

MINUTES
CITY OF COCOA
DIAMOND SQUARE REDEVELOPMENT AGENCY
REGULAR MEETING
OCTOBER 21, 2019

A Regular Meeting of the Diamond Square Redevelopment Agency Board was held October 21, 2019 at City Hall, 65 Stone Street, Cocoa, FL, as publically noticed.

I. CALL TO ORDER

Chairperson Moore called meeting to order at 6:06 pm.

ROLL CALL:

Tracy Moore	Chairperson
Delores Martin	Vice Chairperson
Jewel Collins	Agency Member
Edward Jones	Agency Member
Larry Robinson	Agency Member
Sylvia Thomas	Agency Member
Joseph Colombo	Agency Counsel
Alex Goins	Council Liaison

PRESENT:

Tracy Moore	Chairperson
Delores Martin	Vice Chairperson
Edward Jones	Agency Member
Larry Robinson	Agency Member
Joseph Colombo	Agency Counsel
Courtney Jackson	Recording Secretary

ABSENT:

Jewel Collins	Agency Member (Arrived at 6:29pm)
Sylvia Thomas	Agency Member (Arrived at 6:08pm)
Alex Goins	Council Liaison (Arrived at 6:29pm)

STAFF PRESENT:

Darryl Niles, Redevelopment Program Manager, **Charlene Neuterman**, Deputy Community Services Director, **Jake Williams Jr.**, Mayor

Board 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: Regular Meeting of October 21, 2019

- * **MOTION by Vice Chair Martin; SECONDED by Board Member Jones to approve the agenda for the Regular Meeting of October 21, 2019.**

AYES: Moore, Martin, Jones, Robinson

MOTION PASSED UNANIMOUSLY (4-0)¹

Chair Moore recognized Ed Jones as the 2019 volunteer of the year in Cocoa and remarked that it was well deserved honor for him to receive it and they as a Board are proud of him.

Minutes: Minutes of August 19, 2019

Board Member Thomas apologized for her tardiness as she had to attend a matter regarding her mother and shared that Councilmember Goins and Board Member Collins are on their way to the meeting.

- * **MOTION by Board Member Thomas; SECONDED by Vice Chair Martin to approve the minutes for the Regular Meeting of August 19, 2019.**

AYES: Moore, Martin, Jones, Robinson, Thomas

MOTION CARRIED (5-0)

III. DELEGATIONS

None.

IV. PRESENTATIONS

1. Tom Clifford, Neighborhood Revitalization Coordinator Habitat for Humanity for Brevard County².

Mr. Niles introduced Tom Clifford and Jane Higgins from Habitat for Humanity Brevard.

Ms. Higgins shared that Ms. Kelly³ sends her regrets for not being able to attend the meeting tonight. She then thanked the Board for their support for the Whaley Project and announced that they are having their second wall raising that will begin at 9am on Thursday, October 24, 2019. Ms. Higgins stated that it will be for their second female veteran who has an amazing and heartbreaking story and expressed how excited they are to start on her home. She concluded by introducing Tom

¹ Board Member Sylvia Thomas entered the room at 6:08 pm

² Hereinafter referred to in the minutes as "Habitat"

³ M.E. Kelly: Director for Habitat for Humanity in Brevard County

Clifford and shared that he began working with them as of July 1, 2019 with Neighborhood Revitalization and explained what his role entails.

Tom Clifford (Neighborhood Revitalization Coordinator) provided his professional background in Brevard County and how he came to be in the position he is now. He explained when his current job position was made known to him, he felt that he finally found the perfect opportunity to get involved with his community.

Mr. Clifford shared what his job entails and that, in addition to new home construction, Habitat's mission includes critical home repair. He explained they are currently targeting the Diamond Square area for sites to build homes on since they already have a strong presence, with 19 homes in the area being Habitat Homes. He commented that the Female Veterans Village is a national model for Habit. Mr. Clifford commended Mr. Niles for being a helpful and an amazing asset to Diamond Square and expressed that he is excited to work together and to see what the future brings. He concluded by sharing that many people are surprised to find that critical home repair plays a large role in Habitat and would like to see the Board spread the word on Habitat offering a critical home repair program.

Board Discussion:

Chair Moore asked who the main point of contact is if you had questions regarding rehab aspects with Habitat.

Mr. Clifford replied that he serves as the main point of contact.

Ms. Higgins briefly explained Mr. Clifford's job functions and his role in the application processes as it pertains to home rehabilitation.

Vice Chair Martin asked what is considered "critical repair".

