



MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS
Meeting Minutes September 27, 2018 – 2:00 PM

MEMBERS PRESENT

Wendy Ellis, Chairman – arrived 2:07pm
Eddie Lebron, Vice Chairman
Andy Barber, Board Member
Marcus Herman, Board Member
Tom Vani, Board Member
Chris Cook, Board Member - arrived 4:15pm

MEMBERS ABSENT

Patty Stratton, Board Member

AGENCY STAFF

Christine Schervak, MIRA Attorney; ACA
Larry Lallo, MIRA Executive Director
Cindy Thurman, Land Development Manager
Cheryl Hurren, Interim Special Projects Coordinator

GUESTS

Rachael Fitzpatrick, Balibar
Gregory Taylor, Balibar
Jarrell Peterson, Balibar
Linda Wise, Tropical Realty
John Realino, Tropical Island Nursery
Ralph Kennedy, RJ Kennedy Construction
Erin Sterk, Brevard County Zoning Manager

CALL TO ORDER AND ROLL CALL

Vice-Chairman Lebron called the meeting to order at 2:04 p.m.; Ms. Hurren completed a roll call of the Board Members.

PUBLIC COMMENT/ANNOUNCEMENTS

There were no public comments/announcements.

I. Consent Agenda

Board Member Herman made a motion to approve the August 30, 2018 meeting minutes. The motion was seconded by Board Member Vani and the motion was unanimously approved without Board Member Cook.

II. Commercial Façade Grants:

B. Tropical Realty – Linda Wise explained to the Board her grant request in the amount of \$5,121.15. The improvements to property located at 259/263 N. Courtenay Parkway include lighting; sidewalk repair; gutters and 2 downspouts. Roofing repair and signage were



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discussed and discounted as they can't be the bigger part of the project. The total overall estimated project improvements total \$10,243.00.

Board Member Herman made a motion to approve the Tropical Realty grant request of \$5,121.15. The motion was seconded by Board Member Barber. Board Member Herman questioned the possibility of moving the sign and it wasn't possible. The motion was unanimously approved without Board Member Cook.

A. Rachael Fitzpatrick – Balibar, 120 Mcleod Street – due to the complication of this grant request, the question was brought to table the item.

Board Member Herman made a motion to table the Fitzpatrick grant request. The motion was seconded by Board Member Vani. The motion to table the item was approved 3-2 (Barber/Herman/Vani/yea; Lebron/Ellis/no. Vote did not include Board Member Cook.

III. Development Presentations:

A. 170 N. Grove Street – CUP; Ralph Kennedy Construction – Ralph Kennedy was present representing 170 N. Grove Street which was previously a restaurant serving beer and wine. The owner's intent is to expand the CUP to liquor. This item will be going to the Planning and Zoning Board in January, 2019. Land Development Manager Thurman recommended the Board approve the CUP request.

Board Member Barber made a motion to recommend the CUP approval. The motion was seconded by Board Member Lebron. The motion was unanimously approved without Board Member Cook.

IV. Old Business:

A. Griffis Land Acquisition – Purchase Option Agreement – the Board discussed the proposed Griffis land acquisition and authorized Executive Director Lallo to work with the County to develop a purchase option agreement, subject to approval of the FINE grant agreement. The FINE grant scores are to be announced on November 29, 2018 with the grant to be awarded in January, 2019.

Board Member Herman made a motion to approve a purchase option agreement caveated with a 6 month or more time period with option to extend 2 months; seconded by Board Member Vani. Discussion. The motion was passed unanimously without Board Member Cook.

V. New Business:

A. Brownfields Assessment and Remediation Grants

Executive Director Lallo shared with the board, the value of having available to the Agency, a program where we could potentially leverage redevelopment projects, through offering



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funding assistance to assess and remediate Brownfield sites. He advised that in addition to the Florida Brownfields State Tax Credit program, there are some grant programs available at the Federal Level that could possibly be utilized to fund such a program. Typically, a qualified Environmental Company is selected, to carry out the grant writing portion of the project.

Board Member Vani made a motion to authorize staff to conduct due diligence and pursue funding resources to create a Brownfield Assessment and Remediation program as soon as possible following approved policy and procedures and a review of compliance within the RDA plan. Seconded by Board Member Barber. Discussion. The motion passed unanimously without Board Member Cook.

B. FRA Conference Attendance – Executive Director Lallo shared with the Board the Florida Redevelopment Association Conference was coming up in October. Mr. Lallo asked the Board for their approval for him to attend.

Board Member Lebron made a motion to approve Executive Director Lallo’s attendance to the FRA Conference. Seconded by Board Member Vani and the motion passed unanimously without Board Member Cook.

C. Signature Authorization for Executive Director Larry Lallo – As the new Executive Director, Mr. Lallo signature will be required. The Board was asked for their approval for Mr. Lallo to sign when required for MIRA’s business.

Board Member Herman made a motion to approve the signature authorization for Larry Lallo. The motion was seconded by Board Member Barber. The motion was unanimously approved without Board Member Cook.

D. Susan Hall Landscaping Architecture Quarterly Report – the Board reviewed the summary of the report and discussed paver issues which they agreed should be repaired.

Board Member Barber made a motion to accept the quarterly report. Seconded by Board Member Herman and the motion passed unanimously without Board Member Cook.

E. Confirmation of Jeff Boucher for the Beautification Committee – the Board was reminded that the Beautification Committee needed 2 members and Jeff Boucher was recommended by Beautification Committee Member Julie Adamson.

Board Member Herman made a motion to approve Jeff Boucher’s appointment to the Beautification Committee. Seconded by Board Member Barber and the motion passed unanimously without Board Member Cook.

VI. Board Reports and Presentations:



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Larry Lallo, Executive Director –Executive Director Lallo, provided a list of highlights, gleaned from his meetings with each Board Member. The Board is comprised of a professionally diverse, highly talented, and committed team. Each uniquely having a professional perspective and experience in one or more areas directly related to our Mission. In addition, the Board Members are passionate without question in the mission of the Agency, and the future and quality of life for Merritt Islanders. All of our Members having resided on the Island for many years.

Chris Cook arrived at 4:15 p.m.

Christine Schverak, MIRA Attorney – No Report

Cindy Thurman, Land Development Manager:

Veteran’s Memorial: Ms. Thurman told the Board the Veterans’ were moving ahead with their plan and another meeting should be scheduled.

Ms. Thurman continued stating that the U Haul Site Plan was approved with MIRA’s conditions.

Andy Barber, Board Member – Board Member Barber Recognized the quality and expertise of our new staff, thanking Chairman Ellis for her leading the organization in the recent transition. There was some discussion and Board Members agreed it is now the time for staff to step up and take a larger role, in running the meetings.

Eddie LeBron, Vice Chairman – left meeting.

Chris Cook, Board Member – Apologized for being late and offered to assist Ms. Thurman with solar lighting applications and projects as needed.

Tom Vani, Board Member – Asked about the to-do list which was in the back end of the packet.

Marcus Herman, Board Member – No report.

Patricia Stratton, Board Member – Absent.

Wendy Ellis, Chairman – No report.

A motion was made by Board Member Barber to adjourn the meeting at 4:57 p.m. The motion was seconded by Board Member Vani and passed unanimously.

The next regularly scheduled meeting of the MIRA Board of Directors is October 25, 2018 at 2:00 p.m.