



MERRITT ISLAND REDEVELOPMENT AGENCY

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS Meeting Minutes for October 23, 2025

MEMBERS PRESENT

Marcus Herman, Chair
Cynthia Wall, Vice Chair
Andy Barber
Peter Black
Corey Mecagni
Graham Smith
Jeff Daniels (arrived 3p.m. – excused)

MEMBERS ABSENT

None

AGENCY STAFF PRESENT

Larry Lallo, Executive Director
Lisa Nicholas, Community Redevelopment Manager
Justin Caron, Assistant County Attorney

AGENCY STAFF ABSENT

Cheryl Hurren, Executive Assistant/Clerk

GUESTS

John Nico, Executive Director, Keep Brevard Beautiful
Don Pearsall, Brevard Veterans Memorial Center
Susan Smith, District 2 Commission Office
Kika Golan, District 2 Commission Office
George Ritchie, Brevard County Planning & Development Department
Derrick Hughey, Brevard County Planning & Development Department
Steve Kimball, Brevard County Parks & Recreation Department
Ian Golden, Brevard County Parks & Recreation Department
Kara Boyd, Community Advocacy for Merritt Island (CAMI)
Christina Peterson, GoPermit (via Zoom)

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 Wall led the Pledge of Allegiance. Manager Nicholas called the Roll.

PUBLIC COMMENTS/ANNOUNCEMENTS: None

ITEMS

I. Meeting Minutes

- A. Approval of the September 25, 2025, meeting minutes.
Member Barber made a motion to approve the September 25, 2025, meeting minutes; seconded by Member Mecagni. The motion carried unanimously (6-0).

II. Projects and Programs Updates and Status Reports

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

Amphitheatre Construction – The Amphitheatre construction is on track for completion in January 2026. Staff is currently finalizing design and costs for conduit installation for sound and lighting systems, and the RFQ selection committee continues to convene for the purpose of choosing an event manager or event management company.

South Courtenay Parkway Corridor Improvement and Widening Project – The South Courtenay Parkway corridor improvement project is advancing; currently, 90% engineering plans are nearing completion, with a potential project start prior to the end of the year. The County has received the most recent landscape plans and approved an additional \$1 million in impact fees to offset inflationary cost increases.

Fiscal Year 2026 USEPA Brownfield Assessment Grant – The RFP selection committee for grant application assistance and implementation services will meet on October 23 to review submittals and potentially award the RFP. 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.

Commercial Core Redevelopment Concept Plan – Stantec is preparing to complete a draft of the concept plan, which will be shared with staff when completed.

Blue Crab Cove at Griffis Landing – The County is reviewing a site inspection report that was prepared by FEMA consultants. The goal for this property is to redevelop the site with improved circulation, parking and a seafood market that aligns with principles of Florida's Working Waterfronts.

Bus Shelter Seating Installation – MIRA staff continues to coordinate with Space Coast Area Transit (SCAT) on pricing, site priorities, and potential solar light panel options.

SR 520 Landscape Maintenance – FDOT has approved a memorandum of agreement (MOA) that allows MIRA to assume mowing, trimming, and litter control. The anticipated annual cost will be in the \$40,000.00 to \$50,000.00 range, with a reimbursement of approximately \$19,000.00 per year from FDOT.

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 \$2.75 million 10-year funding commitment of \$275,000 per year, deferred from its increment revenue (TIF).

Merritt Park Place Parking Lot Acquisition – A subsequent appraisal estimated the value at \$245,000.00 if it were acquired as vacant land. The owner continues to be engaged and patient with the County process.

III. Development Presentations

- A. Keep Brevard Beautiful – Executive Director Presentation and Collaboration Discussion
Keep Brevard Beautiful (KBB) Executive Director John Nico delivered a PowerPoint presentation outlining the organization's mission, programs, and its long-standing role in beautification throughout Brevard County. Initially associated with the MIRA Beautification Committee nearly 20 years ago, KBB is dedicated to developing, motivating, educating, and activating community partners to reduce refuse, promote recycling, enhance beautification, and sustain the environment for the benefit of Brevard County residents. Director Nico

discussed KBB's programs, including Causeway Cleanups and Litter Quitter, and recommended exploring opportunities such as enhanced participation in Trash Bash and Adopt-an-Area initiatives if MIRA desires to become increasingly involved.

