

**MERRITT ISLAND REDEVELOPMENT AGENCY
MINUTES OF December 18, 2003**

Members Present: Duane Watson, Chairman
Santee Natowich, Vice-Chairman
Bert Francis, II
Mike Selig
Bob Barranco
Ralph Perrone

Members Absent: Dr. Roddy Kring

Agency Staff: Doug Robertson, MIRA Consultant
Helena Materna, MIRA Temporary Executive Secretary

County Staff: Scott Knox, County Attorney

Guests: Commissioner Ron Pritchard, District 2 Boards of County Commissioners Mr. Boucher Owner of Fusion Bistro, Mr. Jeff and Mrs. Kim Houser, Chef and COO of Fusion Bistro

NEXT REGULAR MEETING SCHEDULED FOR JANUARY 22^N, 2004, 2:00 P.M., MERRITT ISLAND GOVERNMENT CENTER, 2575 N. COURTENAY PARKWAY, ROOM 205, MERRITT ISLAND.

Commissioner Ron Pritchard, District 2 greeted the Board Members and made the announcement that Chairman Francis, II would be replaced by Duane Watson as Chairman of the Board of the Merritt Island Redevelopment Agency, after three years as the current Chairman. He hoped in the near future that all board members would be able to Chair the Board.

Chairman Francis called the meeting to order at 2:10 PM. All were present except those indicated above.

The minutes of the November 20, 2003, MIRA Board meetings were reviewed. Vice-Chairman Natowich made several grammatical corrections on the November 20, 2003 minutes, noted and corrected.

MOTION MADE BY BOB BARRANCO, SECONDED BY SANDEE NATOWICH, APPROVING THE MINUTES OF THE NOVEMBER 20, 2003 MIRA BOARD MEETINGS

Agenda Item No.1 – Discussion/Approval Re: Re: C.U.P. Application for Beer and Wine Sale

The Beautification Committee felt that this project would be ideal for Merritt Park Place and would be an asset to the community. Parking was an issue that was discussed in length and The Housers' have addressed this problem at their own cost by setting up parking spaces in the back of the restaurant for restaurant patrons along with on street parking; Jeff and Kim Houser, have all the required licenses for the business. Mr. Scott Knox, Brevard County Attorney suggested that the C.U.P. application be

approved, and the parking problems at Merritt Park Place Redevelopment area be reviewed in three years, as by that time Brevard County may build a parking area to improve this problem, as it had not been addressed in Cocoa Village.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY MIKE SELIG, TO APPROVE, THE MOTION PASSED UNANIMOUSLY.

Agenda Item No. 2: Approval Re: Commercial Façade Improvement/Proposal from Ralph Perrone for 110 N. Tropical Trail and Merritt Avenue

Vice-Chairman Natowich gave a brief overview of the Façade Improvement Application for Ralph Perrone located at 110 N. Tropical Trail and Merritt Ave (Merritt Park Place). Mr. Perrone was asked to fill out a Form 8B Memorandum of voting conflict for county, municipal, and other local public officers since he recently was elected to the MIRA Board. The application had been presented to the Beautification Committee in November and the committee voted unanimously that this application be approved.

Vice-Chairman Natowich reported that all obligations in the application had been met.

MOTION PASSED UNANIMOUSLY.

Agenda Item No.3: Approval Re: Commercial Façade Improvement Application

Discussion of Modification Façade Improvement Application to expedite further Commercial Façade Improvements prior to receiving MIRA Board Approval with an understanding that the Grants are not guaranteed for approval after the work is completed. Mr. Perrone will work with Doug Roberts, Consultant to MIRA and Helena Materna, Temp Executive Secretary on this revision and approval by the MIRA Board.

Agenda Item No. 4 – Beautification Committee Report

Vice-Chairman Natowich introduced Fran Quattrocchi as its newest member.

Mr. Robertson advised the board of the proposal of Atlantic Tree Removal to remove The Dead Trees and fill in the holes. Mr. Robertson notified and a sent letter to Jack West at the FDOT for additional requirements and comments. A Sunday lane closer is planned in January of 2004.

MOTION MADE BY VICE CHAIRMAN NATOWICH, SECONDED BY MIKE SELIG, TO APPROVE, THE MOTION PASSED UNANIMOUSLY.

Agenda Item 4: Staff Report

Discussion Re: Change of Use Ordinance

Mr. Robertson reported that MIRA's request to exempt the Redevelopment Area from the Change of Use Ordinance was on the December 9 County Commission Agenda. He thanked Mike Selig, Ralph Perrone, Virginia Schenck, and Paul Vavala for attending the meeting in support of the request. The entire Redevelopment Area was not excluded due to State health and safety issues; however the Commission conceded that the Merritt Park Place Area would be exempted from the Ordinance. Mr. Selig suggested a letter be written requesting a date when the issue would be brought back before the Commission. Chairman Francis requested that Mr. Robertson work with the County Commissioners on the issue.

Mr. Selig interjected that the County Commission's motion directed County staff to analyze something that would be common to the whole county but gave MIRA relief in the Merritt Park Place Area for now.

MIRA will be charged rent by Facilities Management Department

Mr. Robertson reported to the Board that the County Facilities Management Department would begin charging MIRA rent (an estimated \$13,500/year) as part of their new policy. The figure was not based on square footage nor a market rate, but on a percentage of ad valorem funds that comprised the budget. Mr. Robertson was directed to determine the square footage of the current office space and review alternatives. He reminded the Board that the reason MIRA originally moved into the building was due to the fact that no rent would be charged to the Agency.

In response to a question from Mr. Barranco, Mrs. Van Ness indicated that the Health Department would be located on the first floor in the prior space of the License /Tag Division.

Budget Adjustments

With regard to budget, Chairman Francis indicated that prioritizing projects in a five-year plan for the MIRA Capital Improvements Program would be discussed at the next Board meeting. Mr. Selig made several valid suggestions, including obtaining appraisals and expanding the MIRA boundary to Lucas Road.

Agenda Item No. 9 – Other Business

No other business.

**MOTION MADE BY VICE-CHAIRMAN NATOWICH, SECONDED BY BOB BARRANCO, TO ADJOURN.
MOTION PASSED UNANIMOUSLY.**

Meeting adjourned at 4.35 p.m.