MINUTES

CITY OF COCOA
REGULAR MEETING OF THE CITY COUNCIL

October 23, 2019

A Regular City Council Meeting was held on Wednesday, October 23, 2019, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. OPENING MATTERS:

Mayor Williams called the meeting to order at 6:37 p.m.

Chief Lamm provided the invocation and Councilmember Goins led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

The City Clerk took the roll.

PRESENT:	Jake Williams, Jr.	Mayor
	Brenda Warner	Deputy Mayor
	Don Boisvert	Councilmember
	Alex Goins	Councilmember
	Lorraine Koss	Councilmember (attended via phone)
	Anthony Garganese	City Attorney
	Matt Fuhrer	Assistant City Manager
	Carie Shealy	City Clerk
ABSENT:	John A. Titkanich, Jr.	City Manager

OTHER STAFF MEMBERS PRESENT:

Tammy Gemmati, Administrative Services Director; Jack Walsh, Utilities Director; Nancy Bunt, Community Services Director; Michael Cantaloupe, Chief of Police; Jonathan Lamm, Fire Chief; Ed Wegerif, Public Works Director; Lora Howell, Deputy Finance Director; LeShawn Hinton, Helpdesk Support Technician; Samantha Senger, Assistant to the City Manager/ Public Relations Specialist; Deputy Fire Chief Byrd; Lt. Dellatorre, Cocoa PD; and Bryant Smith, Public Works Director.

II. APPROVAL OF AGENDA AND MINUTES:

1. Agenda: Regular Meeting of October 23, 2019 (19-510)
2. Minutes: (a) Minutes for the Regular meeting of July 24, 2019 (19-490)

Mayor Williams noted a correction to Consent Item VI.4 which should state "Approve Resolution" and requested that Council Business Item VIII.4 be postponed until the next City Council meeting so that Councilmember Koss could be in attendance for that item.

* **MOTION by Councilmember Boisvert; SECONDED by Councilmember Goins, to approve the Agenda as amended for the Regular meeting of October 23, 2019.**

AYES: Williams, Warner, Boisvert, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Councilmember Koss left the meeting at this time[1].

* **MOTION by Councilmember Boisvert; SECONDED by Deputy Mayor Warner, to approve the Minutes as written for the Regular meeting of July 24, 2019.**

AYES: Williams, Warner, Boisvert, Goins

THE MOTION CARRIED UNANIMOUSLY (4-0)

III. AWARDS AND PRESENTATIONS:

1. Proclamation: Proclaiming the Week of October 25-November 1, 2019 as "Mobility Week". (19-517). (Mayor Williams)

Deputy Mayor Warner read the Proclamation into the record.

IV. DELEGATIONS:

[1] Councilmember Koss exited the meeting via the phone at 6:38 p.m.

Rev. Johnnie Dennis, 3710 Catalina Drive, Cocoa, spoke about ineffective patrolling in Cocoa. He felt crime was on the rise due to this issue. He believes that the City needed to do better and surveys that are being done state that the police needs to do better with patrolling. He noted that they want a new Police Chief and City Manager, both from another county or state.

Donna Kettner, 103 Derby Street, Cocoa and owner of Green Apples on Harrison Street, mentioned that she has been waiting on a parking garage for years. They are going to lose business due to due to no parking. She feels that building a new civic center before a parking garage is sad. Additionally, she believes that they need cameras in the Village and spoke about all of the other problems in the Village. Infrastructure needed to be enhanced before millions are spent on a civic center. The waterfront is what has kept her alive. The condos were built due to the charm of the area and those people will move away if a new center is built. She urged Council to take pride in where we live and noted it was everyone's job to keep the area protected.

Tomiko Martin, 1115 Kirkland Drive, Cocoa, was here to speak about the murders and crime in the community. She was born and raised her and since 1990 when she graduated high school, murders have increased. She has had two close companions that were murdered. Ms. Martin further hoped for her two grandsons to be raised in a peaceful environment. Lastly, she spoke about the stores that are open at 2 a.m. on Peachtree and Fiske Blvd. She requested more police presence as there was no reason for people to be hanging around outside the store during those hours of the morning. This happens every night and bad things are happening to good people.

Mayor Williams agreed with her and knows which store she is speaking about.

Bernice Cox, 701 Aurora Street, Cocoa, noted in Pine Grove Park there is a residential entrance wall. A few years ago it was requested that this wall be redone and that the drainage ditch be redone. The City told her it was the builder's responsibility. The name needs to be put back on the wall and she asked if the City would reconsider helping with that.

Councilmember Goins spoke about the wall on Aurora and putting letters back on that wall.

Monique Thomas, 16262 Flower Mound Lane, Cocoa, concurred with Tomiko Martin and noted that she has had a lot of deaths, as well as knowing the person

who was recently murdered. Her husband and sister were also murdered. Ms. Thomas mentioned that the police department does not solve enough of these cases. She has called the detective over her case and is always told the same thing. She refuses to let her case be a cold case. She does not feel that enough is put into solving the murder cases and that is was not acceptable. This is affecting her family and these cases need to be solved.

Mayor Williams added that the gentlemen who just got shot was his late cousin's son. He sat with the City Manager and Chief of Police and noted that the public needed to give the police a little more time to see what was going on.

Anita Gibson, 451 Stone Street, Cocoa, spoke about the murder of her son in 2016. She advised that she has been talking with the Chief and the detective. She agreed that there must be something that can be done about these murders. Ms. Gibson asked about the possibility of a cold case unit, in both Cocoa and Brevard County. She believes that the detective is inundated with work and that was unfair. Lastly, Ms. Gibson requested a billboard be installed in front of the police department with pictures of victims so that people know the cases are unsolved and then updated when the cases were solved.

Rita Lynar, 1200 Clearlake Road, Cocoa, has been in front of Council several times and noted that the Chief of Police was not accurate in what he was telling staff. She uses a walker donated by a dead resident and three police officers showed up and accused her of stealing. She was not facing charges and they could be using that time to solve murders.

Mayor Williams assured Ms. Lynar that he has listened to every word she has said.

Ms. Lynar added that this gang is trying to push her out of where she lives and Chief Cantaloupe will not return her calls or speak to her. The lieutenant screamed at her. She was tired of being ganged up on and would like for Council to pay attention to what she is saying about the Cocoa Police Department.

V. REPORTS:

Mr. Wegerif announced that this is his last council meeting before retirement and is has been great serving the City, working with Council and his co-workers, and has enjoyed his service.

Mayor Williams thanked him for his service and hoped that he would enjoy his retirement.

Chief Lamm announced that they are starting to accept turkey donations for their annual holiday turkey drive. This has been a phenomenal program and this year they have increased the count to 150.

He introduced Deputy Chief Samuel Byrd and advised that the department looked forward to what he was going to add to the organization.

Lastly, he voiced his appreciation to Chief Cantaloupe for inviting the Fire Department to the recent canine competition. It was a great event and good for families and children to see. They did a great job.

Ms. Bunt reminded Council about the Female Veterans Wall Raising tomorrow morning on Whaley Street.

Mr. Walsh reminded all that there will be a Utilities Workshop will be on November 5, 2019 at 5:30 p.m. here in Council Chambers.

Ms. Gemmati announced that Toy Drive Sign-Ups will start on October 28, 2019. Sign-ups can be done in the City Clerk's office.

Assistant City Manager Fuhrer reminded all that there was a Medical Marijuana Workshop being held on October 29, 2019 at 6 p.m. here in Council Chambers.

He provided a brief update on the upcoming Citizens Academy and announced that the first class was full.

