

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS
Meeting Minutes September 28, 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
Cynthia Wall, Vice Chair
Andy Barber, 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 Council
Dean Schaaf, Veterans Memorial Council
Jeff Bell, Planning and Development
John Hopengarten, Westchase Group, Inc.
Alexandria Von Bobinski, 275 Magnolia
Kika Golan, D2 Office
Suzanne Taylor
Steve Sharkey, Marine Resource Council
Tricia Schwab
Rick Kern, RK Civil Design

CALL TO ORDER AND ROLL CALL

Board Member Mecagni led with the Pledge of Allegiance. Chairman Herman called the meeting to order at 2:02 p.m. Ms. Hurren took roll call.

PUBLIC COMMENTS - ANNOUNCEMENTS

I. Meeting Minutes

A. Approval of the September 28, 2023, meeting minutes.

Board Member Barber made a motion to approve the September 28, 2023, meeting minutes. Seconded by Member Morgan. The motion was unanimously approved.

II. Consent Agenda

A. Projects and Programs Updates and Status

1. Amphitheatre and Veterans Memorial Park Site Improvements Project

2. Amphitheatre Task Force
3. Restore our Shores – Brevard Zoo/Natural Resources/MIRA Project Collaboration
4. S. Courtenay Parkway Improvements Project – Public Works/MIRA Project Collaboration
5. Ms. Apples Crab Shack Redevelopment Project – Natural Resources/MIRA Project Collaboration

Board Member Wall pulled Item A. Amphitheatre and Veterans Memorial Park Site Improvements Project because of concerns over the future quality and financial sustainability of the venue. Chairman Herman replied MIRA was never to be managing the Amphitheatre, the Park and the Amphitheatre will be Brevard County assets managed by the Parks and Recreation Department. Our initial task force purpose was to guide a process leading to recommendations to the County to create a quality venue for the Veterans and the Community that would be financially sustainable with no further dollars from MIRA. Currently, the membership of the task force is still intact, with Brevard County taking the lead role in the Plan with Brevard County Parks and Recreation Director Mary Ellen Donner and staff, managing, and chairing the Task Force.

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

III. Development Presentations

A. Zoning and Site Plan Review of MIRA Process (Informational) – Director Jeff Ball from the Planning and Development entered a discussion with the MIRA Board regarding the current Zoning Process in place. Manager Maduskuie, for the record, said MIRA is a recommending body which offers an opinion on a project either for support or non-support as to compliance or alignment with the Redevelopment Plan. The discussion involved zoning changes and binding development plans, variances, and CUP’s (Conditional Use Permits).

Moved to III.D

Low-Impact Development (LID), Steve Sharkey (Marine Resource Council) – delivered a lengthy instructional presentation on the water quality of the lagoon and looking at the solutions to “build better” stormwater tools. Board Members asked a lot of questions, along with additional discussion. Redevelopment Manager Maduskuie will be attending the Low Impact Development conference, to learn more about LID, which will be held locally in Rockledge.

B. 22SP0053 Clover Townhomes Development Site Plan Review, Rick Kern RK Civil Design – this site is a former mobile home park. Mr. Kerns said the plan is for 3 buildings/13 townhomes, but it will take 6 waivers; to include buffers on all sides. Chairman Herman said they’re looking for an approval of the site plan and the proposed waivers and the final site plan will be coming back to MIRA, to ensure alignment with our recommendations.

Board Member Barber made a motion to support the site plan and the proposed waivers, and a final site plan review. Seconded by Member Wall. The motion was unanimously approved.

C. Agenda Management Software – Manager Maduskuie shared with the Board that staff are researching various Board agenda management, and file attachment software tools we could utilize to improve how we communicate and deliver meeting information to the Board and the Public. We want to also include the availability of relevant files and historical meeting agendas and attachments. These tools provide for and would streamline our meeting preparation time, and costs; but also, critically making it easier for the Board and Public to access meeting information. Manager Maduskuie

presented come of the options, demonstrating the example recently sent out to the Board, utilizing the Spaces element, integrated with Doc Send, and Drop Box. There were many positive comments from Board members about the program, and its affordability.

IV. New Business: None

V. Ongoing/Old Business

A. Website Maintenance Task Order, Linda Brandt; Brandt, Ronat and Company – Ms. Brandt spoke to the Board regarding the MIRA website maintenance elements necessary to keep the web site, relevant, fresh, up to date, and accurate, and to alleviate staff time as Staff need to stay focused on our Redevelopment work elements. Maintenance requires day to day research, training, and technical expertise. The Contract and RFP with Brandt/Ronat require the maintenance costs be negotiated. Now that we have about one year of experience with the Site up and running, we are finding that Brandt Ronat, have been contributing several hours each month in Maintenance. They cannot continue to do that. Presently, the monthly service fee is \$375.00. Brandt/Ronat is respectfully requesting the Board approve an increase to \$875 per month, which covers the equivalent of approximately 5 hours per month of maintenance. Member Mecagni affirmed that from his experience, this was a reasonable fee, for what we are getting.

Board Member Barber made a motion to amend the monthly charge from \$375 to \$875. Seconded by Member Megani. The motion was unanimously approved.

B. 275 Magnolia Avenue Commercial Façade Grant, Alexandria Von Bobinski, Owner: Ms. Bobinski returned at the request of the MIRA Board from last month's meeting from which her item was tabled for further review. Ms. Bobinski has received time extensions for the completion of her project but had difficulties waiting on a contractor to resolve issues. The overall investment, out of pocket, came to approximately \$130,000, resulting in a formula grant award for \$50,000.

Board Member Smink made a motion to authorize payment of the Commercial Façade Grant in the amount of \$50,000. Seconded by Member Magani. The motion was unanimously approved.

C. Bylaws Revisions Draft (submittal for 30-day review) – Director Lallo and Board Member Ratterman directed the Board to the Bylaw Revisions in their meeting packets. The revisions were discussed at the September 28, 2023, meeting and the Board was asked to review and offer up any corrections or changes. The Board thanked Jack Ratterman, Cynthia Wall, Nicole Morgan, and Justin Caron, for their work on the Bylaws update.

Board Member Barber made a motion to approve the updated Bylaw revisions as written. Seconded by Member Morgan. The motion was unanimously approved.

VI. Board Reports and Presentations:

Chairman Herman: Offered concerns regarding the maintenance conditions of landscaping on Sykes Creek, SR 520, and SR3. He took Director Lallo on a field visit and requested that the Board review the pictures regarding the deteriorating conditions. Director Lallo will be researching and discussing with staff, to see what can be done.

Member Barber: No report.

Member Mecagni: No report.

Member Morgan: No report but it was a great meeting.

Member Smink: No report.

Member Ratterman: No report.

Member Wall: December 9 - CAMI with the Veterans will have an Illumination Celebration.

Attorney Caron: No report.

Manager Maduskuie: No report.

Director Lallo: spoke to the Sutton property appraisal.

Moved to adjourn at 5:20 pm by Member Morgan and seconded by Member Wall. Next scheduled meeting is on October 26, 2023, at 2:00 p.m.