B. Review of Chase Bank Signage Request | 75 East Merritt Island Causeway

The Brevard County Planning and Development Department requested the MIRA Board's review of signage options for the new Chase Bank, which is located at 75 East Merritt Island Causeway in the former Denny's. MIRA's review and input was requested in advance of the permit application.

Two options were proposed:

- Option 1: Remove the existing Denny's sign cabinet and existing pole and install a new pole and Chase sign cabinet.
- Option 2: Maintain the existing pole but remove the Denny's sign cabinet, and replace the cabinet with a new Chase sign cabinet on the existing pole.

In either scenario, the removal of the current Denny's sign cabinet and replacement with a new sign cabinet would trigger a variance request because the current Denny's sign cabinet is nonconforming. In addition, relocating the sign would also require a variance because it does not comply with current setbacks set forth in Brevard County Code Section 62-3316. If relocated, the new sign will need to comply with Section 62-3316 and any other applicable Code, or new variances will need to be obtained.

No option was presented for a monument-style type of sign.

Because this review was requested prior to submittal of a permit application, a formal motion was not required. There was consensus (6-0), however, among Board members that the current Denny's sign cabinet and existing pole should be removed, and a new sign should be installed, preferably with landscaping around the base. In accordance with Brevard County Code Section 62-3316, the Board concurred that the new sign should not exceed 20 feet in height from its base to its uppermost point and should adhere to appropriate illumination calculations and standards.

IV. New Business

- A. Veterans Memorial Park & Amphitheatre Landscape and Irrigation Plan Maintenance**
Brevard County Parks and Recreation Director Ian Golden addressed the Board to discuss concerns related to available funding for maintenance of the Veterans Memorial Park landscaping and irrigation improvements, which are also associated with the Amphitheatre construction project. Because of limitations within the Parks and Recreation Department's Central Area maintenance budget, there is insufficient funding to fully implement the landscape and irrigation Plans that were included in the Guaranteed Maximum Price (GMP) proposal submitted by Ivey's Construction in October 2023.

During initial negotiations with Ivey's Construction, several value-engineering measures were considered to help reduce project costs, one of which included reduced landscaping, which was decreased by 50%—from \$114,000 to \$57,000—including the removal of several Memorial Oak Trees originally planned for the park peninsula and along Fortenberry Road. Since that time, a private donor, through the Veterans Memorial Council, offered a \$44,000 donation to aid in completing as much of the original landscape plan as possible. Ivey's

subcontractor for landscaping and irrigation agreed to provide a one-year maintenance plan in the amount of \$34,000, consistent with project specifications.

It was noted that establishment period of new plant materials, such as oak trees, would be approximately 18 to 24 months.

Discussions will continue regarding funding sources and solutions for ongoing maintenance of the landscaping at Veterans Memorial Park and Amphitheatre.

V. Ongoing/Old Business

- A. SR 520 Landscape Maintenance Update
Due to time constraints, this item was postponed.

VI. Board Reports and Presentations:

- Marcus Herman – Chairman Herman reported on upcoming community events.
- Andy Barber – No report.
- Corey Mecagni – No report.
- Cynthia Wall – No report.
- Peter Black – No report.
- Jeff Daniels – No report.
- Graham Smith – No report.

VII. Staff Reports:

- Larry Lallo, Executive Director, shared that he and staff attended the Florida Redevelopment Association conference.
- Lisa Nicholas – No report.
- Justin Caron, Assistant County Attorney –No report.

The meeting was adjourned at 5:06 p.m. The next regular meeting is scheduled for December 11, 2025, at 2 p.m.