MINUTES
CITY OF COCOA
COCOA COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
December 12, 2017

The Cocoa Community Redevelopment Agency held a regular meeting at 5:00 p.m. at Cocoa City Hall, 65 Stone Street, Cocoa, FL. as publicly noticed.

I. CALL TO ORDER /ROLL CALL:

Henry U. Parrish, III	Chairman
Jeri Blanco	Vice Chairwoman
Don Boisvert	Agency member
Jan Stewart	Agency member
Ed Lanni	Agency member
Clarence Whipple Jr.	Agency member
Brenda Warner	Agency member
Anthony Garganese	Agency Counsel

Chairman Parrish called the meeting to order at 5:04 pm

PRESENT:

Henry U. Parrish, III	Chairman
Jeri Blanco	Vice Chairwoman
Don Boisvert	Agency member
Jan Stewart	Agency member
Ed Lanni	Agency member
Clarence Whipple Jr.	Agency member
Anthony Garganese	Agency Counsel
Torri Edwards	Recording Secretary

ABSENT:

Brenda Warner	Agency member

STAFF PRESENT:

John Titkanich Jr., AICP, City Manager, **Matt Fuhrer,** Assistant City Manager, **Karen Hamilton,** Community Services Director, **Larry Lallo**, **CEcD**, **EDFP**, Economic Development Manager and **Samia Singleton**, Redevelopment Specialist.

Agency member Whipple, Jr. provided the invocation and **Agency member Boisvert** led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

II. APPROVAL OF AGENDA /MINUTES:

* **A MOTION was made by Agency member Boisvert; SECONDED by Agency member Lanni to approve the agenda for the regular meeting of December 12, 2017 as written.**

AYES: Parrish, Boisvert, Blanco, Whipple Jr., Stewart, Lanni

MOTION CARRIED UNANIMOUSLY (6-0)

* **A MOTION was made by Agency member Boisvert; SECONDED by Agency member Lanni to approve the minutes of the regular meeting of November 14, 2017.**

AYES: Parrish, Boisvert, Blanco, Whipple, Stewart, Lanni

MOTION CARRIED UNANIMOUSLY (6-0)

III. DELEGATIONS:

Alex Greenwood-Request to Speak

Mr. Greenwood, of 640 Brevard Avenue, Cocoa FL, expressed to the board his support of redevelopment in the Cocoa Village area.

Jack Brown-Request to Speak

Mr. Brown, of 9889 Bainbridge Road, Chagrin Falls, OH, owner of Lodging Decisions, Inc., presented to the board the value of building a hotel in Cocoa Village. He noted hotels will attract development of gas stations and restaurants. Mr. Brown stated a hotel built at the old City Hall site will connect the south and north ends of Cocoa Village. He discussed that a hotel would add to the area a banquet facility, retail rental space, and a roof top restaurant. He noted the franchised facility will account for 35-55% of the hotel occupancy.

Edward Green- Request to Speak

Mr. Green, of 104 Riverside Drive, Cocoa, FL, founding member of the Cocoa Village Neighborhood Coalition, requested that the community be involved in planning the waterfront development. **Chairman Parrish** expressed agreement with community involvement in the process of planning the waterfront development.

Mike Mervis-Request to Speak

Mike Mervis, of 93 Delannoy Avenue, Cocoa, FL, presented to the board his success in rebuilding Pabst Brewery in Milwaukee, WI to a thriving community with an estimated value of $196 million. He advised the City to be unafraid in taking risk in developing Cocoa Village and the waterfront.

Candace Rogers-Request to Speak

Candace Rogers, of 93 Delannoy Avenue, Cocoa, FL, Managing Director for the Cocoa Village Neighborhood Coalition, requested the community have involvement in the planning process of redeveloping the waterfront.

