MINUTES **FINAL**
COCOA CRA
SPECIAL MEETING
June 6, 2022

The Special Meeting of the Cocoa Community Redevelopment Agency was held on June 6, 2022 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noticed.

I. CALL TO ORDER:

Chairman Blake called the meeting to order at 6:01 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
Alex Goins	Agency Member
Janne Etz	Agency Member
Candace Rogers	Agency Member
Rip Dyal	Agency Member
Lorraine Koss	Agency Member – *via phone*
Anthony Garganese	Agency Attorney – *via phone*
Lori Chabot	Recording Secretary

ABSENT:

Lavander Hearn	Vice Chairperson

STAFF PRESENT:
City Manager, Stockton Whitten attended via phone. Charlene Neuterman, Community Services Director.

Chairperson Blake led the assembly in the Invocation and **Aleck Greenwood** led 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, June 6, 2022 as written or with amendments.

* **MOTION by Agency Member GOINS; SECONDED by Agency Member ETZ to approve the Agenda for the Special Meeting of June 6, 2022, as written.**

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

MOTION PASSED UNANIMOUSLY (6-0)

MINUTES: Regular Meeting of May 2, 2022, either as written or with amendments.

* **MOTION by Agency Member DYAL; SECONDED by Agency Member ETZ to approve the Minutes for the Regular Meeting of May 2, 2022, as written.**

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

MOTION PASSED UNANIMOUSLY (6-0)

III. DELEGATIONS:

Pam Shaia, 308 Brevard Ave, Cocoa – spoke during Agenda Item 3
Aleck Greenwood, Brevard Ave, Cocoa – spoke during Agenda Item 3
Eva Martin, 4 Harrison Street, Cocoa – spoke during Agenda Item 3

IV. PRESENTATIONS: None

V. ACTION ITEMS:

1. Request Agency Approval for a BAF #22-084T and a Resolution Amending the FY22 Budget in the amount of $7,175.00 in order to make an account adjustment to correct accounts that have become negative in the Cocoa CRA Budget.

Director Neuterman introduced the item explaining, the Director of Community Services previously was allocated at 100% to the General Fund. Based on the current job function of the Director of Community Services, it was determined that the position performs 20% of their job functions associated to the Cocoa CRA activities. This allocation of expenses is to accurately reflect the duties and has led to a shortfall in the budget of $7,175.00.

* ***MOTION by Chairperson BLAKE; SECONDED by Agency Member GOINS for** Approval for a BAF #22-084T and a Resolution Amending the FY22 Budget in the amount of $7,175.00 in order to make an account adjustment to correct accounts that have become negative in the Cocoa CRA Budget. She also added attached to the agenda item is the tracking sheet showing the details.

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

MOTION PASSED UNANIMOUSLY (6-0)

2. Request Agency Approval for a BAF #22-086T and a Resolution Amending the FY22 Cocoa CRA Budget in the amount of $1,405.00 from within the Cocoa CRA Line Item Accounts, which have become negative at Mid-Year, due to unforeseen Expenses.

Director Neuterman introduced the item explaining that during the fiscal year budgeting process, future expenses are sometimes calculated using historical information and forecasting for the CRA's future needs. As such, throughout the year, Finance reviews the budget for any changes which may have placed any accounts into a negative balance and may result in a mid-year adjustment. She continued explaining the breakdown is attached to the agenda item.

* ***MOTION by Agency Member DYAL; SECONDED by Agency Member ETZ for** Approval for a BAF #22-086T and a Resolution Amending the FY22 Cocoa CRA Budget in the amount of $1,405.00 from within the Cocoa CRA Line Item Accounts, which have become negative at Mid-Year, due to unforeseen Expenses.

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

MOTION PASSED UNANIMOUSLY (6-0)

3. Discuss FY 2023 Cocoa CRA Budget Priorities.

Chairperson **BLAKE** introduced the item and reiterated previous discussions and desires. Spoke about parking, security.

Director Neuterman added projected dollars are about $1.6 million. She continued, at the March Cocoa CRA meeting, the Agency members held the following discussion about the upcoming 2023 budget.

Staff discussed the projects that are currently underway - Boat Ramp Reconstruction and Dredging the Basin, both are FIND Grants. Each project is expected to be

completed prior to the close of FY2022. Additionally, discussed the status of a couple of parking areas that are in progress.

