MINUTES **DRAFT**
COCOA CRA
January 10, 2023

The Special Meeting of the Cocoa Community Redevelopment Agency was held on January 10, 2023 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER:

Chairman Blake called the meeting to order at 5:00 pm.

ROLL CALL:

Michael C. Blake	Chairperson
Lavander Hearn	Vice Chairperson
Alex Goins	Agency Member
Rip Dyal	Agency Member
Lorraine Koss	Agency Member
Janne Etz	Agency Member
Candace Rogers	Agency Member
Anthony Garganese	Agency Attorney
Lori Chabot	Recording Secretary

PRESENT:

Michael C. Blake	Chairperson
Lavander Hearn	Vice Chairperson
Alex Goins	Agency Member *(arrived 5:09)*
Janne Etz	Agency Member
Candace Rogers	Agency Member
Rip Dyal	Agency Member
Lorraine Koss	Agency Member
Anthony Garganese	Agency Attorney
Lori Chabot	Recording Secretary

ABSENT:

None

STAFF PRESENT:
City Manager, Stockton Whitten and Charlene Neuterman, Community Services Director.

Vice Chairman HEARN led the assembly in the Invocation and Agency Member **DYAL** led the assembly in the Pledge of Allegiance to the flag of the United States of America.

II. APPROVAL OF AGENDA:

AGENDA: Special Meeting, January 10, 2023 as written or with amendments.

* **MOTION by Vice Chair HEARN; SECONDED by Agency Member DYAL to approve the Agenda for the Special Meeting of January 10, 2023, as written.**

AYES: BLAKE, HEARN, ETZ, ROGERS, KOSS, DYAL

MOTION PASSED UNANIMOUSLY (6-0)

APPROVAL OF MINUTES:

MINUTES: Regular Meeting December 5, 2022 as written or with amendments.

* **MOTION by Agency Member ETZ; SECONDED by Agency Member DYAL to approve the Minutes of the Regular Meeting of December 5, 2022 and the Special Meeting of October 25, 2022, with two amendments (page 5 and page 6).**

AYES: BLAKE, HEARN, ETZ, ROGERS, KOSS, DYAL

MOTION PASSED UNANIMOUSLY (6-0)

III. DELEGATIONS:

Aleck Greenwood, Brevard Avenue, Cocoa discussed parking needs in the Village.

IV. PRESENTATIONS: None

V. ACTION ITEMS:

Discussion of RFP for Hotel. City Manager Whitten provided agency members information via a Powerpoint regarding the RFP for the Hotel site. The Powerpoint is attached to Meeting Agenda.

City Manager Whitten spoke about the RFP providing an overview. This RFP is different from the previous, as it requires more upfront information, said the City Manager. This will require respondents to provide assurances, including having the financial capacity to do project, thus giving the agency more protection. The presentation discussed experience, financial requirements, incentives and the project timeline.

5:09 - Agency Member Goins arrived.

Agency Member **KOSS** asked about the type of hotel. Director Neuterman responded with examples of Hilton Cocoa Beach, Courtyard by Marriot or 4 Points Sheraton.

City Manager Whitton asked Agency Members for any suggestions or questions stating Staff's goal is to return to the next meeting with the RFP. Agency Member **ETZ** stated she likes what she hears and seems to set the Agency up for protection. Discussion continued about timing as well as other possible parking options that could be part of the deal.

Cocoa CRA Plan Update/Waterfront/Parking discussion. A brief discussion was held and Director Neuterman stated with the waterfront damage and repairs, the Agency needs to consider a plan update. The 2018 update is out of date and a new update would address what the CRA wants up to Sunset. The goal is to create new priorities and work to create goals and objectives through 2041 which is about 17 – 18 years.

Agency discussed the potential for increase in tax revenue. Agency Member **ETZ** asked if it would allow for public input. Director Neuterman replied, there will be workshops and staff will seek out subject matter experts to assist with the development of a plan. Agency Member **ETZ** thinks it is important the public understands there is not a lot of time. This will be discussed at the next meeting.

VI. ATTORNEY'S REPORT: None

VII. UPDATES AND STAFF REPORTS:

Agency Member **KOSS** mentioned architectural standards/guidelines previously discussed. Director Neuterman stated it was not complete and was still in draft, but will bring the final for agency input.

VIII. NEXT MEETING DATE:

Monday, February 6, 2023, at 6:00 in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

IX. ADJOURNMENT:

* **MOTION by Agency Member DYAL; SECONDED by Vice Chair HEARN to adjourn the meeting.**

AYES: BLAKE, HEARN, GOINS, ROGERS; ETZ, KOSS, DYAL

MOTION PASSED UNANIMOUSLY (7-0)

MEETING WAS ADJOURNED AT 5:30 PM.

Michael C. Blake, Chairperson

Respectfully Submitted by:

Lori Chabot, Recording Secretary