

**MERRITT ISLAND REDEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING AGENDA
Thursday, July 28, 2022 - 2:00 P.M.**

WELCOME TO THE MIRA BOARD OF DIRECTORS MEETING. MIRA VALUES YOUR ATTENDANCE AND REQUESTS THAT SPEAKERS APPEARING UNDER THE PUBLIC COMMENT SECTION OF THE AGENDA LIMIT THEIR COMMENTS AND/OR PRESENTATION TO MATTERS UNDER THE BOARD'S JURISDICTION. IF YOU WISH TO SPEAK TO ANY ITEM ON THE AGENDA, PLEASE WAIT UNTIL THAT ITEM HAS BEEN CALLED. PERSONS ADDRESSING THE BOARD SHALL HAVE FIVE MINUTES TO COMPLETE HIS/HER COMMENTS ON EACH AGENDA ITEM.

Welcome - Call to Order

Pledge of Allegiance

Public Comment – Announcements

- I. **Consent:**
 - A. Approval of June 30, 2022 Minutes (action item)

- II. **Development Presentations**
 - A. Creative Services Project Updates (action item)
 - B. Brevard Zoo Griffis Landing Area - Stan Mayfield Working Waterfront Grant Project (action item)

- III. **New Business:**

None

- IV. **Ongoing/Old Business**
 - A. TDC Grant – MIRA/ Natural Resources Collaborative Education Project Application
 - B. Audit Engagement FY 2021-2022 – Cherry Bekaert
 - C. US EPA Community Assessment Grant Update/Process
 - D. Commercial Core Area PUD Zoning Application – Update/Discussion
 - E. Griffis Landing Dredging Project Update
 - F. Veterans Park Donor Landscape Project
 - G. Amphitheatre/Veterans Memorial Park Project Update
 - H. Tom Vani Fuel Dock
 - I. Other Project/Program Status Updates

- V. **Board Reports and Presentations:**

Marcus Herman, Chairman
Eddie Lebron, Vice Chairman
Andy Barber, Board Member
Wendy Ellis, Board Member
Nicole Morgan, Board Member
Jack Smink, Board Member
Jack Ratterman, Board Member
Larry Lallo, Executive Director
Stefani Maduskuie, Community Redevelopment Manager
Justin Caron, Assistant County Attorney

Next Board Meeting (August 25, 2022)

Adjourn



MERRITT ISLAND REDEVELOPMENT AGENCY
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ITEM I.A.

AGENDA REPORT ITEM:	Consent Agenda
PROJECT:	June 30, 2022 Board Meeting Minutes
Requested Action:	Approval
Summary Explanation & Background:	
Fiscal Impact:	None
Exhibits Attached:	June 30, 2022 Board Meeting Minutes

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MEMBERS PRESENT

Marcus Herman, Chairman
Nicole Morgan
Jack Smink
Andy Barber
Jack Ratterman

MEMBERS ABSENT

Wendy Ellis
Eddie Lebron, Vice-Chairman

AGENCY STAFF

Larry Lallo, MIRA Executive Director
Stefani Maduskuie, Community Redevelopment Manager
Cheryl Hurren, Exec. Assistant

GUESTS

Linda, Brandt, BRC/Brandt Ronat
Bill Ronat, BRC/Brandt Ronat
Donn Weaver, Veterans Memorial
Dean Schaaf, Veterans Memorial
Duane Watson, Watson Real Estate
Kevin Daugherty, TCAA
Kim McCann, Eleven 18
Kim Rezanka, LLR
Sue Cody
Matt Culver, NRMO
Joan Sinatra, Tradewind Builders

CALL TO ORDER AND ROLL CALL

The Board began with the Pledge of Allegiance. Chairman Herman called the meeting to order at 2:02 p.m. Ms. Hurren took roll call.

PUBLIC COMMENT/ANNOUNCEMENTS: None

I. Consent:

- A. Approval of June 30, 2022 Minutes. (action item)

Board Member Morgan made a motion to approve the May 26, 2022 meeting minutes. The motion was seconded by Board Member Barber. The motion was unanimously approved.