Additionally, A discussion about the potential projects for the future are detailed with the following projects with estimated costs:

Civic Center Renovations

- Final design - $50,000
- Construction - $5,000,000
- Fishing Pier-last structural review stated it needs to be demolished.
  - Demolition of the existing pier due to structural integrity problems - $200,000
  - Design and Engineering of a new structure - $200,000
  - Construction - $2,000,000

- Harrison Street Streetscape Construction - $2,000,000 – The City has completed the stormwater part of this.
- Lee Wenner Park Parking Upgrades Construction - $1,500,000
- Mooring Field
  - Design - $150,000
  - Construction - $2,000,000

- Enhanced Law Enforcement - Thursday through Saturday nights
  - Two officers - $100,000

- Security Camera and Lighting Enhancements - $50,000 per year. This includes lighting in the heart of Cocoa as well and Christmas lighting in the village.

Items not discussed at the March meeting that were discussed at the May Budget Priorities meeting include the following with estimates for construction:

- On Street Parking - $750,000
- Parking Lots (Oleander Street) - $250,000

The total estimates listed above are listed below and broken down by design and construction.

- Design - $400,000
- Construction - $13,500,000
- Other costs - $150,000

At the March meeting, the top 3 priorities agreed upon by the Agency were as follows

- Lee Wenner Park Parking Project
- Fishing Pier
- Lighting and cameras in the Village

Director Neuterman continued, the current operating budget for the CRA is $1,481,997 consisting of TIF Revenue from the City and County. Staff anticipates approximately $1.6 million in revenue. Additionally, there is $1,700,000 in Fund Balance Reserves available to spend on projects.

Staff was also asked to look into adding trash cans in the village to accommodate growth.

Staff is requesting Agency direction on budgeting for Fiscal Year 2023 for the purposes of finalizing a draft budget for approval once we receive our TIF revenue projections.

Agency Members provided the following direction in regard to the FY23 Budget for the Cocoa CRA.

Agency Member **KOSS** asked about the Pier destruction. Director Neuterman replied Staff will begin discussions to find out who will handle the cost of the demolition. City Manager also added the Pier is the property of the County and will need to speak with them.

Agency Member **DYAL** stated the mooring field isn't really a discussion until FPL puts the lines underground, which may be awhile. It would be nice to see the Civic Center get a face lift. He agrees the lighting and cameras would be a big help. Need to have law enforcement presence in the City. Think of the safety and village.

Agency Member **GOINS** – Number one for him is lighting and cameras. The numbers of people in downtown is increasing. The parking is also an issue, he stated and agrees to work on that. The Civic Center is booked and thinks it would be wise to make some investment in it. Also, the Pier is important to him and would like to see Grant Funds used for it.

Agency Member **ETZ** – She is good with the top three priorities, Lee Wenner parking and on-street parking, lighting and cameras. Asked if the County does not transfer the Pier and we built another one, would it belong to the City? Director Neuterman replied it would be. She is not in favor of using TIF money to pay people. As far as Civic Center, she is not against it, but doesn't like that CRA does not get any revenue from it. She does not like the idea of a parking structure but would like to do a parking improvement and update the parking and add trash cans.

Agency Member **ROGERS**– For her, parking is at the top. She would like to update the Civic Center or give it a Facelift. When the CRA has more funding, she would like to consider building a new one. The Pier was on her list until she realized the County owned it. Instead, she would like to start up the pump-out station for the boats. She added there is a likely a grant that could be used for this. This is not a real waterfront property until it has a pump-out station. She also would like to add signs to identify parking. She doesn't want to put a lot of money into Oleander Parking, maybe just gravel. She also added she would like to add an LED lighted sign to tell people what is going on and where to park, etc. She would also like to add lighting and cameras. She is switching out the Pier in her top three and add redevelopment.

Chairperson **BLAKE** asked for the top three.
Agency Member **ROGERS** - Parking LW, Security/Lighting and Civic Center.

Agency Member **ETZ** – Lee Wenner parking, Fishing Pier, Lighting and Camera
Agency Member **GOINS** – Safety (lighting cameras, le), parking at Lee Wenner and Pier
Agency Member **DYAL**– Lee Wenner, Cameras, lighting and Civic Center
Chairperson **BLAKE** – Parking, cameras lighting, Security
Chairperson **KOSS** – Lee Wenner Parking, Lighting and Cameras, Mooring Field Design, Design of Pier

Agency Member **GOINS** asked about the grant cycle of the FIND Grants. Director Neuterman replied April 1 and allocate in September.

Pam Shaia, Owner Tales of the Barkery spoke in strong support of continuing Law Enforcement in the Village. She thanked staff and council for their assistance. She continued, and passionately expressed her concerns if they were not there. During the time, they have been in the Village, it has made a huge impact. The businesses are doing well. The presence of Law enforcement is known. Security is a top priority, she said. She also mentioned parking and that is always a good problem to have. She is personally opposed to a parking garage. Agrees with restriping.

