

**MINUTES
CITY OF COCOA
DIAMOND SQUARE CRA
REGULAR MEETING
September 19, 2022**

The Regular Meeting of the Diamond Square Community Redevelopment Agency was held on September 19, 2022, at City of Cocoa, City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. **Call to Order**

Chairperson Moore called the meeting to order at 6:03 pm.

ROLL CALL:

Tracy A. Moore	Chairperson
Larry Brown	Vice Chairperson
Amy Robinson	Agency Member
Ed Jones	Agency Member
Jackie Isom	Agency Member
Marilyn Ross Smith	Agency Member
Crystal McQueen	Agency Member
Joseph Colombo	Agency Attorney
Lori Chabot	Recording Secretary

PRESENT:

Tracy A. Moore	Chairperson
Larry Brown	Vice Chairperson
Amy Robinson	Agency Member
Ed Jones	Agency Member – <i>arrived 6:05</i>
Jackie Isom	Agency Member
Marilyn Ross Smith	Agency Member
Crystal McQueen	Agency Member
Joseph Colombo	Agency Attorney – <i>via phone</i>
Lori Chabot	Recording Secretary

ABSENT:

STAFF PRESENT:

Community Services Director Charlene Neuterman and Councilman Goins were in attendance.

Chair MOORE provided the invocation and the Pledge of Allegiance to the flag of the United States of America.

II. Approval of Agenda and Minutes:

AGENDA: Regular Meeting of September 19, 2022.

- * *MOTION by Agency Member SMITH; SECONDED by Vice Chair BROWN to approve the agenda for the September 19, 2022, either as written.

AYES: ALL

MOTION PASSED UNANIMOUSLY (6-0)

MINUTES: Regular Meeting of August 15, 2022.

- * *MOTION by Agency Member MCQUEEN; SECONDED by Vice Chair BROWN to approve the minutes for the August 15, 2022, meeting as written.

AYES: ALL

MOTION PASSED UNANIMOUSLY (6-0)

- III. Delegations – Ed Green, Cocoa, FL gave a brief statement and provided Agency Members with a copy. He spoke about Action Item V.1 and the Joe Lee Smith pool. Although he agrees cameras in the area are a good idea, he would like to instead spend the money on a pool cover that would keep the kids out of the pool and might be better at prevent drownings. Agency Member MCQUEEN asked if he had done any research on the covers. He replied, some initial, but doesn't know the pool size. He added the costs would be anywhere from 10\$ to \$25K.

Marisol Lanza, Cocoa, FL who stated she lives in Diamond Square. She expressed concerns over the area as she stated there are drugs, people sleeping outside Joe Lee Center and supports cameras. She also mentioned the condition of the Joe Lee, stating its filthiness and it needs to be addressed. Ms. Lanza also stated she is having trouble with a neighbor who is causing trouble with her and her husband in front of their house. She stressed the problems need to be addressed as this has been an ongoing issue.

Councilman GOINS replied this has been an ongoing problem for few years. Three houses and they don't like each other. He stated he has spoken with each of them and has tried to get the 3 houses come to a community meeting. They just don't like each other. Chair MOORE stated if there were drugs involved, the police should get involved.

- IV. Presentations: Delores McLaughlin of ANR gave her annual presentation with a video. She also provided Agency Members with a written outline. She stated, this past year was one of the most challenging in some time. They worked with less staff and less money. Funding they had been used to receiving of \$10,000 had ended and in the

summer, there was not enough funding to complete youth employment trainings 1 and 3 and not enough to attend the conference. But, she added she wanted to keep her promise to the kids. They were in the red, but have kept moving forward.

They have continued to focus on special events as those get the attention of outside communities and get them to come in and discussed their special events they hold monthly.

Ms. McLaughlin stated it has been challenge dealing with Covid and therefore, started a project about it. Covid kids struggle academically and ANR staff try to help with after school, remain flexible, assist with other education resources and try to keep them coming back. They focus on relationships beginning at elementary age.

Chair **MOORE** thanked her for great report.

Agency Member **ISOM** commended her for what they do. She asked if they have tried to join forces with any of the other groups offering programs, especially in the summer time. Ms. McLaughlin replied explaining the difficulty in that, most organizations have their own programs for those they serve and COCOA PAL is part of State-wide organization. Collaboration is good when the mission and vision align however, so often that doesn't happen.

