

**MINUTES
COCOA CRA
August 5, 2024**

DRAFT

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on August 5, 2024 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER:

Chairperson BLAKE called the meeting to order at **6:06 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: Agency Member GOINS led the assembly in the Invocation.

ROLL CALL:

Michael C. Blake	Chairperson
Lavander Hearn	Vice Chairperson
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
Janne Etz	Agency Member
Alex Goins	Agency Member
Lorraine Koss	Agency Member
Candace Rogers	Agency Member
Anthony Garganese	Agency Attorney
Ryan Browne	Recording Secretary

ABSENT:

Lavander Hearn	Vice Chairperson
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STAFF PRESENT:

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

II. APPROVAL OF AGENDA:

AGENDA: Regular Meeting held on August 5, 2024, as written.

***MOTION by Agency Member KOSS; SECONDED by Agency Member ETZ to approve the Agenda for the Regular Meeting of August 5, 2024, as written.**

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

MOTION PASSED UNANIMOUSLY (5-0)

III. DELEGATIONS: None.

IV. PRESENTATIONS:

1. Presentation by RVI, Planning Consultant for the City of Cocoa: “Results of the Four Corners Visioning Workshop” held at the Dr. Joe Lee Smith Community Center on Monday, June 17, 2024 at 7 PM. Mr. Stephen Noto.

i. Mr. Noto delivered presentation. Highlights:

1. Understand current usage, vs. future usage plan.
2. Comprehensive Plan (2020-2030)
3. Auto-Oriented Usage vs. Pedestrian-Oriented Usage.
4. Theme showed up over again; not using pedestrian friendly designs.
5. Real-world examples given to show the difference.
6. Show what “could be” renderings.
7. Workshop Recap.
8. Streetscapes. Connect the West and the East. Train tracks in between.
9. Urban Design.
10. Feedback on the Vision Process. Council next week and DSCRA on the 19th.
11. Feedback and Questions.
 - Chairperson BLAKE. Kudos, for being collaborative with the citizens.
 - Agency Member GOINS. NE & SE corner owner was there. Fine, as long as no more rights-of-way given away. Timing and partnerships. Challenge here is demolish and re-build. Engage with property owners, how they can benefit from it.

- Agency Member KOSS. Walking Bridge over Stone Street. Work on finding funding for this type of infrastructure. Very challenging. FDOT, TPO could help.
- Agency Member ROGERS. “Do not exceed three stories” – would ideally be part of the code. “We are not a gateway” we are Cocoa. What is the plan for the northside. Abandoned gas stations, not a good look. Ultimately, it should all blend.
- Chairperson BLAKE. SW corner. Challenges of this site. Food desert, not enough space. He lives less than half an mile. Mini-Thrifty or Aldi. The functionality of the property, disadvantage of that happening. Flexible design options, meet with City staff to discuss early and find a positive outcome.
- Agency Member ETZ. Preliminary step. But codes need to change. What’s the next step? Recommendations to Council next week. Timeline to implement. Property owners have to be on-board.

V. ACTION ITEMS:

1. Request Agency approval of a Budget Resolution, CCRA-24-437, to amend the FY24 Budget, BAF No. 24-116-A, in the amount of \$70,000, to purchase confidential IT infrastructure for Riverfront Park and Taylor Park.
 - i. Introduction. Director NEUTERMAN. Confidential item.
 - ii. Discussion. None
 - iii. Vote.

***MOTION by Chairperson BLAKE; SECONDED by Agency Member KOSS to approve the motion.**

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

MOTION PASSED UNANIMOUSLY (5-0)

2. Request Agency provide feedback to Staff on Budget Priorities for the upcoming Fiscal Year 2025 Budget process (final request).
 - i. Introduction. Director NEUTERMAN. \$350,000 proposed in the budget, normal. \$1.7M est. for TIF this year. In the process of updating the CRA Plan, which will include in public meetings, to hear priorities. We can budget in our Contingency, placeholders for FY25, working through Plan Update, and Finalized ideas of Budget. CRA Plan complete in early 2025.

Infrastructure and operating, we must present a balanced budget. We don't have the Exact TIF currently. We need potential items.

ii. Discussion.