Lastly, he spoke about Mr. Wegerif and mentioned that he joined the City back in 1980 and worked his way up from Engineer, to Division Manager, Deputy Director, and then Director. His career has spanned multiple areas of the City and multiple generations. He has seen many projects and other things be done in the 39 years that he has been here. His sendoff would be on October 31, 2019 from 10 a.m. until noon.

Councilmember Boisvert thanked Mr. Wegerif and noted that it has been a pleasure working with him over the past nine years. He welcomed the new Deputy Chief aboard.

Councilmember Goins mentioned that the citizen participation today was awesome. We will not always agree on all decisions but he loves hearing opinions.

He also spoke about the store discussed under delegations. He voiced his frustration and noted he was tired of this as well. Some of these victims have not had a chance to live their life, but we are doing our best to get more patrols. He asked the City Manager and Assistant City Manager to bring these store managers in for a meeting and if nothing can be done than something needs to be done legally. There was only so much that can be done individually, but as a community, they can do something. He reiterated that a better job at patrolling needed to be done and a presence needed to be made. This was emotional for a lot of people and the perception of Cocoa needed to be changed.

This is an awesome community but everyone needs to do better. He believes in the city staff, police and fire departments. Many of these instances are people who know each other. Peachtree and the Prospect area and that block is a major problem.

Deputy Mayor Warner knows what it feels like to have a family member murdered, as it happened to her. It has been twenty years and was still painful. She knows Ms. Anita Gibson and the pain she is going through. People know who killed her son and the fact that they cannot step forward to this give family relief is sad. If people want the community cleaned up then everyone has to step up.

Deputy Mayor Warner shared a story about a neighbor who was a drug dealer and threatened to kill her for turning him into the police. She ran in to him years later and he thanked her for helping him. Perception is that Cocoa has more crime today then in the past, but we do not. The crime is mainly among people who know each other. Statistics show that crime happens around stores. All it takes is for people to quit spending their money in stores. Walmart is open twenty-four hours and has security. It breaks her heart every time she sees Ms. Gibson because there are people who know who killed her son and will not do anything about it.

Deputy Mayor Warner told Mr. Wegerif that when she became active with the City he had already been on board for sixteen years. He and Mr. Toler would be greatly missed but she hoped that he would have many years with his children and grandchildren.

Deputy Mayor Warner added in regards to crime that support from other agencies was not always received. The police can place charges but the State Attorney does not always support them. If you look at the cases that were actually moved forward by the State Attorney's office you would be shocked. She also mentioned to members of community that when it comes to what goes on at these stores, support from other agencies is not always received.

Lastly, she spoke about the recent canine competition and thanked all of those who helped. It was a great event and she thanked those from other states and countries for coming.

Councilmember Boisvert asked if there was a time that stores had to stop selling alcohol. In response, Chief Cantaloupe noted 2 a.m. but there was not a cut off time for anything else.

Mayor Williams mentioned his attendance at the FRA Conference in Tampa. He will bring information back to the next meeting. Additionally, he attended the East Central Florida Resiliency Collaboration Agreement signing event today in Orlando. This is a great deal for the City and for the community and he would like to frame this and hang in City Hall.

Mayor Williams asked Chief Cantaloupe not to take the comments tonight personal. He knows that there was a lot of work to be done and improved upon. His goal was to make the City the best that it can be. He has seen many positive changes but needed to make it even better. These changes have to be done together.

He requested that if employees see something on the side of the road that can be picked up or moved, to do it. There was so much to offer in Cocoa with the riverfront; however, there is so much not being taken advantage of. He thought that once things are changed they can do a rebranding and make things better. People speak about Cocoa at conferences.

VI. CONSENT AGENDA:

1. Approve a Budget Resolution Amending the Fiscal Year 2019 budget using General Fund Contingency, to cover pending fourth quarter invoice for general and auto insurance liability deductible charges. (19-464). (Administrative Services Director)

2. Approve a Resolution Amending the FY20 Budget, to Accept the Bullet Proof Vest Grant Award for $10,507 and the Project Transfer for the Expense. (19-484). (Chief of Police)

3. Approve a Resolution Amending the Fiscal Year 2020 Budget, to Accept the 2020 Awarded Edward Byrne Memorial Justice Assistance Grant (JAG) in the amount of $22,166. (19-485). (Chief of Police)

4. Approve a Resolution and Authorize the City Manager to sign Local Agency Program Agreement with Florida Department of Transportation. (19-491). (Public Works Director)

5. Approve Participation in Cooperative Purchase Agreements for the Purchase of vehicles and equipment using the Sourcewell (Formerly NJPA) Contract #120716-NAF and the Florida Sheriffs Association contracts FSA19-VEH17.0 Heavy Truck and Equipment FSA19-VEL27.0 Pursuit, Administrative and other Vehicles contracts. (19-493). (Public Works Director)

6. Request approval of new administrative services agreement for ICMA-RC 457(b) and 401(a) Plan and agreements to add new Managed Account Services and Roth IRA plan options for employees. (19-494). (Administrative Services Director)

7. Authorization request for the City Manager to approve a purchase order to continue the services of Jerry Sansom, State Lobbyist, for FY19/20. (19-512). (Administrative Services Director)

* **MOTION by Councilmember Boisvert; SECONDED by Deputy Mayor Warner, to approve the Consent agenda.**

AYES: Williams, Warner, Boisvert, Goins

THE MOTION CARRIED UNANIMOUSLY (4-0)

VII. PUBLIC HEARINGS:

None.

VIII. COUNCIL BUSINESS:

1. Seek Council direction to extend Resolution 2019-031 providing for a temporary waiver of building permit fees related to building or structural damage caused by the hail storm that occurred on March 27, 2019 for an additional 90 days. (19-502). (Community Services Director)

   Ms. Bunt explained the prior approval of the resolution and pointed out that as of October, 2019, 641 permits had been issued.

   The hail storm did a lot of damage in the city as compared to hurricane related permits. She explained that with the hail storm, most damages were covered by insurance. Because of this, many contractor were not giving the fee waiver to the property owners because there was still a cost associated with them coming in, applying for permits, etc. Therefore, staff was not recommending to continue the waiver of fees.

   Deputy Mayor Warner clarified that even though the City authorized the waiver, the contractors were still charging the waiver. Ms. Bunt answered in the affirmative and explained that their fee was usually more than permit costs.

   Mayor Williams advised that he was waiting on four roofs to be done but has not even gotten to the permit process due to insurance issues.

   Deputy Mayor Warner believed that anyone who had damage should have had it fixed by now.

   Ms. Bunt advised that any applications in process would have the fee waived as the actual stop date is tomorrow.

* **No action as this will expire after six months if it is not extended.**

2. Seek Council direction to provide a "Local Government Area of Opportunity" for one of the two applicants seeking Florida Housing Finance Corporation's (FHFC) 9% Low Income Housing Tax Credits Request for Applications (RFA). Staff recommends supporting Housing Trust Group (HTG). (19-503). (Community Services Director)

   Ms. Bunt explained both projects and where each of the projects were located. She noted that in order for the applicant to qualify as a Local Government Area of Opportunity, the applicant must demonstrate a high level of local government interest in the project via an increased amount of Local Government contributions in the form of cash loans and/or cash grants. A proposed development may only qualify where a City pledges to contribute cash loans and/or cash grants for any

proposed development applying in the RFA in an amount enough to qualify as a Local Government Area of Opportunity.

Mr. Jason Larson, with Housing Trust Group, advised that he was in attendance to ask for support for their development "Orchid Lakes". He provided a presentation[2] and mentioned that they were proposing a 96-unit affordable rental community for seniors. This parcel is located at the southeast corner of Cocoa Lakes Drive and Michigan Avenue.

Mr. Larson shared the company's mission and provided a brief history and statistics of their company.

The total development costs will be around $19 million and the project would be financed with Federal Housing Tax Credits.

