MINUTES **FINAL**
COCOA CRA
SPECIAL MEETING
July 5, 2022

The Special Meeting of the Cocoa Community Redevelopment Agency was held on July 5, 2022 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER:

Chairman Blake called the meeting to order at 6:09 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
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:

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

Agency Member Goins led the assembly in the Invocation and the assembly in the Pledge of Allegiance to the flag of the United States of America.

II. **APPROVAL OF AGENDA AND MINUTES:**

AGENDA: Special Meeting, July 5, 2022 as written or with amendments.

* **MOTION by Chairperson BLAKE; SECONDED by Agency Member KOSS to approve the Agenda for the Special Meeting of July 5, 2022, with an amendment to move Presentations to after Action Item 2.**

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

MOTION PASSED UNANIMOUSLY (7-0)

MINUTES: Special Meeting of June 5, 2022, either as written or with amendments.

* **MOTION by Vice Chairperson HEARN; SECONDED by Agency Member GOINS to approve the Minutes for the Special Meeting of June 5, 2022, as written.**

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

MOTION PASSED UNANIMOUSLY (7-0)

III. **DELEGATIONS: Spoke during Agenda Items**
Michael Tobagis, George Avenue, Cocoa
Pam Shaia, Brevard Avenue, Cocoa
Aleck Greenwood, Brevard Avenue, Cocoa
Cole Oliver, Delannoy Avenue, Cocoa
Eddie Lebron, Riveredge Blvd., Cocoa

IV. **PRESENTATIONS: Moved to end of Agenda Items.** Nick Herring with the Framework Group on a proposed development in Cocoa CRA. Attached to these minutes is a copy of the Presentation by Framework Group. This item moved to end of Action Items.

V. **ACTION ITEMS:**

1. Request Agency approval of a Commercial Façade Improvement Program Grant application for an amount not to exceed $10,000 for the property located at 238 Peachtree, Cocoa, Fl and authorize the City Manager to complete and execute a Commercial Façade Grant Agreement.

Director Neuterman introduced the item explaining the applicant had met the application requirements and was present at the meeting to answer any questions agency members may have.

Agency Member **ROGERS** asked about the business that were in the building. He replied there were 3-4 either already there or soon to be moving in.

* ***MOTION by Chairperson BLAKE; SECONDED by Agency Member ETZ to** approve a Commercial Façade Improvement Program Grant application for an amount not to exceed $10,000 for the property located at 238 Peachtree, Cocoa, Fl and authorize the City Manager to complete and execute a Commercial Façade Grant Agreement.

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

MOTION PASSED UNANIMOUSLY (7-0)

2. Discuss FY2023 Cocoa CRA Budget Priorities

Director Neuterman introduced the item stating at the June Cocoa CRA meeting, the Agency members were asked to identify their priorities based on the projects noted in the 2018 CRA Plan Update. The Agency members each noted their top three (3) priorities in order of importance.

Chairperson Blake: Parking, cameras/lighting, and security

Vice Chair Hearn: Absent from the meeting

Agency Member Goins: Safety (lighting/cameras/law enforcement), Lee Wenner Parking and Fishing Pier

Agency Member Dyal: Lee Wenner Parking, Cameras/lighting, Civic Center

Agency Member Koss: Lee Wenner Parking, Lighting/cameras, Mooring Field Design, and Fishing Pier Design

Agency Member Etz: Lee Wenner Parking, Fishing Pier Design, and Lighting/cameras

Agency Member Rogers: Lee Wenner Parking, Security/lighting, and Civic Center

The estimated revenue for Fiscal Year 2023 is $1,642,278 and $1,940,458 in Fund Balance.

Based on the responses above, the Agency agree that Lee Wenner Parking is a top priority, followed by security cameras/lighting.

Staff is asking for clarification on the security cameras/lighting as the discussion varied between additional law enforcement officers patrolling the CRA, security cameras throughout the CRA and additional security lighting throughout the CRA. Below is a breakdown of the potential costs for two additional law enforcement officers patrolling the CRA for 40 hours per week (during peak times).

