



**Agenda
City of Cocoa
Cocoa Community Redevelopment Agency
Regular Meeting**

**May 4, 2026
6:00 PM
65 Stone Street, Cocoa, FL 32922**

I. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance
3. Roll Call

II. APPROVAL OF AGENDA AND MINUTES

1. Agenda: Regular Meeting of May 4, 2026.
2. Minutes: Regular Meeting of April 6, 2025.

III. DELEGATIONS

IV. PRESENTATIONS

V. ACTION ITEMS

1. Request Agency approval of Fiscal Year 2027 Budget Priorities based on the anticipated budget for the fiscal year.

VI. ATTORNEY'S REPORT

VII. UPDATES AND STAFF REPORTS

VIII. NEXT MEETING DATE - June 1, 2026 at 6:00 PM

IX. ADJOURNMENT

NOTICE TO THE PUBLIC:

This is a public meeting. All interested parties may attend. The facility wherein this meeting will be held is accessible to the physically handicapped. Please be advised that more than one member of the City Council may attend.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that: if a person decides to appeal any decision made by this board with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to insure that a verbatim record of the proceedings is

made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise allowed by law. This agenda is posted on the Municipal Bulletin Board and at the Central Brevard Library and Reference Center in Cocoa for public review.

COCOA REDEVELOPMENT AGENCY AGENDA ITEM

Memo Date: 12/18/2025
Agenda Date: 5/4/2026
Prepared By: Peyton Fink, Redevelopment Coordinator
Through: Charlene Neuterman, Community Services Director
Requested Action: Request Agency approval of the Agenda of Cocoa CRA meeting for May 4, 2026 as written or with amendments.

BACKGROUND:

Request Agency approval of the Agenda of Cocoa CRA meeting for May 4, 2026 as written or with amendments.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

PREVIOUS ACTION:

RECOMMENDED MOTION:

Request Agency approval of the Agenda of Cocoa CRA meeting for May 4, 2026 as written or with amendments.



**COCOA COMMUNITY REDEVELOPMENT AGENCY BOARD
REGULAR MEETING AGENDA**

DATE: Monday, May 4, 2026

LOCATION: Cocoa City Hall, 65 Stone Street

TIME: 6:00 p.m.

I. CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
ROLL CALL

II. APPROVAL OF AGENDA AND MINUTES
AGENDA: Regular Meeting of May 4, 2026
MINUTES: Regular Meeting of April 6, 2026

III. DELEGATIONS

IV. PRESENTATIONS

V. ACTION ITEMS

1. Request Agency approval of Fiscal Year 2027 Budget Priorities based on the anticipated budget for the fiscal year.

VI. ATTORNEY'S REPORT

VII. UPDATES AND STAFF REPORTS

VIII. NEXT MEETING DATE

The next meeting of the Cocoa Community Redevelopment Agency will be on **Monday, June 1, 2026 at 6:00 pm**, Cocoa, Florida.

IX. ADJOURNMENT

NOTICE TO THE PUBLIC:

This is a public meeting. All interested parties may attend. The facility wherein this meeting will be held is accessible to the physically handicapped. Please be advised that more than one member of the City Council may attend.

Pursuant to Section 286.0105, *Florida Statutes*, the City hereby advises the public that: if a person decides to appeal any decision made by this board with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise allowed by law. This agenda is posted on the Municipal Bulletin Board and at the Central Brevard Library and Reference Center in Cocoa for public review.

COCOA REDEVELOPMENT AGENCY AGENDA ITEM

Memo Date: 12/18/2025
Agenda Date: 5/4/2026
Prepared By: Peyton Fink, Redevelopment Coordinator
Through: Charlene Neuterman, Community Services Director
Requested Action: Request Agency approval of the Minutes of the Cocoa CRA meeting for April 6, 2026 as written or with amendments.

BACKGROUND:

Request Agency approval of the Minutes of the Cocoa CRA meeting for April 6, 2026 as written or with amendments.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

PREVIOUS ACTION:

RECOMMENDED MOTION:

Request Agency approval of the Minutes of the Cocoa CRA meeting for April 6, 2026 as written or with amendments.