Chair **MOORE** asked about funding from Cocoa Community. She stated, with what they previously provided, \$10,000, that covered insurance and attendance at conference and to pay stipends for teen counselors. Chair **MOORE** emphasized the value of investing in the kids.

Councilman **GOINS** stated the deficit bothers him. Asked what is the dollar amount they need. How any additional employees they need.

Vice Chair **BROWN** asked without the funding from Cocoa Community First where did money come from to give kids stipends. She replied she did not take a salary. Vice Chair **BROWN** responded a person should never have to give their salary and asked how much money did City give from funds received under the American Rescue Plan to ANR. He continued, there needs to be corrective action taken. Ms. McLaughlin stated she had applied for some funding but unsuccessful.

Vice Chair **BROWN** said you said if you took a cut, how much did you take from your pay to pay for stipends. She stated she did not take a salary for two months and the average stipend is \$400 each.

Chair **MOORE** stated the DSCRA wants to assist with this.

Agency Member **MCQUEEN** asked how much she truly needs to do what she needs to and asked if she had thought hiring a grant writer? Ms. McLaughlin replied, to have a successful year and not worry, \$145,000 per year to do what they try to do now. She added she had been getting about \$117 - \$120, between funding and donations

V. **Action Items:**

1. Staff is requesting Agency approval for Resolution Amending the FY22 Budget and a BAF# 22-127-T for the amount of \$24,584 for the purchase of security cameras at the Dr. Joe Lee Smith Community Center.

Director Neuterman introduced the item stating at the August 15, 2022 Diamond Square Community Redevelopment Meeting Agency Members recommended tabling this item due to questions regarding funding. At the June Diamond Square CRA meeting, Agency members directed Staff to come back with a proposal to install security cameras at the Dr. Joe Lee Smith Community Center. Staff met with a consultant to provide a quote for services to install cameras at the center. Based on the walk-through inspection and discussion the consultant, it was determined that four cameras would be sufficient for the need at the center.

Staff is requesting direction on the purchase of these items and if the direction is to proceed, Staff is requesting approval of the attached BAF and Resolution approving the transfer of funds from Contingency to IT-Operating Expenses.

Agency Member **SMITH** asked if DS is being asked to cover costs. Chair **BROWN** stated this item previously came up for \$75,000, has come back each month. He asked why should DS board pay.

Vice Chair **BROWN** made a Motion to deny item, Agency Member **SMITH** seconded. Discussion among Agency Members continued about Contingency funds being used and Chair **MOORE** stated there are funds to do this.

Vice Chair **BROWN** withdrew his Motion and made a new Motion to pay ½ of the cost for the cameras, \$12,292. Seconded by Agency Member **MCQUEEN**. Discussion ensued about what Mr. Green discussed during Delegations. Chair **MOORE** stated she has concerns that anyone can climb the fence.

Agency Member **MCQUEEN** state she was not opposed for all four cameras but liked the pool covering. She continued asking if it was possible to table the item one more time, do research one more time and get costs about the pool covering. She added she would like to see cameras cover areas other than pool. Director Neuterman stated the location of cameras would not be identified for security reasons. The areas mentioned, are the pool area, parking and basketball area.

Councilman **GOINS** added it was not just about the kids in the pool area. Just recently a grown man jumped the fence and he took pump and fittings. Need assistance with patrolling the area and not just about the pool and kids in it.

Agency Member **ISOM** stated she agreed with Councilman **GOINS**. There is too much going on there. Discussion ensued about the cameras and cost.

Vice Chair **BROWN** withdrew his motion.

Agency Member **MCQUEEN** Motioned to Table original item costing \$24,583 and Staff return with costs for pool covering and resubmit. Agency Member **ISOM** **Seconded**. Director Neuterman stated it would likely be in November.

Chair **MOORE** Tracy stated there was more to be done at Joe Lee Center. This is only the beginning. Vice Chair **BROWN** asked about the turn around on cameras. Director Neuterman replied, the turn-around was 4-6 weeks.

Chair **MOORE** stated she wanted to add an action item and to talk about how the Agency can assist to make sure ANR doesn't have a shortfall as they experienced, i.e., that affected kids' attendance at Conference and payment for stipends.

Vice Chair **BROWN** stated he would like to pay for shortfall. Director Neuterman stated Staff would need receipts. She also added the City Manager was on phone and had something to say.