FY2023 Officer Salary Breakdown (Per Officer – Full Benefits)

- Salary/Wages/Benefits - $80,615.34 (40-hour work week)
- New Hire Additional Costs - $18,908.34
- New Hire Vehicle Costs - $65,183.86
- HR Costs (Background/Psych Eval/Poly) - $900
- Uniforms & Accessories - $18,008.34
  Total New Hire Costs = $183,615.88 X 2 = $367,231.76

The security cameras and lighting costs will vary depending on location and capabilities. We are anticipating an analysis for the lighting in July to determine capabilities, locations and costs. Staff is also waiting on information from FPL to determine those costs. The security cameras will average approximately $12,000 per camera for equipment, wiring, licensing and monitors. Costs will vary based on the location and the availability of access to the network.

It is estimated that the Lee Wenner Parking project will be $1,500,000. The design for this project is complete and Staff is awaiting final plans. Additionally, there is a need to complete the On-Street Parking for $750,000 throughout the CRA of which the Agency members noted as important.

If the Agency choses to fund enhanced Law Enforcement in the CRA, the first year's cost will be $367,232. Each additional year will average $200,000 since the new hire costs are not calculated into the budget.

Personnel and Operating costs average approximately $350,000, leaving a total of approximately $700,000 for capital expenses.

Below are the expenses that were mentioned as priorities.

- Civic Center Renovations
  - Final design - $50,000 – FY2023
  - Construction - $5,000,000 – FY2024 and FY2025
- Fishing Pier
  - Demolition of the existing pier due to structural integrity problems - $200,000 (contingent on county agreement)
  - Design and Engineering of a new structure - $200,000 – FY2023 or FY2024
  - Construction - $2,000,000 – FY2024 and FY2025
- Mooring Field
  - Design - $150,000 – FY2023
  - Construction - $2,000,000 – FY2024 and FY2025

Staff is requesting Agency direction on funding the following projects for Fiscal Year 2023:

Lee Wenner Parking - $1,500,000

On-Street Parking - $750,000

Enhanced Law Enforcement - $367,232

Lighting/Cameras – estimated at $250,000 depending on location/types

Fishing Pier Design/Engineering - $200,000

Mooring Field Design - $150,000

Civic Center Final Design - $50,000

Total project costs = $3,267,232

Total available funds = $3,000,000

There is also regular operating costs of about $300,000. The CRA can fund the first four items listed above and place the remaining balance in Contingency. This will ensure there are enough funds if any bid comes in higher than expected.

If the CRA chooses to fund the Enhanced Law Enforcement a minor modification to the CRA plan in necessary as well as an Interlocal Agreement with the City to provide these services to the Cocoa CRA.

Chairperson **BLAKE** asked Vice Chairperson **HEARN** since he was not at the previous meeting, if he had any questions or comments. He responded he was in agreement with what was presented. Agency Member **GOINS** stated, the first thing to do is amend the CRA plan to allow for security and asked Agency Attorney Garganese about the correct language. Attorney Garganese replied it should include Community Policing and be in line with the Plan. Agency Members **GOINS** then Made a Motion and was Seconded by Vice Chairperson **HEARN** to amend plan adding language to fund community policing in the Cocoa CRA. Attorney Garganese replied his Motion was sufficient. Chairperson **BLAKE** asked for discussion and a Motion is on the floor.

Agency Member **ETZ** asked if amending the plan was necessary until they decided whether or not they were going to be funding law enforcement. She asked shouldn't we decide on the law enforcement before we vote on amending the plan. Attorney Garganese replied it could be done that way.

Agency Member **KOSS** asked to clarify the total amount and if the CRA can spend from fund balance. Director Neuterman replied with that amount and stated fund balance could be spent.

Agency Member **KOSS** asked about the pump out station that Agency Member **ROGERS** had previously mentioned and asked if the CRA needed a mooring field to have a pump out. Director Neuterman replied is was not a requirement, although she was not sure of the costs for it.

