

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS
Meeting Minutes August 31, 2023 – 2:00 PM

MEMBERS PRESENT

Marcus Herman, Chair
Corey Mecagni, Board Member
Nicole Morgan, Board Member
Jack Smink, Board Member
Jack Ratterman, Board Member

MEMBERS ABSENT

Cynthia Wall, Vice Chair
Andy Barber, Board Member

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 Council
Elizabeth Michelman, Citizen
John Hopengarten, Westchase Group, Inc.
Chris Wallace, Merritt Island Resident
Catherine Baldwin, Citizen
Alexandria Von Bobinski, Citizen
Susan Smith, D2 Office
Jimmy and Jonnah Buchanan, Launch Learning Preschool
Sandra Sullivan, Satellite Beach
Matt Culver, Brevard NRMO
Zoom Attendees: S. Garcia; Sergio; Matt Williams; Landon Scheer; Paula.

CALL TO ORDER AND ROLL CALL

Board Member Mecagni led with the Pledge of Allegiance. Chairman Herman called the meeting to order at 2:00 p.m. Ms. Hurren took roll call.

PUBLIC COMMENTS - ANNOUNCEMENTS

Public Speaker 1: Elizabeth Michelman: critiqued the process of completing minutes and spoke to the importance of providing the information to the public through the minutes.

I. Meeting Minutes

A. Approval of the July 27, 2023, meeting minutes.

Board Member Mecagni made a motion to approve the July 27, 2023, meeting minutes. Seconded by Member Ratterman. The motion was unanimously approved.

II. Consent Agenda

A. Projects and Programs Updates and Status

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

III. Development Presentations

A. Launch Learning: Jimmy and Jonah Buchanan made a presentation regarding their Launch Learning Preschool which opened in February 2023. Launch Learning Preschool is a nonprofit organization located in Merritt Island; a family-centered early childhood education. An emphasis is placed on play-based learning, social and emotional development, parent involved educational programs. Mr. Buchanan expressed appreciation to the Board, for moving forward with the S. Courtenay Pkwy public improvements, noting that this project, inspired Launch Learning in its decision making to forward with its \$4 Million project, which included payment of over \$200,000 in impact fees towards the S. Courtenay project improvement costs. Their project also cleaned up an extremely blighted area. They are seeking donations to create a quality children's playground as part of the Launch Learning School which is a 501 (c) (3) nonprofit. Board Members expressed their appreciation for developing Launch Learning Preschool on Merritt Island.

B. Christian Brothers Automotive Site Plan on S. Plumosa St., Tax Account 3033102 (action) – this project is located on the east side of Plumosa Ave, on the site of the former Erdman Auto Dealership. This business provides services for gas/diesel, foreign or domestic cars. The project is part of a master development site plan previously submitted, reviewed, and recommended for approval by the MIRA Board.

Board Member Herman made a motion to approve the site plan including the landscaping plan. Seconded by Member Mecagni. The motion was unanimously approved.

C. Space Coast Credit Union Merritt Island BC 235SP00022 Pioneer & Courtenay, Jamie Manon (action) – this lot parcel of approximately 1 acre is part of the Master Planned Pioneer Point LLC Development, previously reviewed and recommended for approval by the MIRA Board. This is the final outparcel to be developed in this master plan. The other projects making up this master plan include Starbucks; Twins Car Wash, and the Hampton Manor Assisted Living Memory Care Center.

Board Member Morgan made a motion to accept the site plan as presented. Seconded by Member Mecagni. The motion was unanimously approved.

IV. New Business: None

V. Ongoing/Old Business

A. 275 Magnolia Ave. Commercial Façade Grant Payment Closeout (action) – asking for more information from owner, Alexandra Von Bobinski, the Board discussed to tabling this item until the September 28, 2023, meeting, subject to further staff review and additional information being provided by the applicant.

Board Member Smink made a motion to table this item until next month's (9-28-23) meeting. Seconded by Member Morgan. The motion was unanimously approved.

Donn Weaver asked to give an update on the Veterans Memorial Center and Council, as the deadline for the start of the Amphitheatre Project is drawing near. Mr. Weaver said the ribbon cutting was tentatively scheduled for October 2, 2023, and a local Merritt Island vendor, Ivey Construction, was number one in the RFQ ranking process. The Veterans were holding a 9/11 ceremony. There was a meeting with the Veterans, and Commissioner Goodson, the River Rats, and Director Lallo regarding the status of the Medal of Honor Monument project. The River Rats will be getting detailed information to the County and MIRA to move the project forward once the construction is started on the Amphitheatre. MIRA committed early on, to the expense of permitting and funding the Foundational base, and sea wall, and getting electric to the site. The River Rats, committed to funding and finishing the superstructure and memorial tribute components.

B. Merritt Island Redevelopment Plan Draft Workshop Request (action) – Manager Maduskuie requested the Board consider having a Plan Workshop to review and discuss the content of the proposed working plan draft. The goal is to have the Plan ready for presenting to the County Commission late in October or early in November 2023. The Board decided to have the workshop on September 18, 2023, at 1:00 p.m.

C. Merritt Island Brownfields Program and Brainstorm Session for Future Marine District Concept Plan (update) – Manager Maduskuie explained to the Board Staff was looking for ideas to include the future Marine District Planning. Staff is recommending 4 activities: (Phase I) Merritt Island Market Study; (Phase II) Concept planning for Ms. Apples Crab Shack; Restore Our Shores site; updating the Mall Concept and Commercial Core Sub-Area Brownfields' locations. Also, Resource Roadmap and Merritt Island specific Resiliency Planning. Manager Maduskuie added that there is \$158,500 EPA Grant Funds reserved for these activities.

Board Member Ratterman made a motion to approve utilizing the \$158,000 per Staff recommendations. Seconded by Member Morgan. The motion was unanimously approved.

D. Website Maintenance Task Order (action) – Director Lallo presented a new year MIRA Website maintenance proposal from Brandt Ronat. The proposal reflects an increase of \$500.00 a month to the past years monthly cost of \$375.00 bringing the new total to \$875.00. The Board discussed the increase and viability of the new proposal and elected to table the item to the September 28, 2023, Board meeting.

Board Member Smink made a motion to table this item until next month's (9-28-23) meeting. Seconded by Member Morgan. The motion was unanimously approved.

E. Bylaws Revisions Draft (submittal for 30-day review) – Manager Maduskuie directed the Board to the Bylaw Revisions in their meeting packets and asked them to please review and call with any questions or comments. The revisions will be discussed at the September 28, 2023, meeting.

VI. Board Reports and Presentations:

Chairman Herman: No report.

Member Barber: Absent

Member Mecagni: No report

Member Morgan: No report.

Member Smink: Got his pool finished. Concerned about the Fortenberry Wetlands and the outcome from the BoCC Noise Ordinance.

Member Ratterman: No report.

Member Wall: Absent.

Attorney Caron: No report.

Sandra Sullivan asked for the draft redevelopment plan and commented the Public Records Request, she submitted that has not been responded to yet.

Manager Maduskuie: No report.

Director Lallo: Discussion on the Fortenberry Mall property.

Moved to adjourn by Member Morgan and seconded by Member Mecagni. Next scheduled meeting is on September 28, 2023, at 2:00 p.m.