

**MINUTES
COCOA CRA
May 6, 2024**

DRAFT

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on May 6, 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 HEARN led the assembly in the Invocation.

PLEDGE OF ALLEGIANCE: Agency Member BARRINGER 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
Matthew Barringer	Agency Member
Alex Goins	Agency Member
Lorraine Koss	Agency Member
Candace Rogers	Agency Member
Kristin Eick	Agency Attorney
Ryan Browne	Recording Secretary

PRESENT:

Michael C. Blake	Chairperson
Lavander Hearn	Vice Chairperson
Matthew Barringer	Agency Member
Alex Goins	Agency Member
Candace Rogers	Agency Member
Kristin Eick	Agency Attorney
Ryan Browne	Recording Secretary

ABSENT:

Lorraine Koss	Agency Member
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STAFF PRESENT:

Community Services Director NEUTERMAN and City Manager WHITTEN.

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA: Regular Meeting held on May 6, 2024, either as written or as amended.

***MOTION by Agency Member HEARN; SECONDED by Agency Member GOINS to approve the Agenda for the Regular Meeting of May 6, 2024, either as written or as amended.**

AYES: BLAKE, HEARN, BARRINGER, GOINS, ROGERS.

MOTION PASSED UNANIMOUSLY (5-0)

MINUTES: Special Meeting held on April 16, 2024, either as written or as amended.

*** MOTION by Agency Member GOINS; SECONDED by Agency Member HEARN to approve the Minutes for the Special Meeting of April 16, 2024, either as written or as amended.**

AYES: BLAKE, HEARN, BARRINGER, GOINS, ROGERS.

MOTION PASSED UNANIMOUSLY (5-0)

III. DELEGATIONS: None.

IV. PRESENTATIONS: None.

V. ACTION ITEMS:

1. Request Agency approval of a Resolution Amending the FY 2024 Budget, BAF# 24-083-T, in the amount of \$100, to rebalance the payroll benefits account for Long-Term Disability to ensure it has adequate funding to the end of the fiscal year.
 - i. Introduction. Director NEUTERMAN.
 - ii. Discussion. None.
 - iii. Vote.

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

AYES: BLAKE, HEARN, BARRINGER, GOINS, ROGERS.

MOTION PASSED UNANIMOUSLY (5-0)

2. Request acceptance of the Evaluation Committee Recommendation of the Proposal for RFP P-24-01R-COC. Authorize the City Manager and Agency Attorney to begin negotiations of a Redevelopment Agreement with 360 Hospitality Group, LLC of Cocoa, FL.
 - i. Introduction. Director NEUTERMAN and Manager WHITTEN.
 1. BLAKE. Four projects. Proposed motion. EICK clarified this will come back to.
 2. WHITTEN. 360, GLZ, Bluestone. Three proposals. Evaluation committee received. Apr. 17 Eval comm. Met to discuss. This authorizes City Manager and Agency Attorney to negotiate.
 - ii. Developer Presentation. Deep Patel, President; Dilesh Patidar, COO. Sean, Operations Manager.
 - iii. City Manager WHITTEN. 5-Year Pro Forma numbers. Talk about Feasibility Study, after, rather than before. Deep Patel: Reply – Marriott Tribute estimated numbers and estimated conservatively. We build buffers into the numbers. Feasibility, once you have a contract in place, hard sell to investors, if you don't have a contract yet. Review would happen before.
 - iv. EICK – feasibility required. Yes.
 - v. Deepak Patidar? Banks won't loan without a feasibility study.
 - vi. HEARN: I appreciate this robust plan. We've been in this process for some time. Your presentation hit all our marks, thank you. Looks beautiful. Hopeful. Staff are very diligent in their work. Thank you.
 - vii. BARRINGER: Thank you to the selection committee. Thank each Member to come back in face of adversity. Community Partner, who have invested millions, speaks volumes. Your level of commitment is very commendable.
 - viii. GOINS: Condolences to your Family. Testament that you are here despite your loss. Overjoyed to be at this point. Lot of business owners very happy to see you. Thank you.
 - ix. ROGERS. Cost Value match. Grateful and moving forward.
 - x. BLAKE. Thank you, neighbor! You opened your circle to us. WHITTEN, EICK, Staff thank you and welcome!
 - xi. Discussion.
 - xii. Vote.

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

AYES: BLAKE, HEARN, BARRINGER, GOINS, ROGERS.

MOTION PASSED UNANIMOUSLY (5-0)

VI. ATTORNEY'S REPORT: None.

VII. UPDATES AND STAFF REPORTS:

1. Director NEUTERMAN. Memorial Day flyer, Budget Priorities discuss at next few meetings, bring your ideas. Still working on CRA Plan Update at same time as Budget Prep.
2. GOINS: parking lot, west of oil change business – no lighting; customers parking there feeling unsafe. WHITTEN replied; part of negotiating parking; staff has parking discussion; Lee Wenner Park will add 71 parking; on-street design add 61 spaces. Plans to bring back. 6 parcels of land. 4 of which are not part of the Consent Decree Area. A design exists for addressing that; two parcels off limit. Will bring project specifics as discussions continue – and make safe, once finalized with 360 Group.
3. HEARN: safety. Mobile lights? WHITTEN; yes, Public Works. We need to take a look and bring back to you.

VIII. NEXT MEETING DATE:

Monday, June 3, 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 HEARN; SECONDED by Agency Member GOINS, to adjourn the meeting.**

AYES: BLAKE, HEARN, BARRINGER, GOINS, ROGERS.

MOTION PASSED UNANIMOUSLY (5-0)

THE MEETING WAS ADJOURNED AT 6:38 PM.

Michael C. Blake, Chairperson

Respectfully Submitted by:

Ryan Browne, Recording Secretary