

**MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS**  
**Meeting Minutes January 25, 2024 – 2:00 PM**

**MEMBERS PRESENT**

Marcus Herman, Chair  
Nicole Morgan, Board Member  
Jack Smink, Board Member  
Jack Ratterman, Board Member  
Cynthia Wall, Vice Chair  
Andy Barber, Board Member  
Corey Mecagni, Board Member

**MEMBERS ABSENT**

**AGENCY STAFF**

Larry Lallo, Executive Director  
Stefani Maduskuie, Community Redevelopment Manager  
Justin Caron, Assistant County Attorney  
Cheryl Hurren, Executive Assistant/Clerk

**GUESTS**

Donn Weaver, Veterans Memorial Center  
Dean Schaaf, Veterans Memorial Center  
Susan Smith, D2 Office  
Mike Dunlap, BC  
Tim Lawry, BC  
Wayne Ivey, Ivey Construction  
Sue Lawrence Nesbit, Field Manor  
Frank Rogers-Witte, Field Manor Vice President  
Curt McKinney, 329 Hibiscus  
Hanmi Figueroa-Toddy  
Connor Mc?

**CALL TO ORDER AND ROLL CALL**

Meeting opened with the Pledge of Allegiance at 2:04. Ms. Hurren took roll call.

**PUBLIC COMMENTS: ANNOUNCEMENTS –**

\* Sue Nesbit Lawrence, Former Chairman of MIRA, who is now the Chair of the Field Manor Board. Ms. Lawrence and Mr. Witte, Field Manor Vice President, encouraged MIRA members to come and visit Field Manor. Donations are welcome!

\*Kurt McKinney on property in Merritt Park Place under site plan review. The Board reviewed plans of a proposed building for a private owner, car collector. Mr. McKinney when asked said the zoning is a

minor BU-1. The plan is for a metal building with a residential garage door, light stone in color. Member Barber said he would recommend a BDP. In response to a question regarding code, Manager Maduskuie replied they are permitted the metal siding with a residential garage door.

The Board's recommendations: Implement a BDP stating the use is strictly private; no commercial use. The building must be metal with a residential garage door and the awning is to cover the entire top of the garage door.

- I. Meeting Minutes
  - A. Approval of the December 7, 2023, meeting minutes.

**Board Member Barber made a motion to approve the December 7, 2023, meeting minutes. Seconded by Member Morgan. The motion was unanimously approved.**

- II. Consent Agenda:
  - A. Projects and Programs Updates and Status Report
    - 1. Amphitheatre Project
    - 2. Amphitheatre Task Force Update
    - 3. Restore Our Shores
    - 4. S. Courtenay Pkwy Corridor Improvements
    - 5. Ms. Apples Crab Shack
    - 6. SR 520 Transit Shelters
    - 7. Brownfield Redevelopment Corridor Planning

Member Smink stated he was concerned about the S. Courtenay budget which was discussed at the last meeting. Requested putting the project on the back burner; will need to revisit.

Member Barber pulled II. A5, Ms. Apples Crab Shack. Director Lallo informed the Board, that the State awarded this project with a \$890,000 grant; approved by the County with MIRA's commitment. Manager Maduskuie added Stantec, our Brownfield Vendor, is working with Matt Culver on this project; it will be reviewed as a minor site plan and will be designed as Ms. Apples but now and in the future, it must remain a qualified working waterfront fish and seafood-oriented dining and marketplace. The plan is to tie into the Sutton property. Board member Wall suggested Matt Culver review the terms of the tenant lease agreement to bring rents more in line with market rent for a waterfront property once construction is complete.

**Board Member Wall made a motion to approve the consent agenda. Seconded by Member Mecagni. The motion was unanimously approved.**

III. None

IV. New Business – discussion:

- A. Safe Streets for All Grant (action item) – Manager Maduskuie said MIRA was awarded a US Department of Transportation grant for planning and demonstration activities that will inform a MIRA-specific Safe Streets for All action plan. The term for the grant is a maximum of 5 years but ideally

would be completed within one to two years. The US DOT will contribute \$280,000 with a \$70,000 match from MIRA. We have not received a cooperative agreement yet. The board will be updated with more details in the coming months.

