
**ROCKLEDGE COMMUNITY REDEVELOPMENT AGENCY
BOARD OF COMMISSIONERS**

REGULAR MEETING MINUTES

Wednesday, January 25, 2012 - 5:30 p.m.

1. CALL TO ORDER / ROLL CALL

The Rockledge Community Redevelopment Agency Board of Commissioners met in regular session on January 25, 2012, at 5:30 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

PRESENT: Rudolph Cardone Commissioner
 Ken Zeszutko Commissioner
 Albert Forbes Commissioner
 Duane Daski Commissioner
 Anthony Salorio Commissioner
 Timothy Pickles Commission Attorney

ABSENT: Edward Inman (excused) and Steve Lum (excused).

STAFF PRESENT: James P. McKnight City Manager
 Don Griffin Planning Director
 Lisa Nicholas Redevelopment Specialist
 Margaret L. Daly Acting Recording Secretary

With a quorum present, the meeting was called to order by Chairman Ken Zeszutko.

2. APPROVAL OF MINUTES

- Meeting of November 30, 2011

Commissioner Salorio made a motion to approve the minutes of the meeting on November 30, 2011; seconded by Commissioner Cardone. The motion carried unanimously.

3. FINANCIAL REPORT – November & December 2011

Motion by Commissioner Salorio to be in receipt of the financial report for the Rockledge Community Redevelopment Agency; motion seconded by Commissioner Forbes. The motion carried unanimously.

4. REPORTS FROM STAFF

A. Staff Report

1. Facade Grant Update:

Ms. Nicholas reported on the following facade grants:

- Rockledge Health and Rehab-The new sign, fencing and lighting have been installed, while the landscaping still remains to be completed.
- Sunoco-The wall around the lift station has been completed. Structural improvements will begin soon.
- Rahal Realty-It's anticipated that work will be in February or March 2012.
- Harbor Auto Restoration (2121 Rockledge Boulevard)-Met with them recently to discuss their request-stuccoing the front of the building, signage and landscaping. They are in the process of gathering quotes.
- Rafel Picone, 1225 Cedar Street; Al Glover, 877 Barton Boulevard and Berry Signs, 1740 Huntington Lane-Recently met with each of these business owners to discuss facade grant requests.
- Malibus and Atlas Crematorium requests are inactive at this time.

2. Florida Avenue/U. S. 1 Business District Sign Update

All four slots have been filled and the firm of Zackeroff, Miller & Hurt Financial has been placed on the waiting list.

3. U. S. 1 Gateway Sign Update

City Manager McKnight reported that essentially the sign has been completed, with the exception of a few minor problems that remain to be resolved prior to a final inspection being given.

4. Local Focus Update

Ms. Nicholas stated that the business survey has been completed and disseminated. At this time she has received ten responses back from the businesses. Seems that most businesses are interested in assistance in marketing and outreach. She will be making personal visits to the businesses in the next few days and will continue to work on plans for events to showcase the local businesses. Members of the Business Development Committee will also be asked to make visits for the surveys.

5. Cocoa-Rockledge Land Company Update

Planning Director Griffin stated the final parameters are being worked on (it's anticipated that work will begin on Elm Street and down the center of the residential lots to provide the major outfall for the drainage). All the drainage easements have been procured other than Brevard County, which should be addressed at its meeting of February 6, 2012. The County has requested that language be added to cover a non-exclusive easement which would allow the County to have the same rights to the property. It's anticipated that construction

will be underway within the next sixty days (with the approval of the attorney), with completion anticipated within 18 months.

6. Three Meadows Plaza Agreement Update

City Manager McKnight reported the project is at a standstill until the owners of the property complete the necessary stormwater retention maintenance. They are close but still have not completed the cleanup.

7. Adaptive Reuse of Former Police Station Update

City Manager McKnight informed the Commissioners that the former Police Station now has a third tenant, Lead Brevard (effective May 1). Also, Grandparents Raising Grandchildren have entered into a three year lease with the city and have moved in. The Redevelopment Office will also be moved to this location at a later date. He also reported that the City recently received a \$5,000 donation from Brighthouse Networks to be applied toward the community resource center at the former police station as well. Representative Crissafulli was quite instrumental in encouraging Brighthouse Networks to work with the City on this project.

Duane Daski was welcomed to the Commission at this time in the meeting.

5. UNFINISHED BUSINESS

A. Update to Community Development Plan
(Andre Anderson, Planning Design Group)

Andre Anderson, Planning Design Group, gave a brief presentation to the Commission on the necessary updates to be made to the Community Development Plan.

Sub Area 1: Expansion of Florida Avenue District-Increase it by 232 acres on the west side of U. S. 1, also increase it by 19 acres south of the hospital. The lack of sidewalks in certain areas on Florida Avenue needs to be addressed as well.

