

**MINUTES
COCOA CRA
September 10, 2024**

DRAFT

The Special Meeting of the Cocoa Community Redevelopment Agency was held on September 10, 2024, at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER:

Chairperson BLAKE called the meeting to order at **5:00 pm**.

PLEDGE OF ALLEGIANCE: Agency Member WEEKS 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 - absent
Janne Etz	Agency Member
Alex Goins	Agency Member
Lorraine Koss	Agency Member
Candace Rogers	Agency Member
Patricia Weeks	Agency Member
Anthony Garganese	Agency Attorney
Ryan Browne	Recording Secretary

PRESENT:

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

ABSENT:

STAFF PRESENT:

Community Services Director NEUTERMAN and City Manager WHITTEN.

II. APPROVAL OF AGENDA:

AGENDA: Special Meeting held on September 10, 2024, either as written or as amended.

***MOTION by Agency Member KOSS; SECONDED by Agency Member WEEKS to approve the Agenda for the Special Meeting of September 10, 2024, either as written or as amended.**

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

MOTION PASSED UNANIMOUSLY (6-0)

III. DELEGATIONS:

1. Alex Greenwood. Exhibit A and Exhibit B under delegations.
 - i. Exhibit A. Melbourne. Press release. Restore confidence in the Village. Ward off homelessness and crime. One security guard walk just the three main streets. He is asking that CCRA present a “family friendly”
 - ii. Exhibit B, page #7-11, the info. Going out to the public. Advertise articles in paper or TV advertising to promote what we are getting ready to do. Breaking ground, that we brag about ourselves. Lighting, cameras, security reps, etc. Promote safety and well-being. TIF (Exhibit B) – whether they got those funds for Community Policing. We need a security presence – cheaper. 6 PM – 2 AM. Not as expensive as a police department can work with them.

IV. PRESENTATIONS: None.

V. ACTION ITEMS:

1. Request Agency approval of the Proposed Budget for the Cocoa CRA for Fiscal Year 2025.
 - i. Introduction. Director NEUTERMAN.
 1. CRA Plan Update. New Goals and Objectives will be solidified. This normal budget is being presented, given that we will be updating with them. Civic Center. Phased Project. Set aside money. \$5 Million, set asides annually. Working with Public Works, what is prioritized. We will discuss. Debt Service: Post Office. Grants. Riverfront Park and

Community Policing Fund. \$2 million and change, with TIF Revenue of ...Once we get Actual Figures for TIF.

ii. Discussion.

1. Agency Member ROGERS: Budget. We didn't use Lee Wenner Park. Dir. NEUTERMAN, budget will roll to new year. Lee Wenner Park is FY24 only. \$1.5 Million – PO will roll remainder to FY25. Civic Center? Phased. Contingency: \$1.5m set aside. We must follow the CRA Plan, parking and the Civic Center are in the current plan. Updated Waterfront Plan, we did not do a new Civic Center in the Lee Wenner Park. The Current Civic Center is set to rehab at \$5 Million. The Fees would go up at the Civic Center, to replace the money? Is that correct? Waterfront Plan, is still there, right? Refresh of Civic Center. City Manager WHITTEN. This is a broad budget plan; all the updates are going through the Plan update. We are “parking” the big items, then, once the plan is updated, then the specifics. This is a placeholder to allow you to finish the Plan Update and itemize. ROGERS: give budget priorities at last meeting, confused about Civic Center. WHITTEN: Lee Wenner. Dir. NEUTERMAN: Sep. 26 CRA Plan Update Workshop. CRA and Waterfront together. WHITTEN: Open House to give us input. They will present their findings from Public Input and get your feedback.
2. Agency Member ETZ: pg. 4 of budget, Travel and Per Diem – doubling? Dir. NEUTERMAN: travel costs have gone. More agency members are going. Rentals Leases: CVP/Post Office. Moved to another line item. This budget is a placeholder. We follow the law to make a budget.
3. Agency Member GOINS: he recommends board bring motions/directives to move items forward. Dir. NEUTERMAN: we must do pricing, how it fits the plan, then we must budget accordingly. Here is what we can do with the money. We want to share the priorities with our consultant so the new plan. If meets goals and objectives. GOINS: Civic Center, robust discussion. City Manager WHITTEN: two versions redo Civic Center. Unaffordable choices. We can bring back the options you can look at. \$5 m and 7 M options. The best option is to refurbish what we have.
4. MOTION – Rescinded. By Agency Member GOINS: that we bring this back to the Board. Manager WHITTEN, the CRA Plan Update. Dir. NEUTERMAN that conversation.
5. Agency Member KOSS: public meetings? Yes,
 - Post Office. We have a five-year lease with CVP. Years 4 & 5. Manager WHITTEN: we pay.
 - Agency GARGANESE: Post Office, pays us. Not fully reimbursing us.
 - Dir. NEUTERMAN: we are getting. We can do that calculation and share that with you.
6. Agency Member ROGERS:

