



MERRITT ISLAND

REDEVELOPMENT AGENCY

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS **Meeting Minutes for August 28, 2025**

MEMBERS PRESENT

Marcus Herman, Chair
Cynthia Wall, Vice Chair
Corey Mecagni
Peter Black
Jeff Daniels

MEMBERS ABSENT

Andy Barber
Graham Smith

AGENCY STAFF PRESENT

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

GUESTS

Susan Smith, District 2 Commission Office
Kika Golan, District 2 Commission Office
Derrick Hughey, Brevard County Planning & Development Department
Georganna Gillette, Space Coast Transportation Planning Organization (SCTPO)
Pamela Steel

CALL TO ORDER AND ROLL CALL

The Merritt Island Redevelopment Agency (MIRA) Board meeting was called to order at 2 p.m. At the request of Chairman Herman, Member Black led the Pledge of Allegiance. Ms. Hurren took Roll Call.

PUBLIC COMMENTS/ANNOUNCEMENTS: None

ITEMS

I. Meeting Minutes

- A. Approval of the June 26, 2025, meeting minutes.

Member Wall made a motion to approve the June 26, 2025, meeting minutes; seconded by Member Mecagni. The motion carried unanimously (5-0).

II. Projects and Programs Updates and Status Reports

(Moved to Board Reports)

- **(SEE SR 520 LANDSCAPE MAINTENANCE UPDATE BELOW)**

Director Lallo provided a status update on relevant projects and programs.

Amphitheatre Construction –Director Lallo indicated that the roof covering the stage is now complete, and the roofing for the restroom and concession building is well underway and will soon be finished. A meeting of the selection committee for the received requests for qualifications (RFQs) for an event/facility manager will coincide with a tour of the Amphitheatre construction site on September 5, 2025.

South Courtenay Parkway Corridor Improvement and Widening Project – Director Lallo stated that the South Courtenay Parkway corridor improvement project is advancing, and the County has received the most recent landscape plans. The Road and Bridge Division of the Public Works Department received \$1 million in impact fees to support the project.

Brownfields Program – The Redevelopment Manager noted that the conceptual plan for the SR 520 Commercial Core is progressing; the consultant should be appearing before the Board at the September meeting to deliver a preliminary presentation. Should the Brownfield Program remain funded by the federal government, it is anticipated that a Notice of Funding Opportunity (NOFO) will be released in September or October.

Blue Crab Cove at Griffis Landing – Delays continue in attempts to redevelop this area, which includes Ms. Apples Crab Shack and other underutilized amenities. Although Doc's Bait House structurally appears to be performing well, Ms. Apples was severely damaged in 2024 by Hurricanes Helene and Milton and remains non-functional and in disrepair. Both Board members and staff have posed questions regarding whether the building is insured solely by Brevard County or if a private insurance policy provided by the business owner is also required. It is believed that private insurance is also necessary. Attorney Caron verified that the County does have insurance on the property, and Risk Management has filed a claim with FEMA for the hurricane damage. Attempts to confirm whether the business owner has insurance will continue. The Grant received from the

State of Florida expires in June 2026. No progress has been made in obtaining a 2nd estimate for Architectural Design and Engineering. They are awaiting the claim outcome. Stantec completed the 1st estimate.

Bus Shelter Seating Installation – Director Lallo has been working with Space Coast Area Transit personnel to identify initial locations for the installation of Simme-Seats, a specialized type of bus-stop seating, at bus shelters throughout Merritt Island. Bus shelters that require no concrete work will be selected for installation at the outset. During that time, MIRA could gather quotes for the concrete work that will need to occur at the other shelters. Larry will move forward with either a memorandum agreement or the signing of what is called a Cost Analysis Worksheet (CAW), where the parties agree on the cost and who is paying what.

Landscape Maintenance – Efforts to develop and implement an agreement for landscape maintenance of the area formerly mowed by the County under the former Memorandum of Agreement (MOA) agreement with FDOT (Curb to Sidewalk grass areas) along the SR 520 corridor are ongoing. Director Lallo is working with the current contractor, JB’s Landscaping, Brevard County Landscape Technician Todd Murkovich, and Board liaison to the project, Peter Black, to reach an arrangement that is agreeable to all parties involved. FDOT staff is researching whether relinquishing the responsibility to MIRA under a new MOA can be legally permissible, as to our entering into a contract, given that MIRA is neither a City nor a County. However, we are under a JPA agreement with them.