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II. Development Presentations:

A. Island Bluff (action item): Kim Rezanka, PA, representing the owners, Linda & Randy May, explained to the Board the Mays' are wanting to build 2 homes on 2.2 acres considered now to be vacant undervalued property; Institutional Minor Subdivision will be necessary to manage flag lot access.

Board Member Barber made a motion to recommend approval. The motion was seconded by Board Member Jack Ratterman. The motion was unanimously approved.

B. Trade Wind Builders Grant Progress – Extension 258 N Grove St. (Action Item) Joan Sinatra, owner of Trade Wind Builders explained to the Board she was dealing with permit delays at the County which has held up her completing the improvements approved by the MIRA Board. Ms. Sinatra respectfully requested an extension.

Board Member Barber made a motion to approve the extension for 1-year July 28, 2023). The motion was seconded by Board Member Jack Ratterman. The motion was unanimously approved.

C. Ms. Apples Concept Plan Presentation – Eleven 18 Architecture: Ms. McCann returned to present Eleven 18's concept plan prepared for Ms. Apples. Ms. McCann said a new element was added on the north side and reconfigured inside to 2,600 feet and 1,800 feet of outdoor space. There was highly favorable discussion about the quality of the project concept, with considerable discussion, in regard, to how could the project be funded. Possibly we could seek private funders, or other public agencies could be involved, or perhaps the Florida Forever Grant or County Lease Agreements could be modified, to enable market level competition at the site, while making every attempt to preserve the working waterfront Florida Forever grant requirements, while catalyzing private sector investment in the project leasehold improvements.

III. New Business:

A. Web Site – Social Media Launch Presentation – Ms. Maduskuie shared with the Board Brandt-Ronat has 3 of the 5 phases completed with the new website.

B. TDC Grant – MIRA Cone Road, SOIRL Veterans Memorial Park Education Project (Action Item): Discussion: The Cone Road Project is a model SOIRL/MIRA Project. The Veterans Memorial Park and Amphitheatre is an ideal place to tell the story as the Cone Road Treatment Ponds are in the west area of the Park. Director Virginia Barker has been discussing with Director Lallo a Tourism Development Council Grant opportunity to tell the story of the collaboration of MIRA and the Brevard County Save Our Indian River Lagoon Program. Proposing a combination of signage installations along the western storm water treatment pond shorelines and interactive digital QR Code experiences for residents and visitors, this project will serve as a pilot program to unite the efforts of multi-agency partnerships, multiple TDC grants, local businesses, and county residents & visitors.

Board Member Ratterman made a motion to affirm our moving forward with participation in the application process for the MIRA Cone Road, SOIRL Veterans Memorial Park Education Project to the

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TDC, with no funding match being provided by MIRA. The motion was seconded by Board Member Morgan. The motion was unanimously approved.

C. Audit Engagement FY 2021-2022 – Planning for the third-year audit review, Director Lallo asked the Board to approve the proposed cost of \$6,800 to \$7,200.

Board Member Barber made a motion to approve the proposed cost of the audit review. The motion was seconded by Board Member Morgan. The motion was unanimously approved.

IV. Ongoing/Old Business:

A. FY 2022-2023 Budget CIP Project Review Recommended Modifications: Director Lallo and Redevelopment Manager Stefani Maduskuie met with the County Management Budget Review Team to present the 2022-2023 MIRA Budget/CIP Projects. The Budget Review team recommended not including the Wayfinding CIP Items, and to combine corridor improvement projects on the State Routes, with no change in the overall CIP budget.

Board Member Morgan made a motion to approve the 2022-2023 Budget/CIP Project list with the recommended modifications. The motion was seconded by Board Member Ratterman. The motion was unanimously approved.

B. US EPA Community Assessment Grant Update/Process (identifying Brownfields): Director Lallo informed the Board, MIRA after 4 attempts, has been awarded a \$500,000 EPA Grant towards Brownfield projects. We are the only CRA in Florida to have been awarded the Grant. Stantec, our Environmental Project Consultants advised that this is a 4-year grant and spending can commence on July 3, 2022. Director Lallo noted that the required and EPA recommended conferences are covered by non-trust fund money.

