

**MERRITT ISLAND REDEVELOPMENT AGENCY
MINUTES OF FEBRUARY 27, 2003**

Members Present: Bert Francis, II, Chairman
Sandee Natowich, Vice Chairman
Duane Watson
Bob Barranco
Mike Selig
Roddy Kring

Members Absent: Michelle Daignault-Ives

Agency Staff: Doug Robertson, Consultant
Sunny Rocheleau, Acting Temp. Executive Secretary

County Staff: Barbara Amman, Asst. County Attorney
Don Lusk, Asst. County Manager

Guests: Ann Samuels, Space Coast Press-Tribune
Paul Knittel, Merritt Island Executive Counsel
Beth Kring, Merritt Park Place
Ralph Perrone, Perrone Properties
Bryan Fulmer, Community Bank of the South
Richard Richardson, Merritt Park Place Group
Scott Nickle, Bussen-Mayer Engineering
Ozella Bowles, MIRA Beautification Board
Alice Bubeck, MIRA Beautification Board

NEXT REGULAR MEETING SCHEDULED FOR MARCH 27, 2003, 1:00 P.M., MERRITT ISLAND GOVERNMENT CENTER, 2575 N. COURTENAY PARKWAY, ROOM 205, MERRITT ISLAND.

Chairman Francis called the meeting to order. All were present except one indicated above. The minutes of the January 23, 2003 meeting were reviewed.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY BOB BARRANCO, APPROVING THE MINUTES OF THE JANUARY 23, 2003 BOARD MEETING, AS CORRECTED. MOTION PASSED UNANIMOUSLY.

Chairman Francis introduced Ms. Barbara Amman who is the new Assistant County Attorney from the County Attorney's office.

Mr. Doug Robertson preferenced Agenda Item No. 1 with a couple of things by 1st saying, Barbara Carta did have her baby girl and her name is Emily. Everyone is doing just fine.

Second, flowers were sent from the MIRA Board to the services for former Board member Dave Hawks who passed away on Feb. 16, 2003. Mr. Duane Watson was most instrumental in purchasing of the flowers and was thanked for his efforts.

Agenda Item No. 1 – Discussion/Recommendation RE: The Disposition of Crosswinds Youth Services and Brevard County Property.

Mr. Doug Robertson gave a little background saying that for literally decades, Crosswinds Youth Services had utilized both their property for youth services and a runaway shelter on Merritt Island as well as renting County property for that purpose. Crosswinds recently built their new facility in Cocoa and are now inclined to sell their old property. Their intention is to combine it with the County property which would increase the value of both properties, thereby making the parcel more saleable. The MIRA Board had been asked to assess whether or not the County property could be utilized for County purposes. Or, if in fact the County should combine it with the Crosswinds property, let them market the property and either keep the proceeds of that sale or somehow work an arrangement with Crosswinds so that the County is compensated for the appraised value of the property which is approximately \$70,000.

It was Mr. Robertson's opinion that by adding this parcel to the Crosswinds' property it would add value to both properties. It would give the Crosswinds property a SR-3 window as a result and it would also basically make the County's SR-3 property, which is only 50 ft. by 125 ft., more usable. As a stand-alone piece, the County's ability to develop this small parcel is very minimal.

Mr. Robertson then introduced Mr. Don Lusk, the Assistant County Manager who has been involved with this and who was in attendance to help answer any questions and walk the Board through the County's policy regarding the disposition of public properties.

The County's opinion is that if there were a public use for this property, extensive rehab would have to be made on the existing building. County Code states that if it costs more than 50% of the appraised value of the property to improve it, then the property needs to be brought up to current County Code. In this case, Mr. Robertson believed that it was almost not economically feasible due to the poor condition of the property.

Mr. Robertson then brought up the option of historical value. If the property could be designated historical, then some of the code requirements could be either waived or become more flexible.

From a redevelopment stand point, there is a policy in MIRA'S plan that talks about encouraging assemblage of property for further use. This would be consistent with MIRA'S plan. Bennett Auto Parts building, which is on SR-3 adjacent to the County building, is currently vacant. This offers the opportunity of redevelopment and consolidation with the County's parcel, which has a real redevelopment potential.

