

**MINUTES
CITY OF COCOA
COCOA COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
November 1, 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

Mayor Parrish called the meeting to order at 5:07 pm

PRESENT:

Henry U. Parrish, III	Chairman
Don Boisvert	Vice Chairman
Jan Stewart	Agency member
Jeri Blanco	Agency member
Brenda Warner	Agency member (arrived 5:13pm)
Anthony Garganese	Agency Counsel (telephonically)
Monica Arsenault	Recording Secretary

ABSENT:

Ed Lanni	Agency member
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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.

City Manager Titkanich 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 Blanco to approve the agenda for the regular meeting of November 1, 2016 with the exception that an item be added under "Old Business" and that "New Business" be addressed before "Old Business".

AYES: Parrish, Blanco, Boisvert, Stewart

MOTION CARRIED UNANIMOUSLY (4-0)

- * A MOTION was made by Vice Chairman Boisvert; SECONDED by Agency member Blanco to approve the minutes of the regular meeting of October 4, 2016.

AYES: Parrish, Blanco, Boisvert, Stewart

MOTION CARRIED UNANIMOUSLY (4-0)

III. DELEGATIONS

NONE

IV. PRESENTATIONS:

NONE

V. OLD BUSINESS:

Direction Regarding the Old City Hall Site and Property Acquisition

Mr. Titkanich recapped the history and progress of the old City Hall site located at 603 Brevard Avenue. **Mr. Titkanich** expressed that he believed the City should continue to move forward with establishing commercial redevelopment at the Old City Hall site in order to extend Cocoa Village southward. **Mr. Titkanich** stated that the City purchased a piece of property at 6 Forrest Avenue as well as the old mobile home park located on Florida Avenue, across from El Charro Mexican Restaurant.

Mr. Titkanich shared that he previously met with **Mr. Aleck Greenwood** regarding the future of 603 Brevard Avenue. **Mr. Titkanich** explained that **Mr. Greenwood** believed that the back portion of the property should be used for parking and the front portion should be put out for a RFP, or request for proposal. **Mr. Titkanich** shared that his concern with **Mr. Greenwood's** idea is that future development could become limited if the entire back portion of the property was used for parking. **Mr. Titkanich** requested that the Agency share their input and give staff a direction in which to move forward regarding the future of 603 Brevard Avenue.

Chairman Parrish expressed that he, personally, would rather utilize the property as parking because of the major parking issues Cocoa Village has already.

Agency member Warner shared that she believed staff should move forward by issuing a RFP but continue to make the property available for parking until a project has been selected for development. **Agency member Warner** stated that if the site continued to be utilized for parking it needed to be cleaned up as there are large chunks of concrete that could create liability issues if a person were to fall. **Agency member Warner** also suggested that diagonal parking spaces be added along John Garren Lane on both sides of the street. **Mr. Titkanich** stated staff would reach out to Public Works.

Mr. Titkanich stated that he and **Mr. Aleck Greenwood** have discussed the additional lot for sale next to the old City Hall site. **Mr. Titkanich** suggested that the Agency incorporate the sale of the adjoining property in the RFP. **Mr. Titkanich** shared that he also discussed an environmental assessment of the adjoining property to 603 Brevard Avenue with **Mr. Greenwood** in order to help prepare the site for potential buyers.

Mr. Greenwood approached the Agency to share his concerns and ideas in regards to the inadequate parking in Cocoa Village.

VI. NEW BUSINESS:

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

Ms. Samia Singleton presented the Agency with information pertaining to the Façade Grant Application for Overland Missions located at 11 Riverside Drive.

Chairman Parrish asked if all requirements were met for the Façade Grant. **Mr. John Titkanich** expressed that he was unsure whether or not a non-profit organization could apply for a Façade Grant. Several concerns were made about the organization's eligibility for the Façade Grant. A motion was made to table the item until the next scheduled meeting in order to allow time for staff to research a resolution to the issue.

* **A MOTION was made by Agency member Warner; SECONDED by Vice Chairman Boisvert to table the Façade Grant Application until the next scheduled meeting.**

AYES: Parrish, Boisvert, Warner, Stewart, Blanco

MOTION CARRIED UNANIMOUSLY (5-0)

VII. ATTORNEY'S REPORT:

NONE

VIII. AGENCY MEMBERS AND STAFF REPORTS:

1. Cocoa Riverfront Pedestrian Connector Update

Mr. Belden explained that once the bid package is ready to go out, contractors will have thirty (30) days to bid for the project. Ms. Junkala explained that staff will need to secure a signed construction contract before September 30, 2017.

2. Riverfront Boat Slip Design and Engineering Update

Mr. Belden explained that staff is currently awaiting responses for quotes that were submitted for the design and engineering of the Riverfront boat slips. Once the quotes have been received, staff will select a consultant and move forward with the design and engineering.

IX. NEXT MEETING DATE:

The next scheduled meeting of the Cocoa Community Redevelopment Agency will be held on Tuesday, December 6, 2016 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 November 1, 2016.**

AYES: Parrish, Boisvert, Warner, Stewart, Blanco

MOTION CARRIED UNANIMOUSLY (5-0)

MEETING WAS ADJOURNED AT 6:18 pm

Respectfully Submitted By:


Monica Arsenault, Recording Secretary


Henry U. Parrish III, Chairman