



MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS
Meeting Minutes August 30, 2018 – 2:00 PM

MEMBERS PRESENT

Wendy Ellis, Chairman
Eddie Lebron, Vice Chairman
Andy Barber
Marcus Herman
Tom Vani
Patty Stratton
Chris Cook

MEMBERS ABSENT

AGENCY STAFF

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

GUESTS

Joe Mayer, Bussen-Mayer Engineering Group
Larry & Suzanne Lallo
John Denninghoff, Assistant County Manager
Liz Alward

CALL TO ORDER AND ROLL CALL

Chairman Ellis called the meeting to order and Ms. Hurren completed a roll call of the Board Members.

PUBLIC COMMENT/ANNOUNCEMENTS

There were no public comments/announcements.

I. Consent Agenda

Board Member Vani made a motion to approve the Meeting Minutes from June 28, 2018 and July 24, 2018. The motion was seconded by Board Member Herman and passed unanimously.

II. Commercial Façade Grants: None

III. Development Presentations:

A. Water's Edge Dermatology Site Plan; Merritt 1730, LLC; Joe Mayer, P.E.:
Mr. Mayer appeared before the Board representing Water's Edge Dermatology Site Plan. Mr. Mayer explained this 1.15 acre property for this build has been vacant for 10 years. The proposed development consists of a single story-5,000 s.f. building to be used for a dermatology office with associated pavement parking areas, sidewalk, landscape and retention



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areas and removal of the billboard. Land Development Manager Thurman stated she believes that MIRA's goals and visions are supported by this project.

Board Member Barber made a motion to recommend approval of the Water's Edge Dermatology Site Plan in compliance with MIRA's goals. The motion was seconded by Board Member Vani and the motion was unanimously approved.

IV. Old Business:

A. Pepper Busting - Universal Contracting & Construction, Inc. – Land Development Manager Thurman explained to the Board the contract for the pepper busting presented a few complications and in order to proceed, Attorney Schverak was asked for her opinion. Attorney Schverak explained to the Board when she first received the contract she believed it was for review and in the review she realized there were maintenance obligations. MIRA is a unique entity and has overlapping maintenance agreements between the State & County and the State & MIRA. Attorney Schverak suggested any future MIRA contracts should be coordinated with Public Works and the Purchasing Dept. Attorney Schverak stated the County agreements with the vendors underlies the quotes.

Chairman Ellis said she feels Ms. Thurman could go back to the County's 2 vendors for quotes; Board Member Lebron and Vani agreed. Board Member Barber stated both vendors were contacted and only Universal responded. Board Member Vani questioned the cost of having the trash picked up. Chairman Ellis felt the Board should wait to see just how much trash was actually at the site before getting a quote; Chairman Ellis and Land Development Thurman are authorized to approve up to \$10,000. Board Member Herman stated he wouldn't be happy if \$10,000 is spent. Board Member Lebron recommended getting quotes based on market value. It was shared that Option 3 can be used through November 20, 2019 and is compatible with the County but the maintenance would have to go out for bid.

Board Member Herman made a motion to approve the original contract with a caveat the Board will come back with a maintenance contract for consideration and approval. Seconded by Board Member Vani. Discussion brought by Board Member Barber. Board Member Herman rescinded his previous motion and Board Member Vani rescinded his second.

Board Member Barber made a motion to proceed with Option #3 using it as a basis with any additional language to be approved by MIRA's Attorney; seconded by Board Member Vani. The motion was passed 5-1; Board Member Herman voting no.

Board Member Lebron made a motion to authorize MIRA's Land Development Manager Thurman to seek out a vendor to pick up trash at the Pepper Busting site at market value not to exceed \$10,000; seconded by Board Member Stratton. Discussion. The motion was passed 5-1; Board Member Herman voting no.



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B. Signage & Wayfinding Master Plan Proposal – DRMP. Chairman Ellis requested this item be tabled until the next meeting.

Board Member Vani made a motion to table the Signage & Wayfinding Master Plan Proposal to the December 13th meeting; seconded by Board Member Lebron and the motion was passed unanimously.