C. Commercial Core Area PUD Zoning Application: Director Lallo told the Board staff has been working with Jeff Bell in the Planning and Development Office & Justin Caron, our Attorney, on changing the Comprehensive Plan BDP to a PUD. The application is in the draft review stages.

Board Member Barber made a motion to approve MIRA staff to work with County staff in making these changes and to make application to the BoCC. The motion was seconded by Board Member Ratterman. The motion was unanimously approved. Member Smink, had to leave the meeting.

Realtor Duane Watson suggested an engineer look at intended consequences for an existing PUD (breezeway).

D. Griffis Landing Dredging: Matt Culver advised that fuel is expected by August at the fuel dock.

E. Donor Development Veterans Park Project – Bid Alternate – Donation: JB's Lawn has been awarded the contract for landscaping in the amount of \$42,059 and an approval by the MIRA Board is needed in order to accept another private donation of \$12,754 for an ADA pathway; a change order will be required.

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Board Member Barber made a motion to approve accepting and utilizing the private donation. The motion was seconded by Board Member Ratterman. The motion was unanimously approved without Member Smink.

F. Amphitheatre/Veterans Memorial Park Project Update: Architect Zwick is moving forward and is charged with including and working with the electrical contractor for electrical site improvements. The site plan Engineering for the project, has hit a lull. We are working with DRMP to transition project design and oversight to their new engineering staff. The active participation of Joe Mayer, lead Project Engineer and former owner of Bussen Mayer Engineering Group is truly missed. DRMP Management, is working on hiring additional staff to work on the project, and will be providing MIRA with the necessary scopes of work necessary to accommodate task orders for necessary park project improvements and the Amphitheater.

G. Tom Vani Fuel Dock: Director Lallo spoke to the Board regarding the memorial plaque for Tom Vani at the fuel dock. The Board agreed to the size and verbiage as seen on page 162 of the meeting package. Niccole Morgan offered to work with Staff to see if improved pricing can be obtained from other vendors.

H. Fortenberry Storm Water Pipe Extension Project: Public Works met with Natural Resources and Director Lallo in regard to our finishing the Fortenberry stormwater pipe extension through to Plumosa; and possibly beyond in alternate form. They advised MIRA should proceed with the project design and to keep Public Works informed on the process. The Board concurred that Director Lallo should obtain a proposal for this work, with alternates extension routes, including probable cost estimates and project oversight.

I. Other Project/Program Status Update: Ms. Maduskuie told the Board there was a volunteer that donated Lagoon friendly plants and labor for landscaping the new “Welcome” sign at the corner.

V. Board Reports and Presentations:

Marcus Herman, Chairman: No Report

Eddie Lebron, Vice-Chairman: Absent.

Andy Barber: No Report.

Wendy Ellis: Absent

Nicole Morgan: No Report

Jack Smink: No Report.

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Jack Ratterman: Field Manor signed an agreement to bring houses and the school house from Fort Seminole; the project area will be known as Heritage Park.

Director Lallo: No Report

Stephani Maduskuie, Community Redevelopment Manager:

Justin Caron, Assistant County Attorney: No Report.

Motion to adjourn by Member Barber at 5:06 p.m.; seconded by Member Morgan; unanimously approved.

The next regularly scheduled meeting of the MIRA Board of Directors is on July 28, 2022 at 2:00 p.m.



MERRITT ISLAND REDEVELOPMENT AGENCY

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ITEM II.A.