He provided a location of the proposed site as well as a conceptual site plan. Additionally, there would be a full range of amenities including a pool, shuffle board, etc.

The rental rates were discussed and he explained how the rates were determined. There would be sixty-six one bedroom/one bath units with rent between $319 and $623 per month and thirty, two bedroom/two bath units with rent ranging between $388 and $753 per month.

He noted their request from the city was a loan in the amount of $354,000, which would be second mortgage on the property. He also showed the benefits of the City being involved in this project.

An example of a development in Titusville was shown that would be comparable to Cocoa.

Mayor Williams asked if solar was included. In response, Mr. Larson stated those were features on the buildings but solar has been a little expensive. A LEED inspection is done and is required for some inspection requirements, but solar was a little expensive.

Mayor Williams thought the numbers would be a great return on investment and a great housing option for seniors.

[2] EXHIBIT A: Orchid Lake Presentation

Deputy Mayor Warner mentioned that there was a similar development with a two-year waiting list so it is needed in the community.

Mr. Larson added that staff has been great to work with and Deputy Mayor Warner pointed out with the success of Clearlake Isles it makes sense for another senior project.

Mr. Gabe Ehrenstein, with Arbor Valley Communities spoke about the project Retreat at Cocoa Commons and he, like Mr. Larson, stands in front of a lot of city commissions. He was struck by the passion that Council has for this city. He believes that the City was a unique community and he can hear the pride that Council has. He commended them and knows that staff and professionals are working hard.

He knows that there are issues such as affordable housing and homelessness in Cocoa. Furthermore, the problem is among those whom do not deserve these problems.

Mr. Ehrenstein provided a presentation[3] on their proposed project, "Retreat at Cocoa Commons" and provided an overview of the project. He pointed out that they work with seniors sixty-two and over versus fifty-five and over.

He provided a map of the location and pointed out that the location is near the Cocoa Commons Publix as well as a bank. He provided a development site plan that will have a club house and community room, with plenty of green space.

He showed the proposed elevations and mentioned that this would be a three-story elevation with siding.

Mr. Ehrenstein explained their method of income averaging and noted that by doing it this way allowed them to rent to people who were making slightly more and slightly less than the 60% income. Using this technique allows them to rent to those making up to 80%. They can also help those making as low as 30%.

Mr. Ehrenstein spoke about their focus on veterans and mentioned the amenities offered, including transportation for those who need it.

He added that they have done solar panels but agreed with Mr. Larson that they are extremely difficult to do in these types of developments.

[3] EXHIBIT B: Retreat at Cocoa Commons presentation

He provided a list of agencies they work with in regards to wellness, the community, and services.

Mr. Ehrenstein feels that this community has the people, income, and commuters to fill these homes.

He added that this will be a phased development with the second phase being townhomes. They were also asking the City for $354,000.

In closing, he provided an overview of their company. He advised that they were active in other states as well. He reiterated that this would be a good project for the community.

Greg Stohl, 2203 Salem Drive, Cocoa, thought this would be a stepping stone from independent living, to assisted, and then nursing home. He wished them luck on the projects. He felt that SR 524 was a good location and asked about the pedestrian crosswalk with the railroad crossing that is closed. He felt that all of the crosswalks needed to be looked into.

Mr. Wegerif advised that they were working with Brightline.

Miriam Moore, with the Brevard Homeless Coalition, was here with Mr. Larson. She mentioned that senior living is a huge component when preventing homelessness. There are people in the workforce who are struggling to make ends meet. Seniors do not have the luxury to improve their incomes. She was supporting this project as well as all affordable housing initiatives in Brevard County. She asked that Council support them as well.

Councilmember Boisvert would like to table this item in order to get more information from staff.

Ms. Bunt pointed out that the application cycle ends on November 5, 2019. They had met with Mr. Larson but did not have time to meet with the other developer; however, both projects are very similar.

Councilmember Boisvert thought that the development on SR 524 would be more convenient for seniors.

Mayor Williams likes the other location because it was not congested as SR 524.

Councilmember Goins asked staff's recommendation. In response, Ms. Bunt stated they were recommending Orchid Lake but liked both projects.

Deputy Mayor Warner did not think that they could go wrong with either project. She lives near the railroad tracks on Michigan Avenue and the worst thing was the noise. One reason she wanted to support the project on SR 524 was that this company has invested in the community. She reiterated that they would not go wrong with either and looked forward to whomever was chosen.

Ms. Bunt explained that the other applicant could still be awarded funding, as this was really based on a lottery.

* **MOTION by Deputy Mayor Warner; SECONDED by Councilmember Boisvert, to support project on SR 524.**

AYES: Warner, Boisvert, Goins
NAYES: Williams

THE MOTION CARRIED UNANIMOUSLY (3-1)

3. Provide staff direction on the reconstruction of the Dr. Joe Lee Smith swimming pool. (19-507). (Assistant City Manager)

Assistant City Manager Fuhrer provided a background on this item and advised that this was the only remaining public pool since the Pineda pool had been closed. He spoke about the kiddie pool in detail and according to Brevard Parks and Rec there was pretty low usage of the kiddie pool. There is a similar pool in Rockledge at McLarty Park. They eliminated the kiddie pool and made a viewing deck for parents. It is also an area where parties can be held since no food or drink is allowed in the pool area.

He discussed the total cost to resurface the pool, along an estimate to eliminate the kiddie pool. He agreed that there were pros and cons for both options.

Mayor Williams thought it would be best to eliminate the kiddie pool and install a heating system.

Deputy Mayor Warner agreed with Mayor Williams. She believed that if parents were not participating then the kiddie pool would be a waste. She thought the

idea of putting in a facility for families to have parties and a heated pool for seniors would be great. It might encourage more seniors to utilize the pool.

Councilmember Boisvert advised that the pool at Lost Lakes was heated. He concurred with the Mayor and Deputy Mayor.

Councilmember Goins disagreed and noted that this would be the only kiddie pool within twenty miles. He noted that you need to look at all investments for the future as well. He had a cousin die from drowning and stressed that many times the kiddie pool is the first step for children to learn how to swim.

He understood the financial issue but felt that a kiddie pool was important.

Mayor Williams stated it was not all about finances but when he was on the board with the YMCA the infants were taught in the Olympic size pool, not in the kiddie pool. It was easier for the instructors to assist the kids in the larger pool.

Councilmember Goins asked if a conversation could be held with Brevard Parks and Rec about having a program longer than just in the summer if the kiddie pool was taken away.

Deputy Mayor Warner agreed that there were some seniors who needed to learn how to swim and agreed that the program needed to be expanded.

Assistant City Manager Fuhrer agreed and mentioned that the new center would offer new uses and new opportunities.

He assured Council that he would have a conversation with Brevard Parks and Rec and would take this as their consensus, which was to eliminate the kiddie pool, and to add a heater to the pool, along with an area for parties, eating & drinking, etc.

