

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS
Meeting Minutes August 22, 2024 – 2:00 PM

MEMBERS PRESENT

Marcus Herman, Chair
Nicole Morgan, Board Member
Corey Mecagni, Board Member
Jack Ratterman, Board Member
Cynthia Wall, Vice Chair
Jack Smink, Board Member
Andy Barber, Board Member

MEMBERS ABSENT

AGENCY STAFF

Larry Lallo, Executive Director
Justin Caron, Assistant County Attorney
Cheryl Hurren, Exe. Admin. Assistant/Clerk

GUESTS

Donn Weaver, Veterans Memorial Center
Don Pearsall, Brevard Veterans Council
Kika Golan, D2 Office
Susan Smith, D2 Office
Manuel E. Baten, 245 LeJeune Dr. for Item III.C

CALL TO ORDER AND ROLL CALL

The meeting was called to open at 2:00 P.M. Member Smink led the pledge.

PUBLIC COMMENTS/ANNOUNCEMENTS:

Chairman Herman introduced Doug Green of 255 Manor Dr., who spoke to the Board regarding the SJRWMD Grant. Mr. Green explained to the Board that he dba, as Cocoa Beach Plumbing, Inc., applied for the St. John’s River Water Management District (SJRWMD) Cone Road Septic to Sewer Grant in December 2019. During that time, we were going through the Pandemic and the shutdown, he came down with a life-threatening case of COVID-19 and almost died, leaving him with debilitating challenges. The work was completed and substantiated by the Natural Resources Management Department’s Save our Indian River Lagoon (SOIRL) paperwork. He received an inquiry about the status of his application from Executive Director Lallo as to why it never completed final processing for the SJRWMD and FDEP Grant reimbursement. Mr. Green said he attended the meeting today to see if he would be eligible for payment. After the discussion, the board asked legal counsel to review the circumstances and the paperwork to obtain a legal opinion regarding payment since the SJRWMD and FDEP grants have been closed.

- I. Meeting Minutes
 - A. Approval of the July 25, 2024, meeting minutes.

Board Member Barber moved to approve the July 25, 2024, meeting minutes, seconded by Member Morgan. The motion was unanimously approved.

II. Projects and Programs Updates and Status Report: Director's Verbal Report

- Director Lallo informed the Board that the Amphitheatre TDC existing grant extension and Grant Request for the Restrooms/Concessions structure is going to the Board of County Commissioners on August 27, 2024, at 9:00 a.m. Mr. Donn Weaver of the Veterans' Memorial Center introduced Don Pearsall, who is taking his place as President of the Brevard Veterans Council. He advised them they would all attend the meeting to support the project. Member Ratterman shared that he visited Rep. Tyler Sirois, and they spoke of the Amphitheatre project. Tim Lawry from the Facilities Dept. stated that the quote received from Ivey Construction will be held for 60 days from mid-July 2024.

- A competitor purchased the Aviara Boat Company, and its 38-acre facility on the Barge Canal is now available as an industrial site. This is an outstanding manufacturing facility with water access. The owners are in the process of selecting a broker. MIRA has posted the availability on our website, and Executive Director Larry notified NBEDZ and the EDC of the site/facility availability.

- With Commissioner Goodson's support, a sign acknowledging the project partners will be put up at the Sea Ray Drive Bridge project, and MIRA's name will be included. MIRA and BOCC deferred \$275,000 per year of our tax increment for ten years to assist the project in 2020. At that time, the estimated cost was approximately \$5.5 Million. The project is currently under a construction contract for roughly \$10 Million, with completion in 2026, and will include adequate capacity to support our future river walk / Sea Ray Drive pedestrian and bike trail to Kelly Park.

- Under the Brownfield grant, Stantec is working on our Commercial Core brownfield redevelopment plan, focusing on the SR 520 Commercial Core and Mall area. Member Morgan said she heard "Drift Zone" signed a 20-year lease for an interior go-cart facility of some kind in the mall. A Community Workshop date will be set and forthcoming for October. Larry will reach out to confirm a suitable date.

- Matt Culver from NRMO said Stantec presented a bid on the renovations at Ms. Apple's, but he needs another quote before moving forward.