Sub Area 2: Make necessary changes to the plan-Where the Police Station now sits used to be zoned residential which is no longer the case (this needs to be changed). Further to the north and east Southwoods office park needs to be addressed and the relocation of the Public Work facilities still need to be addressed as well. The library notation needs to be removed,. There is no parallel road running on the railroad although it is reflected that way on the map. Town Center-concerned whether a city of this size would be able to support this amount of commercial, may want to resize the area.

Sub Area 3: Brackenwood Subdivison is in an area that was previously listed as industrial (this will need to be corrected). There are areas that may be developed in the future.

Sub Area 4: Deletion of Augusta Trace Subdivision. Twenty-six Acres are to be removed from the CRA. Improvements to the roadways are proposed.

There are proposals to readdress the stormwater on Murrell and Barnes at the shopping Center (Winn Dixie), see Item 4 (A) 6. Also the addition of a medical hub in the Florida Avenue area was discussed. Additional public feedback is necessary. The next step would be to schedule a public input workshop to discuss the focus area and the goals and objectives.

Mr. Daski was sworn in by the Commission Attorney at this time in the meeting.

6. CONSENT BUSINESS – None.

7. NEW BUSINESS

A. Discussion: Selection of Date for Workshop on CRA Fundamentals

Ms. Nicholas stated it would be necessary to hold a brief workshop to familiarize the new Commissioners with the work to be accomplished and basic fundamentals of the Commission. Also a refresher course on the Sunshine Laws would be necessary. City Manager McKnight advised that the meeting should be held at City Hall and the Attorney also advised the meeting needed to be recorded as well. Commissioners were advised to email Ms. Nicholas the dates that they might be available. She would coordinate a time and get back with the Commissioners.

B. Discussion: Amendment to Facade Grant Application – Remove Licensed Contractor Requirement

Ms. Nicholas indicated that it has become evident by conversations held with small business owners that hiring a licensed contractor to make façade improvements creates a financial hardship on them. Ms. Nicholas stated that the option of Owner/Builder Agreement would be offered (the plans still have to be approved by the Building Official or his representative, permit has to be issued, and the project has to be reviewed prior to the end of the project prior to final approval being given). If the owner does the work themselves materials and engineering would be paid at 100%, otherwise at 50% if a General Contractor is used.

Motion by Commissioner Salaro, seconded by Commissioner Forbes, the Commission moved to accept staff recommendations (in concept) to the Facade Application with a revised application to be brought back to the Commission for approval at the next meeting. Motion passed unanimously.

C. Discussion: Farmers Market Proposal

City Manager McKnight stated he had been approached by Mr. Hendry to enter into another contract for the Farmers Market. City Manager McKnight also indicated there are plans to move the market to the old Police Station site and change the day to Wednesday (this would occur in February), and plans are to have the hours to change as well (from 9:00 a.m. to 4:00 p.m.). The City would have final approval of the vendors and Mr. Hendry has indicated that he would be willing to do all advertising.

It was advised that the contract be written for a yearly basis, to be revisited at that time, and revised as necessary.

Motion of Commissioner Daski, seconded by Commissioner Cardone, to accept the staff recommendations for the Farmer's Market Agreement and enter into the contract with Mr. Hendry. Motion passed unanimously.

8. REPORTS FROM COMMISSIONERS

Commissioner Forbes inquired about previous brownfield designations. City Manager McKnight gave a brief history of the brownfield designations that the City had been involved in. He also informed the Commission that he and members from his church would be on a mission trip to Haiti (with students from Kennedy Middle School) and he would miss the upcoming art show.

Commissioner Salorio questioned when the Wendy's Wall will be built. City Manager McKnight informed him that it will be completed as part of the Barnes Boulevard project.

Chairman Zeszutko stated he recently had gone on a tour of the Redevelopment Area with Ms. Nicholas and Planning Director Griffin. He suggested it might be a wise idea to develop a fact sheet for the Commission, list accomplishments, etc.

City Manager McKnight stated it was his understanding that the County Economic Development Commission will have a meeting on March 22, 2012 where the local CRA's will be allowed to make a presentation to the County Commission. Ms. Nicholas is already working on a presentation that will highlight everything that has been accomplished by the CRA since it has been established.

City Manager McKnight also reminded Commission members of the upcoming Art and Craft Show on February 4 and February 5, 2012.

9. ADJOURN

There being no further business to come before the Commission, Chairman Zeszutko declared the meeting to be adjourned at 7:00 p.m.

Respectfully submitted,

Margaret L. Daly
Acting Recording Secretary

Chairman, Board of Commissioners of the
Community Redevelopment Agency