

**MINUTES
CITY OF COCOA
DIAMOND SQUARE CRA
REGULAR MEETING
June 21, 2021**

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on June 21, 2021 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. Call to Order

Chairperson Moore called the meeting to order at 6:05 pm.

ROLL CALL:

Tracy A. Moore	Chairperson
Delores Martin	Vice Chairperson
Sylvia Thomas	Agency Member
Ed Jones	Agency Member
Jackie Isom	Agency Member
Marilyn Ross Smith	Agency Member
Larry Brown	Agency Member
Joseph Colombo	Agency Attorney
Lori Chabot	Recording Secretary

PRESENT:

Tracy A. Moore	Chairperson
Delores Martin	Vice Chairperson
Jackie Isom	Agency Member
Marilyn Ross Smith	Agency Member
Larry Brown	Agency Member
Joseph G. Colombo	Agency Attorney
Lori Chabot	Recording Secretary

ABSENT:

Ed Jones	Agency Member (<i>arrived 6:20 pm</i>)
Sylvia Thomas	Agency Member (<i>arrived 6:21 pm</i>)

STAFF PRESENT:

Charlene Neuterman, Deputy Community Services Director, Deputy Mayor **Alex Goins** was available via phone.

Chairperson 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 June 21, 2021.

- * ***MOTION** by Agency Member SMITH; **SECONDED** by Vice Chairperson MARTIN to approve the agenda for the June 21, 2021, Regular Meeting as written.

AYES: ALL

MOTION PASSED UNANIMOUSLY (5-0)

MINUTES: Regular Meeting of May 17, 2021.

- * ***MOTION** by Agency Member BROWN; **SECONDED** by Vice Chairperson MARTIN to approve the minutes for the May 17, 2021, as written.

AYES: ALL

MOTION PASSED UNANIMOUSLY (5-0)

III. **Delegations:** - None

- IV. **Presentations:** Lisa Stinson and Karla Riggs— Both are residents at Habitat's Female Veterans Village and live in the first two homes. Ms. Riggs spoke first thanking the Agency for the wonderful gift she has been given. The Female Veteran's Village has made a world of difference in her life and will in other female veterans' lives adding there are not other places for female veterans and she states, she has become a more productive member of society. Ms. Riggs added she had heard rumors the remaining lots/homes would be opened up to males and expressed that she was not in favor of that. Chairperson Moore agreed. Ms. Stinson also spoke thanking the agency and that she and Ms. Riggs were reaching out for female veterans through a Veteran's Homeless Program. Ms. Stinson added the Female Village has rebuilt their lives, bringing them out of the wilderness and into homeownership. It has been a dream come true. She expressed she would like to be more involved and assist in finding homeowners. Agency Member Brown expressed he had been open to allowing males in the remaining homes, however after hearing Ms. Stinson and Ms. Riggs he has changed his mind and will do all he can to keep it only female. Both ladies appreciated what he said. Chairperson Moore stated both ladies were the reason why it is important enough and should be only females and their presence reinforces the original concept. Agency Member Isom congratulated them. Agency Attorney Colombo asked what the current status was with regard to the remaining homes.

Agency Member Jones arrived 6:20

Mrs. Neuterman stated building has begun on the lot between Ms. Riggs and Ms. Stinson and the most recent information she has received is that the rest of the lots had applicants in the process. Mrs. Neuterman also added that Habitat will be back in July with an update for the Agency. Chairperson Moore added that getting homeless in homes was also part of the original thoughts.

Agency Member Thomas arrived 6:21

V. **Action Items:**

1. Agency acceptance of the application and program guidelines for the Residential Beautification Program in the Diamond Square Community Redevelopment Area.

Mrs. Neuterman introduced the item referring to the DS CRA Plan and its intent to remove slum and blight. One of those options was to create a program similar to the Commercial Façade, however, focusing on residential. Mrs. Neuterman continued to explain the Residential Beautification Program stating:

- Applicants are eligible to receive \$500 in landscaping supplies for the front of their home (street view).
- Apply for acceptance from the Agency and would work with landscaping company to select "Florida Friendly" type shrubs/bushes.
- This program will help maintain the beauty and elegance of the homes.
- Staff was getting quotes and the will be looking at the availability of landscapers.
- Once accepted and applicant has conferred with the landscaping supply company, landscape supplies will be delivered to the home and the applicant will plant their bushes/shrubs themselves.
- No funds are provided to homeowner, instead payment is made directly to the landscape company.
- Staff has worked with Agency Attorney Colombo and the City's Finance and is requesting acceptance of the documents for the program.

