

**MERRITT ISLAND REDEVELOPMENT AGENCY
MINUTES OF APRIL 28, 2005**

Members Present: Sandee Natowich, Vice Chairman
Bert Francis, II
Dr. Roddy Kring
Mike Selig
Ralph Perrone
Nick Gigante

Members Absent: Duane Watson, Chairman

Agency Staff: Doug Robertson, MIRA Consultant
Tina Anderson, MIRA Executive Secretary

County Staff: Scott Knox, County Attorney
Greg Lugar, Director, Brevard County Economic & Financial Programs
Jim Statlick, Brevard County Land Development

Guest: Al Notary
Beth Kring

NEXT REGULAR MEETING SCHEDULED FOR MAY 26, 2005 2:00 P.M. MERRITT ISLAND GOVERNMENT CENTER, 2575 N. COURTENAY PARKWAY, ROOM 205, MERRITT ISLAND.

Vice Chairman Natowich called the meeting to order at 2:02 p.m. All were present except those indicated above.

The minutes of the March 24, 2005 MIRA Board Meeting were reviewed.

MOTION MADE BY RODDY KRING, SECONDED BY BERT FRANCIS APPROVING THE MINUTES OF THE MARCH 24, 2005 MIRA BOARD MEETING. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM NO. 1 – STORMWATER UTILITY FACILITY MODIFIED AGREEMENT

Item removed from the Agenda

AGENDA ITEM 2 – DISCUSSION / APPROVAL OF SITE PLAN FOR A. C. NOTARY PROPERTY LOCATED ON THE NORTH SIDE OF TANGERINE AVENUE IN MERRITT PARK PLACE

As background, Mr. Robertson advised that Al Notary has submitted a site plan for the MIRA Board to review. Mr. Robertson commented that Mr. Notary's property located on the north side of Tangerine Avenue in Merritt Park Place is proposing a one-story concrete block construction building that will combine retail and office use. Ms. Natowich inquired as to the proposed landscaping. Mr. Notary advised that the property would have the standard fifteen-foot buffer with plants and shrubs and would be keeping the four foot oak tree. Jim Statlick, Brevard County Land Development commented that the site plan had been reviewed by Land Development with minimum comments.

MOTION MADE BY MIKE SELIG, SECONDED BY NICK GIGANTE, TO APPROVE THE SITE PLAN FOR AL NOTARY'S PROPERTY LOCATED ON THE NORTHSIDE OF TANGERINE AVENUE IN MERRITT PARK PLACE. MOTION PASSED UNANIMOUSLY.

Mr. Notary inquired as to the possibility of having additional street side parking for Tangerine Avenue. Mr. Notary commented that if the two fifteen foot landscape buffers were eliminated it would provide another thirty feet for parking. Mr. Statlick noted that Merritt Park Place was originally a residential subdivision where the side and front setbacks were for public utilities and drainage. Mrs. Natowich suggested revisiting the street parking at a future meeting.

MOTION MADE BY MIKE SELIG, SECONDED BY BERT FRANCIS, TO APPROVE DOUG ROBERTSON RESEARCHING ADDITIONAL ROADSIDE PARKING ON TANGERINE, HIBISCUS AND MYRTICE AVENUE IN MERRITT PARK PLACE. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 3 - ROSE STREET ROAD CLOSURE

Item removed from the Agenda.

AGENDA ITEM 4 – DISCUSSION APPROVAL RE: MIRA'S CAPITAL IMPROVEMENT FIVE YEAR PLAN

As background, Mr. Robertson advised that Brevard County requires that MIRA complete a five-year plan to show how the capital funds are going to be utilized over a five year period and that the money is programmed in a proper way. Mr. Robertson commented that the formula is to take all the approved capital projects, then take the cost estimates from the civil engineers along with the time lines and blend them into the five-year program. Mr. Robertson advised that for the last couple of years there have been year-end capital balances that were not being obligated and unless MIRA can foresee some projects in the near future, MIRA will be returning some of the incremented funds to the County general fund.

Greg Lugar, Director Brevard County Economic & Financial Programs, discussed the Florida Statute Chapter 163387(7), requirements for cash balances at the end of each fiscal year with four options that can be considered for cash balances. Mr. Lugar reviewed the preliminary draft of the financial analysis of the five-year plan, which covered the major capital improvement projects for MIRA during the next five years.

