

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS

Meeting Minutes February 27, 2025 – 2 p.m.

MEMBERS PRESENT

Marcus Herman, Chair
Cynthia Wall, Vice Chair
Corey Mecagni
Andy Barber
Peter Black
Jeff Daniels
Graham Smith

MEMBERS ABSENT

AGENCY STAFF

Larry Lallo, Executive Director
Lisa Nicholas, Community Redevelopment Manager
Justin Coren, Assistant County Attorney
Cheryl Hurren, Executive Assistant/Clerk

GUESTS

Kika Golan, District 2 Commission Office
Bruce Moia, President, MBV Engineering, Inc.
Jack Boyajian, EV Fund, LLC
Jack Ratterman, Former MIRA Director
Leslie Sims, CAMI
Donn Weaver, Veterans Center
Augustin Sebastian, (Matt Culver's replacement) BC-NRMO
Mike Dunlap, Brevard County Facilities
Trina Gilliam, BC Planning & Development
Jennifer Dennis, CAMI
Mel Patel, N Merritt Island Restaurateur

CALL TO ORDER AND ROLL CALL

The MIRA Board meeting was called to order at 2:01 p.m. Member Black led the Board in the Pledge of Allegiance.

Introduction of new Board Members Jeffrey Daniels and Graham Smith.

PUBLIC COMMENTS/ANNOUNCEMENTS:

Donn Weaver with the Veterans Memorial Council gave a brief update on the Veterans Amphitheatre which has begun construction. CAMI member, Leslie Sims, shared their 1st event fundraiser on March 24, 2025, begins at 5:00 to 8:00 pm. Proceeds will aide in the clean-up of the Ula May; the Meadows wall; and the MILA perimeter wall.

ITEMS

I. Meeting Minutes

A. Approval of the January 23, 2025, meeting minutes.

Member Barber made a motion to approve the January 23, 2025, meeting minutes. Seconded by Member Wall. The motion was unanimously approved.

Moved to V.B Blue Crab Cove – Matt Culver & Agustin Sebastian (Beb) Natural Resources

B. Blue Crab Cove at Griffis Landing – Ms. Apples building Redevelopment (Matt Culver, Brevard County Natural Resources (Presentation and Discussion) – Mr. Culver explained to the Board the Sutton Pool acquisition fell through as Mr. Sutton wants to remain in business for another 4 years. The State Grant received for the acquisition was returned. Mr. Culver added NRMO is working with FEMA to obtain monetary assistance for the demolition and rebuild of Ms. Apples which was damaged by Hurricane Milton. The current State Grant requires the building shell to be a wholesale working waterfront. Mr. Culver announced his retirement in March and introduce his replacement, Mr. Augustin Sebastian; nickname is “Beb”. Mr. Sebastian will be attending the next meetings.

Returned to Item II

II. Projects and Programs Updates and Status Reports: Director Lallo offered the following: Amphitheatre Project at VMC: The Amphitheatre project at the Brevard Veterans Memorial Center is advancing. Mr. Weaver with the Veterans Center said it was exciting to see the land clearing and all the construction action.

III. Development Presentations:

A. Eli Dadon (property owner) and Eric Arencibia (Engineer), Merritt Island Square Redevelopment Project, 715 North Courtenay Parkway. Director Lallo and the Redevelopment Manager briefed the board on the project and provided information to the agency.

B. Curtis McKinney, 329 Hibiscus Avenue, Request for Modification to previously reviewed Landscape Plans. Mr. McKinney was not in attendance.

Member Barber moved to table the request until the revised landscape plan can be submitted and Mr. McKinney can discuss the plans with the Board. Member Graham seconded the motion, which was unanimously approved.

IV. New Business: None

V. Ongoing/Old Business:

A. 260 E. Merritt Island Causeway (Mel Patel, Owner/Bruce Moia, MBV Engineering), Econolodge property revision. Mr. Patel explained to the Board they’ve had to change the project directions as the plan to build up on the backside of the building is not feasible and now instead of 2 stories the plan is 3 stories which will accommodate 10 townhouses with 20’ garages. The architects have done a rough as built and the Commission meeting is on March 3 or 17.

Member Barber moved to recommend the change of plans. Motion was seconded by Member Mecagni. The motion was unanimously approved.

C. See above under meeting minutes.

D. SR 520 Landscape Maintenance – the Board wishes to continue this discussion.

E. Commercial Façade Improvement Program (Discussion) – the Board agreed The CFIP Program should remain in the Redevelopment Plan, but the Program is to be on HOLD.

B. Board Reports and Presentations:
Marcus Herman -No report.

Cynthia Wall stated that a Jimmy John's is across from the TJ Maxx; Home Depot is cutting trees and painting. Cami's event is on March 24 from 5:00 to 8:00 at Marker 24 Marina.

Andy Barber – Inquired about bus stop seats. Director Lallo said he would like to meet with us regarding other options and has tried and will continue to work to schedule an on-site review of the transit stops meeting. Member Barber asked if MIRA would get a refund on the Sea Ray Bridge? Director Lallo advised that there was nothing to report on at this time.

Corey Mecagni – No report.

Peter Black – No report.

Jeff Daniels – No report.

Graham Smith – No Report

C. Staff Reports:

Larry Lallo, Executive Director, informed the Board that MIRA and all other departments will hold a public meeting to review the departmental budgets. A meeting will also be held to review and discuss qualified "CEERS" inquiries with the Brevard County Commissioners. MIRA received a CEERS question from a citizen regarding the Merritt Island Mall's status and future. Also, the developer building the apartments on Fortenberry Rd., at the Paintball site, is having to reduce the number of apartments down to 300 units. Given the higher interest rates, the investment climate is more challenging and more competitive than in recent years.

Lisa Nicholas, Community Redevelopment Manager – No report.

Justin Caron, Assistant County Attorney – No report.

The Board adjourned the meeting at 4:46 p.m. The next regular meeting is scheduled for March 27, 2025, at 2:00 p.m.