Crosswinds had originally requested that the County donate the property to them, allow Crosswinds to sell it with their land and then retain all of the money. Mr. Lusk explained that the County does not donate County real property to anyone. There were a few exceptions though. One being that in the past, the County has donated to not-for-profit agencies that were doing services for the County that County would ordinarily be responsible for. Generally, what the County has is a reverter clause that states if the agency ceases to do the function which the County allowed them to use it for, then the property reverts back to the

County. Mr. Lusk stated that he had not yet had an opportunity for the County Attorney's office to look over Crosswinds request.

Chairman Francis asked if there was any policy for highest and best use of County property. Mr. Lusk answered that the policy doesn't address that. Mr. Mike Selig reminded the Board that the County had been leasing this property to Crosswinds at \$1.00 per year for many years now.

Mrs. Sandee Natowich addressed Mr. Robertson's option of historical value. Mrs. Natowich felt that from the Brevard Heritage Council's stand point the building unfortunately is not historic. Buildings have to be in the 50 years or older area or that something of historic nature transpired on the property to even be considered of significant historic value. Mrs. Natowich stated that at one time it was the 1st library on Merritt Island before the new library was built by the Friends Of the Merritt Island Library. Whether this would be considered historic enough to preserve the building Mrs. Natowich was not sure but felt from Brevard Heritage Council's viewpoint, it would most probably not be because it's architecture was not representative of any typical structural design or Florida historic architecture.

The Board then asked what plan the County has regarding County owned buildings? Mr. Lusk said this was something new to the County Manager's office. He did not know what Crosswinds plans were so the County Manager's Board had no plans at this point. Most of the County Manager's Board members don't even know it exists other than they know Crosswinds used to park on the property.

Mr. Mike Selig asked that if the County did retain the property and the property were to be sold, where would the proceeds go? Would they go into the general fund? Would they come to the Redevelopment Agency or just where would the funds go? Mr. Lusk stated the funds would go back into the general fund unless they were owned by solid waste or another agency.

Mr. Robertson declared that this item requires MIRA Board action in that it was to give the Board of County Commissioners a recommendation as to how the MIRA Board felt the property should be disposed of or retained. Mr. Robertson asked Mr. Lusk if he had occasion to talk with the Crosswinds people about timing and how critical it was to make a decision at this meeting or could MIRA'S Board get a few more weeks to ponder this. Mr. Lusk replied that Crosswinds had given them a timeline when they gave the County the question so it was his understanding that they were in somewhat of a hurry because Crosswinds would like to get their property sold. Mr. Lusk did not see a problem with the MIRA Board getting 30 more days because the issue still had to go before the full Board of County Commissioners and a lot of work had yet to be done.

When asked her opinion, Assistant County Attorney Barbara Amman stated that Brevard County has to sell County property according to the rules that have been set up for disposal of real property. Crosswinds request does not comply with those rules so it would be hard to combine the properties. Referring to the issue of donating the property to Crosswinds, Attorney Amman said the County probably couldn't give it to them, as they probably don't meet any of the exceptions. Crosswinds want the County to give the property to them then retain the proceeds with no reverter clause, which is completely against County policy. Attorney Amman declared it looked like the County was locked out of the giving end, and selling in conjunction with Crosswinds' piece of property could be complicated if it was even possible because County property must be sold pursuant to the Board's rules.

Mr. Robertson said that if the County decides they don't want to marry this property with Crosswinds, then it opens up another opportunity to structure it in such a way that MIRA could achieve their goals with an RFP.

Many suggestions from the Board Members were put forth as to various ways this piece of property could be utilized such as selling it simultaneously with Crosswinds; by joining all the properties in an auction style sealed bid; by Crosswinds donating their property to the County with the stipulation Crosswinds gets a percentage of the proceeds which is just the opposite of what they have asked for. Attorney Amman said most of the suggestions would require some sort of contractual arrangement and Board approval so it was not as simple as it seemed.

The conclusion of the Board was that MIRA could only make a recommendation because the County would do what it had to do according to its policy.

Mr. Lusk then stated that Commissioner Pritchard was looking for some guidance as to what the MIRA Board would like to see happen with the property assuming there were no rules.

MOTION MADE BY MIKE SELIG, SECONDED BY DUANE WATSON, TO ADVISE CROSSWINDS OF ALL THE PROBLEMS THAT ARE RELATED TO THIS PROPERTY AND TO MAKE A RECOMMENDATION TO COMMISSIONER PRITCHARD AS TO HOW MIRA WOULD LIKE TO SEE THIS LAND ULTIMATELY PACKAGED WITH OTHER PARCELS AROUND IT. MOTION PASSED UNANIMOUSLY.

