

MINUTES
COCOA CRA
December 4, 2023

DRAFT

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on December 4, 2023 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER:

Chairperson BLAKE called the meeting to order at **6:00 pm**.

INVOCATION: Vice Chairperson HEARN led the assembly in the Invocation.

PLEDGE OF ALLEGIANCE: Recording Secretary BROWNE led the assembly in the Pledge of Allegiance to the flag of the United States of America.

ROLL CALL:

Michael C. Blake	Chairperson
Lavander Hearn	Vice Chairperson
Matthew Barringer	Agency Member
Janne Etz	Agency Member
Alex Goins	Agency Member
Lorraine Koss	Agency Member
Candace Rogers	Agency Member
Anthony Garganese	Agency Attorney
Ryan Browne	Recording Secretary

PRESENT:

Michael C. Blake	Chairperson
Lavander Hearn	Vice Chairperson
Matthew Barringer	Agency Member
Janne Etz	Agency Member
Alex Goins	Agency Member
Lorraine Koss	Agency Member
Candace Rogers	Agency Member
Anthony Garganese	Agency Attorney
Ryan Browne	Recording Secretary

ABSENT:

STAFF PRESENT:

City Manager WHITTEN and Community Services Director NEUTERMAN.

II. APPROVAL OF AGENDA:

AGENDA: Regular Meeting, December 4, 2023 as written or with amendments.

* **MOTION** by Vice Chairperson HEARN; **SECONDED** by Agency Member ETZ to approve the Agenda for the Regular Meeting of December 4, 2023, as written.

AYES: BLAKE, HEARN, BARRINGER, ETZ, GOINS, KOSS, ROGERS.

MOTION PASSED UNANIMOUSLY (7-0)

III. DELEGATIONS: None.

IV. PRESENTATIONS: None.

V. ACTION ITEMS:

1. Request Agency approval of a Resolution Amending the FY 2024 Budget, BAF# 24-029-A, in the amount of \$86,000 for the purchase of land at 203 Orange Street, Cocoa, FL 32922, including Closing Costs and Boundary Survey for the purposes of workforce housing in the Cocoa CRA.

- i. Introduction. Director NEUTERMAN.

1. RU-2-10 zoned. At the October 2, 2023 meeting of the Cocoa CRA we began the negotiated purchase of the property located at 203 Orange Street, for the purpose of developing workforce housing. We are now in the process of conducting legal due diligence review. We are working with the attorney's office and the seller on the closing paperwork. This moves the money needed to the accounts needed for the sale. We will notify you once the sale is complete.

- ii. Discussion.

1. Agency Member KOSS – will we be making workforce housing.
Director NEUTERMAN: We will be creating an RFP to select a developer for workforce housing.

- iii. Vote.

***MOTION** by Agency Member GOINS; **SECONDED** by Chairperson BLAKE to approve the resolution.

AYES: BLAKE, HEARN, BARRINGER, ETZ, GOINS, KOSS, ROGERS.

MOTION PASSED UNANIMOUSLY (7-0)

2. Request Agency approval of a Resolution Amending the FY 2024 Budget, BAF# 24-030-IFT, in the amount of \$84,000 for the 50% FIND Grant Match, for Grant# BV-CO-23-159 (Phase 1), transferring the Match to a Capital Projects Fund 304, for the Cocoa Waterfront Public Docking and Breakwater (Phase 1), Design and Permits for 14 Docking Slips. Funding is contingent on City Council's approval of the Agreement planned for the December 12, 2023 Council meeting.
 - i. Introduction. Director NEUTERMAN.
 1. Back in March of 2023 staff applied for this FIND Grant, for Phase 1 – Design and Analysis and Permitting at Lee Wenner Park. To replace those docking slips that were destroyed by storms in November 2022. An analysis of Breakwater system, more details to come at the Council meeting.
 2. This is a 50% match. Two years to complete Design and Breakwater analysis and finding the best location and the permitting is complicated and takes time. Especially the Breakwater in the lagoon and the permitting, due to multiple agency sign-off needed. We can go back to FIND to apply for next Phase funding.
 - ii. Discussion.
 1. None.
 - iii. Vote.

***MOTION by Agency Member KOSS; SECONDED by Agency Member ROGERS to approve the resolution.**

AYES: BLAKE, HEARN, BARRINGER, ETZ, GOINS, KOSS, ROGERS.