Mr. Clifford replied that it includes roofs, septic systems, weatherization with windows, ramps, foundation work, and much more.

Vice Chair Martin clarified if critical repair, in general, referred to making a residence safe to reside in.

Ms. Higgins confirmed that it does and shared the goal is to keep the residents in their housing, so they don't have to move. She added that veterans and the elderly are a targeted focus.

Discussion between **Mr. Clifford** and **Chair Moore** regarding the "Brush of Kindness" Program.

Chair Moore was surprised to hear that 19 homes in the Diamond Square area are Habitat homes. **Ms. Higgins** added they are about to reach 26 homes soon.

Cocoa Housing Authority Update with Shauna Ginn⁴:

Ms. Ginn updated the Board regarding statuses of the apartments being renovated and projected completion dates for each phase in the construction process. She also discussed the residents being relocated and their plans for occupancy once construction nears completion⁵.

Discussion between **Board Member Jones**, **Board Member Thomas** and **Ms. Ginn** regarding implementing additional public security cameras.

Further discussion regarding the benefits of security cameras and past events that the cameras have caught in Cocoa.

Chair Moore discussed her takeaways and highlights from attending the Housing Authority Workshop in Tampa. She found it interesting to compare and contrast Cocoa's Housing Authority to others in the State and commended Ms. Ginn for her hard work and involvement in Cocoa's Housing Authority.

V. ACTION ITEMS

- 1. Request Agency Approval of the Brevard County/City of Cocoa/ Diamond Square CRA Interlocal Agreement and Execution of said Agreement by the Agency Chairperson.**

Mr. Niles provided the background and discussed the key provisions of the Interlocal Agreement.

Board Discussion:

Chair Moore asked Mr. Colombo if he found any areas in particular that the Board should pay special attention to.

Mr. Colombo discussed the potential problems that he felt the Board may have to deal with in the future. He recommended addressing those problems as they arise and he asked Staff for clarification on what, historically, the TIF was capped at.

Mrs. Neuterman stated that she would have to do some research, but does not believe it went over \$150,000.

Mr. Colombo reaffirmed to the Board that the TIF cap and/or the possibility of extinguishment are the main areas of concern. He added it won't affect the Board immediately, but maybe in five (5) years.

⁴ Mr. Clifford and Ms. Higgins left the room at 6:25pm

⁵ Mr. Clifford re-entered the room at 6:27pm to provide the Board and Staff with an informational sheet regarding Neighborhood Revitalization "Exhibit 1".

Chairperson Moore pointed out the limit on administrative expenses.

Mr. Colombo added that this Interlocal Agreement is the best of a bad situation. He reminded the Board that there is a lot of change in politics so, there may be a possibility to renegotiate in the future, but the key right now, is for the Board to survive long enough to see that possibility.

Chair Moore asked staff to provide at the next meeting Diamond Square's past TIF caps, specifically if they were ever higher than \$150,000. She added that she felt the new plan was put together very well and hopes that they can move forward as a Board as US1 has dissolved.

Mrs. Neuterman clarified that US 1 has not officially been dissolved yet. They meet at 6:15 pm next Monday, October 28 as a formality and they are aware of the situation and understand why they are being dissolved. She expressed that staff wants to help as much as they can to have Diamond Square accomplish its mission and carry on for the next ten (10) years.

Councilman Goins expressed his disappointment in US 1 being potentially dissolved. He expressed concern with the Board exceeding the TIF amount in 10-13 years, but sometimes you are faced with situations where you do not have any other choice, but to accept and move forward. He concluded by encouraging the Board to not let the current circumstances bring them down and continue the mission that they are on and continue getting projects completed.

Mayor Williams Jr., shared that hopefully in the future this can be something that can be revisited and renegotiated. He shared his hopes that the designee will go back to the county and share good things after seeing all of the amazing progress and things the Board has accomplished.

Chair Moore thanked the members of the Board for their efforts and sincerity of attending the meetings and making a difference. She hopes the City Council will continue working with them to help meet the Board's goals and form new partnerships to help meet the new plan's goals.

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MOTION MADE BY BOARD MEMBER COLLINS; SECONDED BY VICE CHAIR MARTIN TO APPROVE THE INTERLOCAL AGREEMENT BETWEEN BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS, THE CITY OF COCOA AND DIAMOND SQUARE COMMUNITY REDEVELOPMENT AGENCY.

