

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS
Meeting Minutes March 23, 2023 – 2:00 PM

MEMBERS PRESENT

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

MEMBERS ABSENT

Eddie Lebron, Vice-Chairman

AGENCY STAFF

Larry Lallo, MIRA Executive Director
Stefani Maduskuie, Community Redevelopment Manager
Cheryl Hurren, Exec. Assistant/Clerk
Justin Caron, County Attorney's Office

GUESTS

Mike Dunlap, Facilities Dept.
Jeff Ball, Planning & Development
Tim Lawry, Facilities Dept.
Kika Golan, D2
Duane Watson, Watson Real Estate
John Zwick, RZK Architect
Donn Weaver, Veterans Memorial Center
Dean Schaff, Veterans Memorial Center
Leslie Sims, CAMI
LuAnne Woodley
Andy Day
Cynthia Wall, Board Candidate
Corey Mecagni, Board Candidate
Chris Cook, Board Candidate
Alex Berkovich, Board Candidate via Zoom

CALL TO ORDER AND ROLL CALL

The Board began with the Pledge of Allegiance. The meeting was called to order at 2:05 pm; Ms. Hurren took roll call.

PUBLIC COMMENT/ANNOUNCEMENTS: Duane Watson commented that the slum and blight needs to be addressed. Director Lallo informed him a Slum and Blight Inventory has been started, which will serve as a basis for the Redevelopment Plan Update with recommended actions MIRA can take to alleviate these challenges.

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I. Consent: (action item) Item B was pulled from the Consent vote.

- A. Approval of February 23, 2023 Minutes
- B. Projects and Programs Updates and Status Report
- C. Annual Report FY 21-22

Board Member Morgan made a motion to approve the Consent Items A & C. The motion was seconded for discussion by Board Member Ellis . The motion was unanimously approved.

B. Projects and Programs Updates and Status Report – Pulled. Tim Lawry from Facilities was in attendance to provide the status of the Amphitheatre Project which must meet a deadline of October 6th for the groundbreaking. Mr. Lowry indicated the plans were at 50% with the plan participants and they're anticipated to be at 90% with permit applications completed by May 14, 2023, with a Brevard County/MIRA Review to be completed by May 28, 2023, with 100% final plans, design, and cost estimates to be completed by Jun 27, 2023, with a final MIRA/County Review to be completed by July 11, 2023. The RFQ needs to go out in April in order to meet the deadline. The Medal of Honor site footprint will be on the plans as a place holder, with plans and design to follow, SJRWMD review to soon follow.

Chairman Herman explained to the Board that the Agenda will be out of sync with the timeline as there are other matters to consider such as the interviews for the MIRA Board member replacements. Board Member Ellis requested the floor and told the Board she was resigning as a MIRA Board Member because she will no longer live or work in Merritt Island; Member Ellis expressed her appreciation for being a member of the MIRA Board. Chairman Herman offered his appreciation for all Member Ellis had done for the many projects and assistance in obtaining the Tourist Development Grant along with the additional duties she assisted with.

Approximately 2:20 P.M. Director Lallo said at this time our first candidate for the Board position is here with us on Zoom; his name is Alex Berkovich. The Board members listened to the question/answer period and were asked for any questions they may have had. Chairman Herman thanked Mr. Berkovich for applying and he would be notified as to the outcome of the Board's vote.

II. Development Presentations:

A. Aviara Boats (Action Item) – owned by Master Craft, Inc. Manufactures a brand of luxury cruising boats and yachts which is located on the barge canal crossing on Merritt Island. The proposed site expansion will be comprised of an expansion to the existing manufacturing facility, and two new buildings. RZK Architects, John Zwick is handling the expansion.

Board Member Barber made a motion to gladly support the project. The motion was seconded by Board Member Ellis. The motion was unanimously approved.

- B. South Courtenay Parkway Corridor Improvement Project (Action Item) - Director Lallo, and Chairman Marcus Herman shared, with Board Members, highlights of their meetings with District 2 Commissioner Goodson, and Public Works Staff Members about the project goals,

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funding sources, history, expanded scope, and extent of MIRA funding that has been committed to the project. The following points were brought forth for a vote: MIRA would provide a contribution in aid of \$2 Million Dollars toward the \$4 Million Dollar estimated project costs, subject to the County providing for up to \$125,000, towards an enhanced landscaping plan, and installation, without reducing the scope of the improvements as presented. The MIRA Board did not discuss in detail, the initial maintenance establishment period expense. That should be included in the \$125,000. MIRA would pay for maintenance expenditures after the establishment period, for the duration of its tenure. The County would include the MIRA maintenance expenditure in their maintenance bidding process and scope of work, for SR 520, N Courtenay and Merritt Park Place – adding the S Courtenay Fortenberry to Cone Road project. MIRA, would make an annual contribution payment, to Public Works to cover the proportionate costs for the maintenance (landscape) expenditures for the S Courtenay Pkwy project. Any necessary repairs to equipment plants, signs, or trees, included in the final landscape plan, would be managed and paid for by the MIRA, after any guarantee period. Any costs for the landscape design and installation and establishment period, in excess of the \$125,000, the MIRA will pay for. Next steps, if approved by the County would be to set up a meeting with Susan Hall Landscape Architects, to cooperatively create the enhanced landscape plan. Also discussed were, there may be streetscaping limitations, given the right of ways, utility easements, sight distances etc. we will work within. Also, we appreciate suggestions on integrating hardscapes, and low-level maintenance, and lighting. Also, as to the eastern sidewalk, in discussions with Susan Hall, and Board members, would like to integrate a gentle serpentine pattern rather than a straight sidewalk, recognizing there to be limitations as to right of way and setback requirements.

