

Community Redevelopment Agency
Regular Meeting
September 9, 2003

The Community Redevelopment Agency (CRA) met in regular session on Tuesday, September 9, 2003 in the Council Chamber of City Hall, 555 South Washington Avenue, Titusville, Florida.

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Chairman Ron Swank called the meeting to order at 5:30 p.m. Present were members Gregg Aker, Jim Ball, Conrad Eigenmann, and Chris Broome. Also present were CRA Executive Director Tom Harmer, City/CRA Attorney Dwight Severs, Community Development Director Roy Crawford, and Redevelopment Specialist Wes Hoaglund. Absent were Vice-Chairman Jeff Rainey and member Ken Ward due to employment conflicts.

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Chairman Swank asked for a moment of silence. The entire assembly stood to recite the Pledge of Allegiance to the Flag.

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The first item of business was the approval of minutes from the August 12, 2003 CRA meeting. Member Broome moved to approve the minutes as submitted. Member Ball seconded the motion. The motion carried unanimously.

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Old Business Executive Director Harmer presented an update on projects and grants. The followings items were highlighted: Redevelopment Plan Update; Harbor Pointe; the Downtown Parking Lot and the follow-up meeting with Sunrise Bread Company; Downtown parking and circulation; and the 2003/2004 CRA Budget. It was announced that the A. Max Brewer Bridge was accepted as a state bridge by the Florida Department of Transportation

The following Referendum Projects in the CRA District were also highlighted: the Space Walk of Fame; the Veterans Memorial Pier; and the North Brevard Parks and Recreation Commission meeting agenda for September 11, 2003 was distributed and noted that an updated design for Marina Park was to be considered.

Chairman Swank noted changes Brevard County has made in parking at Marina Park. Member Eigenmann asked when funding from the referendum would be available. Director Harmer said funding may be phased in, however, a total budget had not initially been received from the County. Member Eigenmann was concerned about the cost of the project being unknown at the County level and wanted an idea of how the funding would be phased in. Director Harmer said that the County may know the specific budget information but the City does not know. Chairman Swank said the Marina Park project couldn't occur until after the Chain of Lakes Project is completed. Member Eigenmann did not understand why the County experts could not tell the City how much the Marina Park project would cost and requested he be given the cost of the project. Member Broome agreed with and supports Member Eigenmann and felt the more planners tweak plans, the more it costs the voters/citizens. Member Broome also felt that the

School Board is pushing a tax increase to pay for this project and felt the focus must go to the citizens.

Member Broome moved to have the County provide the City a total cost for the Marina Park Concept. Member Eigenmann seconded the motion. The motion passed unanimously.

Chairman Swank restated that the Chain of Lakes project, north of Parrish Medical Center, would delay the Marina Park project. Member Broome disagreed but accepted Chairman Swank's point. Director Harmer stated that the Chain of Lakes project was scheduled for completion in 2004 and reported that the County may have over planned and over budgeted these projects and clarified for CRA that having the County report the costs of these projects to the City will be requested. Member Eigenmann said that there were safety concerns with the Chain of Lakes project that nobody appeared to have an issue with, especially the County, and that the Marina Park project brings up the same safety concerns. He wants the City to address these safety issues and concerns and asked who approves designs for these projects. Director Harmer replied the Professional Staff of the County, accompanied by citizen input. He further ensured Member Eigenmann that staff would scrutinize the issues.

Chairman Swank moved to have the County reply to the City addressing the safety concerns previously presented. Member Ball seconded the motion. The motion passed unanimously.

Executive Director Harmer recommended for consideration a new position titled, Downtown Coordinator, be created and funded by the CRA. The purpose of the position is to provide more direct support for the accomplishment of Downtown Improvement District concepts and projects. His recommendation included the use of \$30,000 from the reserve capital account and suggested the funds be re-appropriated, in the upcoming proposed budget, to the operating budget in a line item for contract for services. He suggested that a job description be developed along with a scope of work with the goal of implementing the position by the end of the calendar year. Member Ball spoke in support of this new proposed position, in the absence of a Downtown Improvement District, and reemphasized the importance of the coordination of activities in the downtown area. Member Broome recalled in the past, the Titusville Main Street Commission, that fell through, having a Director position. He said the Chamber of Commerce had done a good job with the downtown area and asked if taking this action was a good thing to do with the Chamber of Commerce, the current downtown merchants, and Wes Hoaglund, City Redevelopment Specialist. Chairman Swank said the position would be used to supplement the Chamber of Commerce and the City Redevelopment Specialist, Wes Hoaglund in assisting the downtown merchants get to where they can sustain themselves and felt the position would be of a short term nature. Member Ball referenced a one-time \$10,000 grant in the past that did not last long enough and felt the CRA can fund the position. Member Aker clarified the current budgeted funds for the Redevelopment Specialist being \$75,000 and his duties being more of the City nature than Redevelopment nature. Director Harmer felt a transition period may be right for an action such as this and if done then the charges can be evaluated better to determine a more proper funding process. Member Eigenmann supported the concept but did not support the creation of another entity within the City. He recommended adding the support under an existing department and agreed with Member Broome's analogy in the spirit of accountability. Chairman Swank suggested the position be operated under the auspices of the Chamber of Commerce and agreed with Member Eigenmann's recommendation, especially if the term of the position was limited. Member Aker said the Main Street Association was founded and funded with a \$10,000 grant, as stated by Member Broome previously, and supported the proposed position. Member

Ball recommended the CRA keep their options open to explore other options and/or concepts. He felt the position should not be an employee of the City and agreed with Chairman Swank's concept of the employee operating under the auspices of the Chamber of Commerce would be a wise decision. Member Ball was concerned for possible future misuse of CRA resources.

Member Eigenmann moved to allow the Executive Director to proceed with pursuing options for providing a position at a cost of \$30,000 as a Downtown Coordinator. Member Ball seconded the motion. Member Broome recommended the City learn from the previous Downtown Association failures and learn from them. The motion passed unanimously.

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New Business Executive Director Harmer reported that the Florida Redevelopment Association's "Great Cities of Florida" 2003 Annual Conference would be held October 22-24, 2003, in Tampa. He said funds are available for member attendance. Members Aker, Ball, and Eigenmann showed interest in attending.

Executive Director Harmer reported the results of a furniture survey conducted in the downtown area. He gave catalog pages with a selection of umbrellas that range in price from \$71 to \$480 each. Member Aker said that umbrellas might not be needed in all areas due to shade from trees.

Member Ball moved, referencing a flyer received in his last water bill advertising for the American Police Hall of Fame, that similar action be taken to advertise the good things happening in the downtown area and with the CRA. Director Harmer confirmed that CRA actions being City initiatives, this type of action will be possible. Member Eigenmann seconded the motion. The motion passed unanimously.

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Petitions and Requests from the Public Present - Marsha Gaedcke, Director of the Titusville Chamber of Commerce, said that the downtown area has been an initiative and that the Chamber of Commerce supports the new position and are excited to work with the City in the initiative. She thanked the CRA for their kind words. Chairman Swank said the Chamber of Commerce not only helped its members in the downtown area but also the citizens of Titusville as a whole and for the CRA he thanked her.

Lorene Shafer complimented the CRA on their decision to pursue the new position for downtown. As a prior member of Main Street Titusville, she was happy to see downtown grow.

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There being no other petitions and requests from the public present, Chairman Swank declared the meeting adjourned at 6:25 p.m.