Chairperson Moore asked about the landscaper and Mrs. Neuterman replied that with each applicant, staff will get quote for the supplies. Chairperson Moore asked for confirmation that the landscape company would stay within the budget amount per home of \$500. Mrs. Neuterman confirmed.

Agency Member Brown asked, could someone use a landscape supplier other than the pre-approved? Mrs. Neuterman explained payment would go directly to the pre – approved supplier and therefore applicants would not be able to purchase on their own.

Chairperson Moore expressed the value in building relationships with local business. Mrs. Neuterman stated pre-approved suppliers were from those already on service with the City.

Agency Member Isom asked if applicants could apply for both grants. Mrs. Neuterman replied they could however, added that the grants would not be available to current staff, current board members or their families.

Agency Attorney Colombo added the standard for landscape grant would be where it can be seen from road and to improve aesthetics would be eligible.

Chairperson Moore asked if each applicant would be presented. Mrs. Neuterman replied affirmative adding there was already a budget set for each program. Agency Member Smith asked if there was a limit for the number of people who can apply. Mrs. Neuterman replied currently the Beautification Program has a budget of \$10,000 and the Paint \$5,000 however, this can be adjusted if Agency Members choose to. Chairperson Moore suggested to stick with what it is currently budgeted and see how it goes and get an idea as to what is needed for the next year.

Agency Member Brown asked about the applicant process and the length of time involved and if staff could approve the applications instead. Mrs. Neuterman replied only the Agency was authorized to approve grant dollars per Florida Statutes.

- * ***MOTION by Agency Member BROWN; SECONDED by Agency Member ISOM** to Agency acceptance of the application and program guidelines for the Beautification Program in the Diamond Square Community Redevelopment Area.

AYES: ALL

MOTION PASSED UNANIMOUSLY (7-0)

Mrs. Neuterman added the program would be advertised through Social media, on the City's website, use email applications and City Hall would have them available as well. Agency Member Brown suggested to let code enforcement know and they could help with getting the information out. Chairperson Moore added the importance that people are aware.

2. Agency acceptance of the application and program guidelines for the Residential Paint Program in the Diamond Square Community Redevelopment Area.

Mrs. Neuterman introduced the item explaining the program and process, the freshly painted look will add curb appeal, freshly painted and hopefully create a domino effect. The eligibility requirements were same as the Beautification Program.

Mrs. Neuterman also explained the exterior of the homes would be pressure washed first and the homeowner would be responsible for painting. She added though Staff is looking at volunteer or organizations that would be willing to assist with the painting.

In addition, Sherwin Williams in Cocoa is the contractor staff has worked for the paint supplies and they would work with the applicant on colors, choosing two. Sherwin Williams has worked with the City through that named a color after the City called Cocoa White which is used on the Historical buildings and other City locations.

Chairperson Moore confirmed the applicant must be the homeowner. She added she likes the application and the fact that it addressed liability concerns.

Chairperson Moore asked about the paint itself. Mrs. Neuterman replied she will recommend exterior highest-grade paint to be used. Contractor will work with homeowner on type of paint depending on the construct of the home. Chairperson Moore also asked about colors and not getting too crazy. Mrs. Neuterman responded Staff could ask Sherwin Williams to come up with some color choices for the walls and trim. Chairperson Moore continued to review the documents and was pleased.

Agency Member Thomas asked about advertising. Mrs. Neuterman stated similar to the Beautification Program, staff will use social media, Facebook, website and email. Chairperson Moore suggested promoting through any upcoming events. Mrs. Neuterman replied yes and would also like to advertise through churches and community.

Vice Chairperson Martin asked about fliers. Mrs. Neuterman replied, affirmative there will be fliers.

Vice Chairperson Martin asked if it was for Cocoa residents and Mrs. Neuterman responded it would be only Diamond Square residents.

Agency Member Isom asked if staff would be sending applications to them. Mrs. Neuterman replied affirmative.

Agency Member Brown asked about pressure washer. Mrs. Neuterman replied Sherwin Williams will handle that and payment will be made to them for the pressure washing and the paint and supplies.

- * ***MOTION by Vice Chairperson MARTIN; SECONDED by Agency Member THOMAS to acceptance of the application and program guidelines for the Residential Paint Program in the Diamond Square Community Redevelopment Area.**

AYES: ALL

MOTION PASSED UNANIMOUSLY (7-0)

VI. Attorney's Report – None

Chairperson Moore asked about any updates in Tallahassee. Agency Attorney replied there were not.