1. Agency Member ETZ. Lee Wenner Park money? Director NEUTERMAN, we already have that budgeted from FY24. Some money to stripe the municipal parking lot.
2. Agency Member GOINS. Ideas. Oleander Parking Lot. Signage, Cameras and lighting. Blind spots being taken care of. Affordable Housing Project. Purchasing that lot. Increasing Façade Grants Amount. \$10k. Not going as far as they want. Director NEUTERMAN. Can have the rules to increase to amend that. That would automatically increase the budget. Director NEUTERMAN can bring that back. The CRA Plan Update can help with that as part of the plan. The lights are inadequate. Inspire can bring that to the workshops. Affordable Housing Project. City Manager WHITTEN. We purchased the property. They delayed the project closing for 60 days. We will issue an RFP. Develop it. Budgeted \$75,000, plus closing, purchase cost covered.
3. Agency Member ROGERS. Lee Wenner Park. Clean Vessel Act, 75% of the Sewer Line, people are defecating at the river at the Men's Rooms in the park. Grants available. Lacking consistent enforcement. Harbormaster usually regulates, ours is a free-for all. Closed for a year. Time to fix. We have a marine boat. Not in good condition. Sheriff's grant, we could work with Merritt Island, we don't have a functional boat. Grant could help us. Purchase some drones, see other areas, strategic viewing. Shared grant. Cocoa sign on the promenade, flip the switch. It is dark. It hasn't been lit since 2020. Put a timer on it, free advertising for us. Park. Very dim, want Inspire to help us. People are hiding under the Bridge. Monitor cameras in the hot spots of the village. Monitored can be proactive, in strategic objectives. Bartow, size comparable, 8-passenger golf cart for the city. We should buy two. \$64,000, using county transportation to drive the golf carts. 80% of occupation of parking (from Parking Study 2018). Work with Hotel. Get a Trolley. Moratorium of 6 months to fix parking, not allowing variances, to get caught up. Permeable parking solves several issues, as a green option. List to be provided to Staff.
4. Agency Member KOSS. FIND grant. For boat. Follow the process and involve the public.
5. Agency Member GOINS. Decorative lighting poles are in. Can we enhance the light bulb, already LED now.
6. Chairperson BLAKE. Chase Bank. Own the whole parking lot. Orange, Factory, John Garren. City Manager WHITTEN. Had a conversation with them. They have a long-term lease.
7. Director NEUTERMAN. Proposed, Adopted Budget, would be amended.

iii. Vote? No vote.

VI. ATTORNEY’S REPORT: None.

VII. UPDATES AND STAFF REPORTS:

1. Director NEUTERMAN gave the following Staff Report:

i. FRA 2024 Conference.

1. Please state, for the record, whether you plan to attend the Conference (Tue. Oct. 22 – Fri. Oct. 25) in Tampa.

2. Agency Members who voted to approve their attendance at the FRA 2024 Conference in Tampa:

• List their names:

i. Chairperson BLAKE,

ii. Vice Chairperson HEARN*(absent),

iii. Agency Member GOINS,

iv. Agency Member KOSS, and

v. Agency Member ROGERS.

• For those planning to attend, please select a Bus Tour and if you have any dietary restrictions, let Ryan know.

• If you have any questions, ask Ryan.

ii. Inspire

1. Data collection has moved into round 2.

2. The schedule of community meetings, constituent meetings, and website rollout are all in the works and coming soon.

3. Stay tuned to your emails.

iii. Lee Wenner Park Parking Lot – Construction Begins – Mon. Sep. 9.

1. Park will be closed entirely, for safety.

2. Anticipated completion is End of Summer 2025.

3. We will bring you updates.

4. If you have any questions, please feel free to ask myself, Ryan, or the City Manager.

iv. Upcoming Event:

1. Historic Cocoa Village Main Street - Small Business Conference 2024

• Date: Mon. Aug. 26, 2024.

• Time: 8:30 AM – 5:00 PM.

• Location: Cocoa Civic Center and Porcher House

• To RSVP or for more details go to their website at:

<https://VisitCocoaVillage.com/SmallBusinessConference2024>.

• Ryan will be presenting a session on the Commercial Façade Improvement Program (CFIP) Grant.

2. Housekeeping: Mon. Sep. 2 – Offices CLOSED for Labor Day Holiday.

VIII. NEXT MEETING DATE:

Tuesday, September 10, 2024, at 5:00 pm in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

IX. ADJOURNMENT:

*** MOTION by Agency Member GOINS; SECONDED by Agency Member ETZ, to adjourn the meeting.**

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

MOTION PASSED UNANIMOUSLY (5-0)

MEETING WAS ADJOURNED AT 7:16 PM.

Respectfully Submitted by:

Michael C. Blake, Chairperson

Ryan Browne, Recording Secretary