

**MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS**  
**Meeting Minutes April 27, 2023 – 2:00 PM**

**MEMBERS PRESENT**

Marcus Herman, Chairman  
Andy Barber  
Nicole Morgan  
Jack Smink  
Jack Ratterman  
Cynthia Wall  
Corey Mecagni

**MEMBERS ABSENT**

**AGENCY STAFF**

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

**GUESTS**

Mike Dunlap, BC Facilities Dept.  
Duane Watson, Watson Real Estate  
Angela Neal, EDC  
Wendy Ellis, Space Coast Advertising  
Randy Norwood, Doc's Bait House

**CALL TO ORDER AND ROLL CALL**

The Board began with the Pledge of Allegiance. The meeting was called to order at 2:04 pm; Ms. Hurren called roll call. New Board Members, Corey Mecagni and Cynthia Wall, were welcomed by the Chairman.

**PUBLIC COMMENT/ANNOUNCEMENTS: None**

**I. Consent:** (action item):

- A. Approval of March 23, 2023 Minutes
- B. Projects and Programs Updates and Status Report – Pulled by Chairman Herman
- C. Annual Report FY 21-22

**Board Member Barber made a motion to approve the Consent Items A-March 23rd Minutes & C-Annual Report FY 21-22. The motion was seconded by Board Member Smink. The motion was revised during Board Member Jack Ratterman's Board Report to reflect approval of the minutes 6-1 (Member Ratterman voting no).**

- B. Projects and Programs Updates and Status Report: pulled by Chairman Herman

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1. Amphitheatre & Veterans Memorial Park Site Improvement Project - Chairman Herman recommended the formalization of a short-term Amphitheatre Management Planning Plan Task Force with additional experienced persons to aide in preparing the Amphitheatre Management Plan. The additional persons would be Board Member Corey Mecagni, Kara Boyd, and Former D2 Commissioner Chuck Nelson as Chairman. Staff will continue working with the Task Force bringing recommendations back to the MIRA Board. Michael Dunlap from Facilities said the permitting is underway; the RFQ is being created and should go to advertising in approximately 10 days. Other projects updates as follows were in the Agenda Item:

2. Brownfield Community Assessment Program
3. Restore Our Shores
4. Transit Shelters
5. S. Courtenay Parkway Improvements
6. Fortenberry Stormwater Pipe Extension
7. Craneview Project Site Zoning Review
8. Project Zenith – Fortenberry Apartments
9. Matthew Development Erdman Site Redevelopment

II. Development Presentations:

- A. Woodfield Apartments Site Plan – Applicant requested a re-scheduling of this item.

**III. New Business: Time Certain 3:00 p.m.**

A. Angela Neal, Director of Special Projects for the Economic Development Commission of Florida’s Space Coast presented on Mission Space Coast “Launch and Land”. Mission Space Coast, is a community branding initiative. A unified community brand intended to distinguish Florida’s Space Coast as a premier place to live, work, and play.

- B. FY 24 Budget Draft – Director Lallo reviewed the first version of the draft line budget with the Board which included the CIP projects. The final draft budget prior to review by County Management will be presented to the Board at the May 25<sup>th</sup> meeting.

C. Officer Nomination – Member Barber nominated Chairman Herman for another 2-year term as Chair; Member Morgan seconded the nomination. The vote was unanimous. Member Herman nominated Cynthia Wall for Vice-Chairman; Member Barber seconded the nomination. The vote was unanimous.

**IV. Ongoing/Old Business**

A. Restore Our Shores Project – Director Lallo briefed the Board on the history of MIRA’s Griffis Landing Development Plan; former contributions from MIRA; status of MIRA’s probable involvement with funding a concept plan and funding a possible appraisal. Director Lallo touched on the current Grant Award status to purchase the Sutton Pool Supply property, and consideration for the County and MIRA to work on an amendment to the Griffis Landing Development Plan and MIRA’s funding

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for the Pool Supply's business relocation expenses, if necessary to bring the project about. Director Lallo will discuss with County Management and Legal Counsel.

B. Redevelopment Plan Draft Update – Manager Maduskuie referred to proposed projects for the revised Redevelopment Plan; it's somewhat extensive but this is the last plan to take MIRA to sunseting. It was decided to have a workshop for the plan's consideration on May 18<sup>th</sup> at 2:00 p.m.

C. Bylaws Two Year Review – Director Lallo present the review of the Agency's bylaws which are to be done every two years. The Board was asked to review and to call or email review comments or questions to him; Member Ratterman was appointed as Liaison as he would like to propose a member nomination process to use if MIRA is asked to assist by recommendation to the Commissioner's office in the future.

**V. Board Reports and Presentations:**

Marcus Herman, Chairman: shared with the Board the Brevard Heroes/Responders Fund Raiser is coming the first of June any support would be appreciated.

Andy Barber: No report.

Nicole Morgan: spoke of the Project Opioid website where free Narcan is available in the event one would come across an individual needing an intervention.

Jack Smink: Shared with the Board he and Karen are celebrating their 44<sup>th</sup> wedding anniversary 😊

Jack Ratterman: had concerns regarding the minutes but didn't realize the minutes had been passed under the consent item. Member Ratterman requested the vote reflect he was voting no on the approval of the minutes. Members acknowledged same.

Corey Mecagni: No report.

Cynthia Wall: No report.

Director Lallo: No. report.

Stephani Maduskuie, Community Redevelopment Manager: spoke to possibly utilizing Stantec Consultants, to assist us in creating the vision for Merritt Island. Potentially some funding could come through the EPA program.

Justin Caron, Assistant County Attorney: No Report.

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

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The next regularly scheduled meeting of the MIRA Board of Directors is on May 25, 2023 at 2:00 p.m.