

City of Cocoa

65 Stone Street
Cocoa, FL 32922



Meeting Agenda

Monday, July 1, 2024

6:00 PM

Cocoa City Council Chambers

Cocoa Redevelopment Agency

I. CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

II. APPROVAL OF AGENDA:

AGENDA:

1. [24-317](#) Request Agency approval of the Agenda for the Cocoa CRA Regular Meeting on Monday, July 1, 2024, either as written or with amendments...End

Attachments: [CCRA Short Agenda - 07.01.2024 - FINAL.pdf](#)

III. DELEGATIONS:

In accordance with the City Council's rules and procedures, residents or tax-payers of the City (upon any subject of general or public interest), City employees (regarding his/her employment), and water and sewer customers (on matters related to the City's water and/or sewer system), may address the City Council under Delegations on items not on the printed agenda by filling out a speaker card.

Speaker cards are located outside the Council meeting room and should be provided to the City Clerk. Please observe the time limit of five (5) minutes while speaking under Delegations. Delegations shall be limited to thirty (30) minutes unless extended by Council.

IV. PRESENTATIONS:**V. ACTION ITEMS:**

1. [24-327](#) Request Agency approval of an Extension for the Commercial Façade Improvement Program (CFIP) Grant to Brian Steinberger at 101 Brevard Avenue, Cocoa, Florida for a period of one year from his original contract end date of July 13, 2024. Thus, his extension would expire July 13, 2025...End

Attachments: [Extension Request Letter - approval at CCRA 07.01.2024 meeting.pdf](#)

2. [24-350](#) Request Agency approval of a Resolution Amending the FY24 Budget, BAF #24-098-A in the amount of \$100, to account for the increased cost of the FY23 CRA Audit...End

Attachments: [Resolution CCRA-24-350.pdf](#)
[BAF 24-098-A-CRA Cocoa-Auditor \(07-01-24\) Agenda 24-350.pdf](#)

3. [24-351](#) Request Agency approval of a Resolution Amending the FY24 Budget, BAF # 24-097-A, in the amount of \$10,000, to fully fund the CRA Plan Update Consultant...End
- Attachments:** [Resolution CCRA-24-351.pdf](#)
[BAF 24-097-A-CRA Cocoa Consultant \(07-01-24\) Agenda 24-351pdf.pdf](#)
4. [24-304](#) Accept the low bid amount under ITB B-24-06-COC presented by Doug Wilson Enterprises for the purposes of completing the Lee Wenner Park Parking Project (CR23LP) in the amount of \$1,822,601 and contingency in the amount of \$364,520 for a total amount of \$2,187,121. Authorize an interlocal agreement with the City of Cocoa to provide funding for the project. Approve BAF #24-101-A1 and BAF #24-101-IFT2 to transfer funds to the City of Cocoa for the project subject to approval of the interlocal agreement.
- Attachments:** [Lee Wenner Park Parking Improvements - Interlocal Agreement v2.pdf](#)
[COC024 - Lee Wenner Pkg Improvements - Recommendation of Award Letter 2](#)
[DWE Bid Attachment E- Bid Price Schedule REV 5-13-24 - signed.pdf](#)
[Copy of Bid breakdown sheet for DWE.xlsx](#)
[BAF 24-101-A1-CCRA Lee Wenner Park Proj move to Parks Beautification \(7-1](#)
[BAF 24-101-IFT2-CCRA-Lee Wenner Park Proj \(7-1-24\) Agenda 24-304.pdf](#)
[Resolution CCRA-24-304.pdf](#)
5. [24-352](#) Request approval to extend the negotiation period for a period of time not to exceed ninety (90) days, to November 4, 2024, for Staff and the 603 Brevard Developer to continue attempting to work on the details of a possible draft Redevelopment Agreement, subject to the CRA Board's right to terminate negotiations at any time.
- Attachments:** [P-24-01-R-COC RFP 603 BREVARD AVE.pdf](#)
6. [24-349](#) Provide direction to Staff whether to prepare a Tax Incremental Financing (TIF) Rebate Program for Private Redevelopment Projects within the Redevelopment Area for the Board's future consideration and approval.

VI. ATTORNEY'S REPORT:

VII. UPDATES AND STAFF REPORTS:

[24-193](#) (Informational Only): Final copy of CRA Annual Audit Report included in packet for informational review. ..End

Attachments: [01.1 - MSL Audit - FY23 Cocoa CRA Financial Statements - FINAL.pdf](#)
[01.2 - MSL End Comm Ltr - FY23 Cocoa CRA - FINAL.pdf](#)

VIII. NEXT MEETING DATE:

The next regularly scheduled meeting of the Cocoa Community Redevelopment Agency will be on Monday, August 5, 2024 at 6:00 PM at the Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

IX. ADJOURNMENT

NOTICE TO THE PUBLIC:

This is a public meeting. All interested parties may attend in person. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.

Additionally, interested persons may view or listen to the meeting electronically at the following internet sites:

(1) <https://tinyurl.com/s5e875r> or

(2) <https://cocoa.legistar.com/DepartmentDetail.aspx?ID=26365&GUID=FF9D3369-D354-4FAB-800A-57D0AEE30153&Mode=MainBody>

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Interested persons may submit their written comments or questions regarding the meeting prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda. Any electronic comments submitted will be made part of the meeting record. Written comments or questions not relevant to the Council meeting agenda will not be made part of the meeting record but will be maintained as public record.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that: if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

Although members of the public are entitled to be heard by the City Council on certain items on the meeting agenda pursuant to the City Council Rules of Procedure, members of the public are not entitled to an immediate response by either administrative staff members or Council; however, the City Council or administrative staff may provide a response at their discretion. When presenting before the City Council, all comments or questions should be directed to the Mayor or the chair of the meeting. Comments or questions should not be made directly to administrative staff without permission from the Mayor or chair.

Public debate by individual speakers from the audience on public hearing items shall be limited to three (3) minutes. Applicants or representatives of recognized groups with special interests in a matter shall be limited to ten (10) minutes; and total debate on a single issue shall be limited to thirty (30) minutes. Only one presentation per person per item shall be allowed.

A Council member may add an item to the agenda during the meeting only at the time the agenda is approved. If the item requires action by the Council, then it may be added to the agenda by an affirmative vote of the Council, and written documentation must be submitted at the time the item is added to the agenda. Matters may also be raised by the Council, City Manager or City Attorney under reports and acted upon by the City Council.

This agenda is posted on the Municipal Bulletin Board and at the Central Brevard Library and Reference Center in Cocoa for public review.

