

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS
Meeting Minutes December 12, 2024 – 1:00 PM

MEMBERS PRESENT

Marcus Herman, Chair
Cynthia Wall, Vice Chair
Nicole Morgan
Corey Mecagni
Andy Barber

MEMBERS ABSENT

Jack Ratterman
Jack Smink

AGENCY STAFF

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

GUESTS

Donn Weaver, Veterans Memorial Center
Kika Golan, D2 Office
Michael Dunlap, Facilities Dept.
Sue Nisbet Lawrence, Field Manor
Chuck Nelson, Field Manor

CALL TO ORDER AND ROLL CALL

The meeting was called to open at 1:14 P.M. after sharing an “Open House” hour with visitors and guests at noon.

PUBLIC COMMENTS/ANNOUNCEMENTS:

Field Manor, a non- profit organization on the Federal Register and in MIRA’s backyard, was represented by FM Board Members Sue Nisbet Lawrence and Chuck Nelson. They spoke to the history of Field Manor which consists of 45 acres running from Tropical Trail to the river; 17 acres is currently leased to a tenant. At this time, Field Manor is providing educational field trips and could expand to cultural historical options. Field Manor would be compatible with the MIRA’s plan if it were to be included in MIRA’s work plan.

Board Member Barber made a motion to include Field Manor in the MIRA Plan. Seconded by Member Morgan. The motion was unanimously approved.

I. Meeting Minutes

A. Approval of the December 12, 2024, meeting minutes.

Board Member Wall moved to approve the October 31, 2024, meeting minutes. Seconded by Member Mecagni. The motion was unanimously approved.

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

- Director Lallo stated the Amphitheatre is moving along; Donn Weaver interjected the construction began on schedule and the teamwork is amazing – blessings to Mike Dunlap. Member Mecagni said there is an issue with 2 windows looking into the delivery area and parking lot that requires reducing the size of the windows.

Board Member Morgan made a motion to reduce the size of the 2 windows. Seconded by Member Barber. The motion was unanimously approved.

- Sutton Pool Property Acquisition: Chairman Herman told the Board that Senator Debbie Mayfield has been a big supporter of this project. Senator Mayfield has arranged for a 6-month extension, so the project has opportunity to move forward. The Board continued their discussion.

- Community—Area Wide Assessment Grant Commercial Core Redevelopment Concept Planning by Stantec is underway. Director Lallo continued we need to set a date for a Community Focus Group Workshop and potential stakeholder in February or March 2025. The Board agreed on Thursday, March 20, 2025, at 1:00 to 3:00 p.m.

- Montrose Environmental will be assisting MIRA in applying for a second grant with the U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant for the sum of \$1,000.

- Parking Lot Purchase on Grove Street options were discussed by the Board.

Board Member Morgan made a motion for Member Wall to act as liaison for this project Seconded by Member Herman. The motion was unanimously approved.

Ms. Joan Sinatra asked to speak regarding her Commercial Façade Grant. There have been several extenuating circumstances with the completion of her project, and she was inquiring about the payment of the grant. The landscaping was just going in today and it will complete the project. She was assured that her final paperwork would be reviewed.

III. Development Presentation:

A. Chick Fil A – SR 520 Site Plan Modification, Drive Thru Lane Addition – the Board reviewed the request for the addition of a 2nd drive thru lane at 785 E. Merritt Island Causeway.

Board Member Barber made a motion to recommend the modification. Seconded by Member Morgan. The motion was unanimously approved.

B. 329 Hibiscus Site Plan Façade Modification - the applicant is requesting a recommendation on modifying the façade plan to install clamshell shutters rather than awnings. Example provided.

Board Member Morgan made a motion for the contractor to return to the Board with an actual elevation site plan for review. Seconded by Member Barber. The motion was unanimously approved.

C. 375 East Merritt Avenue Request for Rezoning from RU 1-11 to BU-1-A for the purpose of operating a salon and spa.

Board Member Barber made a motion for a BDP (Binding Development Plan) and a presentation to the MIRA Board. Seconded by Member Morgan. The motion was unanimously approved.

IV. New Business: Board Discussion -

A. 2025 Meeting Calendar – Discussion: add back the June meeting; 4th Thursday.

Board Member Barber moved to add back the June meeting on the 4th Thursday. Seconded by Member Wall. The motion was unanimously approved.

V. Ongoing/Old Business:

A. Redevelopment Plan Draft Update – Discussion on low-income housing NOT subsidized housing.

B. Commercial Façade Improvement Program (CFIP) – Discussion regarding re-instating the program.

Board Member Wall made a motion to develop new policies for the CFIP. Seconded by Member Morgan. The motion was unanimously approved.

VI. Board Reports and Presentations:

Marcus Herman — We'll be losing 3 members whose term is expiring. Jack Ratterman, Jack Smink, and Nicole Morgan. Thank you, Nicole! Here's an atta girl to our new Manager, Lisa Nicholas! Merry Christmas to All.

Cynthia Wall—The annual Holiday Illumination will be held at the Veterans Center on December 14 between 3:00 p.m. and 8:00 p.m. There will be open-air markets and a band performance by Hot Pink. A tree lighting will occur at 7:00 p.m. Don't forget the Boat Parade!!

Andy Barber – No report. Remember the maintenance on SR 520 and SR 3.

Corey Mecagni – said he saw the same bus seats in Illinois, and they had weathered well.

Nicole Morgan – recommend Stephanie for a board member. Sorry to be leaving 😞

Jack Smink - Absent

Jack Ratterman – Absent

Director Lallo to Member Morgan – we will miss you, Nicole!!

Lisa Nicholas – goodbye Nicole. FDOT will be attending the next meeting.

Justin Caron, Assistant County Attorney – No report. Merry Christmas!

Board Member Morgan moved to adjourn the meeting at 4:12 p.m., and Member Wall seconded it. The motion was unanimously approved.

The next meeting is on January 23, 2025, at 2:00 p.m.