



# MERRITT ISLAND REDEVELOPMENT AGENCY BOARD MEETING MINUTES

*May 24, 2007*

## MEMBERS PRESENT

Sue Nisbet-Lawrence, Chair  
Roddy Kring  
Marcus Herman  
Steve Carberry  
Tanya Knappman

## MEMBERS ABSENT

Stan Allen

## AGENCY STAFF

Greg Lugar, Executive Director  
Liz Villafane, Special Projects Coordinator

## COUNTY STAFF

Peter O. Frink, Clerk of Courts

## GUESTS

Helen Perakis, Victoria's Restaurant  
Don Wilkins  
Ralph Perrone, Perrone Properties

## CALL TO ORDER

Sue Nisbet-Lawrence called the meeting to order at 2:04 p.m. Staff called the roll; quorum was present.

## APPROVAL OF MINUTES

Members reviewed the minutes of the April 25, 2007, Budget Workshop; correction to be made, change "Beautification Committee" on page 5 under adjourned to "Budget Workshop".

**MOTION MADE BY MARCUS HERMAN, SECONDED BY RODDY KRING, TO APPROVE THE MINUTES OF THE APRIL 25, 2007, BUDGET WORKSHOP AFTER THE CORRECTION. MOTION PASSED UNANIMOUSLY.**

Members reviewed the minutes of the April 26, 2007, regular meeting; corrections to be made, correct the spelling of Guests; Jonie to Jonnie and Hardis to Harris and also correct Anthony Sagore on page 3 to Anthony Sidor.

**MOTION MADE BY STEVE CARBERRY, SECONDED BY RODDY KRING, TO APPROVE THE MINUTES OF THE APRIL 26, 2007, MIRA BOARD MEETING AFTER THE CORRECTIONS. MOTION PASSED UNANIMOUSLY.**

Greg Lugar advised an Attorney would not be present due to a court date and budget meetings.

Marcus Herman presented Ralph Perrone with a recognition award.

## ITEMS FOR DISCUSSION

### I. Consideration for Approval: Victoria's Restaurant Commercial Façade Grant Application

Greg Lugar stated that this is a project that staff and the applicant have been working on for several months and that the Beautification Committee has discussed the project in great lengths. Initially the Committee had a concern with the policy regarding signs as an eligible cost. However, sign costs can not be the significant part of the grant project. Helen Perakis of Victoria's Restaurant has made improvements within the last six months; painted the exterior of building, repaired the trim, changed front door and frame, and blacktopped and re-stripped the parking lot. All of these items are part of the improvement program but Mrs. Perakis was not aware of the façade grant until an award was given by the Beautification Committee to an adjacent business next door. The Beautification Committee felt it would be an acceptable methodology to calculate the expenses Victoria's has conducted on the elements already completed into formulating a total project cost by which it would be the denominator in determining what the sign cost would be as a percentage of the total cost.

Marcus Herman stated that Mrs. Perakis has submitted receipts for the work previously completed which will not be included in the grant. Mr. Lugar stated that the recommendation is to provide a grant for the portion that has not been completed which would include signage, painting and landscaping totaling \$4,645. Mr. Herman stated that the Beautification Committee thought it was a great project and recommended approving.

**MOTION MADE BY MARCUS HERMAN, SECONDED BY RODDY KRING, TO APPROVE VICTORIA'S RESTAURANT COMMERCIAL FAÇADE GRANT APPLICATION. MOTION PASSED UNANIMOUSLY.**

Steve Carberry commented on a possible sign violation located on N. Courtenay between the Donut Shop and Laundromat. Mr. Herman suggested contacting Code Enforcement. Dr. Kring suggested also checking with Code Enforcement regarding a possible violation at the flooring shop (selling cars) on N. Courtenay next to Wendy's across from Home Depot.

### II. Consideration for Approval: Dr. Wilkins' Commercial Façade Grant Application

Don Wilkins discussed his plans to demolish the back half of his building at 135 N. Grove Street to put in parking and reconstruct a 1,250 sq. ft. office on the east side.

Greg Lugar advised that he has made some adjustments to the O'Brien bid in order to make both bids comparable. He discussed the tally sheet with corrections. Mr. Herman stated that it is a fine project and recommended approving the grant.

**MOTION MADE BY MARCUS HERMAN, SECONDED BY RODDY KRING, TO APPROVE DR. WILKINS' COMMERCIAL FAÇADE GRANT APPLICATION. MOTION PASSED UNANIMOUSLY.**

### III. Consideration for Approval: Ralph Perrone's Commercial Façade Grant Application

Ralph Perrone expressed his excitement in renovating his property at 950 N. Courtenay Parkway and stated that it will bring new life to the shopping center. He also discussed the current look of the building and his improvements to re-stucco and texture the building and paint. He showed two different color renderings with gold, cream and salmon and stone on the lower part of walls and columns. Mr. Lugar asked if there will be a restaurant in the shopping center. Mr. Perrone advised that he is in the process of negotiating with an Italian restaurant that is currently located at Hobbs Pharmacy shopping center. The restaurant was asked to vacate their current premises in order to make the entire center medical. The Italian restaurant will have minor

seating and take out with delivery. Mr. Perrone stated that the building has been neglected due to Badcock wanting to get out of the landlord business and getting back to selling furniture.