Agenda Item No. 2 – Review and Recommendation for Approval of the Site Plan for the Merritt Square Mall Indoor Theater Expansion

Mr. Scott Nickle, Vice President of the Engineering Department for Bussen-Mayer Engineering Group stated that the Merritt Square Mall in conjunction with Cobb Theaters is to build a 16-screen stadium seating theater expansion with about a 3,000 seat capacity. What will occur before that is the demolishing of the existing indoor theaters. The old theater has 1,500 seats so there will be an increase of 1,500 additional seats. In conjunction with the theater expansion there will be some minor parking and row island reconstruction, some infrastructure improvements and landscaping to compliment the theater expansion. They have already submitted engineering plans to Brevard County and received staff comments from the Land Development Department, Zoning and all of the appropriate reviewing departments. All the comments they had received so far were very minor. They did not foresee any problems at this point in getting their site plan approved. Merritt Square Mall planned to re-submit their plans to the County within the next two weeks and expect getting site plan approval a couple of weeks thereafter.

Because of some lease restrictions that the Mall has between the major anchor tenants, they are shifting the whole building approximately 15 ft. to the North in order to stay within the leasing confines. The shift back will not cause any major architectural changes.

Mr. Mike Selig asked whether the drop-off area was going to be covered. Mr. Nickle stated that particular question was still under discussion. There had been talk about expanding the proposed canopy out to the drop-off area but he did not know what the status was at present.

Mr. Bert Francis asked about the size of the drop-off island in regards to stacking. Mr. Nickle commented that it was being made 20' wide to handle two lanes of one-way traffic easily. Mrs. Natowich asked whether the island itself had to be as large as it was and Mr. Nickle pointed out that the drive isle was intentionally being made only 20' wide so it would be one-way traffic for just exactly the stacking reason.

Mrs. Natowich asked about the parking capacity and Mr. Nickle stated that to the southwest and the south the combined number of parking spaces was approximately 761.

MOTION MADE BY DUANE WATSON, SECONDED BY RODDY KRING, APPROVING THE SITE PLAN SUBJECT TO THE SITE PLAN MEETING ALL BEVARD COUNTY LAND DEVELOPMENT REGULATIONS AND MIRA GOALS AND OBJECTIVES. MOTION PASSED UNANIMOUSLY.

Agenda Item No. 3 – Request for “Welcome To Merritt Island” Signs on the Merritt Island Causeway (SR520).

Mr. Doug Robertson reminded the Board that MIRA had talked about “Welcome To Merritt Island” signs a year or so ago and had gone as far as coordinating with the Public Works Department and Traffic Engineering to see what MIRA had to do to meet DOT criteria. Mr. Robertson had worked closely in the past with Mr. Dick Thompson, County Traffic Engineer, dealing with the design requirements in the DOT right of way. Mr. Thompson had wanted to see some type of signage put up in the area too. Mr. Robertson pointed out that two things had happened and they were:

- 1) The signs were going to cost more than MIRA had anticipated and
- 2) The construction was about to begin on the bridge.

At the time MIRA’S budget was strapped. MIRA had been borrowing money to finish The Merritt Park Place Project and eventually the whole discussion kind of fell by the wayside. Mr. Paul V. Knittel, President of Merritt Island Executive Council called MIRA about signage, as he was desirous of bringing this topic back to the table. Mr. Robertson then passed a picture around to the Board showing the Merritt Island sign that was on the West side coming from Cocoa Beach into Merritt Island. Mr. Knittel mentioned that he had never been aware of this sign until someone had pointed it out to him.

Mr. Knittel explained that the Merritt Island Executive Council was an association of homeowner associations. For that reason Mr. Knittel said he was trying to get them to adopt the name “Merritt Island Homeowner’s Associations” instead so that the name would mean something. They are not funded by the County or any other group except the member associations pays them \$15.00 a year per association. The Council’s big accomplishment each year is the Christmas Parade paying the \$500 prize money to the various people who participate in the parade. They meet on the second Monday of each month at the Merritt Island Library and Mr. Knittel extended an invitation to the MIRA Board to attend a meeting.

