

The Community Redevelopment Agency of the City of Titusville, Florida met in regular session in the Council Chamber of City Hall, 555 South Washington Avenue, on Tuesday, February 10, 2004 beginning at 5:30 p.m.

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Present were Chairman Ron Swank, Vice-Chairman Ken Ward and CRA members Greg Aker, Jim Ball, Chris Broom, and Conrad Eigenmann. Also in attendance were CRA Executive Director Tom Harmer and CRA Attorney Dwight Severs. Member Jeff Rainey was absent.

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Chairman Swank called the meeting to order at 5:34 p.m. The entire assembly recited the Pledge of Allegiance to the Flag.

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The first matter of business was approval of minutes of the regular meeting January 13, 2004. Member Broome moved to approve the minutes as submitted. Member Aker seconded the motion and it passed unanimously.

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Old Business – CRA acknowledged receipt of the written report that updated ongoing projects and grants.

Executive Director Harmer gave CRA the initial monthly report from Nora Drown, Downtown Coordinator. Chamber of Commerce President, Marsha Gaedcke reported the Chamber of Commerce held its initial Downtown Community Committee meeting and attendance was favorable. Member Ball reported he had attended the meeting and felt there was a good turn out. Downtown Coordinator Nora Drown introduced herself to the CRA. Member Broome asked her what she felt had to happen to improve the downtown district. Mrs. Drown replied that curb appeal had to improve and was confident it would improve through planned projects for the future.

Member Ball reported that merchants of the downtown district were not aware of the planned reconstruction project of U.S. Highway One through the downtown district. He requested that Public Works Director, Jim Herron provide as much notice possible on project details to the downtown merchants. Executive Director Harmer felt that Mr. Herron and a representative of the Florida Department of Transportation be invited to the next CRA meeting to discuss project schedules. Member Aker was open for discussion with the Department of Transportation on traffic calming and traffic flow through the downtown district during the construction project. Chairman Swank felt Mrs. Drown as Downtown Coordinator was a good candidate to coordinate project information flow with downtown area merchants. Chairman Swank and Member Aker then discussed possible options for redirecting traffic through downtown during the construction project. Vice-Chairman Ward referred to the on-going Garden Street repaving project and felt that the Department of Transportation should be encouraged to perform more work at night to lesson impacts on traffic and the downtown businesses. Chairman Swank asked for clarification on the repaving process used on the Garden Street repaving project. Executive Director Harmer

described the mandatory waiting period between phases of the project and asked for CRA direction on how to approach to the Department of Transportation.

Member Broome moved to request the Department of Transportation study different traffic redirection options through the downtown during the reconstruction project. Member Aker seconded the motion. Chairman Swank recommended downtown merchants be contacted as to the progress of the project. Member Broome amended his motion to add, obtaining at least 50% approval of the downtown merchants on the redirection plan selected for use. Member Akers' second held and the motion passed unanimously.

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Executive Director Harmer then reviewed and highlighted other downtown projects as follows:

- A. Redevelopment Plan Update – The supplement would go to City Council on February 24, 2004.
- B. Harbor Pointe – Building plans were received February 2, 2004 for staff review.
- C. Downtown Parking Lot – A company contacted the City for possible purchase of the downtown parking lot and was interested in moving to an area in the downtown district. Vice-Chairman Ward felt the downtown was in need of parking and reference receipt of \$50,000 for landscape improvements for the area. Member Aker wanted to move forward and asked if County Parks and Recreation funds would be forfeited if a public/private venture were entered into. Executive Director Harmer felt funds would be in jeopardy. All members of CRA felt the downtown parking area should be utilized for parking.
Member Aker moved that CRA finalize a decision on the utilization of the downtown parking lot at its next meeting on March 9, 2004. Member Ball seconded the motion and it passed unanimously. Executive Director Harmer clarified that staff would encourage the business to seek an alternate site.
- D. Downtown Parking and Circulation – CRA was given a letter from Florida Department of Transportation District Traffic Operations Engineer, Mr. Fred Ferrell that acknowledged receipt of the CRA's revised signage and pavement marking plan for northbound U.S. Highway One through the downtown district. Mr. Ferrell had no objections to the proposed layout as submitted and the requested plan changes would be implemented in the future resurfacing project. Executive Director Harmer reported that \$15,000 was received from the Deland Department of Transportation office for downtown striping but the permit had not been received.
- E. Downtown Commons Clean Up Project
- F. Titusville Playhouse Mural – CRA was provided draft murals being considered for the east façade of the building as an informational item. CRA was informed that staff would review and issue an administrative permit in the near future.
- G. Façade Improvements for 317 and 319 South Washington Avenue – Owners requested funding from Community Development Block Grants. The state had approved requested renovations.

