

**MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS**  
**Meeting Minutes May 22, 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 Caron, Assistant County Attorney  
Cheryl Hurren, Executive Assistant/Clerk

**GUESTS**

Kika Golan, District 2 Commission Office  
George Ritchie, Brevard County Planning & Development Department  
Derrick Hughey, Brevard County Planning & Development Department  
Ryan Hileman, Bohler Engineering  
David Tom, Construction Engineering Group  
Donn Weaver, Brevard Veterans Memorial Center

**CALL TO ORDER AND ROLL CALL**

The MIRA Board meeting was called to order at 2:00 p.m. Member Wall led the Board in the Pledge of Allegiance.

**PUBLIC COMMENTS/ANNOUNCEMENTS: None.**

**ITEMS**

- I. Meeting Minutes
  - A. Approval of the April 24, 2025, meeting minutes.

**Member Barber made a motion to approve the April 24, 2025, meeting minutes. Seconded by Member Mecagni. The motion was unanimously approved.**

- II. Projects and Programs Updates and Status Reports  
Donn Weaver from the Brevard Veterans Memorial Center indicated that there has been significant recent progress at the Amphitheatre construction site. The concrete walls and the stage of the Amphitheatre are being poured and are now visible.

Director Lallo provided the following project updates:

- 2025 U.S. EPA Brownfield Community-Wide Assessment Grant Application  
MIRA's application for the Fiscal Year (FY) 2025 EPA Brownfield Community-Wide Assessment Grant was not successful. A debrief with representatives of the EPA is forthcoming and will provide insight into areas for improvement when applying for FY 2026 funding.
- SR 520 Commercial Core Redevelopment Concept Planning  
In coordination with Stantec, a community-input workshop and a stakeholder meeting have been conducted. Both meetings yielded excellent input, feedback, and preferences for the future of Merritt Island. The SR 520 concept planning exercise is being funded through the current (FY 2023) EPA Brownfield Community-Wide Assessment Grant.
- CEER Inquiry RE Merritt Square Mall  
Through the Brevard County Citizen Efficiency and Effectiveness Recommendation (CEER) program, Director Lallo received an inquiry pertaining to redevelopment of the Merritt Square Mall. Ideas and inquiries received through the program are reviewed by pertinent County staff.
- Ms. Apple's Redevelopment Project  
Director Lallo reported that Department of Natural Resources Boating and Waterways Coordinator Agustin (Beb) Sebastian has not yet received a second quote for the architecture and engineering work required for the project. He is prioritizing the need for the FEMA Claim on Ms. Apples. Director Lallo recommended he request an extension on his grant with FDOC (\$890,000) as the project is being delayed with the hurricane damage and FEMA Claim time frame. In any case, it is vital to get the 2<sup>nd</sup> architectural bid as soon as possible so that that process may begin.
- Bus Shelter Seating Improvements  
Director Lallo is coordinating with Space Coast Area Transit regarding the installation of the Simme-Seats. In certain locations, in order to be installed, concrete may need to be poured, and ADA compliance measures may need to be addressed. Board Members advised seeing if we can get going now, with the non-construction sites, installation and also pursue the sites as another phase where the construction will be needed.
- Landscape Maintenance Issues  
A meeting with FDOT, State Representative Tyler Sirois, and MIRA is being coordinated in order to discuss a potential contribution from FDOT to assist MIRA and the County with landscape maintenance on SR 520. As an aside, Director Lallo will prepare a maintenance RFQ to secure a contractor for occasional maintenance items involving landscaping remediation and emergency tree/shrub trimming and litter pick up in the redevelopment area, curb stops irrigation repairs, etc.

- Sea Ray Drive Bridge  
MIRA has obligated \$2.75 million in funding for this Brevard County project, which is nearing completion within the next 90- 120 days
- The South Courtenay Pkwy Corridor  
Director Lallo stated that this project, to which MIRA has committed a contribution in aid of \$2 million, is advancing into the final engineering phase involving coordination with utilities
- Fiscal Year 2025 (Current) Budget  
Each County department was required to prepare a presentation that outlined and justified Fiscal Year 2025's budgets.
- Fiscal Year 2026 Budget Draft  
Director Lallo noted that he has been preparing the Fiscal Year 2025-2026 (upcoming) budget in coordination with Budget Office staff.
- Merritt Park Place Parking Lot Acquisition  
Director Lallo emphasized the importance of acquiring this property for the continued momentum of the small business community in Merritt Park Place. The purchase, in the amount of approximately \$200,000, would be subject to the Brevard County acquisition process.