**MINUTES
COCOA CRA
April 6, 2026**

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on Monday, April 6, 2026, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. CALL TO ORDER:

Chairperson Blake called the meeting to order at 6:06 p.m.

INVOCATION: Agency Member Hearn led the assembly in Invocation.

PLEDGE OF ALLEGIANCE: Vice Chairperson Goins led the assembly in the Pledge of Allegiance.

<u>PRESENT:</u>	Michael C. Blake	Chairperson
	Alex Goins	Vice Chairperson
	Lavander Hearn	Agency Member
	Lorraine Koss	Agency Member
	Janne Etz	Agency Member
	Candace Rogers	Agency Member
	Anthony Garganese	Agency Attorney (Via Phone)
	Peyton Fink	Recording Secretary

ABSENT: Agency Member Weeks

OTHER STAFF MEMBERS PRESENT:

City Manager Whitten, Community Services Director Neuterman, and Community Services Manager Justiniano.

II. Approval of Agenda and Minutes:

Agenda: Regular Meeting held on April 6, 2026, either as written or with amendments.

- * **MOTION by Agency Member KOSS; Seconded by Agency Member ETZ to approve the Agenda for the Regular meeting of April 6, 2026, as written.**

THE VOTE ON THE MOTION WAS:

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

THE MOTION PASSED UNANIMOUSLY (6-0)

Minutes: Regular Meeting held on February 2, 2026, either as written or with amendments.

- * **MOTION by Agency Member HEARN; Seconded by Chairperson BLAKE to approve the Minutes for the Regular Meeting of February 2, 2026, as written.**

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

THE MOTION PASSED UNANIMOUSLY (6-0)

II. DELEGATIONS:

Brad Whitmore discussed having a dinghy dock on the waterfront. He brought photos for the agency members to look at which showed the damaged T docks on the waterfront as well as an area where he is proposing we put 2x4s from the bottom to the top of the seawall cap. Though Mr. Whitmore does believe that his idea would meet DEP standards and have low impact, it has not been vetted so staff are not able to discuss the feasibility or the liability of the work he wants to get done. There is also a plan already in place for the Day Slips project and since we were given grants for the work, we would need to go to the grant maker for permission to make changes. Director Neuterman also explained how the T Dock project is different from the day slips, so we will put in for the FIND Grant again when it becomes available. The Chairperson recommended that Mr. Whitmore coordinate with staff and asked if there was going to be some sort of barrier in case there is a storm. Director Neuterman answered yes and it is part of the revetment process. He also wondered if the new docks would be retractable to which Director Neuterman answered no that they would be permanent. The City Manager added that this will be a different design than before.

III. PRESENTATIONS:

V. ACTION ITEMS:

1. Request Agency approval of a Resolution Amending the FY26 Budget, BAF# 26-050-T to transfer funds of \$338 budgeted for training to cover insurance overages for the Cocoa CRA.

Chairperson Blake read off the description of the action item and gave Director Neuterman a chance to speak on it.

Director Neuterman explained that the CRA's have insurance requirements, and we budgeted less than what the premium was this year, so we need to correct that. The Chairperson made a motion, and it was seconded by Agency Member Hearn.

- * **MOTION by Chairperson BLAKE; Seconded by Agency Member HEARN to approve a Resolution Amending the FY26 Budget, BAF#26-050-T to transfer funds of \$338 budgeted for training to cover insurance overages for the Cocoa CRA.**

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

The Motion Passed Unanimously (6-0)

2. Approve Resolution and budget modification BAF# 26-052-T, which authorizes a budget transfer of \$5,349 from the Contingency budget to the Debt Service accounts to cover the Principal and Interest from a payment made to the Post Office in October 2025.

The Chairperson read through the agenda item and made a motion to approve which was seconded by Agency Member Rogers. He then gave Director Neuterman an opportunity to discuss the item.

Director Neuterman stated that it is an accounting adjustment to move the money to the proper accounts based on the beginning of the fiscal year.

- * **MOTION by Chairperson BLAKE; Seconded by Agency Member ROGERS to approve Resolution and budget modification BAF# 26-052-T, which authorizes a budget transfer of \$5,349 from the Contingency budget to the Debt Service accounts to cover the Principal and Interest from a payment made to the Post Office in October 2025.**

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

The Motion Passed Unanimously (6-0)

3. Request Agency approval to provide an extension to 360 Development Group for 60 days to allow for a completion of the hotel deliverables needed for a Development Agreement.