- What is our Shortfall with Post Office? Dir. NEUTERMAN: \$20,000 shortfall.
- We would have to get new quotes. New TIF coming. WHITTEN: not even quotes, estimates.

iii. Vote.

***MOTION by Agency Member GOINS; SECONDED by Agency Member ROGERS to approve the motion.**

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

MOTION PASSED UNANIMOUSLY (6-0)

2. Request Agency provide approval of an update to the Commercial Façade Improvement Program (CFIP) Grant amount to a maximum of \$20,000 per applicant on a 1:1 match basis.
 - i. Introduction. Director NEUTERMAN.
 1. Agency Member GOINS, asked for upgrade. Dir. NEUTERMAN
 - ii. Discussion.
 1. Agency Member KOSS: tax file? It is a Grant. Dir. NEUTERMAN:
 2. Agency Member ROGERS: three years ago, we gave the grant. But it was given to a 501(c) – how do we prevent that from happening?
 3. BLAKE: Owner can make the request. Yes. Turns it over, within five years.
 4. GARGANESE: reads the policy. Substantial paying taxes. Could impose to make not. Claw back in there. Dir. Neuterman, yes.
 5. ROGERS: are they commercial?
 6. WEEKS: improving the Village. Why grumble about.
 - iii. Vote.

***MOTION by Agency Member GOINS; SECONDED by Agency Member ETZ to approve the motion.**

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

MOTION PASSED UNANIMOUSLY (6-0)

VI. ATTORNEY’S REPORT: None.

VII. UPDATES AND STAFF REPORTS:

1. **BLAKE:** day slips, once parking enhanced, request, name for Jerry Sansom, FIND Grants – name after him.

2. Director NEUTERMAN gave the following Staff Report:
 - i. Welcome to Patricia Weeks, our newest Board Member.
 - ii. FRA 2024 Conference.
 - **Cancellation deadline: Tue. Oct. 1, 2024.**
 - If you have any questions, ask Ryan.
 - Weeks we can register.
 - iii. Inspire
 1. Community Meeting: “Open House” – Thu. Sep. 26 from 11 AM – 7 PM, Cocoa Civic Center
 2. We will email you the Website and take the Survey.
 - iv. Lee Wenner Park Parking Lot – Construction began – Mon. Sep. 9.
 - v. Pictures. Remember to stay after the meeting tonight, so we can get photos for the Annual Report and other promotional materials.
 - vi. We will
 - vii. Samantha SENGER. – video of Lee Wenner Park. Highlighting all the other available parking, so you know when to. Should be out in the next two weeks.

VIII. NEXT MEETING DATE:

Tuesday, September 24, 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 WEEKS, to adjourn the meeting.**

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

MOTION PASSED UNANIMOUSLY (6-0)

THE MEETING WAS ADJOURNED AT 5:52 PM.

Michael C. Blake, Chairperson

Respectfully Submitted by:

Ryan Browne, Recording Secretary