

MINUTES
COCOA CRA
August 7, 2023

FINAL

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on August 7, 2023 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER:

Chair **BLAKE** called the meeting to order at **6:01 pm**.

PLEDGE OF ALLEGIANCE: Agency Member **ROGERS** led the assembly in the Pledge of Allegiance to the flag of the United States of America.

INVOCATION: Vice Chairperson **HEARN** led the assembly in the Invocation.

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
Rip Dyal	Agency Member – via phone
Janne Etz	Agency Member
Alex Goins	Agency Member
Lorraine Koss	Agency Member
Candace Rogers	Agency Member
Anthony Garganese	Agency Attorney – via phone
Ryan Browne	Recording Secretary

ABSENT:

None.

STAFF PRESENT:

City Manager Stockton WHITTEN, Community Services Director Charlene NEUTERMAN, and Chief of Police Evander COLLIER IV.

II. APPROVAL OF AGENDA:

AGENDA: Regular Meeting, August 7, 2023 as written or with amendments.

* **MOTION** by Agency Member KOSS; **SECONDED** by Agency Member ETZ to approve the Agenda for the Regular Meeting of August 7, 2023, as written.

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

MOTION PASSED UNANIMOUSLY (7-0)

APPROVAL OF MINUTES:

MINUTES: Regular Meeting July 11, 2023 as written or amended.

* **MOTION** by Vice Chairperson HEARN; **SECONDED** by Agency Member KOSS to approve the Minutes of the Regular Meeting of July 11, 2023 as written.

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

MOTION PASSED UNANIMOUSLY (7-0)

III. DELEGATIONS:

1. Alecks Greenwood. He wants Cocoa Village designated as a "golf cart community."

IV. PRESENTATIONS: None.

V. ACTION ITEMS:

1. Staff request Board review and approval of updated Request For Proposal (RFP) for Mixed-Use Hotel Project located at 603 Brevard Avenue.

i. Introduction. City Manager WHITTEN and Community Services Director NEUTERMAN.

1. Presentation PowerPoint (Exhibit B). City Manager WHITTEN stated that this revised RFP is modeled after an active RFP from the City of Sebastian (population 25,000). Sebastian has a similar city profile to

Cocoa, so it fits well with our scope as a comparison. Parking was altered from the previous plan. The options have been widened, so that more creative solutions can be considered.

2. Director NEUTERMAN stated that part of the reason the City of Sebastian was chosen as a model is because of their similar profile, size, proximity to water and their plan is well-written and has a clean deliverable listing.
3. We are looking for an experienced and well-financed Developer who is immediately capable of developing the property. The parking numbers were not defined ahead of time, so that it gives the developer flexibility to determine their own numbers. Exact parking numbers will be discussed once the developer gets selected. Time is of the essence. We limit the negotiation period to three months. Also, the Developer needs to demonstrate recent projects they have completed and show us their vision for our site, as well as their timeline for completion and visuals to show us.
4. The Developer must demonstrate to us their financial ability. They have some flexibility on how they show us that ability, but it needs to be present. This became the sticking point with the previous developer who could never get sufficient capital to launch the project.
5. We do have a Bid Security of \$15,000, cashier's check or letter of credit, not a bond. This will be held in Escrow and, if selected, we will return the funds upon completion of successful negotiations. This serves as a form of buy-in. This shows us only serious developers, who show commitment to this project and its process. Those not selected are returned their funds.
6. The Screening Committee is aware of the types of financial documentation needed to know that we have a serious developer with sufficient capital to move forward.
7. The Screening Committee kept the same point structure used previously under the old RFP.
8. Summary of the new Timeline:
 - Aug. 21, 2023 - Advertise
 - Sep. 11, 2023 - Pre-Bid Meeting (optional) and Site Visit. We will allow developers to join us virtually, as well.
 - i. Next, they will be given two weeks to ask questions.
 - Dec. 15, 2023 - Close to four months for bids, allows them to do their background documents, financials, etc. Gives them ample time to get quality proposals. This also gives us more advertising time.
 - Jan 25, 2024 – Proposal Review.
 - i. Typically, three months from winning proposal selection to negotiate agreement.
 - ii. Next, 18-24 months, for site plan approval. And then start construction.
 - This format is standard with other CRA's.

- Questions?

ii. Discussion.

1. Agency Member ETZ was concerned that the word “hotel” was not included in the actual RFP. City Manager WHITTEN assured her that it was left out strategically to help solicit the broadest possible combination of options, but, that it can be included in the discussions with the developers. The Sebastian property is a similar size and value to our own parcel. The parking portion was left open ended, so that we could see what developers would propose. Director NEUTERMAN mentioned that the Florida Department of Transportation (FDOT) has an estimate, which currently sits at just around \$20,000/parking space.
2. Agency Member ROGERS asked if the construction timeline of 18 months was aggressive. Director NEUTERMAN said, it is. Agency Member ROGERS asked if we could offer any type of incentivization? City Manager WHITTEN said that TIF revenue is what developers want. We don’t have any cash on-hand options. Agency Member ROGERS asked what about Stormwater fee reduction? Director NEUTERMAN, said, no, that is too critical for this area. Agency Member ROGERS said that she would like to see the word “hotel” added, to guide the developers. City Manager WHITTEN suggested adding “which may consist of hotel, etc.” as a way to address this preference.

iii. Delegations

1. Eric Lyons, 104 Riverside, Cocoa. He commented on the vagueness of the term “mixed-use” and suggested defining it better. Another issue he saw was asking for subcontractor information at the proposal stage, which he said is unrealistic since developers won’t know what subcontractors they even need yet.

iv. Vote.