What brought Mr. Knittel’s attention to signage was the “Welcome to Cape Canaveral” sign that the Port Authority graciously built for Cape Canaveral. Mr. Knittel suggested having a sign that says “Welcome To Merritt Island. The Largest Unincorporated City in Brevard County”. He felt that people should know that Merritt Island was functioning as a city on a County level. Mr. Knittel had noticed Commissioner Pritchard’s sign and had been thinking of approaching the County to fund similar signage and putting the byline “Merritt Island Executive Council” on it as a means of getting more members and more participation in his association.

It was noted that Kiwanis had approached the Board some time back for a sign project with their logo on it and that Kiwanis would try to raise the funds but that did not happen.

Mr. Watson suggested mentioning “Home of the Kennedy Space Center” on the signage or having a place on the side of the signs for all the clubs to have their own little plaques. Mrs. Natowich stated the plaques had been discussed at earlier meetings and it was felt that cars traveling 45 miles per hour would not be able to read the signs at that speed so that idea also fell by the wayside. Mrs. Natowich questioned whether it was financially feasible and who would underwrite it would be another story.

Mrs. Ozella Bowles mentioned that sometime back Mr. Mike Schenker had given a presentation and thought that maybe he would be happy to take the issue on and see about getting people interested.

Chairman Francis stated that this is an item that had come up before to both the MIRA Board and the Beautification Committee. Mr. Robertson expressed that both Boards were in agreement that there was a need for signs especially on the east side and he offered to pick up the ball again, find out what the cost of the Cape Canaveral sign was or look further into costs. Mr. Robertson felt that if the clubs were approached in the right way, they should or would do it as a community service.

Mr. Duane Watson suggested contacting Congressman Welden and asking him if there were any federal programs whereby MIRA might be able to get a grant, as they may be aware of something we are not. It was suggested that a grant might also help MIRA put several signs up if the Space Center were mentioned. Chairman Francis added that FDOT might also know where some monies are.

Mrs. Sandee Natowich reminded the Board that the press was in attendance at the meeting and it would be nice if their reporter could include the fact that MIRA might even consider donations from the public to make this program work.

Chairman Francis requested that Mr. Doug Robertson look at several prices, get some better ideas on cost, discuss with the Beautification Committee what their input would be and contact some of the civic groups to look at the aspect of it, then come back to the Board next month with recommendations.

Mr. Robertson then passed around some pictures that Mr. Duane Watson had taken. The pictures of the palm trees on either side of crossing the Hubert Humphrey Bridge showed the esthetic problems around the area where MIRA would want to put signs and that the palms looked terrible because of all of their dead fronds. Mrs. Natowich explained that these particular palms were called Washingtonian Robuses or as the old-timers called them "Petticoat" palms. The dead fronds hanging down looked like petticoats, hence the name, and would fall off eventually. As the trees stand now, that is what they would look like in the wild so the dead fronds were natural (not overgrowth). Mrs. Natowich did express her concern though that because the trees were very near a main thoroughfare and if someone did flip a cigarette out and it got in there, it could be a fire hazard. Mrs. Natowich stated she had no problem with "taking off the brown" but she was concerned when people start "trimming" palm trees as they usually over trim them and do damage to the trees.

Mr. Watson then asked if the County had a work force that could help the Committee. Mrs. Natowich responded by saying the County does maintain the trees but on this particular palm, County policy is not to take off the brown. Mr. Robertson said he would contact Mr. Loren Rapport who deals with County's landscape public right of way maintenance and get his input on the subject of the trees then bring it to the next Beautification Committee meeting for discussion.

Mr. Watson then asked what was the situation with the pepper trees on SR-520. Mrs. Natowich replied that the Committee had actually gotten out there and done a pepper tree bust themselves, with the help of Mr. Dick Van Epp who worked with them on the type of chemicals needed. The pepper tree bust was done in conjunction with volunteers from the Chamber of Commerce.

The second picture that was passed around showed trash strewn on the ground by a bench area. Mr. Duane Watson felt there should have been at least a trash receptacle there for people to put their trash

in instead of throwing it on the ground. Mrs. Ozella Bowles said the area in question would be cleaned up during the Trash Bash scheduled for April 19, 2003.

Chairman Frances suggested referring these issues to Beautification.