Aleck Greenwood, Brevard Avenue, Cocoa stated the importance is parking and with that, comes safety. He believes the renovations at the Civic Center should not be a band aid. Would like some clarification on a cost for the Civic Center. Spoke in support of parking pockets throughout the village.

Chairperson **BLAKE** gave his top three and mentioned his concern using TIF for law enforcement. He spoke in favor of businesses paying for their own security. They should add skin in the game and help pay for it. Chairperson **BLAKE** asked Ms. Shaia to return to the podium. She advocated security at night. Problems usually start on social media, end up somewhere in the village. Since the law enforcement presence has begun there have not been any problems. Discussion continued between Chairperson **BLAKE** and Ms. Shaia regarding their concerns for security and the best course of action to pay for it.

Eva Martin, Owner of Village Cycle Shop stated she agrees with the Mayor. When an establishment draws a certain type of individual, it can be a problem. She stated she agrees with cameras lighting. She said, if she asked Citizens of Cocoa if security was an issue, she would hear yes and agrees law enforcement presence is helpful. Her concern is that if we don't collectively address security, it will become uncontrollable. She understands Mayor's points about sharing skin in the game for restaurants and bars. She would rather be ahead of the potential problem. Today it may seem there is one problem or enterprise, but, if one looked at Cocoa itself may find there are more like that.

Agency Member **GOINS** – Question for members, how many bars outside downtown Cocoa are open until 2:00 am? Doesn't disagree about "skin in the game" but need to quantify that. What does that number look like? Asked when is the next meeting, Director Neuterman replied July 5. Budget must be approved by Sept 27, and will need CRA by July or August. Agency Member **GOINS** asked what the $100,000 breakdown is for the expense of law enforcement? How much money would businesses need to put in?

Agency Member **ROGERS** – Believes Village needs to have law enforcement here. Agrees to try to figure out how much is necessary. She was against putting 5 million into Civic Center. She is for remodeling Civic Center but doesn't want to spend 5 million into it, as there is no parking. Asked how many cops are on the ground. Agency Member **DYAL** replied 63, adding it costs the PD $100,000 to train one officer.

Agency Member **DYAL** discussed the Police patrol zones and there are 4. They are not able to do that because they are required to be other places. He stated PD needs additional officers, not just in the village. He agrees with keeping L/E in the Village and adding the cameras and lighting. He sees the important to have their presence. Ultimately, would like for the City to be able to add officers.

Agency Member **ETZ** – 30 years in business stated she does not believe that CRA's purview is to pay officers. But shares her thoughts about putting heads together for a solution.

Pam Shaia returned to the podium saying she cannot stress enough the importance of law enforcement in the village. She stated she is aware of other CRA's that pay for law enforcement.

Agency Member **GOINS** reiterated his point about the fact that there are a greater cluster of places in the Village that are open late with late night problems. He responded about the perception part, its similar to off duty detail.

Agency Member **DYAL** suggested funding one more year and use revenue from hotel to help pay for additional law enforcement.

Director Neuterman replied Staff will bring more firm numbers to the next meeting.

VI. ATTORNEY'S REPORT: None

VII. UPDATES AND STAFF REPORTS:

Director Neuterman stated she had one report and the need for consensus for a change of schedule with regard to deliverables from the Hotel developer. She continued, it was in no way a reflection on the developer. It is due to receiving the appraisal of the property that may take a few weeks and therefore, will need to extend the time frame to allow for this. This is a land appraisal and the developer will then present a letter of credit to secure the purchase price. The dates would change as follows: The next deliverables would change from July 6 to October 6. Commencement from Nov 6 to Feb 6. COO to February 6 2024. This can also change once the property is closed.

Agency Member **KOSS** asked when we asked for the appraisal. Director Neuterman replied that it was a recent request. City Manager Whitten added the appraisal is a recent request and the developer is committed to meet the schedule.

Chairperson **BLAKE** and Agency Members gave the consensus for the change in schedule. Director Neuterman stated she will be drafting a letter with Attorney Garganese and it will move us forward.

VIII. NEXT MEETING DATE:

Tuesday, July 5, 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 ROGERS to adjourn the meeting.**

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

MOTION PASSED UNANIMOUSLY (6-0)

MEETING WAS ADJOURNED AT 7:48 PM.

Michael C. Blake, Chairperson

Respectfully Submitted by:

Lori Chabot, Recording Secretary