4. Request City Council direction to amend the Purchasing Policy Section 15.2 Large Purchases/Local Vendor Preference Section 15 of the Financial Operations Manual. (19-521). (Finance Director)

- **This item was tabled until the next meeting on November 13, 2019.**

IX. CITY BUSINESS:

1. Approve a Budget Resolution amending the Fiscal Year 2020 Budget to transfer funds from Stormwater Utility Contingency to Stormwater Infrastructure for the implementation of Fiske/Broadmoor Improvements, Water Quality-15 Floating Wetlands to Stormwater Ponds and the remaining account balance to Water Quality-20 Demuck/Dredge SR 520 Relief Channel. (19-495). (Public Works Director)

* **MOTION by Deputy Mayor Warner; Seconded by Councilmember Boisvert, to approve the item.**

AYES: Williams, Warner, Boisvert, Goins

THE MOTION CARRIED UNANIMOUSLY (4-0)

2. Provide approval for the City to apply for Save Our Indian River Lagoon (SOIRL) Grant funds in the amount of $66,276 to implement water quality projects in the 10-year Stormwater Work Plan. (19-496). (Public Works Director)

* **MOTION by Councilmember Boisvert; Seconded by Councilmember Goins, to approve the item.**

AYES: Williams, Warner, Boisvert, Goins

THE MOTION CARRIED UNANIMOUSLY (4-0)

3. Provide approval for the City to apply for the 2019 Managing Community Forests Grant Program funds in the amount of $55,000 and to commit $55,000 towards the match requirements in the application to conduct a tree inventory, establish an urban forest master plan, and undertake a planting project to meet goals identified in the master plan over a three year period. In addition, approve a separate application submittal to apply for the 2019 Urban and Community Forestry Grant Program funds in the amount of $20,000 and to commit $20,000 towards the match requirements in the application to perform a tree survey of the City of Cocoa urban forests. (19-497). (Public Works Director)

* **MOTION by Deputy Mayor Warner; Seconded by Mayor Williams, to approve the item.**

AYES: Williams, Warner, Boisvert, Goins

THE MOTION CARRIED UNANIMOUSLY (4-0)

4. Approve a resolution authorizing the City of Cocoa to apply for a FEMA Hazard Mitigation Grant through the Hazard Mitigation Grant Program - Hurricane Michael FEMA 4399-DR-FL for Slope Reinforcement at 859 Indian River Drive. (19-498). (Public Works Director)

* **MOTION by Councilmember Boisvert; Seconded by Deputy Mayor Warner, to approve the item.**

AYES: Williams, Warner, Boisvert, Goins

THE MOTION CARRIED UNANIMOUSLY (4-0)

5. Approve a resolution authorizing the City Manager to Execute FEMA Hazard Mitigation Grant Applications through the Hazard Mitigation Grant Program - Hurricane Irma FEMA 4337-DR-FL for Drainage Projects - Fiske Blvd. and Broadmoor Acres, and for Utilities Project - Reconstruct Lift Station #1. (19-505). (Public Works Director)

Mr. Wegerif advised that this item was approved a year ago but a resolution was not included in the original item, so they had to bring it back to Council for approval.

* **MOTION by Councilmember Boisvert; Seconded by Councilmember Goins, to approve the item.**

AYES: Williams, Warner, Boisvert, Goins

THE MOTION CARRIED UNANIMOUSLY (4-0)

MULTI-YEAR CONTRACTS:

6. Award Bid #B-20-04-COC, Lift Station #2 Panel Rehabilitation, Project No. WS20ST, to Parkit Construction Inc., of West Melbourne, Florida, in the Amount of $148,800; To Approve a Multi-Year Contract from FY2020 through FY2021; To Approve a Resolution Authorizing the City Manager to Approve and Execute Change Orders in an Amount Not to Exceed $22,320 (15% of the Contract Amount) for a Total Project Cost of $171,120. (19-472). (Utilities Director)

* **MOTION by Deputy Mayor Warner; Seconded by Councilmember Boisvert, to approve the item.**

AYES: Williams, Warner, Boisvert, Goins

THE MOTION CARRIED UNANIMOUSLY (4-0)

X. INFORMATIONAL AGENDA:

1. Cumulative purchase approvals over $35,000 and under $50,000 for period 10/01/2018 to 09/30/2019. (19-468). (Finance Director)

2. Cocoa Police Department District Event Statistics for August, 2019. (19-488). (Chief of Police)

3. Approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager's spending authority. (19-508). (Finance Director)

4. FY 2019 Budget Adjustment Report. (19-509). (Finance Director)

XI. ADJOURNMENT.

* **MOTION by Councilmember Boisvert; Seconded by Councilmember Goins, to adjourn the Regular meeting of October 23, 2019.**

AYES: Williams, Warner, Boisvert, Goins

THE MOTION CARRIED UNANIMOUSLY (4-0)

The meeting adjourned at 8:38 p.m.

Jake Williams, Jr., Mayor

ATTEST:

Carie Shealy, MMC, City Clerk

SEAL

FLORIDA



Orchid Lake

A Proposed 96 Unit Affordable
Rental Community for Seniors

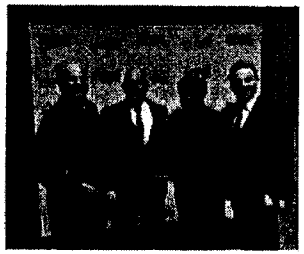
EXHIBIT A: Orchid Lake Presentation

SUMMARY

Housing Trust Group, LLC
Principal: Matthew Rieger

- A multigenerational real estate development company with 20 years of experience
- A vertically integrated team to maximize our strength in all areas, including legal, financing, development, construction, management, compliance and asset management.
- Extensive experience with public/private partnerships in South Florida.

RECENT AWARDS





Housing Trust Group, LLC
Recent Awards:

Number 1 Affordable Housing Developer in Florida and Number 19 in the United States in 2018 according to Affordable Housing Finance Magazine

Courtside Apartments:
National Reader's Choice Award for Best Family Project, Affordable Housing Finance 2017

Fastest Growing Companies In 2016,
Real Estate Forum Magazine

Courtside Apartments:
Best Affordable Residential Project, 2017 South Florida Business Journal Structure Awards.

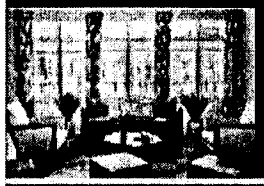
Village Place:
2017 NAHB Best of 55+ Affordable Rental Community

Listed as one of Inc. 5000's Fastest Growing Companies in 2018 and 2019.

Aviva in Mesa, Arizona won Best Garden Style Walk-Up Award for Multifamily Executive in 2019.

HTG

"Our mission is to provide, without compromise, the highest quality multifamily residential communities in a professional environment and ethical manner."