Agenda Item No. 4 – Site Plan Review & Recommendation RE: Addition to the Community Bank of the South

Chairman Bert Francis filed a Conflict of Interest form for this item. Mr. Bryan Fulmer of the Community Bank of the South stood in place of Mr. William Starmer, the bank's President. Mr. Fulmer stated he had no presentation but was there to answer any questions the Board might have. Chairman Frances asked how many square feet were being added. Mr. Fulmer responded that there would be a little over 1000 square feet, 1060sf to be exact, which would consist of three (3) offices and a workroom area. Mr. Robertson asked if any parking were being added and Mr. Fulmer stated that no parking was being added nor were they loosing any parking. Mr. Fulmer added that Community Bank was meeting all County codes. The Board felt the bank had been an asset to the community and was a good project. Mr. Fulmer reminded the Board that the addition was part of the original site plan and that nothing new had been added since then.

MOTION MADE BY DUANE WATSON, SECONDED BY RODDY KRING, APPROVING THE SITE PLAN SUBJECT TO THE SITE PLAN MEETING ALL BEVARD COUNTY LAND DEVELOPMENT REGULATIONS AND MIRA GOALS AND OBJECTIVES. MOTION PASSED UNANIMOUSLY.

Agenda Item No. 5 - Land Development Code Violations & Code Enforcement Within the Redevelopment Area

Mr. Doug Robertson stated that this agenda item had been discussed at the Beautification Committee meeting on Feb. 20 and thanked Mrs. Sandee Natowich for arranging the discussions. Mr. Robertson also thanked MIRA Board members Mr. Bob Barranco, Mr. Duane Watson and Mr. Bert Francis for having attended the Beautification Committee meeting.

Mr. Robertson went on to say that MIRA has almost completed Phase II of Merritt Park Place and is very proud of that project. He suggested that Mira might now want to reconsider focusing back on SR-520 and look at some of the strip centers, some of the economically obsolescent buildings and see what could be done in those areas to improve it. Six or eight specific areas had been targeted at last months meeting. MIRA has three tools to use that could make a change in those areas and they are:

- 1) A Façade Improvement Program whereby buildings could potentially be made to look better if this program were marketed a little bit more aggressively and more people were encouraged to take advantage of the program.
- 2) MIRA has the ability to purchase property. Most of the acquisitions could be in the form of acquiring properties for regional storm water retention facilities so that any new project wouldn't have to meet that test and more area could be provided for redevelopment. This important tool could be used to remove some old buildings and put some new buildings in.

- 3) The tool of Code Enforcement where obviously the County has several codes which effect the aesthetics of an area whether it be illegal uses or illegal signs or zoning violations. By using this tool there is the ability to clean up the area and make the area look better.

Mr. Roberts further stated that MIRA had never really been proactive regarding code enforcement. The Beautification Committee meeting had two representatives from the County Code Enforcement Group, Mr. Bobby Bowen and Mr. Gary Penna. They gave an excellent presentation regarding the process and how it works. Code Enforcement explained to the Committee that the County doesn't go out looking for violations, they are not proactive but if there is a complaint they will research it, go out and investigate the complaint and make a determination as to whether or not there is a violation. If there is a violation, they start the process of actually notifying the violator. This puts the violator on the clock to bring the code violation into conformance. If the violator does not conform, there is a pretty stiff fine. Mr. Robertson wanted to know whether the MIRA Board was interested in pursuing some of these violations. Mr. Duane Watson reminded the Board members that the County does not pursue code violations until someone makes a complaint. The reasoning behind that is to prevent someone from getting subjected to a witch-hunt or being selectively picked out. For that very same reason, MIRA would have to be careful. Mr. Mike Selig agreed with Mr. Watson. Mr. Robertson said MIRA would have to encourage the people in Merritt Park Place or anywhere else in the redevelopment area to contact MIRA if they thought they knew of a violation or to raise a question and help by giving them the forms or who to contact. Chairman Frances pointed out that Code Enforcement made it clear that the violation has to be in plain sight, must be seen from the road and that even if a Code Enforcement Officer saw a blatant violation, they were not allowed to pursue it on their own until they were asked to investigate by someone lodging a formal complaint. Mr. Robertson believed there were certain uses in the redevelopment area he had personally seen and he questioned if they were legal or not. He felt since MIRA is for redevelopment, that code enforcement is part of MIRA'S work, that the Agency should go out and make sure that things are cleaned up as best they can be. Mr. Robertson asked whether the Board would want to get more aggressive about identifying the problems. If they did, Mr. Robertson stated that he would start taking pictures of what he perceived as problems, bring that package to the Board to discuss the problems and make the determination as to whether or not MIRA actually had a complaint that could be sent to Code Enforcement. Chairman Francis stated he would be hesitant to tell the staff to start looking for every violation but yet the obvious ones should not be ignored. Mr. Watson pointed out that in MIRA's Goals and Objectives the Board was suppose to try to eliminate slum and blight. So if it is very obvious and people in their day-to-day travels can see this, those are the ones that should be addressed. County Attorney Amman pointed out that a violation could be brought to Code Enforcement even as an independent citizen without the Board. So MIRA'S role permits them to make recommendations even as citizens. That is why Code Enforcement is re-active, not pro-active. They need to receive a complaint first to start the process. Attorney Amman also cautioned the Board to make sure they were not selectively enforcing or targeting a particular business or property. Mrs. Natowich said this was definitely not the Boards intent. If Board members can see it and it's obvious, then that means other citizens can see it also so something needs to be done about it. And since code enforcement is not pro-active, then they have to depend on people like the Board members to come forward. If they don't, Mrs. Natowich felt the members would be remiss.

