MINUTES
CITY OF COCOA
COCOA CRA
SPECIAL MEETING
AUGUST 28, 2019

The Special Meeting of the Cocoa Community Redevelopment Agency was held on August 28, 2019 at City Hall, 65 Stone Street, Cocoa, FL, as publically noted.

I. Call to Order

Chairperson Williams called the meeting to order at 5:00pm

ROLL CALL:

Jake Williams, Jr.	Chair Person
Brenda Warner	Vice Chairperson
Don Boisvert	Agency Member
Alex Goins	Agency Member
Lorraine Koss	Agency Member
Edward Lanni	Agency Member
Anthony Gargenese	City Attorney
Courtney Jackson	Recording Secretary

PRESENT:

Jake Williams, Jr.	Chair Person
Don Boisvert	Agency Member
Alex Goins	Agency Member
Edward Lanni	Agency Member
Anthony Gargenese	City Attorney
Courtney Jackson	Recording Secretary

ABESENT:

Brenda Warner	Vice Chairperson (arrived at 5:28pm)
Lorraine Koss	Agency Member (arrived at 5:28pm)

STAFF PRESENT:
Nancy Bunt, Community Services Director, **Gene Prince**, Cocoa Fire Chief, **Samantha Senger**, Public Relations, **Matt Fuhrer**, Assistant City Manager, **John Titkanich**, City Manager, **Darryl Niles**, RDA Manager

Agency Member Goins provided the invocation and **Agency Member Boisvert** led the assembly in the Pledge of Allegiance to the flag of the United States of America.

II. Approval Of Agenda And Minutes:

Chair Person Williams stated for the record, that Agency Member Koss will be late due to her plane landing just before the meeting.

AGENDA: Special Meeting of August 28, 2019

* **MOTION by Agency Member Boisvert; SECONDED by Agency Member Goins to approve the Agenda for the August 28, 2019 Special Meeting.**

AYES: Williams, Boisvert, Goins, Lanni

MOTION PASSED UNANIMOUSLY (4-0)

MINUTES: Regular Meeting of July 10, 2019

* **MOTION by Agency Member Boisvert; SECONDED by Agency Member Goins to approve the Minutes as written for the July 10, 2019 Regular Meeting.**

AYES: Williams, Boisvert, Goins, Lanni

MOTION PASSED UNANIMOUSLY (4-0)

III. Delegations

Aleck Greenwood (640 Brevard Ave) provided the Agency Members photos of crosswalks and brought a printed email from Ed Green with the Cocoa Village Neighborhood Coalition (CVNC) regarding the brick pavers[1]. He said that he spoke on behalf of several property owners regarding their concerns about the crosswalks and expressed their concerns that they have not been asked their opinions about the changes to the crosswalks and that, because of this, they do not feel represented. He advised the Agency what he felt should be done regarding the sidewalks and brick pavers and lastly asked what the City Manager's plan was for addressing these concerns.

City Manager Titkanich assured **Mr. Greenwood** that the City and CRA are aware of the condition of the crosswalks and the city has not changed their plans for the sidewalks. He then noted that it is in the 2020 Fiscal Year Budget to have the sidewalks attended to, to put in a signature design at one of the intersections and to make the work ADA compliant. The City Manager stated that this matter will be voted on in the City Council meeting this evening after this CRA meeting.

Mr. Greenwood commented that the City should leave the crosswalks the way they are and save the money instead of adding further details.

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[1] Exhibit 1: Mr. Greenwood's photos and typed outline.

IV. Action Items

1. Approve the Proposed Cocoa CRA 2020 Fiscal Year Budget

Mr. Niles provided background regarding what is included in the budget and that it is Staff's recommendation to pass the proposed budget.

* **MOTION MADE BY AGENCY MEMBER GOINS; SECONDED BY AGENCY MEMBER BOISVERT BY TO APPROVE THE PROPOSED COCOA CRA 2020 FISCAL YEAR BUDGET.**

AYES: Williams, Boisvert, Goins, Lanni

MOTION PASSES UNAMIOUSLY (4-0)

2. Provide direction on 603 Brevard Avenue (hotel redevelopment project) based upon submission by the developer.

Mr. Niles provided a brief background on the action item and explained Staff's recommendation to continue the default of Lodging Decisions, Inc., while granting an additional 60 days to cure said default.

City Manager Titkanich provided his clarification that the deadline should be 90 days, as 60 days would be difficult for Mr. Brown and Lodging Decisions, Inc. to meet.

Jack Brown (Lodging Decisions, Inc.) offered an apology for his lack of preparedness at the July 10, 2019 meeting. He introduced his wife, Karen Brown, along with several of the people he has partnered with who have agreed to assist him with the hotel project. He briefly discussed his plans for the hotel and that they are still working on securing a franchise, and explained the timelines and processes to secure certain aspects of the project[2]. He also thanked City Manager Titkanich for changing the suggested 60 day extension to a 90 day extension.

Chairperson Jake Williams thanked Mr. Brown for moving forward with the project and noted that the Agency is looking out for the citizen's best interest by ensuring all of the processes for the hotel project are correctly and thoroughly followed.

Mr. Brown pointed out a previous comment stating that the hotel project is not like a condo project and there is a lot more that goes into it. He explained that they want to do the best job that could be done for this hotel.

[2] Agency Member Koss and Vice Chair Warner arrived at 5:28pm

Chairperson Williams explained to **Vice Chair Warner** and **Agency Member Koss** what the current discussion was in relation to Lodging Decisions, Inc., to ensure they were able to make an informed decision to vote, since they arrived during Mr. Brown's discussion.

Agency Member Goins complemented Mr. Brown on his confidence and the team that he has assembled to make this hotel happen. He expressed his excitement for the project and thought it would be a great addition to Downtown Cocoa.

Agency Member Lanni expressed that he does not understand nor appreciate the length of time it has taken to have this project done. He shared that the project should be further in progress than what it currently is and does not want the project to be delayed any further.

Chairperson Williams explained and clarified that the delays were not caused by the City of Cocoa. It was explained that the delays were caused by Mr. Brown for several reasons and he wanted to ensure the process was done right and what was best for the citizens.

Agency Member Koss added that one of the major changes was the hotel going over 100 feet which would have changed the entire characteristic of Cocoa Village and noted other delays on Mr. Brown's part.

* **MOTION made by Agency Member Goins; SECONDED by Agency Member Boisvert to approve City Manager Titkanich's recommendation to continue the default of Lodging Decisions, Inc., while granting an additional 90 days to cure said default.**

AYES: Williams, Warner, Boisvert, Goins, Koss, Lanni

MOTION PASSES UNANIMOUSLY (6-0)

V. Attorney's Report

None.

VI. Agency Members and Staff Reports

None.

VII. Next Meeting Date

The next regularly scheduled meeting of the Cocoa Redevelopment Agency will be on Wednesday, September 11, 2019 at 5pm at the Cocoa City Hall, 65 Stone Street, Cocoa, Florida, unless a business need arises earlier.

VIII. Adjournment

* **MOTION made by Agency Member Boisvert; SECONDED by Agency Member Goins to adjourn the special meeting of August 28, 2019.**

AYES: Williams, Warner, Boisvert, Goins, Koss, Lanni

MOTION PASSES UNANIMOUSLY (6-0)

MEETING WAS ADJOURNED at 5:38

Jake Williams, Jr., Chairperson

Respectfully Submitted by:

Courtney Jackson, Recording Secretary