Chairperson **BLAKE** asked about the initial cost for two police officers for full time. Director Neuterman replied $367,000 for the first year and each year after $187,000. He also asked about a part time schedule, like Thurs – Sunday. Chief Collier replied currently overtime hours are being used from Thurs to Sat with 2 officers, which works out to about $70,000 per year and is currently

being paid from General Fund. Discussion continued as to how many officers would be necessary, funding concerns and concerns of fairness to those others. Chairperson **BLAKE** asked if any of the current bar or restaurant owners had their own security details. Chief Collier replied no. Chairperson **BLAKE** questions fairness and thinks bar owners should absorb the cost of off duty. Chief Collier replied he sees this all over the country where security and/or police are covered by bar owners.

Agency Member **DYAL** stated the establishments are required to take care of their inside. When things go into the street, they cannot get involved or they risk losing their liquor license.

Agency Member **DYAL** stated daytime merchants would like to see more officers by. He recommended the Police Department go from 4 zones to 5 zones. Asked how much sales tax does Cocoa Village bring in. Director Neuterman replied she would need look into that. City Manager Whitten responded, sales tax is population driven. It doesn't identify by area, it is all formula driven.

Agency Member **ETZ** stated she agrees with Mayor in that the bars that are open until 2, they should have skin in the game to help address the problem. She doesn't think that paying officers is the proper use of TIF money, adding City employees should be paid by the City.

Agency Member **ROGERS** replied to Agency Member **KOSS** comment (from a prior meeting) about pump out station. She stated CRA can get 75% reimbursed with a Florida grant program. Already have a pipe running to T docks. However, been waiting 4 years and we need to get it on the program for a grant so we don't wait longer.

Agency Member **ROGERS** believes we need some law enforcement presence and should work together, and their presence make it know we are police oriented. We would be remiss not to have some security here. We have to also think about ways to bring money in. Need to get grants. People parking at T dock and pay nothing. Need to set fines for that. Need to charge for parking on sidewalks. She also mentioned the Village Marina stating they owe money to CRA.

Vice Chairperson **HEARN** asked for clarification on additional police officers, is that dedicated to a spot or whole village and where would those police patrol? Director Neuterman replied it would be the CRA. Vice Chairperson **HEARN** asked how does that work for businesses funding for police. Director Neuterman replied business would fund off duty security and CRA would fund for Police officers. Vice Chairperson **HEARN** asked would it be beneficial to have an officer at the Civic Center or other locations in the CRA. He also asked about the law enforcement costs after the first year and once the CRA sunsets, who pays? Director Neuterman replied, after first year, $187,000 and once CRA sunsets the City would pay.

Vice Chairperson **HEARN** asked about the patrol if paid by CRA. Chief explained about the assigned zones and how that works, adding officers are assigned to various districts and can respond to all emergencies when needed. Discussion continued on this between agency members and Chief Collier.

Agency Member **KOSS** stated she had previously talked about this (law enforcement/security) due to evolving night life and suggested to come up with criteria. Believes in the skin in the game though, adding there is some legitimacy to the thought of asking businesses where there is a problem, to take some responsibility themselves. She also mentioned the image problem in Cocoa and having Police presence would help that and be a legitimate expense. She would like to see bar owners monitor activity to determine if they need help. Police presence and visibility is helpful.

Chairperson **BLAKE** asked Chief Collier about the current crime stats in the Village, Chief replied, they are lowest in city.

Michael Tropagis – Rec 225, Cocoa. Spoke stating. It is one thing to be proactive and another to be reactive. He has seen success with the recent law enforcement presence. People change habits when there is law enforcement around. He also spoke regarding the idea of skin in the game stating we all have skin the game. He stated he takes offense to that comment because he and other business owners have that skin in the game. They pay property tax and take care of our property. They are responsible for their inside of property. The question is, who is taking care of the city's property - the spaces in between each bar or business, he asked.

Pam Shai, Cocoa spoke stating she has a lot of skin in the game and stressed the need for police presence.

