MINUTES
CITY OF COCOA
COCOA COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
December 6, 2016

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
Brenda Warner	Agency member
Anthony Garganese	Agency Counsel

Chairman Parrish called the meeting to order at 5:06 pm

PRESENT:

Henry U. Parrish, III	Chairman
Don Boisvert	Vice Chairman
Jan Stewart	Agency member
Jeri Blanco	Agency member
Ed Lanni	Agency member
Brenda Warner	Agency member
Anthony Garganese	Agency Counsel

ABSENT:

STAFF PRESENT:

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

Agency member 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 Vice Chairman Boisvert; SECONDED by Agency member Lanni to approve the agenda for the regular meeting of December 6, 2016.**

AYES: Parrish, Boisvert, Warner, Blanco, Stewart, Lanni

MOTION CARRIED UNANIMOUSLY (6-0)

* **A MOTION was made by Vice Chairman Boisvert; SECONDED by Agency member Lanni to approve the minutes of the regular meeting of November 1, 2016 and the minutes of the special meeting of November 21, 2016.**

AYES: Parrish, Boisvert, Warner, Blanco, Stewart, Lanni

MOTION CARRIED UNANIMOUSLY (6-0)

III. DELEGATIONS

NONE

IV. PRESENTATIONS:

NONE

V. OLD BUSINESS:

1. Update on Dirty Oar Beer Company Façade Improvements

Ms. Samia Singleton, Economic Development Specialist, shared that the Dirty Oar Beer Company has completed their façade improvements. The fence has been installed and a final inspection was completed and approved on October 28, 2016. The total cost of the fence was $3,500.00 and the Dirty Oar Beer Company was reimbursed $1,687.00.

2. Eligibility of Non-Profits to Apply for Commercial Façade Grant

Agency Counsel Garganese explained that he is working closely with staff to review and revise the terms and conditions for the Commercial Façade Grant program going forward in 2017. Currently, there are no regulations stating that non-profits are not eligible for a Façade Grant. **Mr. Garganese** expressed that he and staff would hopefully have a resolution prepared for the Agency's consideration at the next Cocoa Community Redevelopment Agency (CRA) meeting. **Mr. Steven Belden, AICP**, Community Services Director, expressed that staff is seeking direction from the Agency as to whether or not they would like to allow non-profit businesses that own property in the city to be eligible to apply for Façade Grants so that the criteria can be included in the new proposed policy. After further discussion the Agency expressed its discomfort in regards to approving a façade grant for a property in which the City would not be able to collect ad valorem taxes.

3. Commercial Façade Grant Application – 11 Riverside Drive (Overland Missions)

Mr. Martin Lopez, Chief Operations Officer for Overland Missions Inc., approached the Agency to address the Agency's questions and concerns. **Mr. Lopez** shared that Overland Missions Inc. has been operating in Florida for almost two decades. Overland Missions is currently employing approximately one hundred and forty (140) staff members around the world. **Mr. Lopez** stated that Overland Missions Inc. has moved from Merritt Island to 11 Riverside Drive in Cocoa Village. **Mr. Lopez** shared that Overland Missions Inc. would like to contribute to the vision that the City of Cocoa has set. **Mr. Lopez** stated that Overland Missions Inc. does, in fact, pay taxes on anything that is not related to non-profit, such as the rent collected from their current tenants, which are for-profit entities. **Mr. Lopez** explained that Overland Missions Inc. volunteered to pay the taxes owed by the previous owner earlier this year. **Mr. Lopez** shared that Overland Missions Inc. is currently looking to invest approximately two hundred and fifty thousand dollars ($250,000.00) to help Crush Eleven, one of their current tenants, expand their business.

Agency member Stewart inquired on whether Overland Missions Inc. plans to use the building as a source of income or if they planned to use the building as their office. **Mr. Lopez** explained that Overland Missions Inc. was in need of a headquarters that could handle their administrative staff. As their headquarters will not require all sixteen thousand (16,000) square feet of the building, Overland Missions Inc. would like to invest in Crush Eleven in hopes of establishing a long-term partnership and to help them expand their business operations.

The Agency discussed the terms of eligibility for the Façade Grant as Overland Missions Inc. has for-profit commercial tenants for which Overland Missions pays ad valorem taxes. **Mr. John Titkanich, City Manager,** expressed that he believed justification could be made if the Agency approved the Façade Grant for Overland Missions Inc. as the majority of the property maintains a commercial, for-profit use for which taxes are paid. **Mr. Titkanich** suggested that if the Agency chose to approve the Façade Grant, a revised, airtight policy could be put in place thereafter which would define certain circumstances in which a non-profit entity could be considered for a Façade Grant.

Philip Smethurst, President of Overland Missions Inc., approached the Agency to describe the scope of work and the amount of money that Overland Missions Inc. is ready to invest in the building. **Mr. Smethurst** shared that Overland Missions Inc. purchased the property for $1.6 million. In the next six months Overland Missions Inc. plans to spend two hundred and fifty thousand dollars ($250,000.00) to redevelop the second floor for Crush Eleven. **Mr. Smethurst** explained that forty thousand dollars ($40,000.00) would be applied to the building almost immediately to replace the air-conditioning that is currently not working. The building will also be repainted, pressure washed, and reconditioned. **Mr. Smethurst** expressed that Overland Missions Inc. would like to create a partnership with the City of Cocoa to help improve the community.

* **A MOTION was made by Agency member Lanni; SECONDED by Agency member Warner to approve a request for a Commercial Façade Grant in the amount of $5,000.00 for Overland Missions, located at 11 Riverside Drive.**

AYES: Parrish, Boisvert, Warner, Blanco, Stewart, Lanni

MOTION CARRIED UNANIMOUSLY (6-0)

VI. NEW BUSINESS:

NONE

VII. ATTORNEY'S REPORT:

NONE

VIII. AGENCY MEMBERS AND STAFF REPORTS:

NONE

IX. NEXT MEETING DATE:

The next scheduled meeting of the Cocoa Community Redevelopment Agency will be held on Tuesday, January 3, 2017 at 5:00 PM in the Council Chambers located at Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

X. ADJOURNMENT:

* **MOTION made by Vice Chairman Boisvert; SECONDED by Agency member Warner to adjourn the regular meeting of December 6, 2016.**

AYES: Parrish, Boisvert, Warner, Blanco, Stewart, Lanni

MOTION CARRIED UNANIMOUSLY (6-0)

MEETING WAS ADJOURNED AT 5:42 pm

Henry U. Parrish III, Chairman

Respectfully Submitted By:

Monica Arsenault, Recording Secretary