

**MINUTES  
CITY OF COCOA  
COCOA COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING  
January 9, 2018**

**The Cocoa Community Redevelopment Agency held a regular meeting at 5:07 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        |
| Jeri Blanco           | Vice Chairwoman |
| Don Boisvert          | Agency member   |
| Jan Stewart           | Agency member   |
| Ed Lanni              | Agency member   |
| Clarence Whipple Jr.  | Agency member   |
| Brenda Warner         | Agency member   |
| Anthony Garganese     | Agency Counsel  |

**Chairman Parrish called the meeting to order at 5:00 pm**

**PRESENT:**

|                       |                     |
|-----------------------|---------------------|
| Henry U. Parrish, III | Chairman            |
| Jeri Blanco           | Vice Chairwoman     |
| Jan Stewart           | Agency member       |
| Ed Lanni              | Agency member       |
| Clarence Whipple Jr.  | Agency member       |
| Anthony Garganese     | Agency Counsel      |
| Monica Arsenault      | Recording Secretary |

**ABSENT:**

|               |                                   |
|---------------|-----------------------------------|
| Don Boisvert  | Agency member                     |
| Brenda Warner | Agency member (arrived at 5:20pm) |

**STAFF PRESENT:**

**John Titkanich Jr., AICP, City Manager, Matt Fuhrer, Assistant City Manager, Karen Hamilton, Community Services Director, Larry Lallo, CEcD, EDFP, Economic Development Manager and Samia Singleton, Redevelopment Specialist.**

**Agency member Whipple, Jr. provided the invocation and Chairman Parrish 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 Agency member Whipple; SECONDED by Vice Chairwoman Blanco to approve the agenda for the regular meeting of January 9, 2018 as written.

**AYES: Parrish, Blanco, Whipple Jr., Stewart, Lanni**

**MOTION CARRIED UNANIMOUSLY (5-0)**

- \* A MOTION was made by Agency member Whipple; SECONDED by Vice Chairwoman Blanco to approve the minutes of the regular meeting of December 12, 2017.

**AYES: Parrish, Blanco, Whipple Jr., Stewart, Lanni**

**MOTION CARRIED UNANIMOUSLY (5-0)**

**III. DELEGATIONS:**

Delegations were done after the Waterfront Master Plan presentation.

Candace Rogers, 93 Delannoy Avenue, asked who will be applying for the Boating and Infrastructure Grant program and the FIND Grant. In response, City Manager Titkanich explained that the City has a Grants Administrator that will research grants that the City may be eligible for. He explained that the City also has federal lobbyists that will inform the City of other grants the City may be eligible for.

She inquired of Florida Fish and Wildlife grants and if the City is prepared to apply. In response, Assistant City Manager Fuhrer explained that the County will be the sole applicant for all local City governments.

Aleck Greenwood, 640 Brevard Avenue, expressed excitement regarding the Waterfront Master Plan. He asked about RFPs and timelines. In response, City Manager Titkanich explained that the RFPs will be released, ideally, on January 12, 2018.

**IV. PRESENTATIONS:**

**1. 5-Year Waterfront Master Plan Presentation and Discussion**

Agency member Whipple asked for clarification as to whether this is a three year plan or a five year plan. In response, City Manager Titkanich explained that it is still early to say for sure. He explained that consultants from Infrastructure Solutions and GAI/Community Solutions Group have come to give a presentation and to allow Council to provide input and ask questions. He explained that based on the results of this meeting and the public workshop on January 10, 2018, Council can then determine the length of the plan depending on the projects that are chosen.

Chairman Parrish shared a brief history of Riverfront Park, beginning in 1998. He expressed the importance of the Waterfront Master Plan and how much of an asset Riverfront Park is to the City.

Agency member Whipple expressed the importance of setting priorities. He stated that he felt that if priorities aren't set then none of the projects may ever come to fruition.

City Manager Titkanich explained that the idea is for Council to focus on the waterfront area and refine that vision while staff prepares to make an amendment to the entire plan as a whole. Once that is complete it will be brought before the Cocoa CRA for approval and then it will carry on to City Council for their approval.

City Manager Titkanich introduced Pete Sechler, Consultant for Infrastructure Solutions.