#1 AFFORDABLE HOUSING DEVELOPER IN FLORIDA

#19 AFFORDABLE HOUSING DEVELOPER IN THE US

RANKED BY AFFORDABLE HOUSING FINANCE

7,000 UNITS | **38** COMMUNITIES

BUILT OVER THE PAST 15 YEARS, WITH 7 NEW COMMUNITIES CURRENTLY UNDER CONSTRUCTION

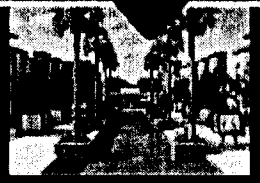




9% • 4% • HUD • PPP

WE SPECIALIZE IN LEVERAGING ALL AVAILABLE SOURCES OF FUNDING, INCLUDING BOTH PUBLIC AND PRIVATE SECTOR RESOURCES

NAMED 2016 FASTEST **GROWING** COMPANIES BY REAL ESTATE FORUM MAGAZINE

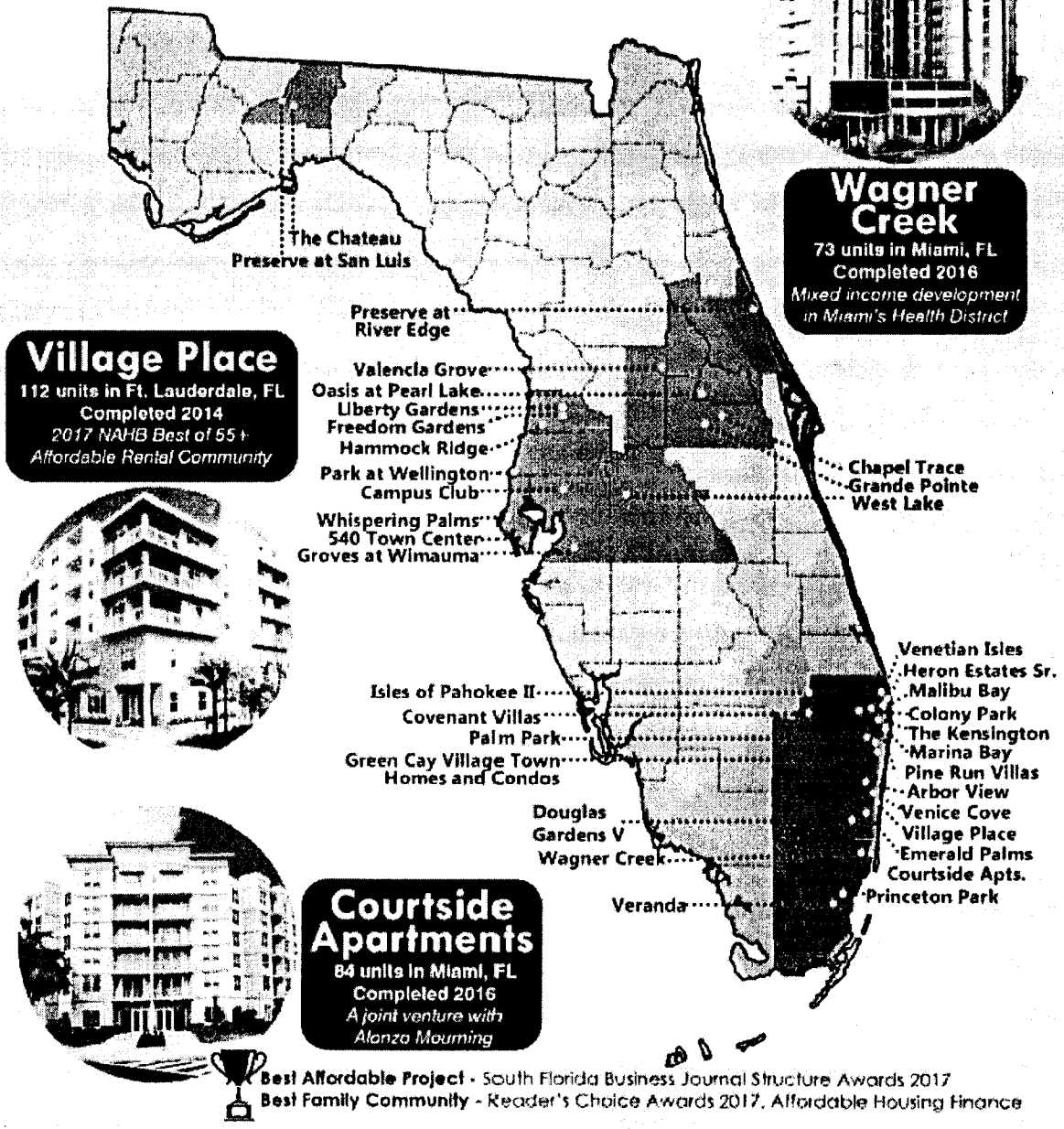


2018: 6 NEW COMMUNITIES FUNDED BY FHFC

2019

This year we were awarded financing for developments in:

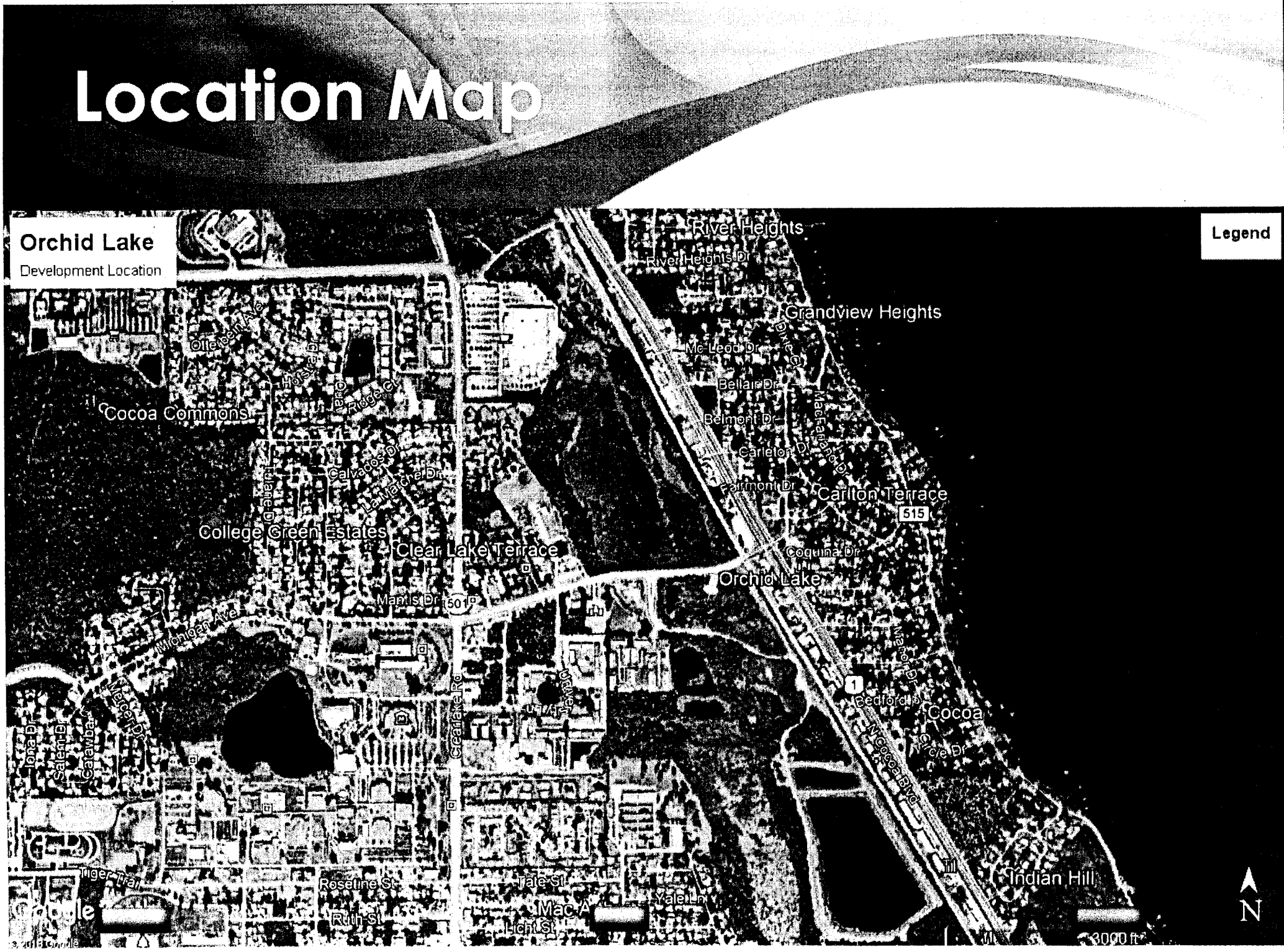
Tallahassee, Leon County
Ocala, Marion County
West Palm Beach, Palm Beach County
Riviera Beach, Palm Beach County
Hollywood, Broward County
Eustis, Lake County

