

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS
Meeting Minutes June 29, 2023 – 2:00 PM

MEMBERS PRESENT

Marcus Herman, Chairman
Cynthia Wall, Vice-Chairman
Andy Barber
Nicole Morgan
Jack Smink
Jack Ratterman
Corey Mecagni

MEMBERS ABSENT

AGENCY STAFF

Larry Lallo, MIRA Executive Director
Stefani Maduskuie, Community Redevelopment Manager
Cheryl Hurren, Exec. Assistant/Clerk
Justin Caron, County Attorney's Office

GUESTS

Kika Golan, D2 Commission Office
Jeffrey Ball, BC Panning & Development
John Hopengarten, BC P&Z Board/Affordable Housing Council
Matt Culver, BC NRMO
Mike Dunlap, BC Facilities
Mike Simon, Proposed RV Park
Mr. Simon, via phone
Randy Norwood, Doc's Bait House
Sandra Sullivan
Tracey Graf, Abbott Home Care Owner/Nurse
Duane Watson, Watson Real Estate

CALL TO ORDER AND ROLL CALL

Member Smink led The Board with the Pledge of Allegiance. The meeting was called to order at 2:00 p.m.; Ms. Hurren called roll call.

Board Member Smink brought forth a concern regarding the new State Affordable Housing Bill 102, and its potential impact on Merritt Island. There was some discussion. Chairman Herman advised we need to keep the meeting agenda on track. Chairman Herman moved into the agenda.

PUBLIC COMMENT/ANNOUNCEMENTS:

Duane Watson commented that many structures in the redevelopment area are looking for increasingly blighted requesting that the Commercial Façade Improvement Plan be restarted.

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E. Blue Crab Cove at Griffis Landing; Ms. Apple's Site Improvements – Matt Culver (NRMO) – Mr. Culver shared with the Board Mrs. Apple has had some personal challenges, so that site is not operating temporarily. In creating the redevelopment plan concept for the "Crab Shack" it was found to have 7 different buildings, with several in need of repair or replacement. Continuing, Mr. Culver said the fuel sales are picking up with revenue going to the County and Mr. Norwood is seeing benefit from the fuel business. A State of Florida Appropriation grant has been awarded in the amount of \$890,000 towards improvements for the project. The estimated cost of improvements is \$1.23 million. Mr. Culver asked if the Board would be agreeable to funding \$300,000 to make up the difference in the estimated cost of improvements.

Board Member Barber made a motion to approve up to \$300,000, via a FY 2024 budget modification, if necessary to meet the needs of the project. The motion was seconded by Board Member Ratterman. Unanimously approved.

Mr. Culver continued that via a Florida Forever Stan Mayfield Working Waterfront Grant, funding was awarded to Brevard County, subject to all due diligence being approved, and the appraised value meeting or exceeding the purchase price of the Sutton Pool property. The Zoo is waiting for all of this to take form, and if all approved and agreed, the Zoo will move forward with their design and improvements, prior to moving in.

IV. New Business:

A. Fiscal Year 2022-2023 Audit Engagement (action item) – Director Lallo told the Board it's time to begin the engagement for the annually required audit. Cherry Bekaert, the Agency's contracted auditor, has proposed a quote for \$7,650.00; this will be their last year on this contract.

Board Member Barber made a motion to approve the proposal and enter into the engagement agreement for \$7,650 for the FY22-23 audit. The motion was seconded by Board Member Mecagni. Unanimously approved.

V. Ongoing/Old Business

A. Merritt Island Redevelopment Plan Draft (update) – Manager Maduskuie asked that the draft going to the BoCC move from July to September.

Board Member Morgan made a motion to move the Plan Draft going to the BoCC from July to September. The motion was seconded by Board Member Wall. Unanimously approved.

Tracey Graf, a nurse, owner of Abbott Home Care, and Senior Advocate, asked to address the Board regarding the senior homelessness and the condition of a property, acquired in March for 30 mil, housing the elderly that is mold and bug infested.

B. S. Courtenay Parkway Interlocal Agreement (action item) – Director Lallo explained the Interlocal Agreement with County was for MIRA's 2 million contribution for improvements, but it could go up to as much as 4 million. The Board discussed the agreement as written.

Board Member Morgan made a motion to reject the contract as written with a change being made where MIRA would contribute no more than \$2 million to the project (apart from landscaping improvements beyond the