Mr. Robertson noted that the idea of sunseting the MIRA agency has been on the table with the Brevard County Commission. Mr. Robertson commented that he had discussed the sunseting with Commissioner Pritchard, who felt comfortable with the five-year plan. Mr. Robertson advised that if any new projects should come up the projects would need to be well thought out and would need approval from the County Commissioners. Mrs. Natowich commented that this conversation had come before the MIRA Board previously and the Board members felt that five years was arbitrary. Mr. Francis suggested that for planning purposes that MIRA should explore the redevelopment of the intersection of Courtenay Parkway and S.R. 520 at Triangle Auto. Mrs. Natowich recommended exploring the N. Banana River area.

MOTION MADE BY MIKE SELIG, SECONDED BY BERT FRANCIS, TO UTILIZE THE FIVE-YEAR PROJECT TIME FRAME AND KEEP THE PLAN UPDATED AS A PLANNING TOOL. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 5 - DISCUSSION / APPROVAL RE: 2005 MID YEAR BUDGET AND FY 2005-2006 MIRA BUDGET

Tina Anderson reviewed the MIRA's FY 2005-2006 budget and the mid year budget changes with the Board. Mrs. Anderson commented that the mid-year budget change reflects the increase in revenue from originally projected and the balance forward from last year. Mrs. Anderson noted that the mid year budget expenses show an increase of \$50,000 to the Façade Improvement Program, which the Board approved at the last board meeting and in increase in the capital improvement projects. Mrs. Anderson advised that the only significant change to the FY 2005-2006 budget for operating expenses was the request for a new computer system for the MIRA staff.

MOTION MADE BY MIKE SELIG, SECONDED BY BERT FRANCIS, TO APPROVE THE MIRA'S MID YEAR BUDGET AND MIRA'S FY 2005-2006 BUDGET. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 6 - DISCUSSION/APPROVAL RE: PAYOFF OF MIRA'S COMMERCIAL PAPER LOAN

Mr. Selig suggested that it would be better to pay off this loan now and borrow at a later time if MIRA needed to complete a project in the future. Mr. Lugar commented that if MIRA decides to pay off the loan, an advance notice would need to be made to the finance department and suggested making the final payment in September.

Ralph Perrone joined the MIRA Board Meeting at 2:50 p.m.

MOTION MADE BY BERT FRANCIS, SECONDED BY MIKE SELIG, TO TABLE AGENDA ITEM 6. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 7 - BEAUTIFICATION COMMITTEE REPORT

Mrs. Natowich commented on the news clippings included in the agenda package that reported on the CFIP grant and Beautification awards to Brevard Eye Center.

AGENDA ITEM 8 – STAFF REPORT

N. TROPICAL TRAIL AND MERRITT AVENUE CORRIDOR IMPROVEMENTS

Mr. Robertson reported that he had requested from Bussen-Mayer Engineering Group, Inc. to provide MIRA with a completion time line for the permitting of the N. Tropical Trail and Merritt Avenue Corridor improvements. Mr. Robertson advised that the projects should be starting construction by January 2006. Mr. Robertson noted that the design and permitting on the projects should be completed in 2005. Mr. Lugar suggested having the two projects bid out as one project, so as to have the construction run smoother and more efficient.

SYKES CREEK/MERRITT AVENUE BERM

Mr. Robertson reported that the County had agreed to build the berm and is presently scheduling the construction. Mr. Robertson commented that the one issue is that the FPL power line had to be raised. Mr. Robertson noted that the county does not feel that they should have to pay the cost of raising the power line as it is on a county road right of way. Mr. Robertson advised that the county is now negotiating with FPL on the cost of raising the line.

ENTRY SIGNS

Mr. Robertson discussed the letter MIRA staff sent to John Denninghoff discussing the permit request with FDOT. Mr. Robertson advised that one of the requests FDOT made was for the County Commission to adopt a resolution to show their support for the entry sign. Mr. Robertson commented that FDOT would like the county to submit the permit and enter into a maintenance contract to maintain the sign instead of MIRA.

CONSULTANT SELECTION

Mr. Robertson reviewed the time line on the consultant selection included in the agenda package. Mr. Robertson advised that MIRA Chairman, Duane Watson, had designated Ralph Perrone to be on the consultant selection committee in his place.

OTHER BUSINESS

None

OLD BUSINESS

None

MOTION MADE BY MIKE SELIG, SECONDED BY BERT FRANCIS TO ADJORN. NEXT SCHEDULED MIRA BOARD MEETING TO BE HELD ON THURSDAY, MAY 26, 2005. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 3:10 p.m.