- The Sutton Pool property acquisition for the county remains in jeopardy until there is a meeting of the minds with Florida Communities Trust (Florida Forever Act), the Granting Agency, and the property owners, Brevard County Natural Resources, and the Zoo, and this may involve some level of MIRA facilitation or a funding commitment. The Zoo has committed for quite some time to making a significant investment in the Sutton property to accommodate the Restore our Shores operation as the prime tenancy. A letter of intent to sell the property for \$1 Million must come from the owner to keep the sale viable. The Florida Communities Trust (FCT) will remove the \$1 million grant if an agreement is not reached. The FCT must receive, review and approve a letter of intent to sell for \$1 Million, which coincides with their appraised value.

- The Florida Communities Trust (FCT) is a state-funded land acquisition program created by Chapter 380, Florida Statutes. The grant programs administered by FCT were initially funded through bonds issued under Preservation 2000 and currently through the Florida Forever Act. FCT assists communities with protecting natural resources, providing recreational opportunities and preserving Florida's traditional working waterfronts through the competitive criteria outlined in the Parks and Open Space and the Stan Mayfield Working Waterfronts Florida Forever Grant Programs. FCT is governed by a five-member board with the Secretary of DEP or their designee serving as the chair.

- Director Lallo reminded the Board that there is no meeting in November because of the holiday. He inquired if the MIRA meeting on October 24 could be moved to Thursday, October 31, because the Florida Redevelopment Association Conference conflicts with our meeting date.

Board Member Barber moved the October 24th meeting to October 31. Member Wall seconded the motion, which was unanimously approved.

- Director Lallo was asked about the status of the vacant community redevelopment manager position. Director Lallo said the Agency received 24 applications, and four had been selected for 2nd interviews. Of the four top candidates. A candidate has been selected from among the top two candidates. There remain negotiations and a process that needs to be followed. The HR Success Factors process, policies, and negotiations are underway with the selected candidate.

III. Development Presentation

B. River Fly-In Condominiums- Zoning: The agent pulled the item.

C. Palmetto & LeJeune (at 245 LeJeune Dr.) Zoning Change Request BU-1-11 to RU-2-8:

Board Member Smink moved to table the request for more information, which was seconded by Member Morgan. The motion was unanimously approved.

A. Villas at River Palms; tax account 2438912-238918; 265 S. Banana River Dr. (South of SR 520). Zoning Change Request BU-2 to RU 1-7:

Board Member Barber moved to table the request for more information and application to possibly include a BDP (Binding Development Plan). Member Smink seconded the motion, which was unanimously approved.

IV. New Business: None

V. Ongoing/Old Business:

A. Transit Stop Improvements (Seating) discussion on the style of seats that will differ from the original eight transit stop. Member Wall asks who collects the advertising rent from the 20/20 bus stops. Member Barber pointed out the list of proposed future bus stops. Director Lallo will inquire to SCAT.

Member Wall motioned to approve new bus stop seats and related equipment, up to \$20,000, without Big Belly Trash Cans and work with SCAT to complete the action. It was seconded by Member Barber and unanimously approved.

Chairman Herman made a motion for Member Barber and Director Lallo to meet with SCAT to determine the location of the proposed bus stops and return to the Board for confirmation. Seconded by Member Ratterman. Passed 5 to 1 (Member Morgan Nay).

Board Reports and Presentations:

Marcus Herman—The BoCC meeting for the Amphitheatre is on Tuesday, the 27th. Board members may attend. However, it is best not to sit together in the interests of appearance with the Sunshine Law.

Cynthia Wall – CAMI is holding a Game Night Fundraiser for Merritt Island’s 2nd Annual Holiday Illumination Celebration on Sept. 20th at 6:30 p.m. There will be a “The Not so Newlywed Game” with 4 local couples. Member Wall asked after S. Courtenay Project. Director Lallo said they were working through some utility requirements.

Andy Barber – no report.

Corey Mecagni— no report.

Nicole Morgan – no report.

Jack Smink – no report.

Jack Ratterman – Talked to Representative Tyler. Sirois about some other issues. Part of North Merritt Island is situated within the Northern Brevard Economic Development Zone (NBEDZ), and it’s unclear how they want to use it; Mr. Sirois said he would check into it. The CFX wants to work the toll road this way, and Merritt Islanders should be concerned about tolls being instituted on all the causeways. He advised that there is a possibility that wetland permits are being held up until authorities decide who is going to issue them.

Justin Caron, Assistant County Attorney – no report.

Director Lallo – no further report.

Board Member Ratterman moved to adjourn the meeting. Member Morgan seconded it. The motion was unanimously approved.

The next meeting is on October 31, 2024, at 2:00 p.m.