Sea Ray Drive Bridge Project – The \$ 10.5 million Sea Ray Drive Bridge project is nearing completion. Managed by the Public Works Department, MIRA entered into a funding commitment of up to \$275,000 per year, deferred from our TIF funding, that will ultimately provide approximately \$2.75 million for the project.

Fiscal Year 2025-2026 (FY 2026) Draft Budget – MIRA’s draft budget has been submitted to the County. The first of two budget hearings will be held on September 10, 2025, with the second and final hearing scheduled for September 23, 2025.

Merritt Park Place Parking Lot Acquisition – Director Lallo explained that the County is generally prohibited from purchasing property that exceeds an appraised value. The Merritt Park Place Parking lot was appraised at \$130,000; the owner was requesting \$200,000, so the offer was declined. The owner has agreed to be patient within reason, not to sell the parking lot to another buyer until a subsequent appraisal, which is in progress, can be submitted and a new value established using the construction appraisal approach methodology, and a price agreed upon.

Fortenberry Storm Water Pipe Extension – Director Lallo emphasized the importance of this project for the proposed development and storm water requirements of new and existing businesses. Currently, a significant potential project will require the use of the ponds. Through discussions with

Brevard County, MIRA has proposed a Scope of Work for their review, that would enable MIRA to move forward with design engineering of pipe extensions, permitting, and construction, as well as investigate research on how the capacity of the Lakes at Veterans Memorial Park can be improved as to their treatment capacity, using natural and attractive retention and treatment strategies.

III. Development Presentations

- A. Landscape Waiver Request | Merritt Square Plaza | 715 North Courtenay Parkway | Parcel ID#2419259

Redevelopment Manager Nicholas explained that the property owner intends to redevelop the current commercial shopping/strip center extensively. Project elements include construction of two new one-story retail structures toward the east (Courtenay Parkway) side of the property, parking lot enhancements, drainage improvements, and landscape upgrades. The applicant was anticipated to be in attendance to answer questions concerning the request; however, Brevard County Natural Resources Management reviews landscape waivers, and further coordination with MIRA will be required. The item will therefore need to be brought back to the Board before a vote can be taken.

- B. Variance Request | Application 25V00049) 237 Parnell Street | Merritt Park Place | Parcel ID# 2427072

To be able to construct a two-story, single-family residence on a vacant lot in Merritt Park Place, the property owners are requesting a 10-foot reduction in lot width from the 25-foot requirement on the north side of the property. As currently configured, the required 25-foot setback consumes 50% of the lot, which precludes construction of the residence and results in a hardship.

Chairman Herman moved to recommend approval of the variance request, Application 25V00049. The motion was seconded by Member Black and passed unanimously (5-0).

IV. New Business

- A. General Maintenance RFQ

Director Lallo requested Board approval to prepare and submit a Request for Qualifications (RFQ) to select a cadre of contractors for small-scale maintenance projects within the MIRA redevelopment district. These projects will be authorized through a subsequent quote and issuance of task orders process. The RFQ's scope of work will enumerate several categories of maintenance projects. In the proposed FY 2026 budget, we have allocated \$ 250,000 for maintenance. Based on legal counsel opinions, MIRA may utilize its trust fund dollars to preserve its investments, at its discretion. When MIRA sunsets, properly maintained assets will reduce the initial maintenance burden on the County.

Chairman Herman moved to approve the development and posting of an RFQ for general maintenance services. Member Wall seconded the motion, which passed without objection (5-0).

- B. Phased Power Washing RFP

Director Lallo requested Board input regarding future issuance of a Request for Proposals (RFP) for phased power-washing services on our vested streetscape areas. Director Lallo shared a summary of maintenance items and estimated cost options (prepared by Paveway Systems) to power wash, sand, and seal the pavers on Courtenay Pkwy and SR 520, and Merritt Park Place, plus repair and replacement of all faux brick Paveway systems crosswalks presented in November 2021. MIRA's

numerous beautification accomplishments have resulted in a need for increased maintenance. There was consensus that we need to start somewhere, though the Paveway Systems Quote offered phased pricing, it was too high to be absorbed within the budget. There was consensus that we move forward and obtain phased power washing estimates for the pavers, looking for contractors that have modern high-efficiency equipment, given that we have more than three miles of streetscaping and pavers to maintain.