Board Member Ellis made a motion to fund and support the project as discussed, if approved by the County. The motion was seconded by Jack Ratterman with the request he be put on the landscaping committee. The motion passed unanimously.

- C. Board Members reviewed a Site Plan submitted on behalf of Kentucky Fried Chicken. This site is located at the site of a former Mattress Retail Store, in front of the Publix anchored Plaza on the corner of SR 520 and Courtenay Pkwy. The project was presented reflecting a new corporate design, the drive through traffic flow, and landscape plan. The remaining portion of the building will be leased out. The Board Members reviewed the site plan, with some discussion.

Board Member Ellis made a motion to support the project. The motion was seconded by Nicole Morgan. The motion passed unanimously.

III. New Business:

- A. **Board Member Search** – The Board has been asked by Commissioner Tom Goodson (D-2) to search for and review applicants to nominate for MIRA Board Membership; Commissioner Goodson, will review and then make nominations to the Brevard County Board of County Commissioners for their approval.

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Four applicants were interviewed. Alex Berkovich was interviewed at approximately 2:15 P.M. Board Members were advised that each of the 4 applicants would be asked the same 3 questions (that were sent in advance) and in turn the Board would score each candidate's interview based on their grade of the answers. The other interviewees were: Chris Cook; Cynthia Wall; and Corey Mecagni. With the interviews concluded Legal Counsel, Justin Caron advised as to the evaluation scoring sheets, that when completing the grading for the interview evaluation sheets, they should be entered into the record, with the name of the Board Member who is completing each sheet. It was agreed that with Wendy's resignation, the Board will be making two recommendations for potential nominees. The Interview Evaluation Sheets were tabulated by staff with scores read out to the Board. The top applicant was Cynthia Wall. Concerns were expressed, acknowledging that each Board Member will approach and weigh grading differently. The Board then voted that the evaluation sheets should be ranked, and then the applicants ranking should be discussed, prior to voting. The Motion passed 5-1 (Jack Ratterman voting No) . After considerable discussion, there was still no conclusion. Legal Counsel recommended that the Board taking all of this information into consideration, vote on their top two candidates for nomination, keeping in mind that it is not the Board selecting its next Board Members, but making a recommendation to Commissioner Goodson for who to nominate. Chairman Marcus requested that each Board Member discuss their voting preferences.

After considerable discussion, there was a motion by Wendy Ellis, seconded by Nicole Morgan, that Cynthia Wall and Corey Mecagni, be recommended to Commissioner Goodson to fill the two MIRA Board nominations to the County Commissioners. The Motion passed 5-1 (Jack Ratterman voting No.)

IV. Ongoing/Old Business

- A. MIRA Planning and Development Review Process: Manager Maduskuie told the Board she has 2 versions ready for review of the Workforce process.
- B. Budget: Director Lallo that staff are in the midst of preparing the FY24 Budget Draft and hope to share a draft for discussion at the April Board Meeting.
- C. FY21-22 Audit: Director Lallo advised that the Audit is in process, and should be completed on or before March 31. MIRA and County Staff work together on various points of necessary information with the Independent Auditors, and County Finance.
- D. Amphitheatre Operations and Management Planning: Director Lallo advised that two meetings have been held thus far, with this ad hoc committee, comprised of County Parks Director Mary Ellen Donner, their Facilities Director, Terry Lane; Veterans Memorial Council Leadership Dean Schaff, and Donn Weaver, Board Liaison Jack Smink and MIRA Staff. The goal is to develop an Amphitheatre Venue Management, Event Management and Facility Maintenance Plan. The Board will review once a draft is completed.

V. Board Reports and Presentations:

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Marcus Herman, Chairman, and Director Lallo reached out to Commissioner Goodson to discuss the status and future possible elements to be included in our 2023 Redevelopment Plan Update Draft.

Chairman Herman thanked Member Wendy Ellis for her service to MIRA and success in her future, noting that in her early years at MIRA she stepped in and took on a huge workload, to keep us moving forward, in addition to trying to take care of her own business.

Eddie Lebron, Vice-Chairman: Absent.

Andy Barber: No report.

Wendy Ellis: Thanked the Board for the flowers & appreciation for the time spent on the Board.

Nicole Morgan: Big Belly Trash Can wraps need to be repaired or replaced. The hot sun is taking its toll. Shared that Wendy will be missed as well as her legacy involvement in creating the web site, the bus stops, and the Amphitheatre project.

Jack Smink: Shared appreciation for Wendy's passion.

Jack Ratterman: Echoed the thoughts of the other Board Members.

Director Lallo: Thanked Wendy for her valuable talent, leadership, experience, and passion to bring about some challenging creative projects never attempted by the Board, that are being fulfilled. The hospital is moving forward; though it was necessary to reevaluate the project. moderating the scope of work, due to cash flow & inflationary challenges. The key elements of the medical office building is planned for completion 2025 and the hospital for 2026. The other elements will come along later, perhaps involving other partnerships and collaborations.

Stephani Maduskuie, Community Redevelopment Manager: Told the Board she was updating the Web on a weekly basis and the website is being used. Gave her thanks to Wendy for all of her assistance, and outstanding professional mentorship.

Justin Caron, Assistant County Attorney: No Report.

Board Member Morgan made a motion to adjourn. The motion was seconded by Board Member Ellis. The motion was unanimously approved at 4:42 p.m.

The next regularly scheduled meeting of the MIRA Board of Directors is on April 27, 2023 at 2:00 p.m.