal stated that of the two, he preferred the first option for security reasons, also in his experience people are always going through back kitchen and using it as a short cut, and Option 1 had an extra bathroom. Agency Member Dyal also asked about the already approved the Lee Wenner Parking project and how that would be affected if the Center was built in the park. Ms. Neuterman responded the parking would have to be reconfigured with a Civic Center build at Lee Wenner.

Chairperson Blake spoke in favor of option 2 and made motion to move forward. Vice Chairperson Goins seconded but asked to add the bathroom back in.

*** MOTION by Chairperson Blake; SECONDED by Vice Chairperson Goins to approve Option 2 and moving forward to final design using ISS.**

AYES: BLAKE, ETZ, HEARN, GOINS, LANNI

NAYS: DYAL

MOTION PASSED (5-1)

A second card was received from Alex Greenwood regarding the Civic Center – Mr. Greenwood wanted to add more square footage could be added by enlarging the north side of the building.

2). Request Agency direction on how to proceed with the Phase 2 portion of the Gateway Entry Feature using the figure options/styles provided by Staff.

Chairperson Blake introduced the item adding he would like to see more color, add jazz to the boat and he is in favor of using local vendors.

Ms. Neuterman read the agenda item explaining the cost variances, gave background information, moving from Phase 1 to Phase 2. Mrs. Neuterman added staff explored other options to build the figurines and found multiple vendors for the work. She explained each vendor has its own process, style, use and materials and would require a sole source. Mrs. Neuterman reported each vendor and associated cost. The last, a local vendor and lowest cost was Miranda Simone. With this vendor, color would be added to the figurines and would be double sided.

Agency Member Etz asked if Ms. Simone's quote included installation and if not, what was cost. Mrs. Neuterman replied that would be part of the concrete cost and a subcontractor would be hired.

*** MOTION by Chairperson Blake; SECONDED by Agency Member Dyal for an additional 15 minutes for the meeting. All in favor.**

*** MOTION by Chairperson Blake; SECONDED by Agency Member Dyal to move to Phase 2 of the Gateway Entry Feature and using Miranda Simone as vendor.**

AYES: BLAKE, ETZ, HEARN, DYAL, GOINS, LANNI

MOTION PASSED UNANIMOUSLY (6-0)

VI. ATTORNEY'S REPORT – NONE

VII. UPDATES AND STAFF REPORTS

Informational Item - Project Update – Charlene Neuterman asked the agency to review the Project Update report and contact her if there were any questions.

Mrs. Neuterman added ISS had completed a portion of the Pier review and additional work will be complete for the next meeting. She also told agency members Staff had received cost estimates from ISS for the On-Street Parking project and will be bringing that information to the next meeting.

VIII. NEXT MEETING DATE

The next regularly scheduled meeting of the Cocoa Redevelopment Agency will be on Tuesday, February 9, 2021 at 5:00 PM in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

IX. ADJOURNMENT

* **MOTION by Agency Member Dyal; SECONDED by Vice Chairperson Goins to adjourn the meeting.**

AYES: BLAKE, ETZ, HEARN, DYAL, GOINS, LANNI

MOTION PASSED UNANIMOUSLY (6-0)

MEETING WAS ADJOURNED AT 5:59 PM.

Michael C. Blake

Michael C. Blake, Chairperson

Respectfully Submitted by:

Lori Chabot

Lori Chabot, Recording Secretary