

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, March 9, 2004 beginning at 5:30 p.m.

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

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Chairman Swank called the meeting to order at 5:32 p.m. and asked for a moment of silence. The entire assembly then stood and recited the Pledge of Allegiance to the Flag.

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Approval of Minutes – Member Rainey moved to approve the minutes of the regular meeting of February 10, 2004. Member Broome seconded the motion and it passed unanimously.

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Old Business – Executive Director Harmer introduced new Redevelopment Specialist, Courtney Harris. He read from her biography and outlined her initial duties and responsibilities. Ms. Harris was excited with the opportunities that lay ahead and was happy to get started. CRA acknowledged receipt of the written update on projects and grants provided by Planning Administrator Keith Cunningham. Executive Director Harmer outlined certain items from the report as follows:

- A. Redevelopment Plan Update – Public hearing dates had been scheduled for March 17, 2004 with the Planning and Zoning Commission and March 23, 2004 with City Council.
- B. Harbor Pointe – Building permits for each building was issued in February 2004.
- C. Downtown Commons Clean Up Project – Redevelopment Specialist Courtney Harris updated CRA on discussions concerning a downtown landscape theme. She reported that critical landscaping areas, specifically in the downtown commons area, revealed dying landscaping. She then reported that she would give a presentation to the Downtown Merchants Association at its next meeting on March 31, 2004. Member Ball commended Ms. Harris on her credentials and suggested she attend all meetings of the Downtown Merchants Association.

- D. Referendum Projects in the CRA District – Public Works Director Jim Herron reported on the following referendum projects: The Pier improvements project which included lighting, sea wall improvement and construction of a concession stand, was approved by the county and the project would be completed by January 2005; the Palm Avenue project was still pending funding approval and that the funding would be reevaluated by the County in the near future and that a \$140,000 shortfall was experienced by the county. Vice-Chairman Ward asked if there had been any progress with the Marina Park project. Herron replied that due to geo-technical problems experienced in the area, no progress in the project was reported.
- E. New Businesses in the District – Executive Director Harmer announced the following businesses had opened in the downtown area: Kinberg & Associates, LLC; Pascal’s Downtown Bistro (The Old Michael’s Bistro); Aero Business Services Inc. Member Ball knew the owner of Pascal’s Downtown Bistro and felt certain that a fine dining experience would return to downtown.
- F. Executive Director Harmer reported that a request for the façade improvement project at the post office on Main Street costs less than \$50,000 and CRA approval was not required.

Downtown Parking Lot – Executive Director Harmer outlined the staff recommendation that CRA assist the Sunrise Bread Company locate an alternate site for their project and allow the property to remain a public parking lot. Brevard County representatives had confirmed that if any portion of the parking lot was sold that \$50,000 would be directed elsewhere. Executive Director Harmer further reported that future meetings with the Sunrise Bread Company was being scheduled and that due to a change in time lines Sunrise no longer felt pressure to proceed with the purchase of the parking lot property. Vice-Chairman Ward concurred with staff’s recommendation to move on and felt the downtown area looked good and the parking was needed.

Vice-Chairman Ward moved to move forward with parking and landscaping in the downtown area. Member Rainey seconded the motion. Member Aker concurred with the staff recommendation but was concerned with the use of the parking lot for activities that may be incompatible with a business. The motion passed unanimously.

Executive Director Harmer reported that he would notify Brevard County Parks and Recreation and would reexamine the final design details of the parking lot landscaping and striping and that he would bring back recommendations to CRA for consideration.

Member Broome asked if any additional parking was available in the downtown area. Executive Director Harmer replied that the Harbor Pointe project would possibly add additional spaces in the future but the courthouse area provided limited parking. Member Broome felt additional downtown parking was needed. Member Aker felt \$50,000 was not enough to fund all the design and parking improvements and mentioned a canopy system in the downtown area that would not affect parking. Vice-Chairman Ward asked if the county was willing to assist in repaving in the courthouse area. Executive Director Harmer reported the county was still reviewing and evaluating possibilities.

New Business – Public Works Director Jim Herron reported the receipt of the Department of Transportation permit for the Traffic Calming Plan and that traffic striping improvements would begin Thursday, March 11, 2004.

Chairman Swank recommended that a monthly report by the Downtown Coordinator be placed on the agenda. CRA concurred with the recommendation.

Downtown Coordinator Nora Drown reported to CRA the results of a survey given to downtown businesses and residents that concerned relocating U.S. Highway One through the downtown area. Results of the survey revealed that approximately 50% of those surveyed felt U.S. Highway One should be redirected around the downtown area. Ms. Drown felt that with no set majority either in favor of or against redirecting U.S. Highway One, no action should be taken. She then reported on the previously held Downtown Merchants Association meeting and suggestions received that ranged from traffic lights, speed enforcement, off street parking, to obstacles, etc. Member Aker asked Redevelopment Specialist Courtney Harris how she felt the downtown would be affected in U.S. Highway One was directed. Ms. Harris replied that a negative impact to the downtown merchants would be felt. Executive Director Harmer reported that the Department of Transportation was invited to discuss traffic calming alternatives in the downtown area at the next Downtown Merchants Association meeting on March 31, 2004.

Chairman Swank asked for an update on the Garden Street repaving project. Public Works Director Jim Herron reported the final level of paving would begin March 15, 2004 and would last approximately one month. He then reported that the delays felt by motorist were a result of necessary median, storm system, and guardrail improvements that was necessary to be completed prior to the final paving being accomplished.

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Petitions and Requests from the Public Present – Chamber of Commerce President, Marsha Gaecke announced the next Downtown Merchants Association meeting would be held at the First United Methodist Church on March 31, 2004. She further announced that the Florida Department of Transportation was invited to discuss traffic calming and landscaping and that a Police Department representative was invited to address enforcement questions. She wanted to be a communications link between the Chamber of Commerce, City, and Downtown Merchants.

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The meeting adjourned at 6:11 p.m.