**Member Graham moved to direct Staff to continue with the acquisition of the parking lot in the amount of \$200,000. Motion was seconded by Member Wall. The motion was unanimously approved.**

### III. Development Presentations:

#### A. Site Plan Review (25SP00012)

840 North Banana River Drive, Brevard County Fire Station #42 (Tax Parcel 2437712)  
Brevard County, owner of property at 840 North Banana River Drive, is proposing a project that will consist of the construction of a new, single-story, +/-6,598 square-foot facility for Brevard County Fire Rescue. Planned site work will include new parking, driveways, sidewalks, fire water, potable water, gravity sewer, and sprinkler system. David Tom, PE, indicated that the current structure is not salvageable. The estimated time for completion is approximately six months from when the project is initiated.

**Member Barber moved to approve the site plan. Motion was seconded by Member Mecagni. The motion was unanimously approved.**

#### B. Preliminary Site Plan Review (25AD00008)

75 East Merritt Island Causeway, New Financial Institution (Tax Parcel 2426820)  
On behalf of the property owner, EYF STNL CLUB DEAL 15 LP, Ryan Hileman, PE, shared that a preliminary site plan has been submitted to Brevard County Planning and Development for a proposed Chase Bank. The parcel, which consists of +/- 0.76 acres of land and housed the former Denny's, is slated for demolition and subsequent reconstruction. The current zoning designation is BU-2, which permits the use of the subject property for banks and financial institutions. Chairman Herman addressed the

potential installation of a seated bus stop at the site, and Mr. Hileman noted that he would inform the property owner of the request.

**Member Barber made a motion to approve the Site Plan. Seconded by Member Wall. The motion was unanimously approved.**

C. Conditional Use Permit (25Z00014)

925 North Courtenay Parkway, Smoke Rings 72 Cigar Lounge at Emerald Plaza (Tax Parcel 2419246)

Smoke Rings 72 Cigar Lounge has applied for a conditional use permit (CUP) to address two issues. The first pertains to having a full-liquor bar; currently, the applicant is permitted to sell beer and wine. The second is to mitigate a nonconforming alcoholic beverage location that is within 300 feet from an existing church.

**Member Herman made a motion to approve the Conditional Use Permit with an added condition that the CUP will be in effect with this business only. Seconded by Member Wall. The motion was unanimously approved**

IV. New Business:

A. Fiscal Year 2026 Proposed Budget Review

The Board reviewed the proposed budget and capital improvement program for Fiscal Year 2025-2026. Members concurred with the recommendations provided by Director Lallo.

**Member Barber moved to approve the proposed budget as presented. Motion was seconded by Member Mecagni. The motion was unanimously approved.**

V. Ongoing/Old Business:

A. SR 520 Commercial Corridor Plan Status Report

Director Lallo provided a summation of the public input workshop and the recent stakeholder meeting; excellent input and feedback were received from the citizens as well as the developers and real estate practitioners. With regard to the mall property, in particular, discussions between the property owner and developers are ongoing. Information will be provided as it becomes available and is approved for dissemination.

VI. Board Reports and Presentations:

Marcus Herman – Legislation that was being considered by the Florida House of Representatives and the Florida Senate, which would be damaging for community redevelopment agencies, was not approved.

Cynthia Wall – Books-A-Million is relocating from the Merritt Square Mall.

Andy Barber – No report.

Corey Mecagni – During a recent visit to the Amphitheatre construction site, it was noted that FPL could be requiring substantial modifications to the configuration of the electrical infrastructure. The D2 Commission Office is aware of the issue and is communicating with

FPL. The additional cost would be approximately \$70,000 – Hopefully we will not have to absorb this as the project has \$0 contingency in the GMP.

Peter Black – No report.

Jeff Daniels – Reported that a utility pole could be damaged at the CVS on SR 3.

Graham Smith – No report.

VII. Staff Reports:

Larry Lallo, Executive Director – No report.

Lisa Nicholas, Community Redevelopment Manager – No report.

Justin Caron, Assistant County Attorney – No report.

**The Board adjourned the meeting at 4:12 p.m. The next regular meeting is scheduled for June 26, 2025, at 2:00 p.m.**