C. Bus Shelter Proposal – DRMP. Chairman Ellis stated that Assistant County Manager Denninghoff is comfortable with the DRMP proposal for the conceptual layout, design, and permitting of 5 bus shelters to be located along S.R. 3.

Board Member Herman made a motion to approve the DRMP Contract for the layout, design, and permitting of 5 bus shelters. Seconded by Board Member Lebron and the motion passed unanimously.

V. New Business:

A. 450 E. Merritt Island Causeway (Medical Pavilion) tree removal request in right-of-way: Land Development Manager Thurman stated she had received a call from the new medical facility property owner on S.R. 520 complaining the palm trees in the right-of-way needed to be trimmed or cut down as the tenant's new sign was not readily visible because of the trees. Ms. Thurman explained the palms were on FDOT property and if an approval were obtained to move/remove the trees it would be extremely expensive and the buffer would be lost. Ms. Thurman recommended the owner return to the County and request a waiver to raise the sign up.

Board Member Vani made a motion to table this item for tree moving/removing. Seconded by Board Member Lebron and the motion passed unanimously.

B. Inter-local Cone Road Agreement with Public Works – Grant Time Extension Approval: Land Development Manager informed the Board the 6 hour trip to Palatka with Assistant County Manager John Denninghoff and Andy Holmes from the Public Works Department was successful in obtaining an extension until 2020 for the SJRWMD Cost Share Grant.

Board Member Barber made a motion to approve the grant extension. Seconded by Board Member Herman and the motion passed unanimously.

C. S.R. 520 New Median Construction; Susan Hall Landscape Architecture: Land Development Manager Thurman presented a proposal from Susan Hall Landscape Architecture for the construction monitoring of the S.R. 520 FDOT median installs and for making application to the State for a landscape grant.



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Board Member Vani made a motion to approve the proposal and authorization for Susan Hall to make application to the State for a landscape grant. Seconded by Board Member Lebron and the motion passed unanimously.

The Board discussed the bus shelters scheduled within the FDOT construction area; FDOT will be installing the pads and lighting for the bus shelters. Chairman Ellis indicated agreements were needed with Space Coast Area Transit and the County.

D. Stan Mayfield Working Waterfront – Griffis Landing; Grant Modification: Land Development Manager Thurman shared with the Board there is \$4.2 million available in the Stan Mayfield Working Waterfront Grant. Ms. Thurman is proposing to acquire 3 parcels to the Griffis Landing Working Waterfront Project, which will require a modification of the original award to the Merritt Island Redevelopment Agency. Matt Culver, NRMO, has obtained a free grant writer. Land Development Thurman requested the Board for permission to apply for the grant.

Board Member Herman made a motion to authorize Ms. Thurman to move ahead with a grant application to the Stan Mayfield Working Waterfront and the modification of the original grant. Also, authorizing Ms. Thurman to have authorization to spend up to \$10,000 on extra costs. Seconded by Board Member Vani and the motion passed unanimously.

Board Member Barber shared with the Board the Fun Time Boating property, which is prime waterfront and a great piece of property, is available for \$2.5 million. Land Development Manager Thurman is to investigate.

VI. Board Reports and Presentations:

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 they need to set-up another meeting.

Ms. Thurman continued the UHaul Site Plan was approved with MIRA's conditions. The Merritt Square Mall has become very frustrating as you can't get to a person to make a contact and the Mall has a 3-4 party agreements.

Eddie Lebron, Vice Chairman – Thank you to Larry Lallo, Wendy Ellis, & Cindy Thurman for all they do.

Andy Barber, Board Member – Thank you to Liz Alward.

Chris Cook, Board Member –



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Tom Vani, Board Member – Ditto to what Board Member Lebron said. He went to Home Depot and noticed the rental equipment in the parking lot.

Marcus Herman, Board Member – Thank you, Liz

Patricia Stratton, Board Member – No report

Wendy Ellis, Chairman – No report

A motion was made by Board Member Barber to adjourn the meeting at 4:00 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.