Member Ball felt the building was an important downtown structure and that the renovations were consistent with downtown building design. He then moved that CRA recommend City Council approval of the request. Vice-Chairman Ward seconded the motion that passed unanimously.

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Referendum Projects in the CRA District – CRA acknowledged receipt of the Critical Issues Update on Park Referendum Projects dated January 29, 2004. Executive Director Harmer made special mention of the referendum project that involved the pier and that a bid protest was under consideration by Brevard County that may hinder the project's timeline.

Executive Director Harmer highlighted new businesses issued licenses during the past month as the Beautiful Essence Salon and the #9 Main Street Gallery. He then announced that a new Redevelopment Specialist may be introduced at the next CRA meeting and that a tentative start date of March 1, 2004 had been agreed upon.

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Discussion of CRA Meeting Schedule – As carried forward from the January 13, 2004 meeting, Executive Director Harmer requested if CRA desired to continue on its current meeting schedule or desired to address an alternative meeting cycle. He gave CRA a calendar to review that identified all scheduled meetings of City Council, Boards, and Commissions.

Chairman Swank asked if a separate meeting date should be considered. Member Broome felt that for the remainder of the year CRA should keep its current meeting schedule. Member Aker concurred. Member Ball suggested the addition of a scheduled special meeting on a quarterly or semi-annual basis that would allow more intensive issues to be addressed. Vice-Chairman Ward agreed with Member Ball and felt that with a new Downtown Coordinator and Redevelopment Specialist such meetings would be productive. Member Aker felt a scheduled quarterly special meeting would be appropriate and Member Ball agreed. Member Broome supported an additional meeting as a vision type meeting but did not feel a scheduled meeting was appropriate. He suggested having the Downtown Coordinator assist in determining the need for additional vision type meetings.

Vice-Chairman Ward moved to request that staff address scheduling a special CRA meeting and to make recommendations to CRA. Member Broome seconded the motion and it passed unanimously.

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Member Rainey arrived at 6:09 p.m.

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Petitions and Request from the public present – Joan Wheeler asked for clarification of the northern boundary of the CRA district which was Buffalo Road. She then recommended CRA to consider parts of the City other than the downtown area and referred to street repaving. She felt the downtown was an isolated area.

Member Eigenmann thanked Mrs. Wheeler for her comments and made reference to other municipalities that had multiple CRA districts. He felt additional Redevelopment Agencies should be considered and further felt that staff should be requested to research the idea further for CRA review in the future. Chairman Swank asked Executive Director Harmer if the establishment of additional CRA districts was an issue for CRA action or City Council action. Executive Director Harmer felt City Council was the responsible body for such action.

Member Eigenmann moved to direct staff to explore other areas within the City for possible future establishment of additional CRA districts. Member Broome seconded the motion.

Member Ball agreed with Mrs. Wheeler's statement that other areas within the City was in need of a CRA district. He felt that due to state statutes requirements the movement of current CRA boundaries may result in a negative impact on the City in terms of taxes. Chairman Swank asked if it was normal to have multiple CRA districts with different CRA members. Vice-Chairman Ward supported the motion but was unclear if CRA had the authority to direct staff to explore outside the CRA district for possibilities of future establishment of additional CRA districts. He felt a separate body would be needed to oversee future establishment of additional CRAs. Member Aker supported the motion but felt Mrs. Wheeler's concerns for street repaving needs should be clarified to identify streets within the current CRA district. Executive Director Harmer felt the area addressed had old concrete streets that would require total reconstruction versus repaving.

The motion passed unanimously.

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The meeting adjourned at 6:20 p.m.