Mr. Sechler provided a brief summary of the Waterfront Master Plan and how they would like to approach it. He discussed the assignment and how they define it. He explained that they would like to build upon the 2008 CRA approved Master Plan and acknowledge any projects that have been completed since 2008 as well as recognize repair efforts due to Hurricane Irma. They would also like to incorporate projects that are already underway and include broad community input goals such as long term objectives, conceptual level planning, and order of magnitude budgeting. He asked Council to think about what they would like to incorporate into the plan as some priorities may have changed within the last ten years.

Mr. Sechler explained that Hurricane Irma, a strengthened economy, a community need, interest, and a previously approved Master Plan are some of the reasons why the Waterfront Master Plan needs to come to fruition.

Mr. Sechler introduced Mr. Brian Stahl, consultant for GAI/Community Solutions Group. Mr. Stahl expressed that GAI/Community Solutions Group feels privileged to be able to have worked with the City over the last fifteen years to try and make a difference in Cocoa. He explained that they have a strong capability to be able to do streetscape and waterfront revitalization projects. He thanked the Agency for allowing GAI/Community Solutions Group to work with them.

Mr. Sechler provided a step by step conceptual Master Plan schedule and approach as well as an agenda for the January 10, 2018 workshop.

He presented a video that depicted damage from Hurricane Irma along Riverfront Park.

Mr. Sechler asked Council to give their input pertaining to three questions:

- How do you use the Waterfront today?
- How would you like to use the Waterfront in the future?
- What would a successful Waterfront Master Plan achieve?

Chairman Parrish shared that he would like to restore the boardwalk as well as clean up Lee Wenner Park so that visitors can see the river. He mentioned that a new T-dock and a Mooring Field is needed as well as a facilities building at Lee Wenner Park.

Chairman Parrish and Agency member Warner both agreed that one of the most popular requests by citizens is a fishing pier.

Agency member Warner shared that many visitors would like to have easier access to get in and out of the water for both swimming and kayaking activities. She mentioned that when triathlons are held participants have to jump from the t-dock to get into the water.

Chairman Parrish shared concerns regarding safety and stated that the Agency had already passed money for lighting, clean up and security.

Discussion was held on building a concession for things such as kayak rentals or a small ice-cream or hotdog concession.

Agency member Whipple suggested having places to sit along the Riverwalk so visitors can enjoy the view.

Deputy Mayor Blanco expressed the importance of the boardwalk and how important it is to revitalize it correctly. She also mentioned the possibility of going green.

The Agency invited everyone to attend the public workshop to discuss the Waterfront Master Plan in more detail on Wednesday, January 10, 2018.

**V. ACTION ITEMS:**

NONE

**VI. ATTORNEY'S REPORT:**

NONE

**VII. UPDATED AND STAFF REPORTS:**

**1. Budget Transfer to Professional Services**

Ms. Samia Singleton explained that staff completed a budget transfer to correct a negative balance of one dollar in the Professional Services Account. The negative balance was due to a rounding error for the cost of demolition of the former Coast Guard Auxiliary building and playground equipment at Lee Wenner Park. The transfer resulted in a deduction of one dollar from the Operating Supplies Account and an increase of one dollar to the Professional Services Account.

- \* **A MOTION was made by Agency member Whipple; SECONDED by Agency member Stewart to approve a budget transfer of one dollar from the Operating Supplies Account to the Professional Services Account.**

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

**MOTION CARRIED UNANIMOUSLY (6-0)**

**VIII. NEXT MEETING DATE:**

The next scheduled meeting of the Cocoa Community Redevelopment Agency will be held on Tuesday, February 13, 2018 at 5:00 PM in the Council Chambers located at Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

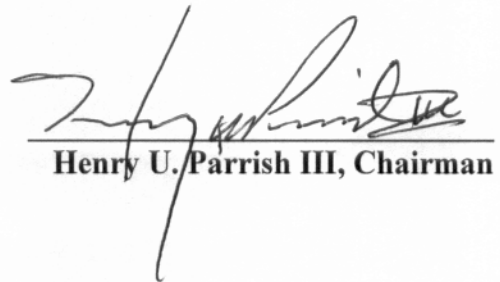
**X. ADJOURNMENT:**

- \* **MOTION made by Agency member Warner; SECONDED by Agency member Whipple to adjourn the regular meeting of January 9, 2018.**

**AYES: Parrish, Blanco, Whipple Jr., Warner, Stewart, Lanni**

**MOTION CARRIED UNANIMOUSLY (6-0)**

**MEETING WAS ADJOURNED AT 5:58 pm**



Henry U. Parrish III, Chairman

**Respectfully Submitted By:**



Monica Arsenault, Recording Secretary