

**MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS**  
**Meeting Minutes May 25, 2023 – 2:00 PM**

**MEMBERS PRESENT**

Marcus Herman, Chairman  
Cynthia Wall, Vice-Chairman  
Andy Barber  
Nicole Morgan  
Jack Smink  
Jack Ratterman  
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  
Lexi Cook, County Attorney's Office

**GUESTS**

Kika Golan, D2 Commission Office  
Jenn Clements, Costal Life Properties  
Ruby Daniel, Cape Crossing Resort  
Chase McPhillips, Cape Crossing Resort  
John Hopengarten, P&Z Board/Affordable Housing Council  
Joan Sinatra, Trade Wind Builders Inc.  
Donn Weaver, Veterans Memorial  
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 2:00 pm; Ms. Hurren called roll call.

**PUBLIC COMMENT/ANNOUNCEMENTS: None**

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

- A. Approval of April 27, 2023, Minutes
- B. Approval of May 18, 2023, Redevelopment Plan Workshop Minutes
- C. Projects and Programs Updates and Status Report – Pulled by Chairman Herman

**Board Member Ratterman made a motion to separate the the minutes from the Consent Item; always see the minutes set aside and standing alone as an item. The motion was seconded by Board Member Smink. Unanimously approved.**

**MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS**  
**Meeting Minutes May 25, 2023 – 2:00 PM**

- A. Approval of April 27, 2023, Minutes: **Member Barber made a motion to approve the April 27, 2023, meeting minutes. The motion was seconded by Member Wall. Unanimously approved.**
- B. Approval of the May 18, 2023, Redevelopment Workshop Minutes: **Member Barber made a motion to approve the May 18, 2023, workshop minutes. Seconded by Member Wall. Unanimously approved.**
- C. Projects and Programs Updates and Status Report: **Member Barber made a motion to approve the Updates and Status Report. Seconded by Member Wall. Unanimously approved.**

**II. Development Presentations:**

A. 101 N. Plumosa St. Minor Site Plan Office Complex Review. Ella Twig, Project Engineer/Jenn Clements, Owner:

Ms. Twig presented the site plan for Ms. Clements which included expanding the dry retention pond and adding an outdoor pavilion on east side of the building for the use by her agents and staff.

**Board Member Ratterman made a motion to recommend approval of the site plan. The motion was seconded by Board Member Smink. Unanimously approved.**

Mr. Donn Weaver from the Veterans Center asked to address the Board with an update. First, the adult playground is soon to be completed. Secondly, The VMC will host the “Ride for Freedom” beginning tomorrow (Friday) at 8.00, pm; Remembering the purpose of Memorial Day. On Memorial Day (next Monday) Channel 13 will show a program for Memorial Day.

B. Cape Crossing Resort & Marina Presentation on Marine Harbor Drive Improvement Discussion. Ruby Daniel/Chase McPhillips, Cape Crossing: Ms. Ruby Daniel, General Manager for Cape Crossings, presented a request for the Board’s help in improving the dirt road that runs on the south side of their property down the road going west and coming around in front the cemetery. The issue with the dirt road is that it doesn’t present the area well and the dust that’s being kicked up is putting dirt everywhere in the area by air. Director Lallo presented some economic impact statistics on the project, which is generating more than \$400,000 per year in real estate taxes and provided more than \$300,000 in impact fees and permitting fees to the County. Ms. Daniel said they’ve talked to the County and were given options. Brevard County Public Works advised the improvements could cost in the range of \$500K to \$975K depending on materials and engineering. Legal advised, vacating the road, would be difficult for end users and utilities, given all the easements. The Board requested staff to speak to Commissioner Goodson regarding the request and resolution.

**III. New Business: None**

**IV. Ongoing/Old Business**

A. Trade Wind Builders, 258 N. Grove Street Façade Project Update and Grant Extension Request. Ms. Sinatra, owner of Trade Wind Builders, expressed to the Board she’s been back and forth with obtaining the needed permits to complete the project awarded a Commercial Façade

**MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS**  
**Meeting Minutes May 25, 2023 – 2:00 PM**

Grant. It's been over a year, with a huge emotional and financial investment, trying to obtain the permit(s). Ms. Sinatra asked for an extension on the Grant Award.

**Board Member Morgan made a motion to provide a 1-years extension of the Grant Award through May 25, 2024. The motion was seconded by Board Member Smink. Unanimously approved.**

B. Draft Budget FY 2024 Presentation: Director Lallo reviewed the proposed facets of the FY 24 MIRA budget which will be presented to County Management and the Board of County Commissioners in a formal hearing for approval. Director Lallo requested the Board's approval of this proposed budget FY 24.

**Board Member Barber made a motion to approve the proposed FY 24 budget as presented. The motion was seconded by Board Member Morgan. Unanimously approved.**

**V. Board Reports and Presentations:**

Marcus Herman, Chairman: Received a call regarding 5-6 trees that were cut down across from the Wells Fargo at the Town Square Office Complex. Chairman Herman said this has happened before some time ago and a fine was imposed on the code violation. Staff was asked to investigate the cut down of 5-6 trees.

Andy Barber: No report.

Nicole Morgan: No Report but asked after the Twins Car Wash and if they've opened for business.

Jack Smink: No Report but would like to see more roundabouts.

Jack Ratterman: Had questions on schedule for Redevelopment Plan Update.

Corey Mecagni: No report.

Cynthia Wall: No report but CAMI did a clean-up at the library this weekend. June 29<sup>th</sup>, CAMI is providing a bus tour of Merritt Island on a double-decker bus beginning at 6 p.m. There is a charge of \$25 to members and \$35 for non-members. Expressed concerns about legality of Adult Arcade Operations, and Signage, on Merritt Island. Does this meet Zoning, and or other legal requirements?

Director Lallo: Relayed he and Member Ratterman met on S. Courtenay with Public Works representative, and Susan Hall reviewing the landscaping plans.

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.

**MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS  
Meeting Minutes May 25, 2023 – 2:00 PM**

**Board Member Wall made a motion to adjourn. The motion was seconded by Board Member Morgan. The motion was unanimously approved at 4:11 p.m.**

The next regularly scheduled meeting of the MIRA Board of Directors is on June 29, 2023, at 2:00 p.m.