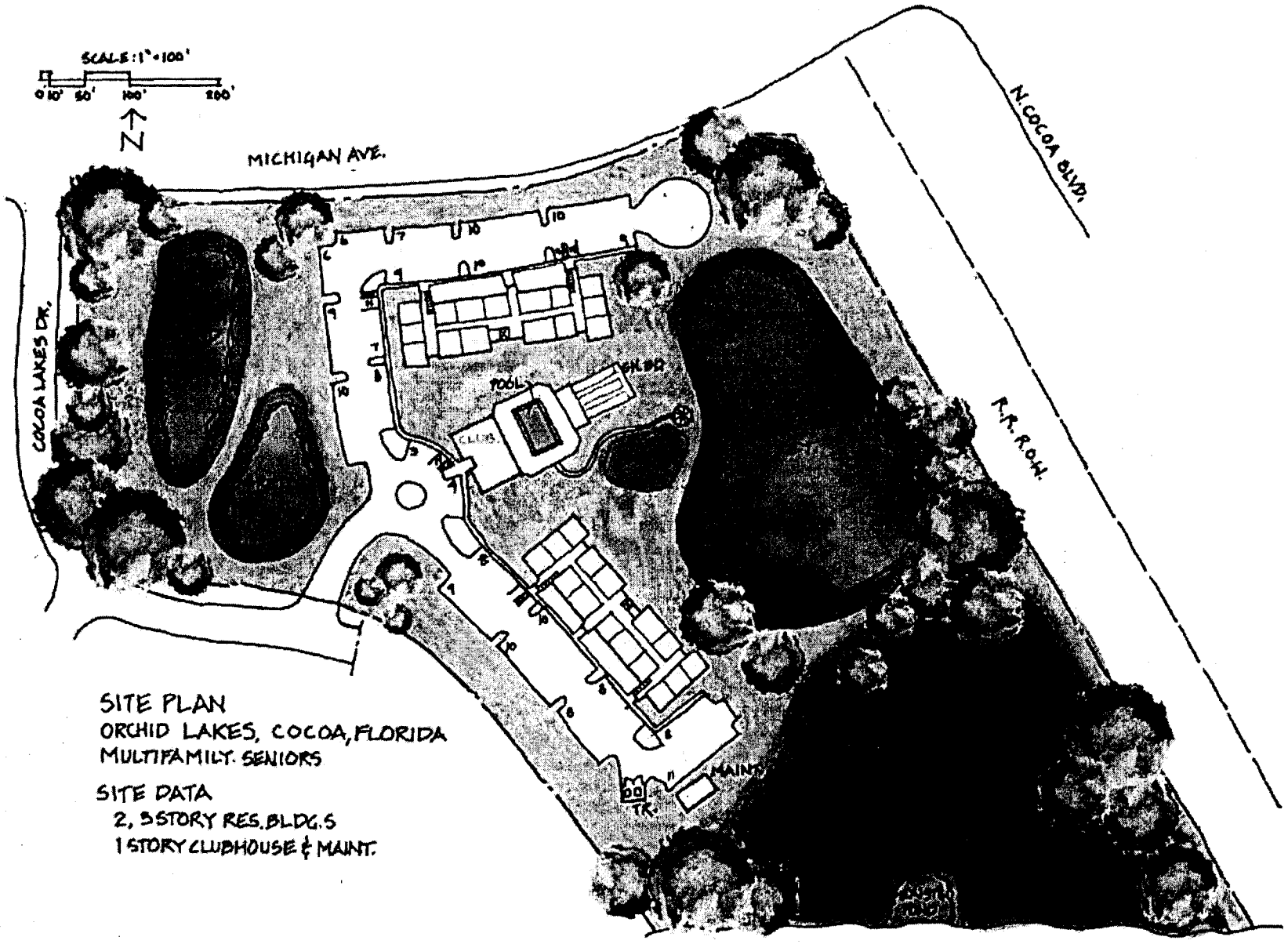


We Are Proposing:

- **96 Unit** Affordable Rental Community for Seniors
- Total Development Costs of **$19 Million**
- Financed with **Federal Housing Tax Credits** Awarded through the State of Florida Allocating Agency

