MINUTES
CITY OF COCOA
COCOA CRA
REGULAR MEETING
October 10, 2017

The Regular Meeting of the Cocoa Community Redevelopment Agency was held at 5:00 p.m. on October 10, 2017 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER / ROLL CALL:

Chairman Parrish called the meeting to order at 5:05 pm.

ROLL CALL:

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

PRESENT:

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

ABSENT:

STAFF PRESENT:

John Titkanich Jr., AICP, ICMA-CM, 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 **Vice Chairman Boisvert** led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

II. APPROVAL OF AGENDA AND MINUTES:

* **A MOTION was made by Vice Chairman Boisvert; SECONDED by Agency member Lanni to approve the agenda for the October 10, 2017 regular meeting as written.**

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

MOTION CARRIED (7-0)

* **A MOTION was made by Vice Chairman Boisvert; SECONDED by Agency member Lanni to approve the minutes for the regular meeting of August 8, 2017.**

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

MOTION CARRIED (7-0)

III. DELEGATIONS:

Jack Brown – Request to Speak

Mr. Brown, of 9889 Bainbridge Road, Chagrin Falls, OH, owner of Lodging Decisions, Inc., presented to the board the company's interest in developing a hotel in downtown Cocoa Village. **Mr. Brown** and his business partners propose a high rise building with parking, retail, and lodging.

T. Jim Graham – Request to speak

Mr. Graham, of 585 Main Street, Dunedin, FL, architect with The Lunz Group, presented to the board the interest in developing a hotel in Cocoa Village. **Mr. Graham** compared the project to one currently approved in Dunedin, FL. **Mr. Graham** stated the base plans for the hotel project include 227 parking spaces and 100 hotel units. **Mr. Graham** stated parking would be located on the first 4 floors and the hotel units would start on the 5th floor.

Agency member Blanco inquired about the foot print size for the project. **Mr. Graham** responded at least an acre of land is needed for the project.

John Titkanich informed the board the location being discussed is 603 Brevard Ave. **Mr. Titkanich** reminded the board that in April, the CRA issued a RFP and three (3) firms responded. In July, the CRA voted to table any action on the site until the parking study results are received. He shared that additional clarification is needed from the parking study consultants before presenting to the board. **Mr. Titkanich** inquired if discussion on the site is proper with an outstanding RFP that has been tabled.

Attorney Anthony Garganese stated during delegations any member of the public may come forward and present information to the RDA. **Mr. Garganese** stated discussion only is permitted at this point.

Mr. Graham stated tonight's presentation is the overall concept of developing a lodging unit in Cocoa Village and not the specific site.

V. PRESENTATIONS:

NONE

V. OLD BUSINESS:

NONE

VI. NEW BUSINESS:

1. Budget Transfer-Overtime:

Ms. Singleton requested the board approve a budget transfer of $13.00 from the Regular Salaries and Wages account (110-3230-559.12-00) to the Overtime account (110-3230-559.14-00) to compensate for hourly staff's attendance of the Cocoa CRA meeting.

* **A MOTION was made by Agency member Warner; SECONDED by Agency member Lanni to approve a budget transfer of $13 from the Regular Salaries and Wages account (110-3230-559.12-00) to the Overtime Account (110-3230-559.14-00) to cover the cost of staff overtime during the Cocoa CRA meetings.**

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

MOTION CARRIED UNANIMOUSLY (7-0)

VII. ATTORNEY'S REPORT

VIII. AGENCY MEMBERS AND STAFF REPORTS:

1. Florida Redevelopment Association Annual Conference:

Ms. Singleton stated **Chairman Parrish** and **Agency member Blanco** will be attending the FRA Annual Conference in Daytona Beach. They should have received the conference packet.

2. FIND Grant – Riverfront Park Boat Slips and Pedestrian Connector:

Mr. Lallo informed the board that the permits to build day slips have been received. The FIND Grant was approved for $225,000 to build out day slips and the T dock. The FIND Grant criteria for completion of construction is one (1) year. The FIND Grant matches 50% of the cost.

Mr. Lallo informed the board the Pedestrian Connector project has been delayed until 1/1/18 due to hurricane recovery efforts. The Pedestrian Connector project will cost $375,000 to build and $187,500 will be matched.

Agency member Whipple, Jr. inquired if the project has changed. **Mr. Lallo** stated the plans have not changed. **Mr. Whipple, Jr.** requested the people of the community stay informed of any progress and get invited to any meetings moving forward.

Mr. Lallo stated a mooring field grant request may be submitted to provide better boat anchoring for future storms.

3. Former Oaks Mobile Home Park Market Study:

Ms. Singleton stated **Mr. Titkanich** and other city staff are currently reviewing a report received from the study. **Mr. Titkanich** inform the board that the study and the appraisal need further review to discuss estimated value amounts. **Mr. Titkanich** hopes to have conveyance completed by October or November, a selection committee by November or December, and finally a development agreement by February or March 2018.

4. Parking Study Update:

Mr. Titkanich stated the parking study consultants have asked additional questions before a final report can be submitted.

5. Hurricane Damage Assessment:

Ms. Singleton stated the boardwalk, T dock, and day slips received hurricane damage. **Mr. Lallo** stated the Office of Economic Development assisted **Mr. Fuhrer** with damage assessment and collecting derelict boat data. **Mr. Lallo** stated the biggest challenge with cleaning up the riverfront is the Florida legislation which protects the boat owners more than the city.

Mr. Fuhrer stated the engineering consultants were conducting assessments of the riverfront one (1) week after the hurricane passed. The consultants determined the waterfront was a total loss. **Mr. Fuhrer** stated there will a more detailed analysis completed this week for the purposes of FEMA reimbursement. He anticipates all vessels will be removed by tomorrow. The next step would be to remove the damaged boardwalk and start reattaching the fence, rebuilding the sea wall, and boardwalk.

Chairman Parrish inquired the timeline of when parking will be opened. **Mr. Fuhrer** stated the demolition ,process should be completed within 10 days.

Chairman Parrish stated he would like to call a special meeting at a later date to discuss the riverfront in more detail.

6. **Future of CRAs:** ***(Tabled to 11/14/17)***

IX. NEXT MEETING:

The next scheduled meeting of the Cocoa Community Redevelopment Agency will be held on Tuesday, November 14, 2017 at 5:00 PM in the Council Chambers located at Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

X. ADJOURNMENT:

* **MOTION made by Vice Chairman Boisvert; SECONDED by Agency member Blanco to adjourn the meeting of October 10, 2017.**

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

MOTION CARRIED (7-0)

MEETING WAS ADJOURNED AT 5:59 p.m.

Henry U. Parrish III, Chairman

Respectfully Submitted by:

Torri Edwards, Recording Secretary