AGENDA REPORT ITEM:	Development Presentations
PROJECT:	Creative Services Project Updates
Requested Action:	Review Creative Services Projects RFP 7-21-14
Summary Explanation & Background:	
<p>Chapter 2-17 and Chapter 7-12 of the MIRA Redevelopment Plan Goals and Objectives call for creation of sound Marketing and Promotion Strategies. Pursuant to Chapter 189 Florida Statutes, all special districts (including CRAs) must have a prominent/official website that contains specific information. Accordingly, on January 28, 2021, the MIRA Board of Directors approved an RFQ/RFP draft for Creative Services, to include development of an Agency Web Site, Social Media Marketing strategy, and associated Creative Services. On May 6, 2021 Creative Services RFP 7-21-14 was publicly released, with a proposal opening date and time of May 28, 2021 at 2:00 P.M. The expectation was that creative services should deliver engaging, creative and persuasive content in various formats to inform those the Agency serves, and those the Agency must reach out to. Creative Services were to include the following in an attractive design:</p> <ul style="list-style-type: none">• Market and Demographic Data• Financial Resources• Persuasive Community Quality of Life Information• Client Testimonials• Real Estate Sites Available for Redevelopment• Real Estate Development Information• Agency Annual Reports• Agency Required Reports• Agency Statutory Compliance Information• Communication with the public and MIRA clients detailing the work of MIRA, and its success stories. <p>An RFP Selection and Negotiations Committee, working closely with Brevard County Purchasing present, selected and awarded Creative Services Contracts to Brandt Ronat & Company for Web Site and Creative Services, and Rock Paper Simple for Social Media and Creative Services.</p> <p>The purpose of this Agenda Item is to provide a project presentation update to the MIRA Board, and to enable an opportunity for review comments prior to public release of the work that has been accomplished.</p>	



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ITEM II. B.

AGENDA REPORT ITEM:	Development Presentations
PROJECT:	Brevard Zoo Restore Our Shores Program
Requested Action:	Consider Project Collaboration and Support
Summary Explanation & Background:	
<p>The purpose of this Agenda Item is to listen to a project collaboration proposal from representatives of the Brevard Zoo Restore our Shores Program https://restoreourshores.org/. They are seeking MIRA advocacy and possibly financial support, involving a Stan Mayfield Working Water Front property acquisition grant, necessary to acquire real estate for their project. The project would be situated adjacent to and directly utilize the Griffis Landing Working Waterfront area.</p> <p>The presence at Griffis Landing of the Brevard Zoos Restore our Shores Program could be a tremendous asset to our Working Waterfront mission, providing opportunities for establishing an education center, with active volunteer engagement in work programs involving restoration of oysters, clams, seagrass, mangroves, marsh grasses and other ecosystem services in the Indian River Lagoon (IRL). The Restore our Shores Program has engaged over 65,000 volunteers in lagoon restoration.</p> <p>The Restore our Shores project needs a dedicated site for this important work. The site will house Restore our Shores staff and will be used for storage of restoration materials, including metal gabions, oyster shell bags, oyster shell, mangroves, marsh grasses, and a seagrass nursery, along with any other materials used in the lagoon work. Community workshops will operate out of this property, where volunteers will join staff to manufacture the gabions, shell bags and other methodologies. The Community oyster gardening workshops will be held at the site as well.</p> <p>The Redevelopment plan calls for creation and implementation of a Griffis Landing Development Plan. This will improve publicly owned use and access to the Indian River, and preserve one of the last “working waterfronts” on Merritt Island.</p> <p>What is a Working Waterfront? A Working Waterfront can be defined as an area or structure on, over, or adjacent to navigable waters that provides access to the water and is used for water-dependent commercial, industrial, or governmental activities, including commercial and recreational fishing; tourism; aquaculture; boat and ship building, repair, and services; seafood processing and sales; transportation; shipping; marine construction; and military activities.</p>	

RESTORE OUR SHORES

LIVING SHORELINE ▾

IMPORTANCE

VOLUNTEER

PARTNERS ▾

OUR TEAM



DONATE





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ITEMS IV. A. to IV. I.

AGENDA REPORT ITEM:	Ongoing/Old Business
PROJECT:	Current Projects and Active Business Items
Requested Action:	Reports and Updates
Summary Explanation & Background:	
<p>The purpose of this Agenda Item is for staff to provide updates and status reports to the MIRA Board, on currently active projects and situations. This will keep the Board informed, and enable feedback, interaction and guidance to staff.</p> <ul style="list-style-type: none">A. TDC Grant – MIRA/ Natural Resources Collaborative Education Project ApplicationB. Audit Engagement FY 2021-2022 – Cherry BekaertC. US EPA Community Assessment Grant Update/ProcessD. Commercial Core Area PUD Zoning Application – Update/DiscussionE. Griffis Landing Dredging and Fuel Dock Project UpdateF. Veterans Park Donor Landscape ProjectG. Amphitheatre/Veterans Memorial Park Project UpdateH. Tom Vani Fuel DockI. Other Project/Program Status Updates	