Location Map

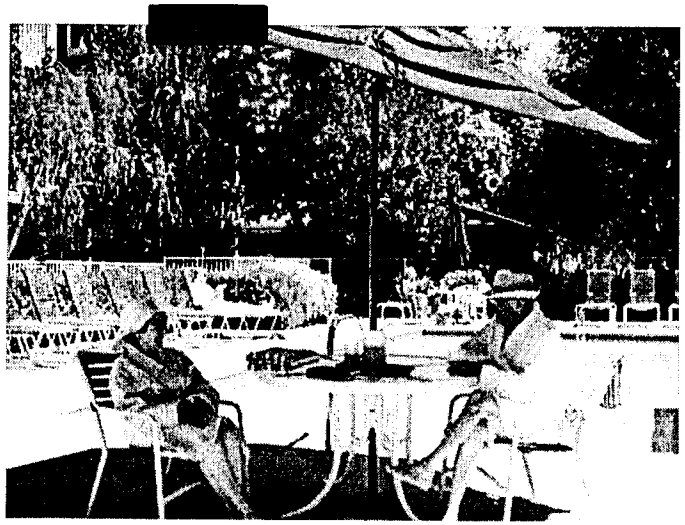




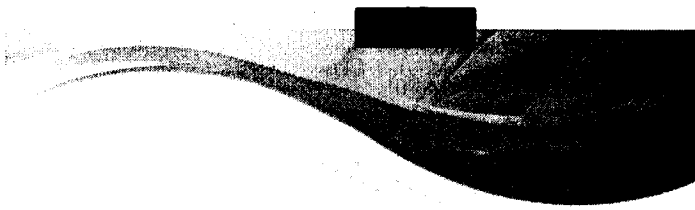
ORCHID LAKE CONCEPTUAL SITE PLAN

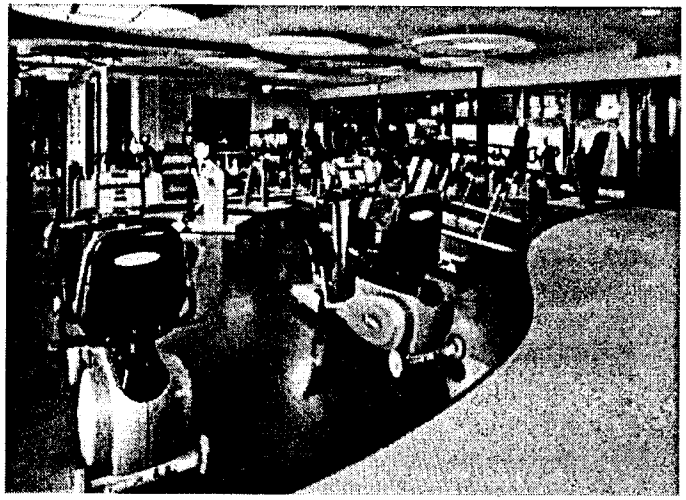
Sample Elevation

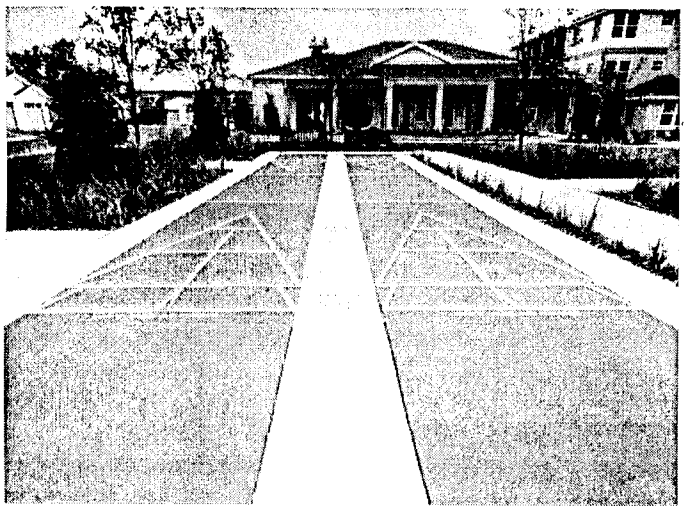




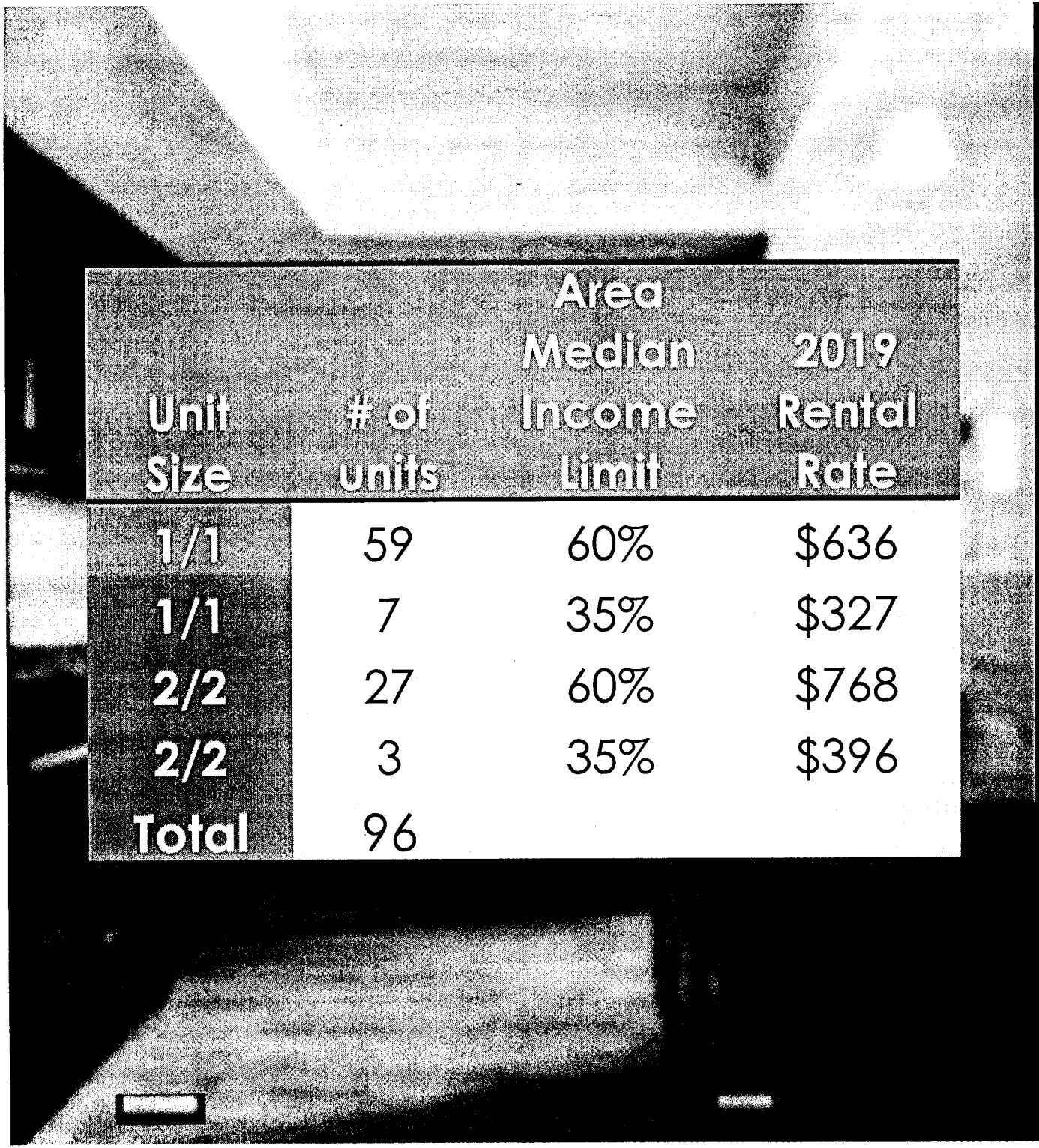








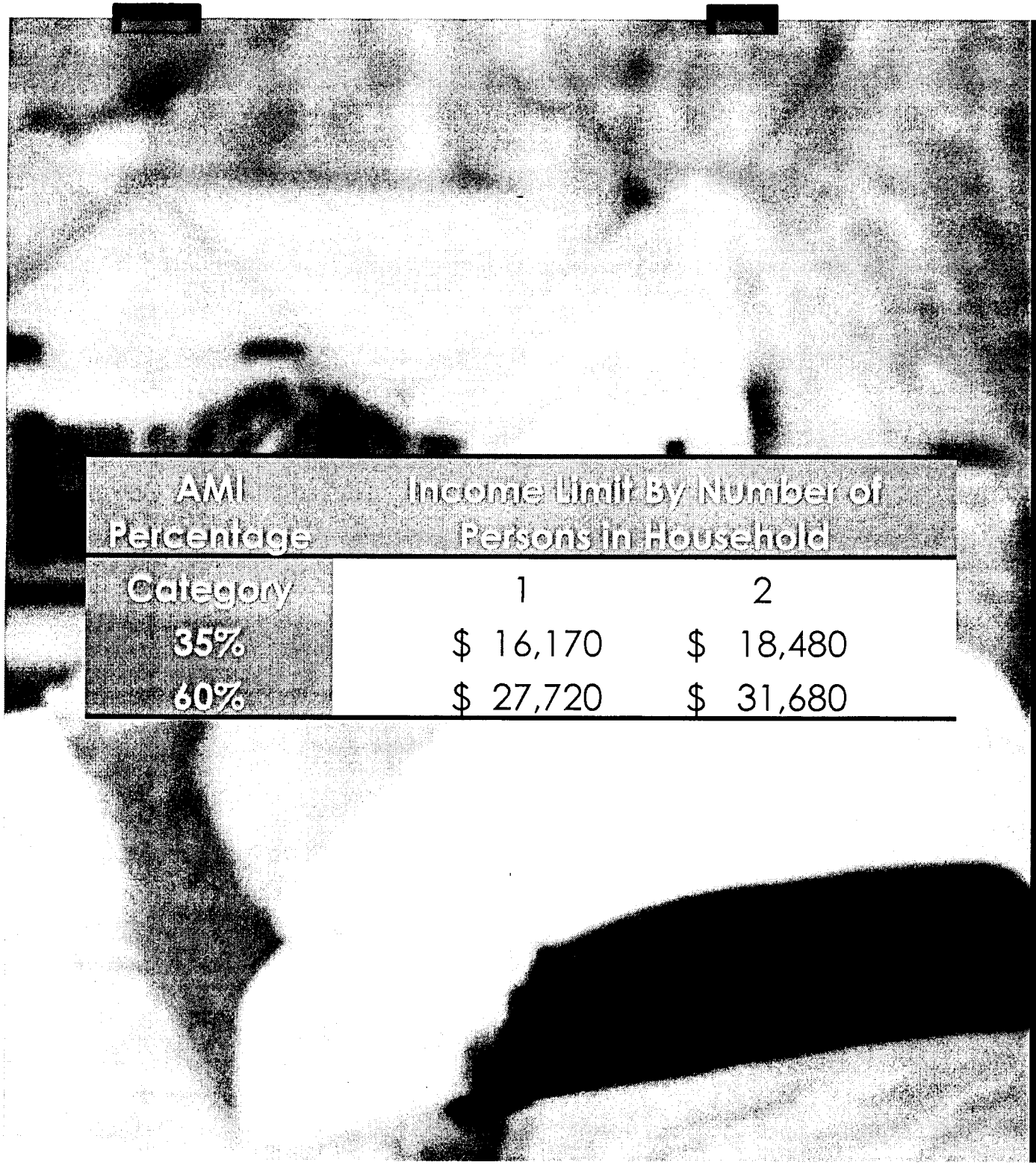
Amenities



Unit Size	# of Units	Area Median Income Limit	2019 Rental Rate
1/1	59	60%	$636
1/1	7	35%	$327
2/2	27	60%	$768
2/2	3	35%	$396
Total	96		

