

**JOURNAL
CITY OF COCOA
DIAMOND SQUARE REDEVELOPMENT AGENCY
SPECIAL MEETING
OCTOBER 29, 2018**

A Special Meeting of the Diamond Square Redevelopment Agency Board was held on October 29, 2018 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER:

Chairwoman Moore called the meeting to order at 6:06 pm.

ROLL CALL:

Tracy Moore	Chairwoman
Delores Martin	Vice Chairperson
Larry Robinson	Agency member
Jewel Collins	Agency member
Edward Jones	Agency member
Sylvia Thomas	Agency member
Joseph Colombo	Agency counsel
Clarence Whipple Jr.	Council Liaison

PRESENT:

Tracy Moore	Chairwoman
Larry Robinson	Agency member
Jewel Collins	Agency member
Edward Jones	Agency member
Joseph Colombo	Agency counsel
Torri Edwards	Recording Secretary

ABSENT:

Delores Martin	Vice Chairperson
Sylvia Thomas	Agency member
Clarence Whipple Jr.	Council Liaison

STAFF PRESENT:

Nancy Bunt, Community Services Deputy Director; **Charlene Neuterman**, Redevelopment Program Manager.

Agency member **Robinson** provided the invocation and **Chairperson Moore** led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA: Special Meeting of October 29, 2018

- * **MOTION** by Agency member **Collins**; **SECONDED** by Agency member **Jones** to approve the agenda for the Special Meeting of October 29, 2018.

AYES: Moore, Robinson, Collins, Jones

MOTION CARRIED (4-0)

MINUTES: Minutes of the Regular Meeting of September 17, 2018

- * **MOTION by Agency member Jones; SECONDED by Agency member Collins to approve the minutes of the Regular meeting of September 17, 2018.**

AYES: Moore, Robinson, Collins, Jones

MOTION CARRIED (4-0)

III. DELEGATIONS:
NONE

IV. PRESENTATIONS:

1. Alliance for Neighborhood Restoration Annual Report-Delores McLaughlin

Delores McLaughlin and Sonja Mitchell, of The Alliance For Neighborhood Restoration, Inc., provided a presentation and discussion of the Annual Program Report.

Agency member Collins asked whether the computer lab is still available for the children and how many children attend the facility. **Ms. McLaughlin** replied that there are eight (8) computers available and that 13-15 children attend per day. She explained that the children must volunteer year around to be invited to the conference.

The agency members thanked The Alliance For Neighborhood Restoration for all their work with the children.

Chairperson Moore inquired about the Youth Directors Council. **Ms. McLaughlin** explained that the event is a four (4) day Crime Prevention Conference that offers workshops and activities that develop young leaders.

Agency member Collins stated that teaching the children to dress for success is helpful for when the children start looking for employment. She also was impressed to see the children volunteering at this year's Trash Bash.

V. ACTION ITEMS:

1. Diamond Square 2019 Calendar-Board direction needed for January 21 and February 18 meetings that fall on City Holidays:

Ms. Neuterman stated that the meetings for January 21, 2019 and February 18, 2019 fall on City Holidays. She noted that the board will decide to reschedule or combine the meetings at the November meeting.

Chairperson Moore stated that she liked the idea of combining the meetings into one meeting.

No action taken.

2. Approve Developer Agreement with Habitat for Humanity of Brevard County, Inc.:

Ms. Neuterman requested that the board approve a Development Agreement between the Diamond Square CRA and Habitat for Humanity of Brevard County, Inc. to construct six (6) new single-family housing units for female veterans at 430, 450, 470, 490, 510 and 530 Whaley Street; and approve a Budget Transfer to move the funds from Infrastructure to Contract Services.

Ms. Bunt provided a brief background on the property. She explained that the city and Habitat for Humanity discussed developing housing for female veterans. Staff is looking into receiving funding for the construction, funding from the City, agreement for down payment assistance and waiving permit fees.