Marcus Herman stated that on the Beautification level, they have decided to eliminate repair of sprinklers since it does not pertain to the grant. He has visited the site and agrees that the building does have a considerable amount of work to be done. The Beautification Committee believes this is a good project which will make a difference.

**MOTION MADE BY MARCUS HERMAN, SECONDED BY STEVE CARBERRY, TO APPROVE RALPH PERRONE'S COMMERCIAL FAÇADE GRANT APPLICATION FOR HIS PROPERTY ON 950 N. COURTENAY PARKWAY. MOTION PASSED UNANIMOUSLY.**

Mr. Perrone thanked everyone for the recognition award.

#### **IV. Commercial Façade Grant Program Update**

Greg Lugar discussed existing grant agreement projects; Midas Muffler's façade improvement is complete and invoices have been processed; Island Grill is finishing up their improvements and should receive invoices in June; Jr. League is proceeding with improvements; and Ed Jaynes has made significant progress on his improvements.

Mr. Lugar advised that before and after photos of commercial façade improvement projects have been hung up in the MIRA office. Board Members agreed that that was a great idea.

Mr. Lugar stated there are no new prospective applicants at this time.

Mr. Herman commented that there are businesses out there that may benefit from the façade program. Mr. Lugar stated that a brochure goes out to the businesses annually. Mr. Herman commented on a nice job of the improvements to the car lot at Merritt Ave. and Courtenay. Steve Carberry commented on the piece of plywood that was there before the improvements and is still there after the improvements. He questioned spending so much money and not fixing that issue.

Mr. Lugar stated there are no award nominations at this time.

Mr. Lugar distributed a draft of the policy and procedures for the Commercial Façade Improvement Program. Mr. Lugar has researched previous minutes to determine the specifics of the requirements that are in place. He has attempted to draft up goals, objectives, directives and criteria as well as eligible expenses and ineligible expenses. The draft will be forwarded to the Attorney's office and the Beautification Committee for discussion and fine tuning. It will be brought back to the Board for review at a later date. Roddy Kring suggested contacting Sandee Natowich for input. Mr. Herman will look for a book that has been used in the past that might help. He also agreed that it is a good idea to contact Ms. Natowich and request her assistance in red lining the draft. Mr. Lugar stated that the County has Policies and Procedures and Administrative Orders which addresses everything from travel, human resources, how to purchase items etc. which gives a person a guide on how to conduct County business. This is an important program of the Agency and there should be rules and regulations.

#### **V. Other Business**

Ms. Nisbet-Lawrence stated that Mr. Lugar has provided the ordinance that states that the Committee makes a determination as to who will be recommended for Chairman and Vice Chairman of the Agency.

MOTION MADE BY STEVE CARBERRY, SECONDED BY RODDY KRING, TO NOMINATE SUE NISBET-LAWRENCE AS CHAIRMAN.  
MOTION PASSED UNANIMOUSLY.

MOTION MADE BY RODDY KRING, SECONDED BY TANYA KNAPPMAN, TO NOMINATE STEVE CARBERRY AS VICE CHAIRMAN.  
MOTION PASSED UNANIMOUSLY.

Mr. Lugar advised that he has a few items to report. Item #1 is the request for a parking plan to be approved on Grove Street that Mr. Thompson, P.E., has been working on for several years. The Agency acquired and developed slant parking lots throughout Grove and McLeod and put sidewalks on the other side of parking spaces. The owner, Mrs. Shank did not respond to the request for an easement, therefore, did not receive the slant parking spaces in front of her business. Mr. Thompson is requesting to put four parking spaces at the site. The Agency planted a small size oak tree which is now 8"-9" in caliber; the oak is in the spot of one of the parking spaces to be constructed. Also, the fourth space would be placed right up to the stop sign. Mr. Lugar has been handling this situation administratively and is not agreeing to this parking lot until the issues have been resolved. Mr. Lugar advised they may transplant the oak tree to the north side. Tanya Knappman advised that the tree will have a 50/50 chance of the survival.

Mr. Lugar stated item #2 is in regards to the Florida Legislature. They have been discussing various options on rolling back the property tax roll but there was no decision made during the regular session. They have agreed to hold a special session from June 12-22. If they come to an agreement there will probably be some kind of tax relief to home owners and businesses. Tentatively the County is looking at cutting up to 30% of next year's budget which is a significant amount. Constitutional officers such as the property appraiser, tax collectors, sheriff, and Clerk to the Court may or may not participate in the cuts. This will affect MIRA's budget; a cut of 30% of MIRA's budget is around \$450,000 less for next year. Mr. Lugar stated that a recent article in the Florida Today newspaper was incorrect in the way the reporter reported MIRA's budget as well as other agencies. The reporter had taken the budget that MIRA actually spent in 2003. MIRA has saved money for the last 3-4 years for projects ready to be started in the next 6-7 months. Mr. Lugar advised it will be a tough year coming up if they take \$400,000-\$500,000 out of the budget. Mr. Lugar will provide an update at the next meeting.

Ms. Nisbet-Lawrence requested adding the next meeting dates, for informational purposes, on the agenda.

#### **ADJOURN**

Ms. Nisbet-Lawrence adjourned the meeting of the Merritt Island Redevelopment Agency Board of Directors at 2:59 p.m.