Orchid Lake

2019 Brevard County Area Median Income: $65,900 for a Family of Four (4)



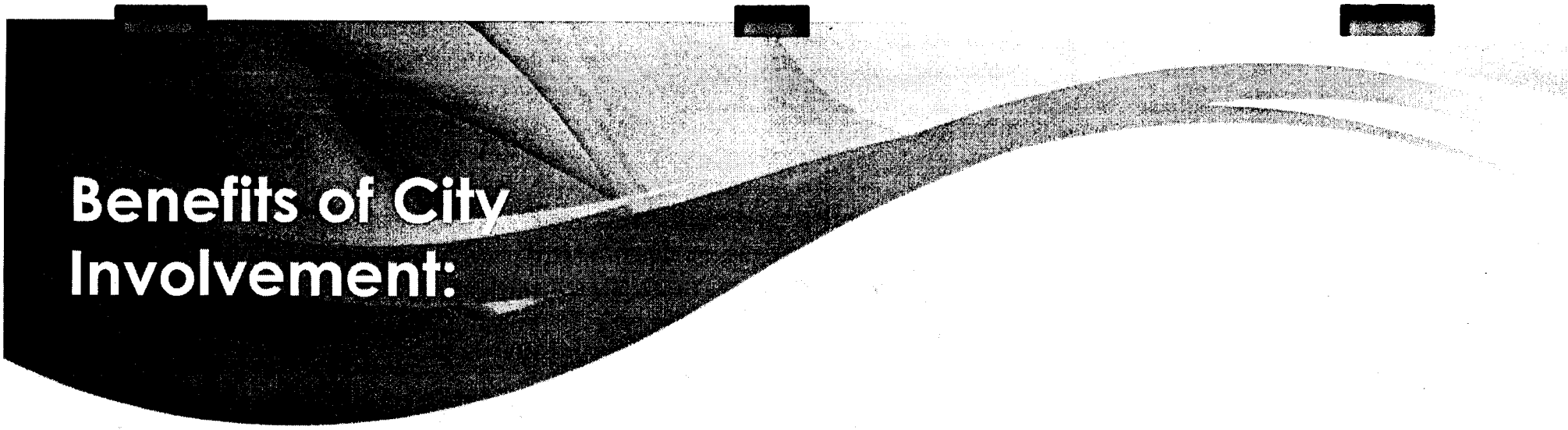
AMI Percentage	Income Limit By Number of Persons in Household	
Category	1	2
35%	$ 16,170	$ 18,480
60%	$ 27,720	$ 31,680

Orchid Lake

2019 Brevard County Area Median Income: $65,900 for a Family of Four (4)

Request for City of Cocoa Financial Involvement:

- A **Loan** from the City in the Amount of **$354,000**
- Second Mortgage on Property
- Payable to the Extent of Available Cash Flow



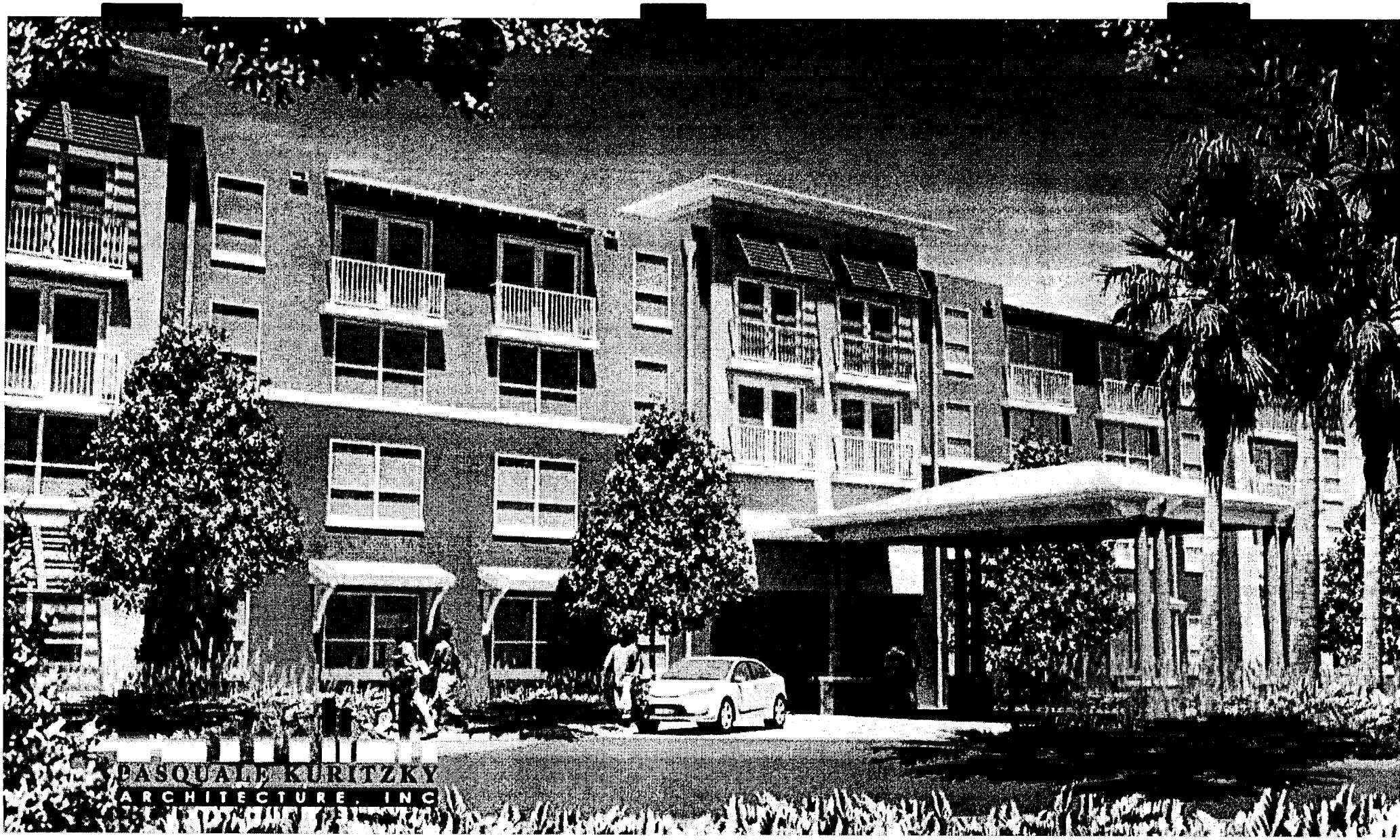
Benefits of City Involvement:

- Greatly increase the chances of Development being funded by the State
- Affordable Housing for Seniors – State requires a deed restriction for a period of 50 years
- **Approx. $592,000** to City and County in Permit and Impact Fees
- **Approx. $290,000** in Water/Sewer Capacity and Meter Fees to City
- **Approx. $40,000/year** in real estate tax revenue
- **Approx. $70,000/year** in water and sewer services from the City
- Enter into service contracts for lawn care, repair and replacement, etc. valued at approximately **$56,000/year with local vendors**
- Employ three persons with full time employment
- All water / sewer, impact, and building permit fees will be paid to the City prior to the issuance of a Certificate of Occupancy and before the funding of the loan from the City.



Example:

Luna Trails Senior Housing – 86 Units Titusville, FL



Example:

Douglas Gardens – 110 Units Senior Housing Pembroke Pines, FL

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