MINUTES
CITY OF COCOA
COCOA COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
January 3, 2017

The Cocoa Community Redevelopment Agency held its regularly scheduled meeting at 5:00 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
Don Boisvert	Vice Chairman
Jan Stewart	Agency member
Jeri Blanco	Agency member
Ed Lanni	Agency member
Clarence Whipple Jr.	Agency member
Brenda Warner	Agency member
Anthony Garganese	Agency Counsel

Mayor Parrish called the meeting to order at 5:05 pm

PRESENT:

Henry U. Parrish, III	Chairman
Jeri Blanco	Agency member
Brenda Warner	Agency member
Ed Lanni	Agency member
Anthony Garganese	Agency Counsel (telephonically)
Rachel Unruh	Recording Secretary

ABSENT:

Don Boisvert	Vice Chairman
Jan Stewart	Agency member
Clarence Whipple Jr.	Agency member

STAFF PRESENT:

John A. Titkanich Jr., AICP, City Manager, **Steven P. Belden, AICP,** Community Services Director, and **Samia Singleton**, Economic Development Specialist.

Ed Lanni provided the invocation and 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 Warner; SECONDED by Agency member Lanni to approve the agenda for the regular meeting of January 3, 2017 as written.**

AYES: Parrish, Blanco, Lanni, Warner

MOTION CARRIED UNANIMOUSLY (4-0)

* **A MOTION was made by Agency member Warner; SECONDED by Agency member Lanni to approve the minutes of the regular meeting of October 4, 2016 as written.**

AYES: Parrish, Blanco, Lanni, Warner

MOTION CARRIED UNANIMOUSLY (4-0)

III. DELEGATIONS

NONE

IV. PRESENTATIONS:

NONE

V. OLD BUSINESS:

603 Brevard Ave. - Draft Request for Proposals

Mr. Belden stated the agency had requested staff to update the original proposal for the Board's consideration. **Mr. Belden** recapped the original RFP for the Board members and stated that staff has revised the RFP; he briefly stated the potential uses for the Board to consider.

Mr. Titkanich added his thoughts to what staff has updated in the RFP. **Mr. Titkanich** stated the staff added flexibility; language was added to ensure financial ability and a time line for the project to meet specific benchmarks. **Mr. Titkanich** also stated that the Re-Development Agency is looking to enter into a public or private partnership for a developer to independently or on behalf of the Re-Development Agency to develop.

Agency member Warner stated is she pleased with the additional options for usage. She would like a strong consideration to retail and/or parking component.

Chairman Parrish agreed with **Agency member Warner** regarding the parking component.

Additional discussion amongst the Board members and staff regarding parking.

Agency member Blanco asked for more information regarding the timeline addition to the RFP.

Mr. Titkanich gave a little history to issues that arose in the past and he gave a brief statement on the timeline language in the RFP. **Mr. Titkanich** offered a proposal incorporate an Economic Impact Market Analysis.

Agency member Warner questioned the February 13^{th} dated for the RFP and **Mr. Belden** stated it was proposed date. Ms. Warner also asked for the proposed analysis for 603 Brevard Ave to include the 5 acres on Rosa L Jones.

Mr. Titkanich stated that a partnership with the City to hire one firm to conduct the analysis was likely.

Additional discussion amongst the Board members and staff regarding the analysis.

No motion required from Board to move forward with the Proposed RFP. All Board members were in agreement to the analysis and Draft RFP.

Mr. Aleck Greenwood approached podium to speak regarding the future of 603 Brevard Avenue. **Mr. Greenwood** expressed concerns for parking and additional ideas for parking.

VI. NEW BUSINESS:

1. Lee Wenner Park Day Slips – Budget Transfer

Mr. Belden presented the brief statement regarding the request for budget transfer of $1,908.00.

* **A MOTION was made by Agency member Warner; SECONDED by Agency member Lanni to approve the request for budget transfer.**

AYES: Parrish, Blanco, Lanni, Warner

MOTION CARRIED UNANIMOUSLY (4-0)

VII. ATTORNEY'S REPORT:

NONE

VIII. AGENCY MEMBERS AND STAFF REPORTS:

1. Brownfields Redevelopment Program Update

Ms. Singleton updated the Board members on 625 Brevard Ave. There is a phase 2 environmental site assessment that is underway; 6 Forrest Ave has a demolition scheduled on January 9th of the existing structure, the City has entered into an agreement with DEP, and has applied for the Volunteer Cleanup Tax Credit Program for the site; and 300 Brunson Ave. City has entered into an Brownfields agreement and has applied for the Volunteer Cleanup Tax Credit Program as well.

IX. NEXT MEETING DATE:

The next scheduled meeting of the Cocoa Community Redevelopment Agency will be held on Tuesday, February 7, 2017 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 Jeri Blanco; SECONDED by Agency member Warner to adjourn the regular meeting of January 3, 2017.**

AYES: Parrish, Blanco, Lanni, Warner

MOTION CARRIED UNANIMOUSLY (4-0)

MEETING WAS ADJOURNED AT 5:40 pm

Henry U. Parrish III, Chairman

Respectfully Submitted By:

Rachel Unruh, Recording Secretary