IV. PRESENTATIONS:

NONE

V. ACTION ITEMS:

1. Oaks Mobile Home Site Draft Request for Proposals

Ms. Singleton requested the board to approve and provide staff with direction on the draft Request for Proposals (RFP) to redevelop the Oaks Mobile Home Park site. She stated the RFP is based on the Highest and Best Use Analysis. **Mr. Lallo** explained the outcome of the Highest and Best Use Analysis indicated townhome development and a mixed use of commercial development.

Mr. Whipple, Jr. stated his reservations on making a decision tonight since receiving the Highest and Best Use Analysis on short notice. **Mr. Titkanich** noted a summary of the analysis was provided in the agenda packet.

* **A MOTION was made by Agency member Boisvert; SECONDED by Agency member Stewart to approve the issuance of the Request for Proposals (RFP) to purchase and redevelop the 4.32-acre site at 915 Florida Avenue (FKA Oaks Mobile Home Park), consistent with the Highest and Best Use Analysis and allow the Agency Attorney to make any necessary and appropriate modifications to the RFP.**

AYES: Parrish, Boisvert, Blanco, Whipple, Stewart, Lanni

MOTION CARRIED UNANIMOUSLY (6-0)

2. 603 Brevard Avenue Draft Request for Proposals

Ms. Hamilton stated staff is requesting the Agency approve and provide staff with direction on the issuance of Request for Proposals for the Purchase and Development of 603 Brevard Avenue (FKA Cocoa City Hall). She noted the RFP draft will be issued in January 2018 and will allow applicants 30 days to submit a proposal. **Chairman Parrish** inquired the length of time it takes for the Agency Attorney to review and issue the RFP. **Agency Attorney Garganese** stated the RPF can be review and issued by the scheduled date of January 2018.

* **A MOTION was made by Agency member Whipple, Jr.; SECONDED by Agency member Boisvert to approve the issuance of the Request for Proposals for the Purchase and Development of Real Property for 603 Brevard Avenue (FKA Cocoa City Hall), Cocoa, Florida.**

AYES: Parrish, Boisvert, Blanco, Whipple, Stewart, Lanni

MOTION CARRIED UNANIMOUSLY (6-0)

VI. ATTORNEY'S REPORT:

NONE

VII. UPDATED AND STAFF REPORTS:

1. 5-Year Water Front Master Plan (verbal update):

Mr. Lallo stated the first meeting with staff and the consultants is scheduled for next week. **Ms. Singleton** noted on January 10, 2018, there is a meeting with the Cocoa CRA to strategize ideas for the Waterfront. She stated the recommendations from the Cocoa Village Neighborhood Coalition will be included in the meeting. **Chairman Parrish** stated the Waterfront Master Plan needs to be completed in less than three (3) years. **Mr. Lallo** noted there is a public workshop scheduled on February 13, 2018.

2. Oaks Mobile Home Site Conveyance & Financing Options (verbal update):

Mr. Titkanich reported the Agency Attorney, the Finance Director, and himself are preparing the conveyance and inter fund loan documents for the City to convey the Oaks Mobile Home Site pursuant to the MOA.

3. Parking Study (verbal update):

Mr. Lallo reported the Parking Study is not final at this time. He stated the staff is still reviewing the study. He discussed highlights from the Parking Study report and solutions.

Mr. Titkanich reported CRA's are at risk of termination by proposed legislation. He asked the community to get involved with supporting the CRA's.

VIII. NEXT MEETING DATE:

The next scheduled meeting of the Cocoa Community Redevelopment Agency will be held on Tuesday, January 9, 2018 at 5:00 PM in the Council Chambers located at Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

X. ADJOURNMENT:

* **MOTION made by Agency Boisvert; SECONDED by Agency member Stewart to adjourn the regular meeting of December 12, 2017.**

AYES: Parrish, Boisvert, Blanco, Whipple, Stewart, Lanni

MOTION CARRIED UNANIMOUSLY (6-0)

MEETING WAS ADJOURNED AT 6:01 pm

Henry U. Parrish III, Chairman

Respectfully Submitted By:

Torri Edwards, Recording Secretary