City Manager Whitten stated he was also on the phone with Chief Collier and they would split the cost between Agency and City for the two initiatives, cameras and pool cover. If the Agency approved the 50% tonight and bring back the cover. He added, he doesn't want to lose a month to wait for another meeting.

Chair **MOORE** asked about the cameras and monitoring. The Chief replied the cameras will be monitored periodically.

Vice Chair **BROWN** asked for clarification about splitting the costs and was City picking up the other part. City Manager Whitten replied yes. Vice Chair **BROWN** stated he also wants to proceed with pool covering

*** *MOTION by Vice Chairperson BROWN; SECONDED by Agency Member JONES to approve to pay ½ of the costs of this item for the purchase of security cameras at the Dr. Joe Lee Smith Community Center and for Staff to return to the Agency with costs for pool coverings.**

AYES: ALL

MOTION PASSED UNANIMOUSLY (6-0)

Chair **MOORE** stated she wants to shore up any deficits to Ms. McLaughlin and would like to discuss a reasonable amount to amend the 2023 contract for ANR. Discussion ensued around whether to pay more and what that would be. Vice Chair **BROWN** added he wants to be sure she is reimbursed and asked about how to get her moneyback that she paid out of pocket. Attorney Colombo spoke up stating as long as it is well documented, he didn't see it would be a problem.

***MOTION by Vice Chairperson BROWN; SECONDED by Agency Member JONES to approve to replace what Ms. McLaughlin spent for Stipends and Conference out of her own funds.**

AYES: ALL

MOTION PASSED UNANIMOUSLY (6-0)

***MOTION by Vice Chairperson BROWN; SECONDED by Agency Member ISOM increase the ANR contract to \$25,000 due to cost increases for budget year 2023.**

AYES: ALL

MOTION PASSED UNANIMOUSLY (6-0)

Ms. McLaughlin asked about invoices and cancelled checks and Director Neuterman stated she would get with her to discuss details.

Director Neuterman also stated she will return with a Budget adjustment for the increase and amended an ANR contract.

VI. **Attorney's Report** –None

- VII. **Updates and Staff Report** - Director Neuterman stated that Kate from Habitat attended the meeting to give an update on the Female Veteran's Village houses. She stated dedication for the 4th home is Tuesday and is for the Tucker family. She added the other two homes were very near completion. They were waiting on A/C that were on back order.

Shauna Ginn of the Housing Authority was also present stating they were still working on plans where to get funding for construction costs and working out how many apts. and the size. They hope to do 3 story elderly apts. She mentioned a type of Self Sufficiency program they are currently offering to properties converted from Section

8. Residents who apply will receive assistance with career potentials to increase income, and build financial investment.

Vice Chair **BROWN** spoke about National Night Out. He also asked Staff to bring an update as to what is going on at Harry T. Moore to the next meeting. Director Neuterman stated she would.

Vice Chair **BROWN** also asked about an update on the upcoming Conference and FRA Award applications. Director Neuterman replied Staff had not received any updates regarding the awards.

Councilman **GOINS** stated Public Works is now cutting the Community Garden. October 1 at 8:00 am will take items out to Prospect Park.

VIII. **Next Meeting Date**

The next scheduled meeting of the Diamond Square Community Redevelopment Agency will be on October 17, 2022, 6 pm at Cocoa City Hall, 65 Stone Street, Cocoa, Florida, unless a business need arises earlier.

IX. **Adjournment**

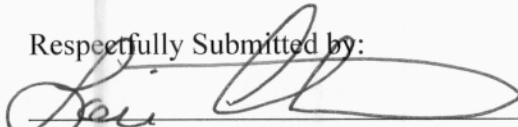
* ***MOTION by Vice Chairperson BROWN; SECONDED by Agency Member ISOM to adjourn the meeting.**

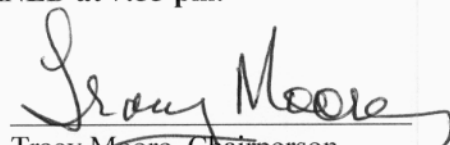
AYES: ALL

MOTION PASSED UNANIMOUSLY (6-0)

MEETING WAS ADJOURNED at 7:55 pm.

Respectfully Submitted by:


Lori Chabot, Recording Secretary


Tracy Moore, Chairperson