Chairman Frances suggested that as Mr. Robertson had a feeling that there are a few violations he suspects exist, that he document them and come back to the Board next month with his findings. Chairman Frances also suggested that if any of the other Board members notice in their daily travels

any possible obvious violations that they funnel them through Mr. Robertson and the Board will discuss all of the possible violations at their next meeting.

As it was getting late and a guest speaker was still waiting, Mr. Robertson suggested that the Board jump to Agenda Item No. 7. The Board had no objections.

Agenda Item No. 7 - Presentation by Rich-E-Rich, Inc. RE: Merritt Park Place Promotion

Mr. Richard Richardson who is working with Merritt Park Place Group came before the Board with an events presentation. He felt that his concept would help generate funds, traffic and establish a support mechanism for upkeep, promotion and growth of the Merritt Park Place merchants as well as attract other businesses to move into the area. Mr. Richardson explained that his company was looking at doing four events for Merritt Park Place Group. He is contracted to do only one right now with the other three being contingent upon the success of the first event. The idea of the events was not just looking at making a lot of money off them but more at generating the traffic, the people and generate recognition for this area from the surrounding communities. Mr. Richardson said the events would be quarterly which would not saturate the area with tons of events but enough events that would bring attention. Budget wise to do the events, he and the Merritt Park Place Group were looking at roughly between \$2,500 to \$3,500 to do some arts and crafts shows, a bike show, and a car show. Mr. Richardson asked support from the MIRA Board in the amount of \$750 per event approving a total of \$3,000 but contingent upon a per event basis. They were not asking MIRA to fund the entire cost of the event, as they will be having food vendors who will be charged a fee to be there plus a percentage. Mr. Richardson also said they were going after sponsors like Merrill Lynch and the Chamber of Commerce to help support this venture.

Mr. Mike Selig asked what the title "Island Nights" established and Mr. Richardson stated that the title was just the theme of the event, giving it some type of name that would be catchy and that people would remember and come to. Mr. Richardson was instrumental in creating Titus Lights in Titusville that generates about 2,500 people every time they have that event.

Titusville Chamber of Commerce pays Mr. Richardson for this. Mrs. Natowich stated she had attended the event in Titusville and was amazed at the turnout. She applauded Mr. Richardson for a well-planned event.

It was asked how much MIRA had spent in redevelopment of Merritt Park Place and the answer was between Phase I and Phase II about \$1,500,000 plus around another \$2,000 in signage in the area. Mr. Watson stated that MIRA had spent quite a bit in Merritt Park Place with advertising, the signage and doing the entire infrastructure with them and felt that at some point it was up to the merchants and property owners to start becoming self-sufficient. He did not think the Board should be spending MIRA money on promotions for Merritt Park Place. He did think the idea was great and the concept was fantastic. Mr. Mike Selig agreed with Mr. Watson and said it was time for MIRA to walk away from that project and go on with others. He too approved of the concept but felt this was not in MIRA'S goals, it was not in MIRA'S description and MIRA is not a private organization.