After the Chairperson read off the agenda item, he stated that if you are not sure of something to go straight to the source. He then opened the floor up for the City Manager to speak on the item.

The City Manager began by saying that this item is not necessarily for approval from the agency members but instead to acknowledge a 60-day extension that can be provided by him with the agreement. He then explained that this extension is needed because the City experienced technical difficulties preventing staff from reviewing submittals by the applicant.

Vice Chairperson Goins wanted verification that it was not the applicant who requested the extension. To which Director Neuterman responded that it is the City that is asking for the extension and that the applicant is ahead of schedule and we may have been on phase two if not for the technical difficulties. So, we are moving way ahead.

- * **MOTION by Chairperson BLAKE; Seconded by Vice Chairperson GOINS to approve an extension to 360 Development Group for 60 days to allow for a completion of the hotel deliverables needed for a Development Agreement.**

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

The Motion Passed Unanimously (6-0)

- VI. **ATTORNEY REPORT:** None

- VII. **UPDATES AND STAFF REPORTS:**

Chairperson Blake shared that next weekend is Trash Bash and he encourages people to participate. He thanked all citizens for participating and is planning to visit all five areas.

- VIII. **NEXT MEETING DATE:**

Monday, May 4, 2026, at 6:00 pm in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

- IX. **ADJOURNMENT:**

- * **MOTION by Vice Chairperson GOINS; Seconded by Agency Member HEARN to adjourn the Regular meeting of April 6, 2026.**

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

THE MOTION PASSED UNANIMOUSLY (6-0)

The meeting adjourned at 6:34 p.m.

Michael C. Blake, Chairperson

Respectfully Submitted by:

Peyton Fink, Recording Secretary

COCOA REDEVELOPMENT AGENCY AGENDA ITEM

Memo Date: 03/20/2026
Agenda Date: 5/4/2026
Prepared By: Charlene Neuterman, Community Services Director
Through: Stockton Whitten, City Manager
Requested Action: Request Agency approval of Fiscal Year 2027 Budget Priorities based on the anticipated budget for the fiscal year.

BACKGROUND:

Each year, Staff request a list of Budget Priorities from the Agency as the Staff prepares the Fiscal Year 2027 Budget. In the FY2026 Cocoa CRA Budget, the following high-level expenses were budgeted:

- Personnel - \$94,958
- Operating - \$157,870
- Capital - \$1,135,926
- Other Grants/Aids - \$100,000
- Interfund Transfers/Other - \$1,732,500 (Waterfront Projects and Riverfront Park Maintenance)

Total FY2026 Budget - \$3,221,254

In FY 2027, the following high-level expenses are proposed (approximate):

- Personnel - \$97,806
- Operating - \$162,605
- Capital - \$ 4,000,000 (Waterfront Projects - TDock and Oleander West Parking)
- Other Grants/Aids - \$100,000
- Interfund Transfer - \$150,000

Total approximate budget for FY2027 — \$4,510,411

With an estimated revenue of \$2,000,000, staff intends to utilize Fund Balance to cover the costs for any projects estimated for Fiscal Year 2027. There is approximately \$3,800,000 in Fund Balance to be used for capital projects. Approximately \$1,000,000 will remain in Fund Balance for capital projects or operating costs.

Staff requests Agency consensus and approval on potential project priorities for Fiscal Year 2027. Projects must meet the Goals and Objectives listed in the 2025 Cocoa CRA Plan Update. Staff will return with approximate costs, if necessary.

PRIORITY AREA CONNECTION:

Economic and Community Development
Organizational Effectiveness

BUDGETARY IMPACT:

Budgeted? N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Request Agency approval of Fiscal Year 2027 Budget Priorities based on the anticipated budget for the fiscal year.

Dear Charlene -

On behalf of Historic Cocoa Village Main Street, we respectfully submit this budget request proposal for consideration in the Community Redevelopment Agency's 2026–2027 fiscal planning cycle. As Cocoa Village continues to grow as Brevard County's premier historic downtown destination, strategic infrastructure investments are necessary to preserve its charm, improve visitor experience, support local businesses, and ensure Cocoa Village remains a vibrant economic engine for the City of Cocoa.