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

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

MOTION PASSED UNANIMOUSLY (7-0)

VI. ATTORNEY’S REPORT: None.

VII. UPDATES AND STAFF REPORTS:

1. Community Services Director – Staff Report. Director NEUTERMAN reminded Agency Members of the following:
 - i. FY 2024 Budget Update – (See detailed handout).

Cocoa CRA Regular Meeting 8-7-2023

1. Introduction. These are estimates, full numbers won't be in until later in the Jan./Feb. time frame, once taxes have actually been collected.
2. We anticipate \$1.6 million for 2024 year vs. \$1.3M for 2023. An estimated increase of \$300,000.
3. Budget: first couple of pages are all Salary and Operating Expenses.
4. The Final component is Capital. Our primary item here is, of course, the Lee Wenner Park parking project. Final Bid Package Plans have been received. Current estimates are \$2M. This is a very low estimate. Still very uncertain how much this project will actually come in at price wise. We did not add any additional expenditures, because we are seeking to get this project completed. This is a key focal point project for the CRA. We have also budgeted for consultants to complete Plan Amendments for both of the City's CRAs, Cocoa and Diamond Square. We are hoping that by doing them at the same time will save us money.
5. Discussion.

- Agency Member ETZ brought up a concern she has about the Police Department's Weekend Overnight Detail that the CRA pays for in Cocoa Village. She is concerned that they may not be patrolling, and she wants to ensure that the CRA is only paying for this extra service if it is actually working as intended. The Detail works Thursday – Saturday from 11 PM – 3AM.
- Chief COLLIER responded that they have a Union Contract with PBA – where overtime is posted on a board; officers sign-up by seniority.
- City Manager WHITTEN said that officers are assigned to the Village Detail. All city vehicles are tracked via GPS. He said that we can assure you that this detail is working their patrol area. The content of the reports is not shared, here in this public forum, due to their confidential nature.
- Chief COLLIER said no Details have been missed. The Chief provided an historical perspective:

	Reported Incidents in Cocoa Village	Reported Incidents in Cocoa Village – During Special Detail (2300-0300, Thu. – Sat.)
2021	46	N/A
2022	29	16
2023	30	6

- This Program began in Oct. 2022.
 - i. This program was triggered by the shooting incident in the parking lot. Ever since, this Detail has been assigned to the Village and there has been a decline of calls for service.

- Agency Member ETZ thanked the Chief for coming and providing more details about this program.
- Chairperson BLAKE reiterated that his goal is to always be sure that we are disseminating accurate and detailed information.
- Agency Member GOINS said that he wanted to echo what the Chief said - those officers are doing an awesome job. He mentioned that he is often in the Village at night and believes that the police presence is effective in deterring criminal behavior. He also mentioned that it is not unusual for a CRA to pay for police in a CRA. He said that the City of New Smyrna Beach commits large amounts of money to doing this exact thing for their area. He believes that this is a good use of funds.
- Agency Member GOINS had a separate piece of business, regarding an innovative development he saw in Winter Park, called "The Yard at Ivanhoe" The name of the developer is Inverlad. (Photos were shown in the meeting).
- Agency Member ROGERS said she would actually like to see more of a police presence in the Village. She also wants us to promote a more vibrant nightlife scene, while maintaining safety. She recently read about how the Orlando downtown area has created specific definitions for each type of establishment and the rules for what they each can or cannot do. She wants this addressed again in the near future, before we are forced to do so by the growth in the Village. She would like to include a noise ordinance. (She will send Director NEUTERMAN the information about what the City of Orlando did in their Downtown area). She would like to see more citizen participation; VCOPS during the daytime. Friendly, another pair of eyes. Bike patrols at night. However, she said that people have to want to do these things. And there are other issues to tackle, such as the issues surrounding the homeless. Agency Member ROGERS advocated for a collaborative to address these issues, where, for example, daytime volunteers and/or Ambassadors, could call social workers to help them. She believes we could do a lot more. It takes all of us to get involved in order to build a positive atmosphere.
- City Manager WHITTEN responded that he has been pushing the Chief to form Mobile Crisis Units which address some of the complex, underlying issues, which are non-police interventions, by nature. These will work like Mental Health Units that the police officers will be able to call for assistance when a social worker is needed. Another

Cocoa CRA Regular Meeting 8-7-2023

organization, called STEPS, is helping train officers to better handle calls about drug issues, opioids, and to be better able to provide support services.

ii. **Florida Redevelopment Association (FRA) Annual Conference,**

1. Date: **Wed. Oct. 25 – Fri. Oct. 27, 2023** at the
 2. Location: **Sawgrass Marriott Golf Resort & Spa, Ponte Vedra Beach.**
 3. The following members voted yes to attend:
 - i. HEARN, KOSS, and ROGERS.
 - ii. Any changes? No.
 - iii. Ryan will soon be sending out individual detailed itineraries for you to review.
 4. Any questions, please contact Ryan.
- iii. Reminder: Next meeting will be on a Tuesday before Council, due to the Labor Day holiday.

VIII. NEXT MEETING DATE:

Tuesday, September 12, 2023, at 5:00 pm in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

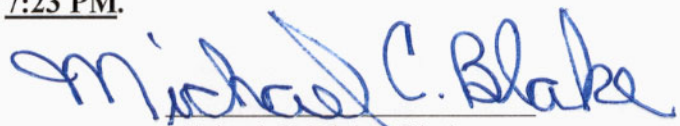
IX. ADJOURNMENT:

* **MOTION by Agency Member DYAL; SECONDED by Vice Chairperson HEARN to adjourn the meeting.**

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

MOTION PASSED UNANIMOUSLY (7-0)

MEETING WAS ADJOURNED AT 7:23 PM.



Michael C. Blake, Chairperson

Respectfully Submitted by:



Ryan Browne, Recording Secretary