MINUTES **DRAFT**
COCOA CRA
February 5, 2024

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on February 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 **6:00 pm**.

INVOCATION: Agency Member BARRINGER led the assembly in the Invocation.

PLEDGE OF ALLEGIANCE: Agency Member ROGERS 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
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
Lavander Hearn	Vice Chairperson
Matthew Barringer	Agency Member
Janne Etz	Agency Member
Alex Goins	Agency Member – via phone
Lorraine Koss	Agency Member
Candace Rogers	Agency Member
Anthony Garganese	Agency Attorney – via phone
Ryan Browne	Recording Secretary

ABSENT:

STAFF PRESENT:
Community Services Director NEUTERMAN.

II. APPROVAL OF AGENDA AND MINUTES:

[NOTE: The Vote to Approve the Agenda and the Vote to Approve the Minutes were combined into One Vote by the Chairperson]

AGENDA: Regular Meeting, February 5, 2024 as written.

MINUTES: Special Meeting, January 9, 2024 as written.

* **MOTION by Agency Member ETZ; SECONDED by Agency Member KOSS to approve the Agenda for the Regular Meeting of February 5, 2024, as written; and to approve the Minutes for the Special Meeting of January 9, 2024, as written.**

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

MOTION PASSED UNANIMOUSLY (7-0)

III. DELEGATIONS:

1. Nancy Elliot, Secretary of the Board for Historic Cocoa Village Main Street (HCVMS).
    i. She invited the Agency Members to a specially scheduled Walking Tour of Cocoa Village:
        1. DATE: Thursday, February 8, 2024.
        2. TIME: 5:15 PM.
        3. LOCATION: Porcher House.
        4. Presented by: Lynn Yon from the Brevard Heritage Council.
    ii. Agency Member KOSS commented that she enjoyed the Tour she took last year.

IV. PRESENTATIONS: None.

V. ACTION ITEMS:

1. Request Agency approval of a Resolution Amending the FY 2024 Budget, BAF# 24-045-T, in the amount of $336, to adjust the budget due to the increased cost of Membership for the Special District.
    i. Introduction. Director NEUTERMAN. Special District fees that are due to the state. This was an increase in the cost of the membership fee.
    ii. Discussion. None.
    iii. Vote.

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

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

MOTION PASSED UNANIMOUSLY (7-0)

2. Request Agency approval of a Resolution Amending the FY 2024 Budget, BAF# 24-048-T, in the amount of $3,300, to provide funds for conducting a Phase I Environmental Site Analysis (ESA) on 203 Orange Street, Cocoa, FL 32922, in order to complete the closing process.
    i. Introduction. Director NEUTERMAN. The property that we are in the process of purchasing. Customary to do an ESA, to ensure no previous contaminations on that property, since it has been vacant for many years. This is part of the due diligence during the closing process.
    ii. Discussion. None.
    iii. Vote.

***MOTION by Chairperson BLAKE; SECONDED by Vice Chairperson HEARN to approve the motion.**

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

MOTION PASSED UNANIMOUSLY (7-0)

VI. ATTORNEY'S REPORT: None.

VII. UPDATES AND STAFF REPORTS:

1. Director NEUTERMAN.
    i. Report Item: Status Report: 603 Brevard Avenue – Mixed-Use Project
        1. RFP opened for an additional 45 days:
            - Re-released on: Fri. Feb. 2, 2024 at 8:00 AM EST.
            - Closes on: Tue. Mar. 19, 2024 at 3:00 PM EDT.

- Optional Pre-Proposal Conference on: Wed. Feb. 21, 2024 at 10:00 AM EST.
- Once the RFP closes, staff will return with the results for the Agency to decide what they want moving forward.

2. Handout:
   - 603 Brevard Avenue – Mixed-Use RFP (Exhibit A).

Agency Member GOINS said that when budget priorities discussions happen, he plans to ask for funding to put up lighting and signage for the city-owned dirt lot on Oleander; near the oil change place. He believes that the public is not using the lot, since they do not know that it is there (no signs), and may feel unsafe at night (no lighting).

VIII. NEXT MEETING DATE:

Monday, March 4, 2024, at **6:00 pm** in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

IX. ADJOURNMENT:

* **MOTION by Chairperson BLAKE; SECONDED by Agency Member ROGERS, to adjourn the meeting.**

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

MOTION PASSED UNANIMOUSLY (7-0)

MEETING WAS ADJOURNED AT 6:12 PM.

Michael C. Blake, Chairperson

Respectfully Submitted by:

Ryan Browne, Recording Secretary