Mr. Roddy Kring pointed out that there was a very small group that is actually doing the work there. He felt this was a great stimulus for the rest of the owners down there to see what Mr. Richardson could do and jump on the band wagon with MIRA and to get things moving again. Mrs. Natowich pointed out that this was the crux of the matter in that more participation from the merchants on there own was needed.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY BOB BARRANCO THAT THE MIRA BOARD, WITHOUT CONTRIBUTING ANY FUNDING, WRITE A LETTER OF RECOMMENDATION ENDORSING MR. ROBERTSON'S EFFORTS AND MERRITT PARK PLACE'S INITIATIVE. MOTION PASSED UNANIMOUSLY.

Agenda Item No. 6 - Re-Naming That Portion of Myrtice Avenue Located West of Tropical Trail to Henderson Avenue

Mr. Robertson gave the Board a short background report on this item saying that a request to name a street in memorial of Brooks Henderson, a former County employee from Public Works who died of cancer was put before the Brevard County Address Assignment Department to conduct a survey of the 9 abutting property owners to participate in the process of re-naming this portion of Myrtice Avenue after Mr. Henderson. As this area is within our district, the County wanted to keep the Board informed. E9-1-1 Communications had already approved the use of "Henderson" for a street name in this community area.

The issue before the Board was whether the Board wanted to support the name change. The Board members also agreed that the street name should be composed of the whole name not just the last name.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY DUANE WATSON TO SUPPORT RE-NAMING OF MYRTICE AVENUE BETWEEN N. TROPICAL TRAIL AND S.R. 520 TO BROOKS HENDERSON AVENUE IN MEMORY OF MR. HENDERSON. MOTION PASSED 5 -1, RODDY KRING OPPOSED.

Agenda Item No. 8 - Continuation of Discussion of Proposed Capital Improvements Projects for MIRA

Chairman Francis stated that this agenda item was started last month and the Board was now continuing that discussion. The Board made pretty good progress at the last meeting going through the list of projects and there were some decisions made which helped give Mr. Robertson some direction as to where the discussion needed to go. The one area that Mr. Robertson felt needed focusing on was the SR-520 area where MIRA could make an impact. He had targeted 6 or 7 areas including the frontage along where the Crab Shack is located because there are a lot of potential opportunities in that area as far as now vacant land. There is also the Ray's Tire quadrant strip center and going down to Palm Meadow, the Gun Shop strip center as well as the area on the south side of SR-520 across from the Crab Shack property where Beasley's is. Mr. Robertson wanted to make sure the MIRA Board was aware of the direction he was going in. One of the things he felt MIRA could do was to acquire/joint venture with other interested parties or agencies to acquire strategic properties within the areas that would work as storm water retention facilities. If you were to remove these older buildings, there is little incentive for another developer to put up new buildings because when you have to comply with all the County Land Development regulations typically 20% of the property is eaten up in storm water retention areas. There is an advantage to consolidating because of the depth of the properties. Mr. Robertson met with Ron Jones, the Director of Regional Storm Water Utility Department and talked with him about the concept and pointed out some specifics. Mr. Robertson also met with Commission Pritchard on this issue. Mr. Jones was enthusiastic about working with MIRA to

help identify these potential sites. He has a good funding program and could potentially participate with MIRA. It is Mr. Jones' job to treat some of this historical water that's not been treated. To start with, parcels have to be identified that would work from an engineering standpoint. That means getting topographical information. Mr. Jones would be willing to work with MIRA on some of the initial preliminary engineering assessments. MIRA must look at these areas one by one and try to pick out the strategic properties. Mr. Robertson then asked the Board if there was something or anything that he was doing that the Board would prefer him to not do.

Mr. Duane Watson asked that the Agency add one more thing when talking about MIRA and the County doing joint ventures. MIRA cannot give the developers a free ride. They would pay for their share of the cost and MIRA would get their money back as would the County. MIRA should try to work it so that 3 or 4 business owners can share the same retention area. Two or three locations should be considered. MIRA must look at storm water credits. It's not a new idea. It's been done. The public sector will construct the storm water facility and as the new user comes in, they are required to pay for storm water credits. But they are not required to have to utilize their land for storm water retention, which will allow them to increase the building footprint on their property. It seems to have a lot of benefits. Mr. Mike Selig asked whether it would have to be contiguous to the property and Mr. Robertson responded by say No although obviously the more distance, the more expense in piping.