AYES: MOORE, MARTIN, COLLINS, JONES, ROBINSON, THOMAS

MOTION PASSES UNANIMOUSLY (6-0)

ATTORNEY'S REPORT

None.

VI. UPDATES AND STAFF REPORTS

Chair Moore shared while she was at the Tampa Convention she met many contacts and potential partners to work with. She shared the importance of being in the same audience where everyone is overcoming struggles and fighting the "Powers that Be" to make sure their projects get attention. She added that she has met many people that would be great contacts for possible future contacts and she would like to bring pamphlets to the next meeting.

Mrs. Neuterman suggested to Chair Moore that if she wanted to send a report from the experience with any feedback, she and Mr. Niles will do their best and make contact and move forward with some of her action items.

Vice Chair Martin shared her takeaways from the presentations that she attended, which inspired her to inquire about how to help make Cocoa seem more appealing.

Chair Moore pointed out that the priority should be to take care of current residents and to invest in them instead of focusing on investing in newcomers. She felt by making the current residents feel welcome and appreciated, it will in turn, attract newcomers.

Councilman Goins shared an event taking place at the end of October where local students will be doing a memorial wall style banner and a display of other artifacts.

Mayor Williams Jr. added it is part of the fundraiser to keep the local radio station open and that they offer free advertisement. He thanked the Board for attending the CRA conference and encouraged others to attend other events and conferences as they are a wealth of knowledge.

Mr. Niles commended the two (2) Board members that attended the conference and expressed that teamwork is what makes the most significant impact. He felt there is great passion for the work Diamond Square does and commended them as a team.

Chair Moore, Vice Chair Martin, and Mayor Williams Jr. commended the content and speaker for the recent Diversity Workshop.

Chair Moore shared that it was a beautiful and prideful moment being at the cornerstone event for the new Joe Lee Smith Center and expressed that she is excited to see that Cocoa is on the map.

Vice Chair Martin shared that she was told the Female Veterans Village has been a model for the nation and Ms. Kelly was invited to speak at the capital regarding it and emphasized that Cocoa should be advertised more.

Mrs. Neuterman added when the first veterans' house is fully complete, it is staff's intent to apply for an award through the FRA conference to be in next year's book.

Discussion between **Chair Moore** and **Mrs. Neuterman** regarding how the Board members should continue after the agreement is signed and waiting for the designee to be implemented. Mayor Williams added that members are up for reappointment.

Board Member Collins asked about updates with the Community Garden.

Mr. Niles shared that the garden now has a fence. Staff is also working on processing an application for citizen volunteer, Laticia Griffith, who would serve in a garden organizer capacity and be the main point of contact as well as organizing bringing in other gardeners.

Board Member Robinson shared the Board will adapt and overcome the changes and limitations that have been placed upon them.

Discussion between **Mrs. Neuterman** and **Eddie D. Martin (Citizen)** regarding billboards advertising Cocoa.

Mayor Williams discussed that Cocoa and its citizens have a lot to offer and expressed that the best way to move forward with advertising Cocoa is through working on rebranding to fix past damaged reputations of the city.

Board Member Thomas inquired how the city can address the vagrancy persons' problem that Cocoa is currently facing.

Mayor Williams shared that the city has been discussing possibly implementing an Interlocal Agreement with unincorporated Cocoa and police departments that would improve the vagrancy situation in the city.

Board Member Robinson explained the complications faced with trying to police the vagrancy issue and the solution is not a simple one.

Councilman Goins explained that the city can only do so much, but the community can do more. He expressed that Cocoa is a great place, but occasionally those good qualities get overshadowed by the few bad things that happen.

Chair Moore suggested that the Board needs to start to give the media more positive topics instead of negative and believes the Board should have a duty to promote and demand such media.

NEXT MEETING DATE

The next regularly scheduled meeting of the Diamond Square Redevelopment Agency will be on Monday, November 18, at 6:00 PM at the Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

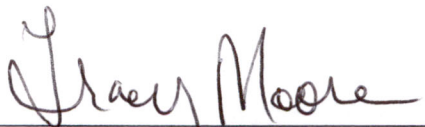
VII. ADJOURNMENT

* **MOTION by Vice Chair Martin; SECONDED by Board Member Thomas to adjourn the Regular Meeting of October 21, 2019.**

AYES: Moore, Martin, Collins, Jones, Robinson, Thomas

MOTION PASSED UNANIMOUSLY (6-0)

MEETING WAS ADJOURNED AT 7:38 pm



Tracy Moore, Chairperson

Respectfully Submitted By:



Courtney Jackson, Recording Secretary