Chairperson Moore asked how much the board paid for the property, how the project will create revenue for the board and the selling price for the homes. **Ms. Bunt** replied that she recalls the board paid \$280,000 for the property but she will have to verify the amount. **Ms. Bunt** stated that the revenue will come from the property taxes and the selling price for each home is \$104,000.

Agency member Collins inquired who will take the proposed down payment agreement to council. **Ms. Bunt** responded that the staff will present the proposal to council.

Chairperson Moore requested that the Habitat for Humanity representatives approach the podium. **M.E. Kelly and Jane Higgins**, of Habitat for Humanity, introduced themselves to the board.

Chairperson Moore inquired whether there is a waiting list for the proposed project. **Ms. Kelly** reported that there are four (4) female veterans on the list.

Ms. Bunt noted that the Habitat for Humanity holds their own mortgages and are able to work with the buyers to prevent foreclosure. **Chairperson Moore** inquired whether the resident will be required to work on the homes. **Ms. Kelly** replied that the residents will be required to follow the same requirements as anyone else.

Agency member Jones asked whether the homes will be wood frame or block. **Ms. Kelly** stated the homes will be wood framed.

Chairperson Moore inquired when the construction will start once the project is approved. **Ms. Bunt** explained the next steps in the process and stated that construction could start at the beginning of 2019.

Chairperson Moore asked if Diamond Square CRA will have any legal responsibility for the property after it is transferred to Habitat for Humanity. **Mr. Colombo** stated that the board will not have any legal responsibility after the transfer. He noted that there is a termination clause in the agreement. **Chairperson Moore** is required to sign the warranty deed for all six (6) properties.

Agency member Collins inquired who is responsible for the property taxes. **Ms. Bunt** replied that Habitat for Humanity will take over the taxes and all other expenses after the transfer.

- * **MOTION by Agency member Robinson; SECONDED by Agency member Collins to approve a Development Agreement between the Diamond Square CRA and Habitat for Humanity of Brevard County, Inc. to construct six (6) new single-family housing units for female veterans at 430, 450, 470, 490, 510 and 530 Whaley Street. Approve a Budget Transfer to move the funds from Infrastructure to Contract Services.**

AYES: Moore, Robinson, Collins, Jones

MOTION CARRIED (4-0)

VI. UPDATES AND STAFF REPORTS:

1. DS CRA Project Updates:

Ms. Neuterman provided project updates on Stone Street Streetscape, Community Garden, Dr. Joe Lee Smith Center, and the FRA Annual Conference.

Agency members Robinson and Collins noted that the FRA Annual Conference was outstanding and offered several informative workshops.

Agency member Collins reported that there is standing water at a vacant lot on Bernard Street. She is concerned that the neighborhood children will get hurt trying to play in the water. **Ms. Bunt** stated that she will follow up on the issue.

Chairperson Moore noted that there vacant seats on the board. She requested that the board members give names of potential members to the staff.

VII. NEXT MEETING DATE:

The next meeting of the Diamond Square Redevelopment Agency will be a Regular Meeting to be held on November 19, 2018 at 6:00 pm at City Hall, 65 Stone Street.

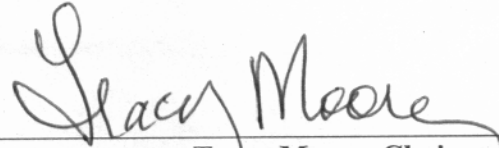
IX. ADJOURNMENT:

- * **MOTION** by Agency member Collins; **SECONDED** by Agency member Robinson to adjourn the Special Meeting of October 29, 2018.

AYES: Moore, Robinson, Collins, Jones

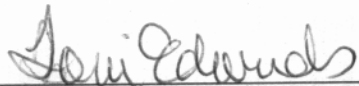
MOTION CARRIED (4-0)

MEETING WAS ADJOURNED AT 7:42 pm



Tracy Moore, Chairwoman

Respectfully Submitted,



Torri Edwards, Recording Secretary