Aleck Greenwood – Brevard Ave. Cocoa spoke regarding law enforcement in the Village and there is a need for presence, can be in am or other times. The point is the presence is important, maybe using only to patrol. The cost may be also City responsibility. It is not just the bars, restaurants but also the residents, visitors. CRA funds will not be not there much longer and need to get the biggest bang for the buck. Maybe, go for smaller increments with law enforcement and work up. Chief Collier replied they believe in safety and work with two officers v. one.

* ***MOTION by Agency Member GOINS; SECONDED by Agency Member HEARN for Approval to add law enforcement security and amend the Cocoa CRA Plan.**

AYES: HEARN, GOINS, ROGERS, DYAL, KOSS

NAYS: ETZ, BLAKE

MOTION PASSED (5-2)

Agency Member **GOINS** mentioned the current schedule - Thursday through Saturday beginning at 11 pm until 3:30 am, adding he would like to continue that. That costs is $72,800 annually.

Agency Member **ETZ** asked can we vote on police presence separately?

Chairperson **BLAKE** stated we know we want parking at Lee Wenner and on-street parking and cameras. The top 3 priorities are Lee Wenner parking, on street and cameras.

* *MOTION by Agency Member ETZ; SECONDED by Chairperson BLAKE for Approval of the top three budget priorities as Lee Wenner perking and on-street parking and cameras.

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

MOTION PASSED UNANIMOUSLY (7-0)

* *MOTION by Agency Member GOINS; SECONDED by Agency Member DYAL to approve the law enforcement schedule of Thursday through Saturday beginning about 11:00 pm until about 3:30 am.

AYES: HEARN, GOINS, DYAL, KOSS

NAYS: BLAKE, ETZ, ROGERS

MOTION PASSED (4-3)

Agency Member **ROGERS** referred to the other items that are on the list and wants to add and looking for grant for the pump out station.

Presentation from Nick Herring at Frame Works Group. Gave a presentation on a development he is proposing at the old Bank of America. Presentation is attached. Discussed his proposal, the revenue to CRA and his request for funding to be paid over a period of 10 years. Asked members to think about his request, think about partnership and future revenues, to get a 90 million dollar development done. He described how his proposal fits the CRA's plan and their desires that stemmed from when the 2018 waterfront/plant development was created. Discussed the economic impact study. Stated the numbers were jaw dropping. The development is a perfect fit to fund for redevelopment. He stated he welcomed questions.

Chairperson **BLAKE** asked Director Neuterman if she had anything to add. She replied she did not.

Chairperson **BLAKE** stated he had trouble with the dollar amount and would like to be creative and give staff that opportunity. He added possibly waiving fees for permits to offset costs. He stated he likes the project and agrees it's a win/win but questioned how to get there.

Agency Member **KOSS** stated she loved Framework and their work. She like Smart growth and would like to work together. She asked with 243 apts,, would you average 2 per unit, he replied not necessarily as some are studios, but in total about 300 – 400 people. She continued, the infrastructure was her concern, the costs would be a hard sell for districts not in the Village and

she couldn't vote for his costs. She recalled his presentation at Civic Ctr said sees the need. Nick responded the TIF amounts would about $200 per year and the CRA will benefit from the additional funds created with the development. He compared the amount of traffic to that when the bank was open.

Agency Member **DYAL** asked City Manager Whitten about the Walmart Center and how much tax credit they received and how long was that incentive for? He replied the value of tax exemption was $210 per year and was a five-year deal, there was also some cash of $2 mil for a total of about 3 mil. Agency Member **DYAL** responded, it sounds similar in principal.

Agency Member **ETZ** responded that she loves the design and is good with height. She is most excited about the additional tax revenue for CRA. She stated she is a big fan of public private and developer incentives. What rubs her the wrong way is to say 85% for 10 years. She believes some sort of inventive could work, and she doesn't agree with impact study. Explained also the CRA sundowns in 10 years and is concerned some of the projects they want to do will be pushed aside. Overall though, she would like to see it work out. She stated other projects have been built without asking for 85% of the TIF.