MOTION PASSED UNANIMOUSLY (7-0)

VI. ATTORNEY'S REPORT: None.

VII. UPDATES AND STAFF REPORTS:

1. Community Services Director NEUTERMAN – Staff Report.
 - i. 2024 Meeting Schedule (included in your packet)
 - ii. Thanked Members who attended Moore Centennial Celebration on Sat. Dec. 2, 2023.
 1. Celebration was a wonderful event. Showcasing the history we have in our community.
 - iii. Reminded Members about holiday closures on Fri. Dec. 22, 2023; Mon. Dec. 25, 2023; and Mon. Jan. 1, 2024.

- iv. Thanked Agency Members who attended FRA Conference. Agency Member KOSS has a presentation.
- 2. Agency Member KOSS – Member Report.
 - i. Displayed PowerPoint slides (separate handout)
 - 1. Placekeeping. Contributes to community.
 - 2. Don't be "Anyplace USA" – push back, to get them to fit your aesthetic. They will fit in – if you ask them to do so.
 - 3. St. Augustine/Lincolntown toured. Three stories within the limited area Architectural guidelines. Most developers want to fit into the plans of the city in the historical district. Gentrification issues faced. Half of the African-American residents have been forced out. The CRA Director is a long-time resident of the area, and communicates frequently with the members of the district. Partnered with a church, to help preserve historic property.
 - 4. Lots of signage, recognizing significant events.
 - 5. Industrial area renovated into a park, with a sense of place. Special touches that create a memory. Valuable touring experience.
- 3. Agency Member ROGERS said that she feels we struggle with differing styles of architecture here. Jacksonville rebuilt after fire, just like Cocoa has done. It can become stagnant if you don't allow development that is repurposed and reclaimed to build into the buildings into the existing architecture. Redevelopment should help you balance and build what people want. Believes the cleanliness of all of what we have should be prioritized more. Tall buildings are in historical cities, along the edge of waterline, to help footprint issues. Very helpful for us to implement on a smaller scale.
- 4. Agency Member KOSS: Alexandria, keep architectural features. Paid for the architectural features that we have. Emphasized having guidelines for developers. We paid for the study, but, we haven't used it. We don't want a hodge-podge. Can we bring back the architectural study?
- 5. Agency Member ETZ would be willing to use, if we use it.
- 6. Manager WHITTEN believes the study was not finished. Not sure if that came before the CRA.
- 7. Director NEUTERMAN said that she believes that there was a committee that the Council had appointed to review the recommendations.
- 8. Manager WHITTEN: Staff can find the status and present to the Board.
- 9. Agency Member GOINS: Christmas Lights in the Heart of Cocoa. Residents are very excited and feel included. Thank the CRA Board and Staff and Public Works.
- 10. Vice Chairperson HEARN. At the FRA Conference he met with company that does interactive lights. They would like to come present to the Board.
- 11. Agency Member BARRINGER: would like to recognize the proactive work of Jerry Sampson, FIND District, years of advocating and proactively tell cities to help secure funds. Very grateful for his efforts.

VIII. NEXT MEETING DATE:

Tuesday, January 9, 2024, at 5:00 pm in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

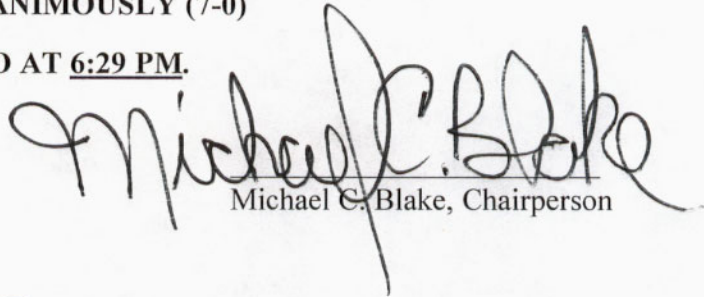
IX. ADJOURNMENT:

* **MOTION by Agency Member GOINS; SECONDED by Agency Member ETZ to adjourn the meeting.**

AYES: BLAKE, HEARN, BARRINGER, ETZ, GOINS, KOSS, ROGERS.

MOTION PASSED UNANIMOUSLY (7-0)

MEETING WAS ADJOURNED AT 6:29 PM.


Michael C. Blake, Chairperson

Respectfully Submitted by:


Ryan Browne, Recording Secretary