C. U.S. EPA Brownfield Community-Wide Assessment/Coalition Grant RFQ/RFP

The Board discussed the merits of the U.S. EPA Brownfield Program and its associated grant funding opportunities. There was consensus that issuing a Request for Proposals (RFP) for grant application assistance for the Fiscal Year 2026 grant cycle was a pragmatic approach. Staff noted that MIRA could apply for either a U.S. EPA Brownfield Community-Wide Assessment Grant or a Brownfield Coalition Grant. The selected consultant will be able to assist in such a determination. Staff also indicated that the RFP will be written to solicit both grant application assistance and grant implementation services, meaning that if a consultant is successful in helping MIRA receive funding, then that same consultant will also perform implementation services for the duration of the grant, which is typically a four-year period. The MIRA Board, operating as the Brownfield Advisory Committee, will score and rank the proposals. If it is determined that we are to apply for the Coalition Grant involving the County, we will require approval of the Brevard County Board of County Commissioners to apply for the grant.

Member Herman made a motion for staff to issue an RFP to solicit proposals for application assistance and subsequent implementation services for a U.S. EPA Brownfield Grant. Member Mecagni seconded the motion. The motion passed unanimously (5-0).

V. **Ongoing/Old Business**

A. Status and Discussion: Safe Streets for All (SS4A) Program Grant

Director Lallo explained that, in 2023, MIRA received a \$280,000 grant award from the USDOT Federal Highway Administration (FHWA), which required a \$70,000 match. The MIRA Board approved this match at the time. Due to changes in MIRA personnel, the appointment of several new MIRA Board Members, as well as changes in the federal government administration, Director Lallo felt that we should revisit this matter with the MIRA Board, especially since the work plan and grant agreement are still under review by FHWA and have yet to be finalized. These documents are now being reviewed through the final approval channels at the FHWA. The purpose of this grant is to assist local governments in preventing fatalities and serious traffic-related injuries. Director Lallo requested the Board's support in accepting the grant and implementing a finalized agreement. Ms. Georgeanna Gillette, Director of the Space Coast Transportation Planning Organization (SCTPO), addressed the Board regarding the advantages of this program and noted that Brevard County municipalities that have received grants have witnessed benefits.

Member Herman made a motion to enter into the agreement and acknowledged MIRA's \$70,000 match. Member Wall seconded the motion and passed unanimously (5-0).

B. Landscape Maintenance

Director Lallo reiterated the continuing need for maintenance of the SR 520 and SR 3 \$2 million streetscape improvements. The Board concurs that MIRA's participation in maintaining these areas is critical. Earlier this year, Member Black was appointed as MIRA's liaison for this project, and he will be meeting with Director Lallo and County officials, to explore options and

determine possible solutions to restore the level of maintenance, as required in the contract the County has with the Contractor

VI. Board Reports and Presentations:

- Marcus Herman, Chairman – No report.
- Andy Barber – Absent.
- Corey Mecagni –Member Mecagni asked about the property on North Courtenay Parkway that is being used to sell pre-owned vehicles. Another used car lot was also brought up in the discussion at Lura Ln and N. Courtenay. There was further discussion and consensus that staff should investigate this matter and register a complaint with code enforcement if it appears to be out of code.
- Cynthia Wall – Vice Chair Wall, who is integral in the organization Community Advocacy for Merritt Island (CA4MI), is collaborating with members of the community to secure funding for cleaning, refurbishing, and repainting the barrier wall for The Meadows subdivision. CA4MI has contributed half of the funding, but about \$1,000 is still needed. Redevelopment Manager Nicholas indicated that MIRA could assist with promoting the cause.
- Peter Black – No report.
- Jeff Daniels – Member Daniels offered to pass out any future project pamphlets.
- Graham Smith – Absent.

VII. Staff Reports:

- Larry Lallo, Executive Director, shared that a State Representative from Miami wants to eliminate HOAs. Discontinuance of HOAs, which are voluntarily entered into by deed, could create maintenance burdens on the County, and many HOAs would deteriorate as we are observing on Merritt Island, where HOAs have sun set.
- Lisa Nicholas, Community Redevelopment Manager, spoke to scaling down the meeting packets by using electronics.
- Justin Caron, Assistant County Attorney –No report. The County has shared that it has insurance for Ms. Apples **(MOVED TO GRIFFIS LANDING UPDATE ITEM)**

The meeting was adjourned at 4:22 p.m. The next regular meeting is scheduled for September 25, 2025, at 2 p.m.