VII. Updates and Staff Reports

Mrs. Neuterman stated

- Budget update was included in the Agenda Packet and the FY22 budget should be available July with Agency approval in August. Agency Members can make recommendations in July prior to approval.
- Staff should have TIF numbers by then stating staff anticipates the numbers to be higher.
- Mrs. Neuterman gave an update on DS Camp Scholarships stating Parks and Rec Staff sent 14 youth to our office with scholarship for and were authorized to participate in camp. If all of them attend every day, Staff will possibly come back to request more funding. She also shared how grateful parents were for the scholarship.
- Staff is still working with Aging Matters and Brevard Health Alliance for their services and hope to bring something more concrete back in July or August.
- Habitat will be at July meeting to provide an update on the Female Veteran's Village.
- Rose Garden apartments were working on an application for a façade grant and we hope to have that for the next meeting. Additionally, any other updates with regard to Rose Garden and their intentions with the property to the east and the potential for adding parking area.
- On Monday October 4 from 9-1 will be the Annual Ethics Training which is required of all members. It will be held at Brevard County School Board office and members should RSVP by the August meeting. She reminded members it is mandatory training and this is the only one being offered here.
- July 8 is the next budget workshop and will be in Chambers at 6:00 pm. And all are welcome to attend.

Chairperson Moore asked about WeVenture. Mrs. Neuterman replied staff received 55 applications and are reviewing/vetting them, adding that Agency Member Smith should have received email regarding setting up a meeting to select an applicant for the grant. Chairperson Moore stated she was intrigued that 55 people applied.

Agency Member Thomas asked about the extra \$20,000 that had been budgeted for services Mrs. Neuterman replied she is working on an RFP for that and hope to have that in July.

Agency Member Smith asked about the MCB subdivision. Mrs. Neuterman replied sending out an RFP for development to find developer.

Agency Member Brown asked about the corner property by 520 and US 1 in the right of way going east and going south stating it needs to be cleaned. Discussion ensued about the exact location. Mrs. Neuterman stated she will look into that location and respond. Chairperson Moore agreed she would like to see that area kept up.

Agency Member Brown asked when there could be a meeting in DS. Mrs. Neuterman replied after camp was finished, likely in September.

Agency Member Isom reported during a recent Juneteenth bingo game she found out there is Richard E. Stone Historical district in Cocoa. She looked into it more and could not find that there was a sign for the area adding the information was that it included Block 121 to 304. Mrs. Neuterman added between Florida Ave and US 1.

Discussion continued regarding this area and Mrs. Neuterman found an online article and shared with Agency Members. Chairperson Moore stated with it being a Historical district it supports her vision of re-zoning Stone Street to be mixed use like it used to be. She requested the board to think about that and for Staff to look into how.

Agency Member Isom would like to have a sign made with information regarding the Historic District. Mrs. Neuterman explained that area falls within the Cocoa CRA and would bring it up at their next meeting. She also gave more information stating it was part of the Black Heritage Trail recommending they look up the Heritage Trail and see how much of Brevard/Cocoa is on it, explaining she had learned about this when researching for the Moore Center grant. She will send Agency Members the link.

Chairperson Moore asked if where sign will be in CCRA. Mrs. Neuterman also explained with the area also being in the Consent Decree, that will support getting a sign to commemorate the Historical area. Chairperson Moore asked staff to look into moving in the direction to change zoning on Stone Street. Mrs. Neuterman affirmed.

VIII. Next Meeting Date

The next regularly scheduled meeting of the Diamond Square Community Redevelopment Agency will be on Monday, July 19, 2021 at 6 pm at the Cocoa City Hall, 65 Stone Street, Cocoa, Florida, unless a business need arises earlier.

Chairperson Moore asked if there were any updates on the CRA conference. Mrs. Neuterman gave the dates; however, no other information had been provided yet.

Agency Attorney Colombo told members about the making of a movie about Harry T. Moore. Chairperson Moore stated she had a great deal of video she would like to share with the production company.

IX. Adjournment

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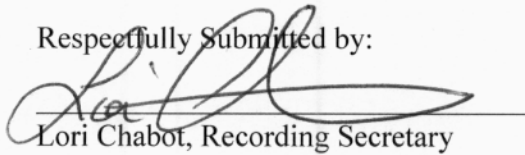
***MOTION by Vice Chairperson MOORE; SECONDED by Agency Member THOMAS to adjourn the meeting.**

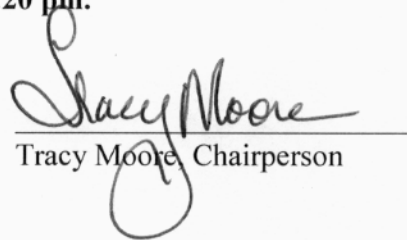
AYES: ALL

MOTION PASSED UNANIMOUSLY (7-0)

MEETING WAS ADJOURNED at 7:20 pm.

Respectfully Submitted by:


Lori Chabot, Recording Secretary


Tracy Moore, Chairperson