Chairman Francis asked Mr. Robertson if there was anything else that he wanted to talk about specifically on the 5-year plan or any other guidance that he needed from the Board as far as types of projects. Mr. Robertson responded that past meetings were productive in that he had gotten a list and was still doing some research on items the Board wanted more information on. Chairman Francis also asked Mr. Robertson when he thought he would be ready to come back to the Board with a plan. Mr. Robertson responded that he would like to be able to make a report by the next meeting. Mrs. Sandee Natowich questioned if the Board's next meeting was to discuss the Budget. Mr. Robertson said that would on April's Agenda and that Barbara Carta was getting a laptop from the County and would be working on the budget from her home.

It was suggested and agreed that the next Board meeting be scheduled to start at 1 P.M. instead of the usual 2 P.M. to make sure there was enough time at the meeting to thoroughly cover the Capital Improvements Program issue.

Agenda Item No. 9 – Staff Report

No staff report.

Agenda Item No. 10 – Other Business

Mrs. Sandee Natowich, Chairman of the Beautification Committee asked staff to look into the cost of a couple of temporary heavy-duty yard signs that could be pushed into the ground somewhat like real estate signs. Beautification spoke with Code Enforcement at their last meeting and discovered that if the County makes the signs or a County Agency is presenting a sign, they are not going to come along and pull it up. The Committee would like to at least start with two signs because as the members nominate various owners or businesses, the signs could be rotated. Mrs. Natowich suggested calling KBB and asking them the dimensions of their signs.

Mrs. Natowich reported that the owner's of Hair Concepts Salon on Tropical Trail are trying to be traced to give them a Certificate of Recognition for the great job they did in restoration of their property. They will be asked to attend the Beautification Meeting next month to receive the Certificate. This award is in lieu of placing a sign on their property, as the signs have not been made up as yet.

Mrs. Natowich also told the Board that she would like to have a banner made up with the wording "MIRA FAÇADE IMPROVEMENT PROGRAM" written on it to be used during the ribbon cutting ceremony of finished projects, which Ann Samuels from the newspaper had agreed she would cover. She felt this would be a very good visual value and stated the cost would be approximately \$88.00.

The Board suggested that Mrs. Natowich get a proposal for the size and cost and bring it back to the next Board Meeting for discussion.

Mrs. Natowich asked if all the Board members had copies of the Beautification By-Laws that were going to be reviewed and revised at the next Beautification meeting on March 20, 2003. If they did not, they could get a copy from staff. If the Board had any suggestions that should be included in the By-Laws that would have value, she asked that they please submit them to the Committee.

Mrs. Natowich also stated that the Beautification Committee was recommending the Minicus-Vavala Property Façade Improvement Application be approved. The Vavala's came before the Committee with a very detailed package that fulfilled the request and requirements needed for the grant to be awarded. Mr. Duane Watson asked if all of the work to be done on the application was eligible in the program. Mrs. Natowich replied in the affirmative, but because the Vavala's were doing such an extensive restoration project, rather than doling the money out to a lot of different categories, the Committee was awarding the grant on the re-roofing portion. The estimates just for the roofing were over \$5,000.

MOTION MADE BY MIKE SELIG, SECONDED BY DUANE WATSON TO APPROVE THE MINICUS-VAVALA FAÇADE IMPROVEMENT APPLICATION. MOTION PASSED UNANIMOUSLY.

Chairman Frances reminded the Board that two items, the Sewer Extension-Selig Parcels and Debt Refinancing had been tabled and that both should be brought back before the Board for discussion.

Mr. Robertson reported that he was waiting for Mr. Greg Lugar, Director of Economic & Financial Programs to advise him of when Mr. Lugar could attend a meeting to discuss the Debt Refinancing issue.

Chairman Francis asked if there was a timing problem with the sewer hookup proposed on the Selig parcel. Mr. Robertson replied that when the sewers are available the owners are then required to hook up within 5 years. Mr. Robertson stated that he would be calling the Department of Environmental Health in regards to having them go out and look at the septic tank situation that exists and will be adding the issue of sewer extensions to the agenda for the March 27th Board meeting.

Next Meeting Date

The next meeting has been scheduled for April 24, 2003.

**MOTION MADE BY SANDEE NATOWICH, SECONDED BY MIKE SELIG TO ADJOURN.
MOTION PASSED UNANIMOUSLY.**

Meeting adjourned at 4:40 p.m.