

**MINUTES  
COCOA CRA  
November 4, 2024**

**DRAFT**

**The Regular Meeting of the Cocoa Community Redevelopment Agency was held on November 4, 2024, at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.**

**I. CALL TO ORDER:**

Chairperson BLAKE called the meeting to order at **6:00 pm**.

**INVOCATION:** Agency Member BLAKE led the assembly in the Invocation.

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

**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
Patricia Weeks	Agency Member
Anthony Garganese	Agency Attorney
Ryan Browne	Recording Secretary

**PRESENT:**

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

**ABSENT:**

**STAFF PRESENT:**

Community Services Director NEUTERMAN and City Manager WHITTEN.

**II. APPROVAL OF AGENDA:**

**AGENDA:** Regular Meeting held on November 4, 2024, either as written, or with amendments.

**\*MOTION by Agency Member ETZ; SECONDED by Agency Member WEEKS to approve the Agenda for the Regular Meeting of November 4, 2024, either as written, or with amendments.**

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

**MOTION PASSED UNANIMOUSLY (7-0)**

**III. DELEGATIONS:** None.

**IV. PRESENTATIONS:** None.

**V. ACTION ITEMS:**

1. Request Agency approval of the Cocoa CRA Meeting Schedule for 2025.
  - i. Introduction. Director NEUTERMAN.
  - ii. Discussion.
  - iii. Vote.

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

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

**MOTION PASSED UNANIMOUSLY (7-0)**

**VI. ATTORNEY REPORT:** CRA closed at 203 Orange Street in the Consent Decree area.

**VII. UPDATES AND STAFF REPORTS:**

1. Director NEUTERMAN gave the following Staff Report:
  - i. FRA 2024 Conference.

1. Travel claims, etc. Submit receipts, so we can submit them for approval.
2. Photos, please share with Ryan to prepare.
3. Reminder: Hold the Date: FRA 2025 in West Palm Beach.
- ii. Inspire.
  1. Open House – results. Oct. 30. 11 AM – 7 PM.
  2. Workshop – round two. 9-11 AM Workshop. (We will attempt to Record that for those who cannot attend).
- iii. Annual Ethics Training. We submitted it to our Auditors. Thank you. We will send the new dates.
- iv. Housekeeping: Mon. Nov. 11 – Offices CLOSED for Veterans Day Holiday and Thu. Nov. 28 and Fri. Nov. 29 for Thanksgiving Holiday.
- v. Lee Wenner Park.
  1. Demo and stormwater done; rough graded. Lime rock base next week. Moving quickly if the weather cooperates. Updates at every meeting – pictures will come later as well.
- vi. Hotel Reps.
  1. Details. Meeting regularly. December meeting.
2. Board Reports – FRA Conference
  - i. Goins. Good networking and opportunities. Good opportunities for us. Great information.
  - ii. Hearn.
  - iii. Koss. Tours. Most valuable part. Dunedin. Inspiring area. Twice our population, half our size. Quaint Coastal Town. Architectural Guidelines and even an Art Master Plan. Went back to brick from pavers. Heritage trees, white picket fences. Pinellas Trail. Incorporated into their culture. Dog-friendly. Lots of pocket parks to sit and rest. Mixed-Use Space. Vibrant space. Freebee. Leasing parking. Trolleys and golf carts. Freebee service. Electric cars pick people up. She attended Freebee workshop. Challenge: high rents for small businesses. Attended a Charette. play money make choices. Keynote Session: Shane Phillips (UCLA), Affordable City. Data-driven showed the bottom-line. Affordable Housing. There’s no such thing as ‘no-growth’ – three pillars – supply most important. Smart growth.
  - iv. Weeks. CRA 101 class was very helpful. Cocoa got an award. Something to be proud of. Well worth attending. Look forward to what the CRA can do.
  - v. Rogers. Dunedin Tour. Like looking at what the Village could aspire. I wanted to see Mobility and Affordable Housing. Gaps between buildings: they put white picket fences and art or landscaping. On Maryland St. – Last Call Consignment – has done that in the Village already. We could have a contest to elevate the visual look of the Village. Easy lift. Mobility. County trolley. Freebee. Three levels (autonomous Beep, or Freebee, Golf Cart – large capacity) live in outer zone, come back. We are so far out of parking lots, no one will take that trek. If you had one of these options. The driver there is the County. We could do the same thing. They are all free.

Have grants available. Housing. Without garages, then you need to add transportation. Dunedin, website, good video. Columbia Restaurant. Keynote Speaker. ROGERS personal history. Tampa has changed. Wonderful event. Charlene and DSCRA and the Mayor recognized.

- vi. Goins. Community Meeting. Nov. 19 – Family Promise. 6:30 PM
- vii. Blake. Very educational. Very diverse viewpoints. Downtown Ybor on the Trolley, through grants are free. But the Grants are running out, so charge, if so, how much. Federal grants laid the track. 8 or 9 CRAs in Tampa, dealing with the County. City and Businesses came together to agree, and everyone is contributing. Police present. All were friendly. We should do that for our guests and businesses. He believes that we need a CRA in the Dixon Blvd. area. Commercial Façade Grants. Kudos to DSCRA Board and Chairperson MOORE. Good to have positive feedback from our peers. Just the tip of the iceberg. Cocoa CRA is next to be recognized!
- viii. Director Neuterman. Thank you.

**VIII. NEXT MEETING DATE:**

**Monday, December 2, 2024, at 6:00 pm** in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

**IX. ADJOURNMENT:**

**\* MOTION by Agency Member WEEKS; SECONDED by Agency Member BLAKE, to adjourn the meeting.**

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

**MOTION PASSED UNANIMOUSLY (7-0)**

**THE MEETING WAS ADJOURNED AT 6:45 PM.**

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Michael C. Blake, Chairperson

Respectfully Submitted by:

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Ryan Browne, Recording Secretary