

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS
Meeting Minutes February 9, 2023 – 2:00 PM

MEMBERS PRESENT

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

MEMBERS ABSENT

Eddie Lebron, Vice-Chairman
Jack Ratterman

AGENCY STAFF

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

GUESTS

Linda Brandt, Brandt Ronat

CALL TO ORDER AND ROLL CALL

The Board began with the Pledge of Allegiance. The meeting was called to order at 2:00 p.m.; Ms. Hurren took roll call.

PUBLIC COMMENT/ANNOUNCEMENTS: None

THE NOTED ITEMS WERE DISCUSSED BY THE BOARD OF DIRECTOR MEMBERS IN PREPARATION OF UPDATING THE 2013 MERRITT ISLAND REDEVELOPMENT PLAN APPROVED BY THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS In 2014.

After reviews of two recent Merritt Island Redevelopment Plan Update drafts submitted to the Brevard Board of County Commissioners, the Commissioners on November 3, 2022 directed MIRA Staff to work with the MIRA Board to prepare a MIRA Redevelopment Plan Update Draft and submit the Draft to the BoCC Board at their earliest convenience.

Meeting Introduction:

Chairman Marcus Herman introduced that the purpose of the workshop is to continue work by staff, with engagement of the MIRA Board as requested by the Brevard Board of County Commissioners, to update the Redevelopment Plan Draft Update.

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At the January 26, 2023 Meeting, the MIRA Board requested staff to prepare the Redevelopment Plan Update Draft in accordance with the Brevard Board of County Commissioners directives, with a goal of bringing the updated Draft Plan to the MIRA Board for review at the June 29, 2023 MIRA Board Meeting, with the goal of our submitting the updated Draft Plan to the County Commissioners in July 2023.

Chairman Herman asked Executive Director Lallo and Community Redevelopment Manager Maduskuie to proceed with the workshop. Executive Director Lallo began with the recent history on the project, reviewing the drafts submitted thus far to the County Commissioners.

In advance preparation for today's meeting Community Redevelopment Manager Maduskuie Board Members sent primary documents described as: Exhibits A and B Redevelopment Plan Draft Update - These were the attachments submitted to the BoCC for their review; plus, a web site link to the current Redevelopment Plan; and applicable Florida Statutes that govern the process. This included an affordable housing plan, dedicated funding allocations (infrastructure, parks, and affordable housing), deletions to our existing plan, and added incentives for discussion.

Items reviewed and discussed were as follows:

1. Modifications to the MIRA Plan (p. 2)
 - a. Update grants and incentives used for facades, rehabilitation, or modernization improvements to existing structurally sound buildings
2. MIRA Operating Expenses (p. 2)
3. \$2.1M Merritt Island Mall Area CIP Project (p. 3)
 - a. Discuss the deletion of language supporting the competitiveness of the commercial core mall area with other county commercial centers
 - b. Discuss amending language to clarify the MIRA's development goals for the commercial core mall area
4. Affordable Housing and Redevelopment Tools (pp. 5 - 7)
 - a. Land Acquisition/Assemblage
 - b. Capital Investment Incentive Grants
 - c. Stormwater Waivers
 - d. Project Based Land Grants
 - e. Due Diligence Grants
 - f. Brownfield Assessment Grants
5. Re-evaluate Merritt Island Mall Area Project CIP Description

Merritt Island Redevelopment Agency Redevelopment Plan Update Draft – Executive Summary

1. Affordable Housing Goal (pp. 5-6)
2. Affordable Housing Strategies (p. 7)
3. Related Definitions (p. 8)
4. Redevelopment Plan Element Budget Allocations (p. 9)
5. TIF Spending Policy (p. 11)

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Board Members were also provided for discussion some items for consideration of Inclusion in the Plan Update

1. MIRA Commercial Core Overlay District
2. Expansion Opportunities without the option of extending sunset date
3. Maintenance of Investments –Short Term and Long-Term Strategies
4. Project List

The discussion ended.

Board Member Morgan made a motion to adjourn. The motion was seconded by Board Member Smink. The motion was unanimously approved at 4:30 p.m.

The next regularly scheduled meeting of the MIRA Board of Directors is on February 23, 2023 at 2:00 p.m.