MINUTES **DRAFT**
COCOA CRA
October 2, 2023

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on October 2, 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: Agency Member **GOINS** led the assembly in the Invocation.

PLEDGE OF ALLEGIANCE: Agency Member **ETZ** 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
Rip Dyal	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 – via phone
Janne Etz	Agency Member
Alex Goins	Agency Member
Lorraine Koss	Agency Member – via phone
Candace Rogers	Agency Member
Anthony Garganese	Agency Attorney
Ryan Browne	Recording Secretary

ABSENT: Rip Dyal Agency Member

STAFF PRESENT:
City Manager Stockton WHITTEN and Community Services Director Charlene NEUTERMAN.

II. APPROVAL OF AGENDA:

AGENDA: Regular Meeting, October 2, 2023 as written.

*** MOTION by Agency Member ETZ; SECONDED by Agency Member GOINS to approve the Agenda for the Regular Meeting of October 2, 2023, as written or with amendments.**

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

MOTION PASSED UNANIMOUSLY (6-0)

APPROVAL OF MINUTES:

MINUTES: Regular Meeting August 7, 2023 as written.

***Chair consolidated approval of Minutes into one vote.**

MINUTES: Special Meeting September 12, 2023 as written or with amendments.

***MOTION by Agency Member ETZ; SECONDED by Agency Member GOINS to approve the Minutes of the Special Meeting of September 12, 2023 as written or with amendments.**

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

MOTION PASSED UNANIMOUSLY (6-0)

III. DELEGATIONS: None.

IV. PRESENTATIONS: None.

V. ACTION ITEMS:

1. Request Agency approval of a Resolution Amending the FY 2023 Budget, BAF #23-122-T, to cover end-of-year imbalances resulting from the switchover from one Redevelopment Coordinator to another.
    i. Introduction. Director NEUTERMAN.

        1. Normal end-of-year fiscal clean-up item to balance the budget accounts.
    ii. Discussion.
        1. None.
    iii. Vote.

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

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

MOTION PASSED UNANIMOUSLY (6-0)

2. Agency approval to accept the offer to purchase 203 Orange Street, Cocoa, Florida 32922 for the purchase price of $75,000, plus any applicable Closing Costs. Authorize the City Manager to execute the Letter of Intent to Purchase the property and work with the Agency Attorney and Seller to complete the purchase.
    i. Chairperson BLAKE interjected that he does support this project.
    ii. Introduction. City Manager WHITTEN.
        1. Manager WHITTEN is still trying to negotiate with the Seller to possibly bring down the price. Trying to use the Assessed Value. He admits that is a stretch, but, he is still trying in any case.
        2. "**Not to exceed** $75,000, plus Closing Costs."
    iii. Discussion.
        1. Agency Member ROGERS asked the City Manager: How can we justify the market price of $75,000, when the Assessed Value of 203 Orange Street is listed as $33,000? Manager WHITTEN replied that the Assessed Value is calculated via a pre-set formula and does not reflect the Market Price, which is what we have to work from. The Seller is wanting to get Market rate for this property. Also, this purchase is for two lots, one larger lot, assessed at $33,000 and the smaller lot assessed at $7,000, for a total assessed value of $40,000. He plans to continue to talk with them to see if he can get a better price.
        2. Agency Member ROGERS next asked about the size of the property and the allowable density. Manager WHITTEN responded that the allowable density is four units per acre. He expects this to become some kind of townhome or apartment development. He expects to put out an RFP for a workforce housing product. He hopes that they would grab another adjacent lot that is for sale, in order to make a larger development. It is currently zoned RU2-10. Director NEUTERMAN stated that the property is 0.41 acres, for the total of the two lots combined. Member ROGERS asked what does that mean for how many units they could actually build on this property. Manager WHITTEN stated that he did not know the math on that at the moment and that he would get back to the agency about that. He

did not know the height. But, he said that we want to have an open canvas for the developer to show us best and highest usage options. Manager WHITTEN reminded the agency that the Consent Decree dictates the options allowed. It needs to be some sort of affordable housing type of product.

3. Member ROGERS asked: what does "affordable" mean? What is our average price in Brevard? What price point are we looking at? She stated that she would like to see something providing home ownership, like at the Michael C. Blake Subdivision. Manager WHITTEN said that he can send the agency what he sent Council, the first three house plans for the Michael C. Blake Subdivision homes. The cost of the first one came in at $267,000. He stated that the market seems to be taking care of the affordability issue. Affordability is referring to the Median price, compared to income, usually, expressed as a percentage of the Median, 30% to 120% is the usual range. It is not aimed at specific price point, but, rather, more of a range, that includes a variety of working professionals, such as school teachers, firefighters, and nurses. [Insert: median income for 2023 is: $85,500.]
4. Director NEUTERMAN said that the State of Florida has the Hometown Heroes Program. This program allows firefighters, police officers, teachers, and other similar people who work within your community to get extra incentives to buy or build and live in the city they work in.
5. Member ROGERS mentioned that she wants something architecturally appealing. Manager WHITTEN agrees and believes that this project could be a catalytic project for the Heart of Cocoa to help stimulate growth in the area. Director NEUTERMAN stated that the adjacent lot is 1.6 acres. Manager WHITTEN said combining these two properties would allow for many more options. Working on amendment for setbacks, to help facilitate in-fill housing. Some lots are non-conforming, small lots. Goes to P&Z meeting in November.
6. Member ETZ said that this kind of project should help us satisfy what the County has been asking for us to do.
7. Member GOINS said this kind of project is overdue time. Should be a beautiful project.
8. Chairperson BLAKE wants highest and best use and beautiful.

iv. Vote.

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

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

MOTION PASSED UNANIMOUSLY (6-0)

VI. <u>ATTORNEY'S REPORT:</u> None.

VII. <u>UPDATES AND STAFF REPORTS</u>:

1. Director NEUTERMAN – Staff Report. We have several upcoming events that we want to be sure to make you aware of:

   i. **<u>National Night Out (NNO) 2023</u>** (see flyer at end of your packets)
      1. Date: **Tuesday, October 3, 2023**
      2. Time: **4:00 PM – 7:00 PM**
      3. Location: **Provost Park**

   ii. **<u>Florida Redevelopment Association (FRA) 2023 Annual Conference</u>**,
      1. Date: **Wed. Oct. 25 – Fri. Oct. 27, 2023** at the
      2. Location: **Sawgrass Marriott Golf Resort & Spa, Ponte Vedra Beach.**
      3. Any questions, please contact Ryan.

   iii. Director NEUTERMAN recognized Ryan Browne, Redevelopment Coordinator, who just completed six months with the City of Cocoa.

2. Member GOINS. Wants to discuss 'I Heart Cocoa' idea. For people to take selfies with. Send to members. [Referred to Communications Director.]

VIII. <u>NEXT MEETING DATE:</u>

Monday, November 6, 2023, at **6:00 pm** in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

IX. <u>ADJOURNMENT:</u>

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

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

MOTION PASSED UNANIMOUSLY (6-0)

MEETING WAS ADJOURNED AT <u>6:20 PM</u>.

Michael C. Blake

Michael C. Blake, Chairperson

Respectfully Submitted by:

Ryan T. Browne

Ryan Browne, Recording Secretary