Cocoa Village welcomes thousands of residents and visitors annually for shopping, dining, arts, entertainment, and community events. With the upcoming increase in tourism, special events, and regional visibility, enhancements to the public realm are both timely and essential. The following priorities are recommended for funding consideration.

Proposed 2026–2027 Infrastructure Improvement Budget Request

1. Replacement of Public Park Benches (24 Total)

Many of the current benches throughout Cocoa Village have experienced wear from age, weather, and heavy public use. Replacing benches with durable, aesthetically appropriate models will improve comfort, streetscape appearance, and pedestrian friendliness.

- Remove and dispose of existing benches
- Purchase and install 24 commercial-grade decorative benches
- Powder-coated or marine-grade materials for longevity

Estimated Cost: \$72,000
(\$3,000 per bench installed)

2. Landscaping and Excavation Enhancements

Beautification remains one of the most visible ways to elevate the district. Strategic landscaping upgrades and excavation work are needed in multiple areas to refresh planting beds, address root intrusion, improve drainage, and enhance curb appeal.

- Removal of failing vegetation
- Soil replacement and excavation where needed
- New drought-tolerant plantings and seasonal color
- Irrigation repairs and upgrades
- Mulching and bed edging

Estimated Cost: \$65,000

3. Decorative Pole Banner Program

Pole banners add vibrancy, reinforce district identity, and provide opportunities to market events, seasons, and community pride.

- Design and printing of new branded banner sets
- Hardware replacement and mounting brackets
- Seasonal/event rotation banners

Estimated Cost: \$5,000

4. Decorative Street Lighting Enhancements

Improved lighting contributes to safety, ambiance, and nighttime economic activity.

- LED fixture upgrades where appropriate
- Accent lighting for gathering spaces
- Decorative maintenance and repainting of poles
- New Christmas Lights for Hot Cocoa Holidays

Estimated Cost: \$25,000

5. Wayfinding Signage Program

Visitors often seek parking, public restrooms, riverfront access, and business districts. Updated signage improves navigation and visitor satisfaction.

- Directional pedestrian signage
- Parking guidance signs
- Historic district interpretive markers

Estimated Cost: \$3,000

6. Trash Receptacles and Streetscape Furnishings

Consistent, attractive streetscape furnishings improve cleanliness and visual cohesion.

- Replacement/addition of decorative receptacles
- Bike racks
- Planters and streetscape accents

Estimated Cost: \$25,000

7. Sidewalk and Hardscape Repairs

Trip hazards and uneven surfaces should be proactively addressed to improve ADA accessibility and pedestrian safety.

- Concrete panel replacement
- Brick paver reset/repair
- Root damage remediation

Estimated Cost: \$25,000

8. Contingency / Unforeseen Conditions

To address pricing fluctuations, hidden site conditions, or supplemental project needs.

Estimated Cost: \$5,000

Total Requested Funding

Category	Amount
Benches	\$72,000
Landscaping / Excavation	\$65,000
Pole Banners	\$5,000
Lighting Enhancements	\$25,000
Wayfinding Signage	\$3,000
Streetscape Furnishings	\$25,000
Sidewalk / Hardscape Repairs	\$25,000
Contingency	\$5,000

Total Request: \$225,000

Return on Investment to the CRA

These improvements will provide measurable public benefit through:

- Increased foot traffic and visitor dwell time
- Stronger support for small businesses and restaurants
- Enhanced property values and redevelopment confidence
- Improved safety and accessibility
- Increased event attendance and tourism appeal
- Preservation of Cocoa Village's historic character

Cocoa Village is one of the City's most valuable economic and cultural assets. Continued CRA investment in infrastructure ensures the district remains competitive, welcoming, and positioned for future growth.

We appreciate your continued leadership and support of Cocoa Village and welcome the opportunity to discuss project priorities, phasing, or matching partnership opportunities.

Respectfully submitted,

Pam Shaia, President

Historic Cocoa Village Main Street

Michael Corbitt, Vice President

Historic Cocoa Village Main Street