V. Ongoing/Old Business:

A. Veterans Memorial Amphitheatre & Site Plan Improvements Project (negotiations committee action item): Director Lallo explained to the Board he had a meeting with the negotiating committee for the Amphitheatre RFP to inquire about possible concessions from Ivey Construction to add back in the loading dock and elimination of the contingency, and to defer entering a contract until the Parking Study is completed. The contingency was a concern because after the project starts and there are unforeseen complications with no contingency, the costs will come back to MIRA. Ivey's Construction agreed to add back in the loading dock and to eliminate the contingency. The Ivey's Construction representative shared with the Board that the contingency can be a confusing line item, as it is money that can only be spent on unforeseen project elements and requires change orders that must be approved by the County. The parking study hopefully will be completed by the end of March. The Ivey's Construction representatives advised that the Guaranteed Maximum Pricing (GMP) quote, cannot be held as guaranteed after January 2024. They will have to obtain new pricing from their sub-contractors, and hopefully, but not likely the GMP quote will increase.

**Board Member Barber made a motion to accept the GMP negotiated adjustments. Seconded by Member Ratterman. The motion was carried 6 to 1 with Member Herman dissenting.**

Staff was requested to meet with the D2 Commissioner regarding the waiving of County fees for this project.

**Board Member Barber made a motion to request an extension of the TDC for one year. Seconded by Member Morgan. The motion was unanimously approved.**

B. Maintenance Contract for Transit Shelters (action item): Coming to the end of the yearly contract with Immaculate Reflections a Request for Quotes went out to three companies for a quote based on an attached scope of work; they were Beacon Cleaning; H. Mobley, and Immaculate Reflections. Only one company responded and that was Immaculate Reflections. Hamni Figueroa-Toddy is present to answer any question regarding the quote from Immaculate. Members shared their appreciation for the good work Immaculate did in the last year and the initiative they made in repairing the Big Belly trash collectors. The Board approved the quote as submitted, for one year with two one-year extensions, which must be approved in writing, with the addition of 4 new shelters, and thanked Hanmi for their great service.

**Board Member Barber made a motion to approve the quotes submitted by Immaculate Reflections, authorizing Director Larry to enter a new contract with Immaculate Reflections, not to exceed the quoted pricing. Seconded by Member Morgan. The motion was unanimously approved.**

C. S. Courtenay Pkwy Corridor Improvements Project Landscape Plan: The Board reviewed plans and the plant list for the landscaping on S. Courtenay.

**Board Member Barber made a motion to approve the S Courtenay Landscape Plan, at a probable cost not to exceed \$136,000, plus Landscape Architectural Fees (likely not to exceed \$5,000) to make the necessary changes to the Plan, plus if there are any incidental decisions regarding the Landscape Plan, authorizing Cynthia Wall as Liaison working with Director Lallo and Public Works to make necessary changes within the budget as approved. Seconded by Member Ratterman. The motion was unanimously approved.**

VI. Board Reports and Presentations:

Cynthia Wall – mentioned the Fortenberry/Plumosa Cruise northside parking area is overflowing every day into the right of way. CAMI had 600 persons to attend their first event. The second annual event is scheduled for December 14 with more activities.

Andy Barber – The car show held at the Veterans Center highlighted a drainage problem; it was a muddy mess and towards where the Amphitheatre goes walking was ankle deep. Also, Code Enforcement needs to get on the weeds at Steak and Shake.

Corey Mecagni – No report.

Nicole Morgan – No report.

Jack Smink – 2/2/2024 is Ground Hog Day.

Jack Ratterman – Brevard Zoo. Need to have a tree ordinance.

Director Lallo asked the Board to look at the “Best Book” put out by the Florida Redevelopment Association (FRA) to see what other CRAs are doing and glean some of the opportunities. Manager Maduskuie added the market study and infrastructure studies that Stantec is performing are underway. The two studies will inform the master redevelopment concept being created within MIRA’s commercial core area. MIRA has support from John Denninghoff to contact county leadership for help with this initiative.

**The meeting adjourned at 5:24 pm. The next scheduled meeting is on February 29, 2024, at 2:00 p.m.**