Vice Chairperson **HEARN** thanked the developer for considering Cocoa Village. He understands about additional costs to other residents, police and fire, but can't justify 85%. He is hoping it's not a deal breaker, not totally against the request, but there is a need to negotiate.

Agency Member **ROGERS** stated many of her questions previously related to some aspect of economy. She said it was hard to believe the numbers. She recalled they had their own financing. She understands incentives but did not know CRA would be financing it. She feels the proposal was very aggressive. She doesn't know that anyone has asked for TIF dollars to build. She would like to see something there but feels the proposal is insulting.

Agency Member **GOINS** stated he had questions for staff, asking has staff talked about other options? City Manager **Whitten** stated Staff was presented with the same as what is presented here to agency members, but that discussions would continue.

Nick Herring replied to each of the Members comments, reiterating many of the points he made in his presentation.

Chairperson **BLAKE** suggested sharpening their pencils. He asked what is expected from agency members tonight. City Manager **Whitten** replied, to give direction to staff.

Cole Oliver – Illinois Ave, Cocoa, spoke he has been here 25 years. Would like to see the CRA work with this developer to get this project underway. Having more residents in the area would help watch the area or self-police. Look at this as giving to earn and will also increase property values all around. Big support of urban redevelopment. Encourage working with Frame Group.

Ed Labron 317, Cocoa agrees with what Mr. Oliver said. There are some challenges to development when you build in downtown areas. The costs can be higher due to the location and due to the height, it costs more. And he added, aged infrastructure creates more costs. There are

items that are part of the project, like the lighting outside, along the side-walks increase safety, many things like this. Your not just giving money without getting something back.

Aleck Greenwood, Brevard Ave, spoke saying all of the issues that have been brought up, are all things the hotel is doing on its own. He expressed his concerns over parking and would the apts have enough and were there requirements for parking for them. He likes the project, but agrees with the Mayor, agrees to the fairness concern. One requirement of the hotel is the parking and another is the events in Village. There may be a problem with traffic to and from the apts as Delannoy and Brevard are closed during events. Reiterated the hotel did its own financing.

Chairperson **BLAKE** stated he needed a consensus whether to enter negotiation or not.

Chairperson **BLAKE** – would like to negotiate and sharpen their pencil and not pay the current requested costs.
Vice Chairperson **HEARN** – Negotiate
Agency Member **GOINS** – Negotiate, also bring back appraisal on Hotel for a comparison.
Agency Member **KOSS** – Negotiate.
Agency Member **DYAL** – Negotiate.
Agency Member **ETZ** stated her preference would be fewer years and a step-down in the percentage.
Agency Member **ROGERS** stated she agrees with what Agency Member ETZ said.

VI. **ATTORNEY'S REPORT:** None

VII. **UPDATES AND STAFF REPORTS**:
Agency Member **ROGERS** asked about 26 Florida Ave. Director Neuterman explained how the grant recipient had qualified and then turned over the property. Agency Member **ROGERS** asked if any notifications have been made to owner. She wondered if CRA should notify the owner. Chairperson **BLAKE** replied staff will look at that and bring back to next meeting.

Vice Chairperson **HEARN** asked after all budget options tonight, how much money would be left. Director Neuterman replied she will bring it back and added that any balance will go into Contingency. Chairperson **BLAKE** asked about estimated prices and will they increase. Director Neuterman replied that is possible.

Agency Member **ETZ** suggested spending dollars to fix Agency Member **ROGERS** button fixed. Director Neuterman reported to agency members the CRA financial reports are at their seat.

VIII. **NEXT MEETING DATE:**

Monday, August 1, 2022, 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 Agency Member GOINS to adjourn the meeting.**

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

MOTION PASSED UNANIMOUSLY (7-0)

MEETING WAS ADJOURNED AT 8:45 PM.

Michael C. Blake, Chairperson

Respectfully Submitted by:

Lori Chabot, Recording Secretary